

Z 9878/08

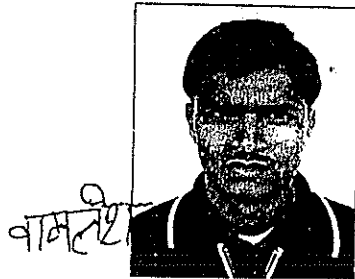
(PC)



05AA 979067

15 AUG 2008

185



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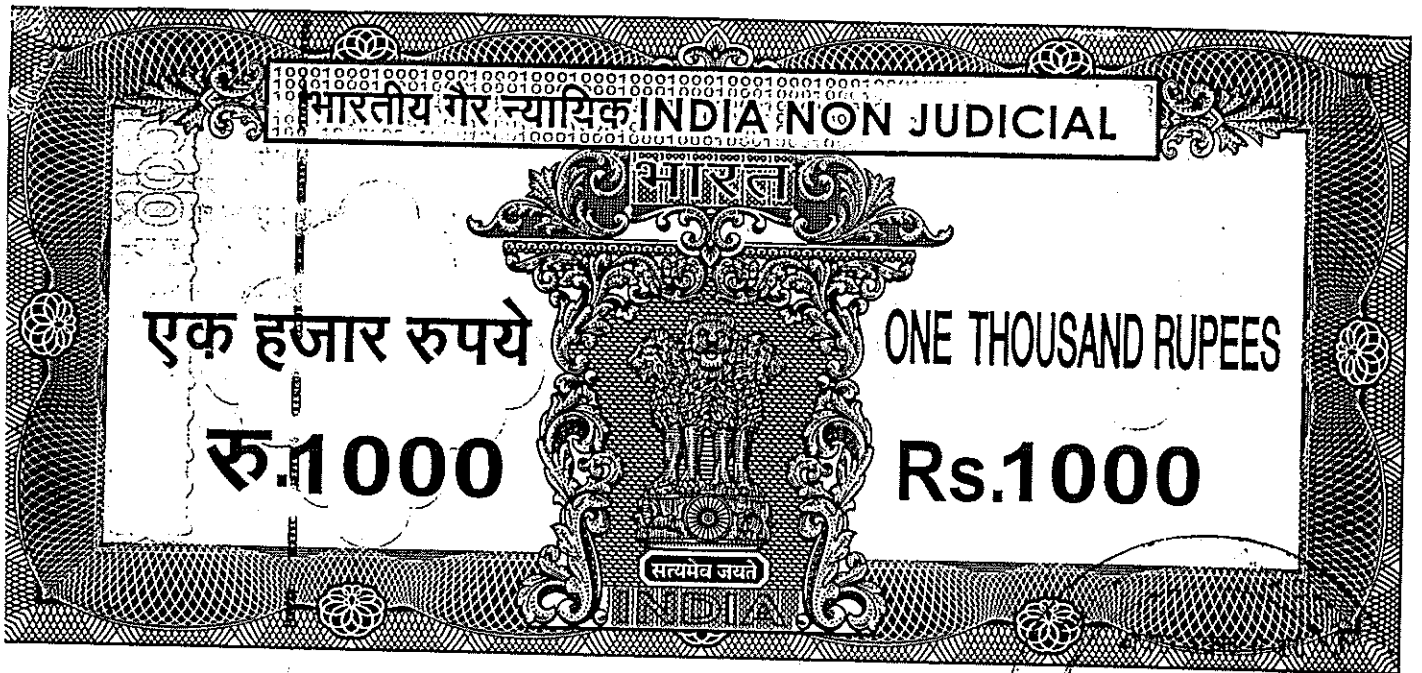
DETAILS OF INSTRUMENT IN SHORT

Nature of land	: Agricultural
Pargana	: Lucknow
Village	: Ghaila
Details of Property (Property No.)	: Plot Khasra No. 184
Standard of measurement	: Hectare
Total Area of Property	: 0.542
Type of Property	: Agricultural Plot

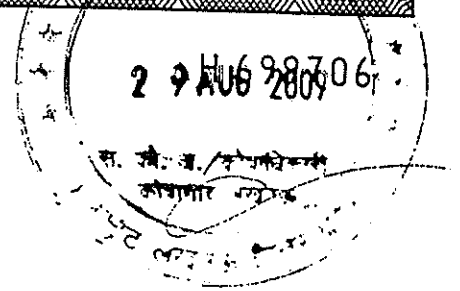
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2000



