

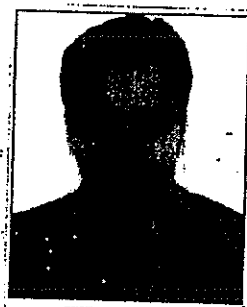
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उत्तर प्रदेश UTTAR PRADESH

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 आदर्श कोषागार लखनऊ

L. D. T. R. Y.



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Lucknow
Village/Mohalla	:	Ghaila
Details of Property	:	Plot Khasra Nos. 90Ka, 91 Ka, 91 Kha, 91 Ga, 119 Ka
Standard of measurement	:	Hectare

Rehana Sarobini

S.A. Infrabuild Pvt. Ltd.

Director

आदर्श कोषागार, लखनऊ

दिनांक 16-11-13

मूल्य

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द्वारा

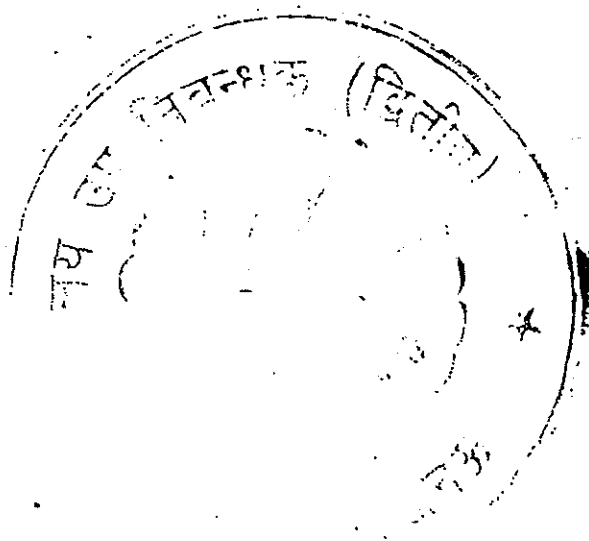
जगता स्थाप

रोकडिया

Infabuild Pvt Ltd
Kolkata



888888



भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

उप-निबन्धक (द्वितीय) कम सं० 42631

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03-Dec-2013

प्रस्तुतकर्ता या प्रार्थी का नाम नसरुल्लाह बहै.मु.आम रेहाना फारुखी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 4,840,133./ 3,501,000.00