उत्तर प्रदेश UTTAR PRADESH



- 2 -

Consideration/	: Rs. 10,80,000/-
Valuation	: Rs. 17,34,400/-
Stamp Duty Paid	: Rs. 13,600/-
Boundaries	:
EAST	: Plot Khasra No. 185
WEST	: Chakroad thereafter Plot Khasra No. 193 & 194
NORTH	: Plot Khasra No. 178, 179 & 180
SOUTH	: Plot Khasra No. 189
No. of First Party (1)	No. of Second Party (1)
Details of seller	: Details of Purchaser
SRI KAMLESH KUMAR ALIAS GANESHI, son of Late Sri Ausan, Permanent & Present resident of Village, Banthara Sikandarpur, Pargana Bijnore, Tehsil & District Lucknow.	MOHD. ZAKARIA son of Sri Z.M. Farooqi, Permanent & Present resident of 24, New Berry Road, Lucknow.

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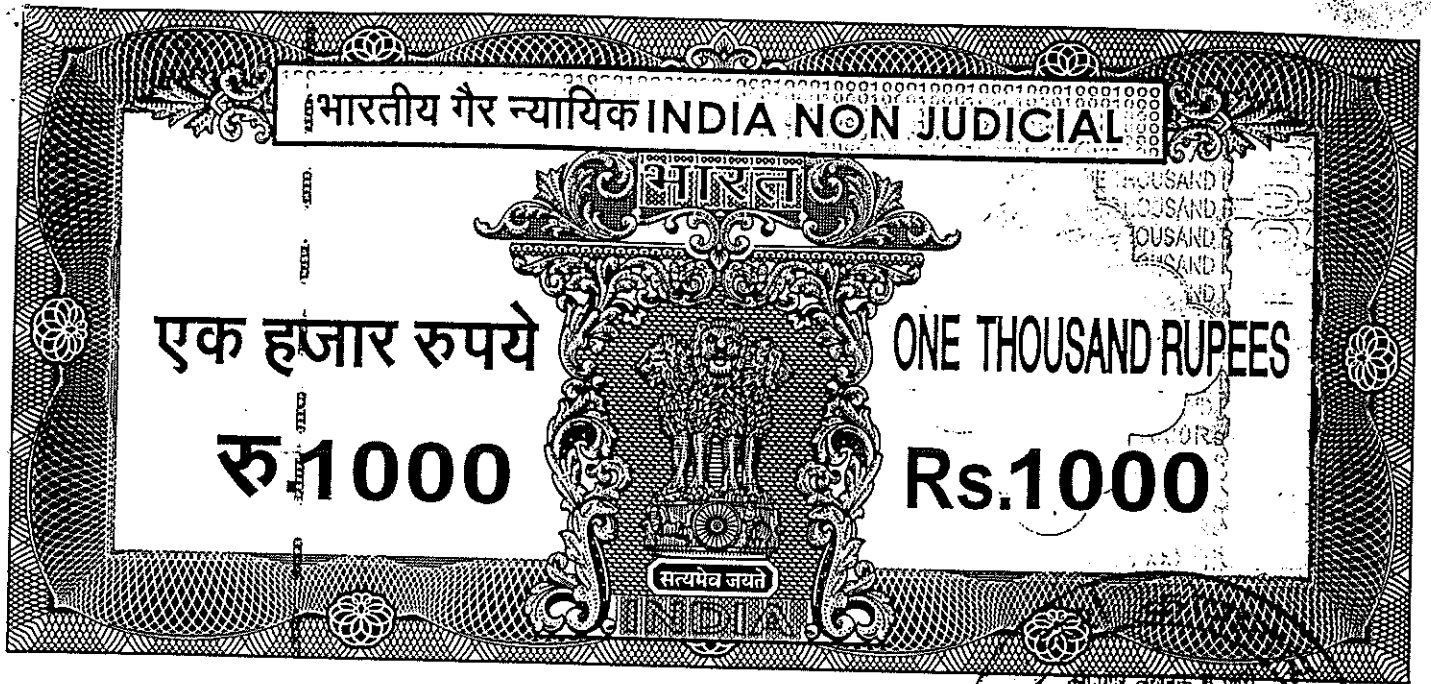
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उत्तर प्रदेश UTTAR PRADESH

H 699785
29 AUG 2009

- 3 -

SALE DEED

THIS SALE DEED MADE on this 24th day of September, 2009 BY SRI KAMLESH KUMAR ALIAS GANESHI, son of Late Sri Ausan, Permanent & Present resident of Village Banthara Sikandarpur, Pargana Bijnore, Tehsil & District Lucknow (hereinafter referred to as the seller)

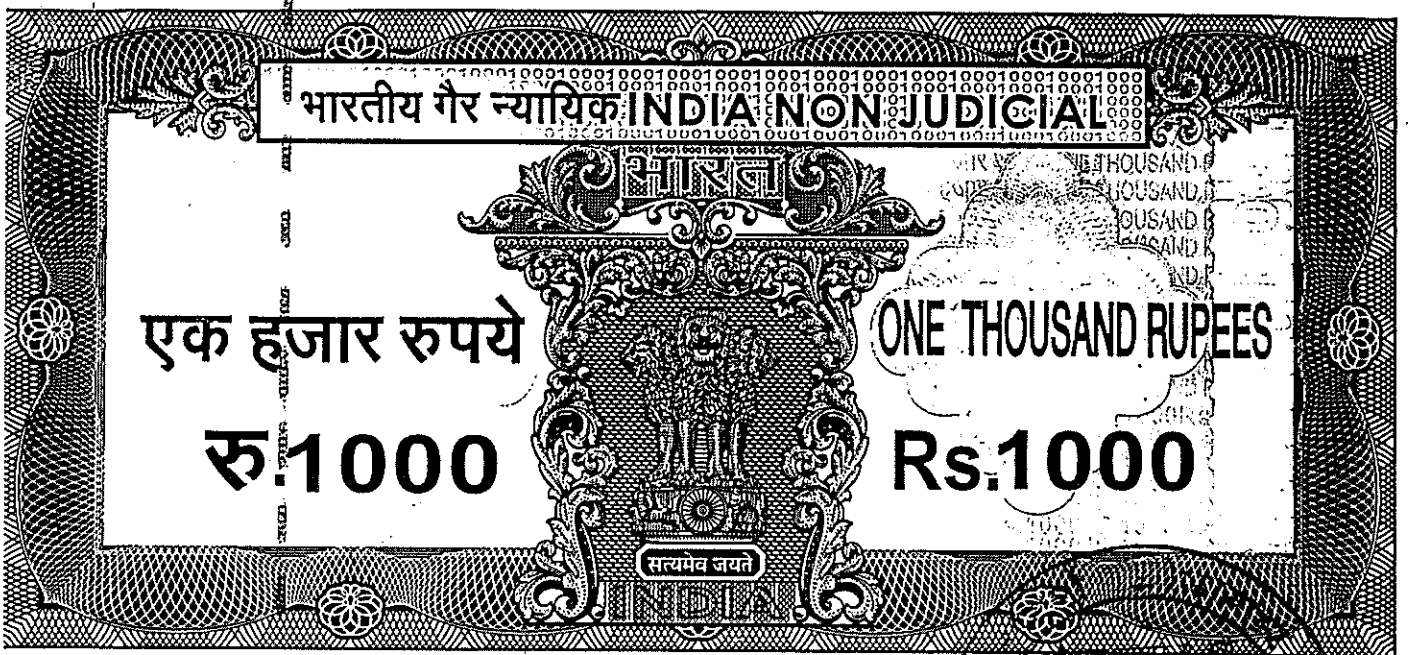
IN FAVOUR OF

MOHD. ZAKARIA son of Sri Z.M. Farooqi, Permanent & Present resident of 24, New Berry

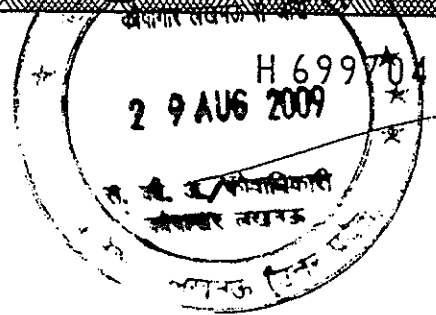
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- 4 -

Road, Lucknow, (hereinafter referred to as the purchaser).

WHEREAS the seller is the owner and bhumidhar of plot Khasra No. 184 measuring 0.542 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the SAID PROPERTY).

कामल 21

Muller

(भाग-१)

(प्रस्तुतकर्ता अथवा प्राथी द्वारा रखा जाने वाला)

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का विवरण कम सुख्या 7
प्रस्तुतकर्ता या प्राथी का नाम
लेख का प्रकार
प्रतिफल की धनराशि
1-रजिस्ट्रीकरण शुल्क 10.8000
2-प्रतिलिपिकरण शुल्क
3-निरीक्षण या तलाश शुल्क
4-मुहतारनामा के प्रविप्रमाणिकरण के लिए शुल्क
5-कमीशन शुल्क
6 विविध
7-यात्रिक पूता
1 से 6 तक का योग
शुल्क वसूल करने का दिनांक
दिनांक, जब लेख प्रतिलिपि या तलाशनामा रत
गपुस करने के लिए तैयार किया
स्ट्रीकरण अधिकारी के हस्ताक्षर