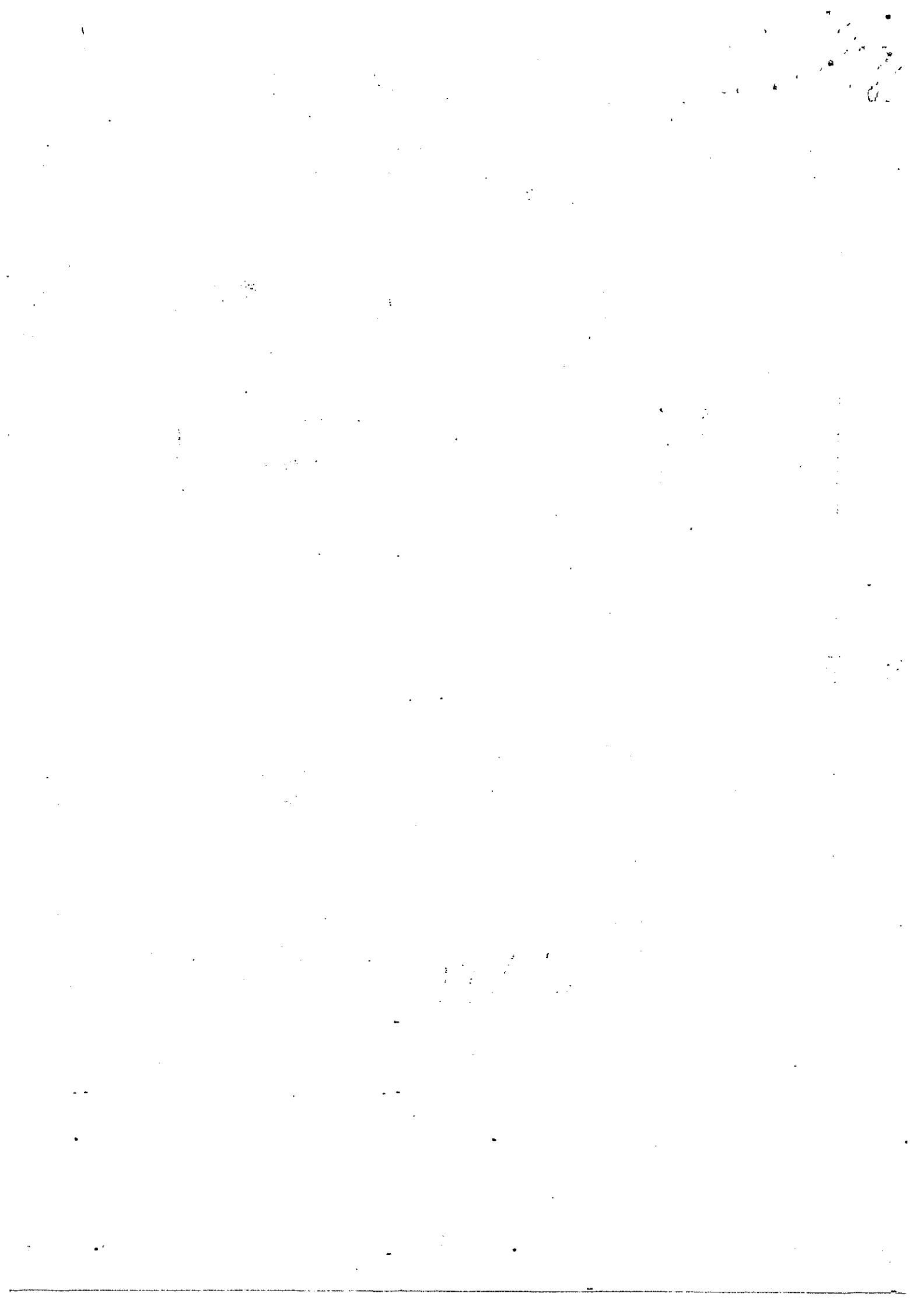
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2. प्रतिलिपिकरण शुल्क 20
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणा करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