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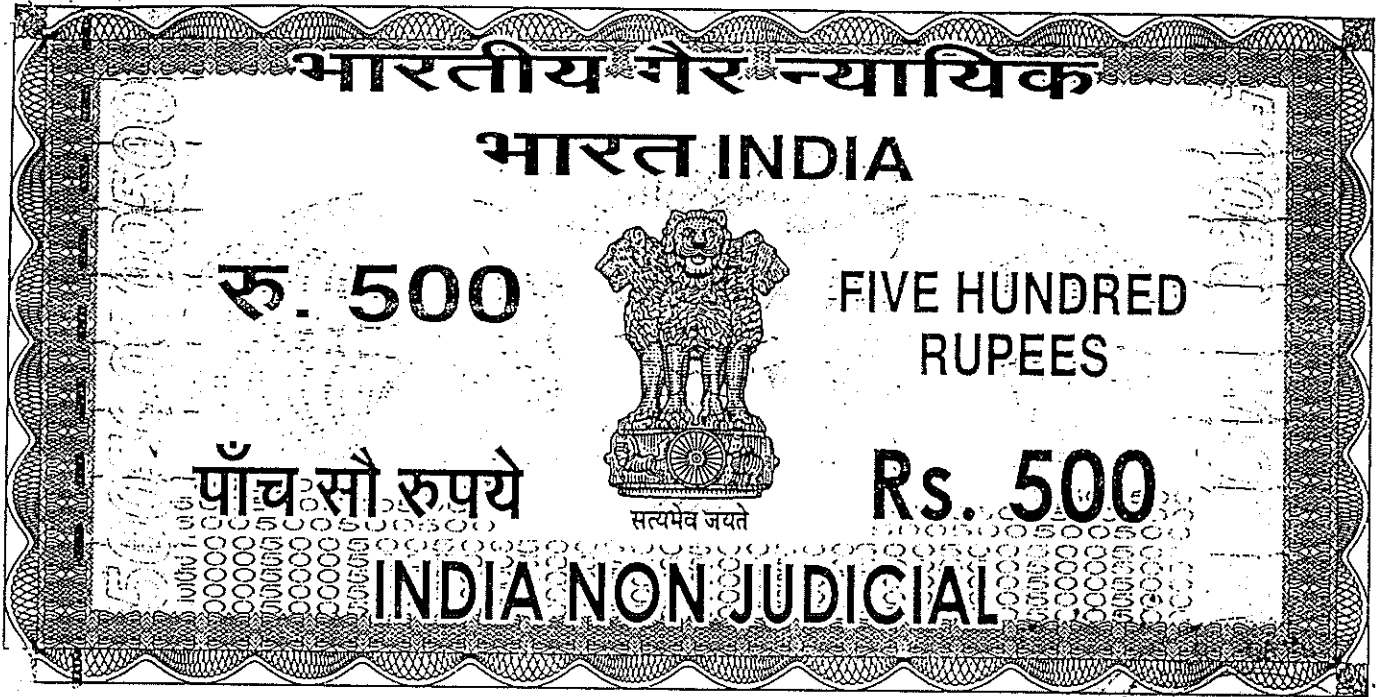
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उत्तर प्रदेश UTTAR PRADESH

L 024375

- 5 -

AND WHEREAS the name of the seller is duly recorded in the revenue records.

AND WHEREAS the seller as absolute owner of the said property has agreed to sell the said property to the Second Party for a consideration of Rs. 10,80,000/- (Rupees Ten Lacs Eighty Thousand only) free from all encumbrances whatsoever vide registered agreement to sell dated 17.01.2007.

कागलेश

Release



उत्तर प्रदेश UTTAR PRADESH

AD 404718

10/11/2009

- 6 -

AND WHEREAS the seller has received the said consideration amount from the purchaser in the manner detailed below:-

- (i). Rs. 9,55,000/- only by Cheque No. 548043, dated 06.12.2006, drawn on Bank of Baroda, Lucknow as advance at the time of execution of agreement to sell with possession dated 17.01.2007.
- (ii). Rs. 1,25,000/- only by Cash.

कमलेश

Vulcani



AND WHEREAS the seller is a member of Schedule caste and the Collector has pleased to accord permission for the transfer of the above land as contemplated under Section 157-A of U.P.Z.A. & L.R. Act vide its order dated 11.09.2009, communicated through letter No. 956/DLRC/09, dated 16.09.2009, issued by Prabhari Adhikari (Bhumi Vyavastha), Lucknow.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount in the manner detailed above, the seller doth hereby sell, convey and assign absolutely to the purchaser the said plot mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.
2. That the seller has handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the seller.

4/11/12

Prabhari



3. That if any person claims through the seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from his other moveable or immoveable properties wherever found in existence at that time.
4. That the land hereby transferred is agricultural land situate beyond the Municipal limits of Lucknow. It is situated in Semi Urban Circle known as "Ati Vishisht Gram". The area hereby sold of the total plot area is 0.542 Hectare only valuation whereof as per rates fixed by the Collector for the purposes of stamp duty @ Rs. 32,00,000/- ,only per Hectare comes to Rs. 17,34,400/- only say Rs. 17,35,000/- only. It has no construction, No trees, No tubewell. It is more than 100 Meter away form Hardoi-Sitapur Road bye pass.

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मामल 21

Mullai

5. The parties had entered into a registered agreement for sale, with possession on 17.01.2007 vide Book No. I, Jild 6325 on pages 365/394 at Serial No. 505 registered on 17.01.2007 in the Office of Sub-Registrar-II, Lucknow, through which full stamp duty of Rs. 1,08,000/- has already been paid, after adjustment whereof balance stamp duty Rs. 13,600/- is being paid on this instrument as per Article 23 of Schedule 1-B of Stamp Act.
6. That the land is not subject matter of any acquisition under any of the Scheme notified by L.D.A. or Housing Board or any other authority.
7. That the expressions "Seller" and the "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and fingerprints to these presents on the date, month and year mentioned first above.

प्राप्त/१

१२/११/११

1,080,000.00/ 1,734,400.00

विक्रय पत्र

5,000.00

40

5,040.00

2,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्री / श्रीमती कमलेश कुमार उर्फ गनेशी
पुत्र / पत्नी श्री स्व० औसान
पेशा कृषि

कमलेश

निवासी स्थायी बन्धरा सिकन्दरपुर विजनौर लखनऊ
अस्थायी पता

ने यह लेखपत्र डय कार्यालय दिनांक 24/9/2009 समय 6:31PM
वजं निबन्धन हेतु पेश किया।



अखिलेश दूबे
उप निबन्धक (द्वितीय)
लखनऊ
24/9/2009

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता

श्री/श्रीमती कमलेश कुमार उर्फ गनेशी
पुत्र/पत्नी श्री स्व० औसान
पेशा कृषि

निवासी बन्धरा सिकन्दरपुर विजनौर लखनऊ

क्रेता

श्री/श्रीमती मो० जकरिया
पुत्र/पत्नी श्री जेड०एम० फारुकी
पेशा व्यापार
निवासी 24 न्यू बेरी रोड लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री रजनीश कुमार शर्मा
पुत्र श्री वी०एन० शर्मा
पेशा नौकरी

निवासी 166 चौपटिया लखनऊ

व श्री नसरुल्ला

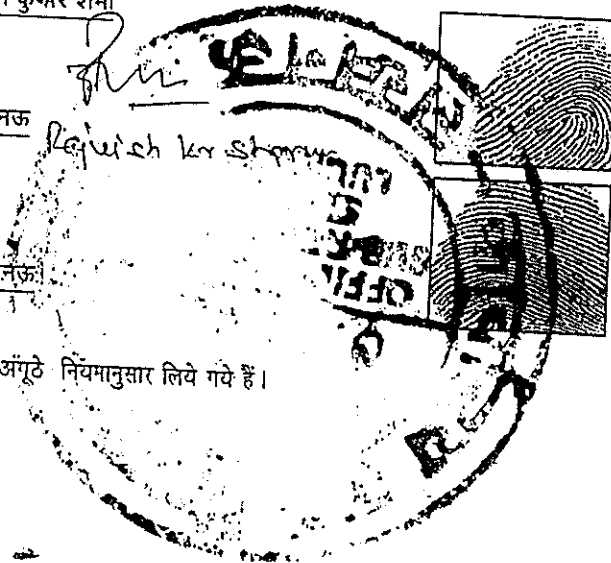
पुत्र श्री नुसरतउल्ला

पेशा नौकरी

निवासी 24 न्यू बेरी रोड लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।




अखिलेश दूबे
उप निबन्धक (द्वितीय)
लखनऊ
24/9/2009

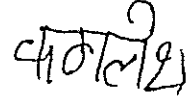
SCHEDULE OF PRORERTY

Plot Khasra 184 measuring 0.542 Hectare, situated at
Village Ghaila, Pargana, Tehsil & District Lucknow

EAST : Plot Khasra No. 185
WEST : Chakroad thereafter Plot Khasra
No. 193 & 194
NORTH : Plot Khasra No. 178, 179 & 180
SOUTH : Plot Khasra No. 189

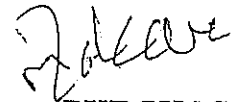
WITNESSES:

1. 
-सिकन्दर श/0 सुखरत उल्ला
24-05-85 रत, मयलन के




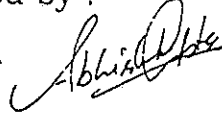
SELLER

2. Rajwih Ko. Sharma
श/0 V. N. Sharma
166, Choubatam, Lko.



PURCHASER

Drafted by :

Advocate
Civil Court, Lucknow.

Typed by :

(ABHISHEK GUPTA)
Civil Court, Lucknow

विज्ञप्ति

Registration No 9878

Year : 2009

Book No. 1

0101 कमलेश कुमार उर्फ गनेशी

स्व० औसात

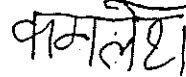
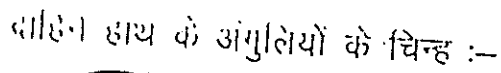
बन्धरा सिकन्दरपुर बिजनौर लखनऊ

कृषि



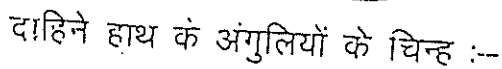
फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता नाम व पता :- कमलेश कुमार उर्फ गतेही पुंनवा का ॥ ३
 निवासी मुमुक्षु ब-सा निम-५/७ पाला विजयपुर त-क.रि.पुलना
 बायें हाथ के अंगुलियों के चिह्न :- ७



विक्रेता / क्रेता नाम व पता :-

बायें हाथ के अंगुलियों के चिह्न: (1) 1, (2) 2, (3) 3, (4) 4, (5) 5, (6) 6, (7) 7, (8) 8, (9) 9, (10) 10, (11) 11, (12) 12, (13) 13, (14) 14, (15) 15, (16) 16, (17) 17, (18) 18, (19) 19, (20) 20, (21) 21, (22) 22, (23) 23, (24) 24, (25) 25, (26) 26, (27) 27, (28) 28, (29) 29, (30) 30, (31) 31, (32) 32, (33) 33, (34) 34, (35) 35, (36) 36, (37) 37, (38) 38, (39) 39, (40) 40, (41) 41, (42) 42, (43) 43, (44) 44, (45) 45, (46) 46, (47) 47, (48) 48, (49) 49, (50) 50, (51) 51, (52) 52, (53) 53, (54) 54, (55) 55, (56) 56, (57) 57, (58) 58, (59) 59, (60) 60, (61) 61, (62) 62, (63) 63, (64) 64, (65) 65, (66) 66, (67) 67, (68) 68, (69) 69, (70) 70, (71) 71, (72) 72, (73) 73, (74) 74, (75) 75, (76) 76, (77) 77, (78) 78, (79) 79, (80) 80, (81) 81, (82) 82, (83) 83, (84) 84, (85) 85, (86) 86, (87) 87, (88) 88, (89) 89, (90) 90, (91) 91, (92) 92, (93) 93, (94) 94, (95) 95, (96) 96, (97) 97, (98) 98, (99) 99, (100) 100, (101) 101, (102) 102, (103) 103, (104) 104, (105) 105, (106) 106, (107) 107, (108) 108, (109) 109, (110) 110, (111) 111, (112) 112, (113) 113, (114) 114, (115) 115, (116) 116, (117) 117, (118) 118, (119) 119, (120) 120, (121) 121, (122) 122, (123) 123, (124) 124, (125) 125, (126) 126, (127) 127, (128) 128, (129) 129, (130) 130, (131) 131, (132) 132, (133) 133, (134) 134, (135) 135, (136) 136, (137) 137, (138) 138, (139) 139, (140) 140, (141) 141, (142) 142, (143) 143, (144) 144, (145) 145, (146) 146, (147) 147, (148) 148, (149) 149, (150) 150, (151) 151, (152) 152, (153) 153, (154) 154, (155) 155, (156) 156, (157) 157, (158) 158, (159) 159, (160) 160, (161) 161, (162) 162, (163) 163, (164) 164, (165) 165, (166) 166, (167) 167, (168) 168, (169) 169, (170) 170, (171) 171, (172) 172, (173) 173, (174) 174, (175) 175, (176) 176, (177) 177, (178) 178, (179) 179, (180) 180, (181) 181, (182) 182, (183) 183, (184) 184, (185) 185, (186) 186, (187) 187, (188) 188, (189) 189, (190) 190, (191) 191, (192) 192, (193) 193, (194) 194, (195) 195, (196) 196, (197) 197, (198) 198, (199) 199, (200) 200, (201) 201, (202) 202, (203) 203, (204) 204, (205) 205, (206) 206, (207) 207, (208) 208, (209) 209, (210) 210, (211) 211, (212) 212, (213) 213, (214) 214, (215) 215, (216) 216, (217) 217, (218) 218, (219) 219, (220) 220, (221) 221, (222) 222, (223) 223, (224) 224, (225) 225, (226) 226, (227) 227, (228) 228, (229) 229, (230) 230, (231) 231, (232) 232, (233) 233, (234) 234, (235) 235, (236) 236, (237) 237, (238) 238, (239) 239, (240) 240, (241) 241, (242) 242, (243) 243, (244) 244, (245) 245, (246) 246, (247) 247, (248) 248, (249) 249, (250) 250, (251) 251, (252) 252, (253) 253, (254) 254, (255) 255, (256) 256, (257) 257, (258) 258, (259) 259, (260) 260, (261) 261, (262) 262, (263) 263, (264) 264, (265) 265, (266) 266, (267) 267, (268) 268, (269) 269, (270) 270, (271) 271, (272) 272, (273) 273, (274) 274, (275) 275, (276) 276, (277) 277, (278) 278, (279) 279, (280) 280, (281) 281, (282) 282, (283) 283, (284) 284, (285) 285, (286) 286, (287) 287, (288) 288, (289) 289, (290) 290, (291) 291, (292) 292, (293) 293, (294) 294, (295) 295, (296) 296, (297) 297, (298) 298, (299) 299, (300) 300, (301) 301, (302) 302, (303) 303, (304) 304, (305) 305, (306) 306, (307) 307, (308) 308, (309) 309, (310) 310, (311) 311, (312) 312, (313) 313, (314) 314, (315) 315, (316) 316, (317) 317, (318) 318, (319) 319, (320) 320, (321) 321, (322) 322, (323) 323, (324) 324, (325) 325, (326) 326, (327) 327, (328) 328, (329) 329, (330) 330, (331) 331, (332) 332, (333) 333, (334) 334, (335) 335, (336) 336, (337) 337, (338) 338, (339) 339, (340) 340, (341) 341, (342) 342, (343) 343, (344) 344, (345) 345, (346) 346, (347) 347, (348) 348, (349) 349, (350) 350, (351) 351, (352) 352, (353) 353, (354) 354, (355) 355, (356) 356, (357) 357, (358) 358, (359) 359, (360) 360, (361) 361, (362) 362, (363) 363, (364) 364, (365) 365, (366) 366, (367) 367, (368) 368, (369) 369, (370) 370, (371) 371, (372) 372, (373) 373, (374) 374, (375) 375, (376) 376, (377) 377, (378) 378, (379) 379, (380) 380, (381) 381, (382) 382, (383) 383, (384) 384, (385) 385, (386) 386, (387) 387, (388) 388, (389) 389, (390) 390, (391) 391, (392) 392, (393) 393, (394) 394, (395) 395, (396) 396, (397) 397, (398) 398, (399) 399, (400) 400, (401) 401, (402) 402, (403) 403, (404) 404, (405) 405, (406) 406, (407) 407, (408) 408, (409) 409, (410) 410, (411) 411, (412) 412, (413) 413, (414) 414, (415) 415, (416) 416, (417) 417, (418) 418, (419) 419, (420) 420, (421) 421, (422) 422, (423) 423, (424) 424, (425) 425, (426) 426, (427) 427, (428) 428, (429) 429, (43



विक्रेता/क्रेता के हितानुसार

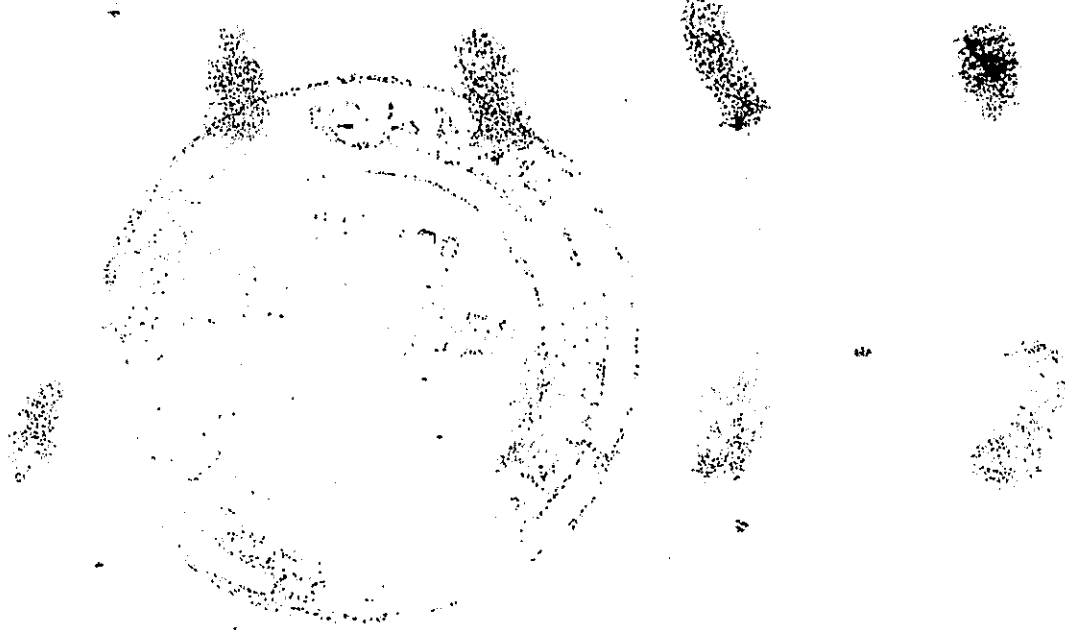
प्रेता

Registration No. 9878

Year : 2009

Book No. 1

0201 मो0जकरिया
जेड0एम0फारुकी
24 न्यू बेरी रोड लखनऊ
व्यापार



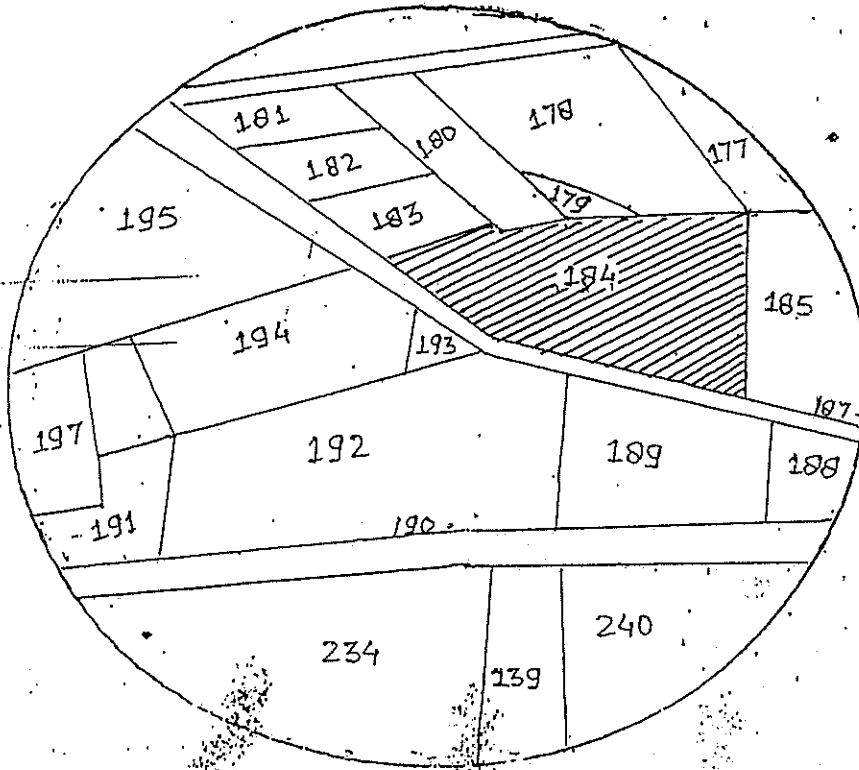
भूचित्र दिवसित ४१२२जी खसरा सं०.....

स्थिति ग्राम.....

परगना

तहसील

जिला-लखनऊ



कामलेश

हस्ताक्षर विक्रेता.....

M. K. K.

हस्ताक्षर क्रेता

आज दिनांक 24/09/2009 को
वही सं 1 जिल्द सं 8925
पृष्ठ सं. 75 से 98 पर क्रमांक 9878
रजिस्ट्रीकृत किया गया ।

अखिलेश दूबे

उप निबन्धक (द्वितीय)

लेखनक

24/9/2009