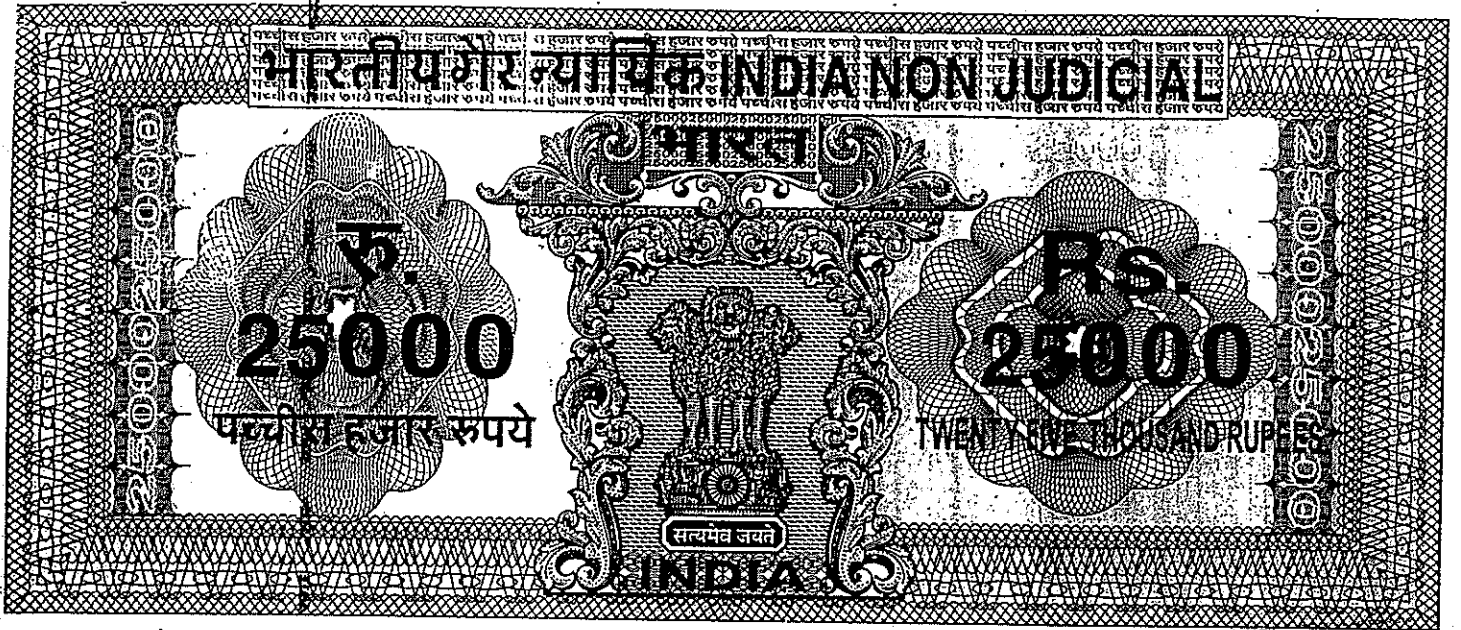
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शुल्क वसूल करने का दिनांक 03-Dec-2013

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 03-Dec-2013





उत्तर प्रदेश UTTAR PRADESH

कोषागार लेखन
965407

12 NOV 2013

- 2 -

V-code	:	1057, Praroop-4
Area of Property	:	0.3501
Consideration/ Valuation	:	₹ 48,40,133/- ₹ 35,01,000/-
Stamp Duty paid	:	₹ 3,39,000/-
Boundaries		
BOUNDARY OF KHASRA NO. 90Ka East : Plot Khasra No. 97 & 98 West : Plot Khasra No. 89 North: Link Marg South : Plot Khasra No.-91		

Rehana Jaoobini

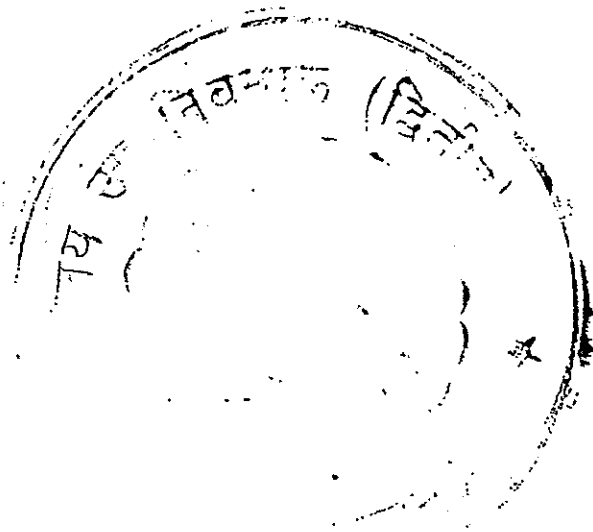
S.A. Infrabuild Pvt. Ltd.

Director

16-11-13

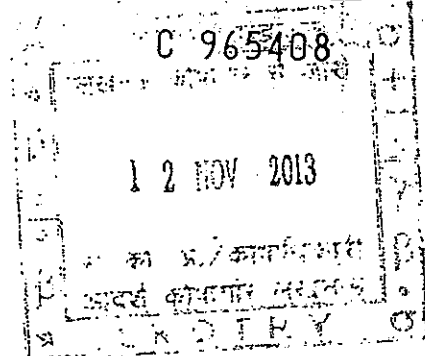
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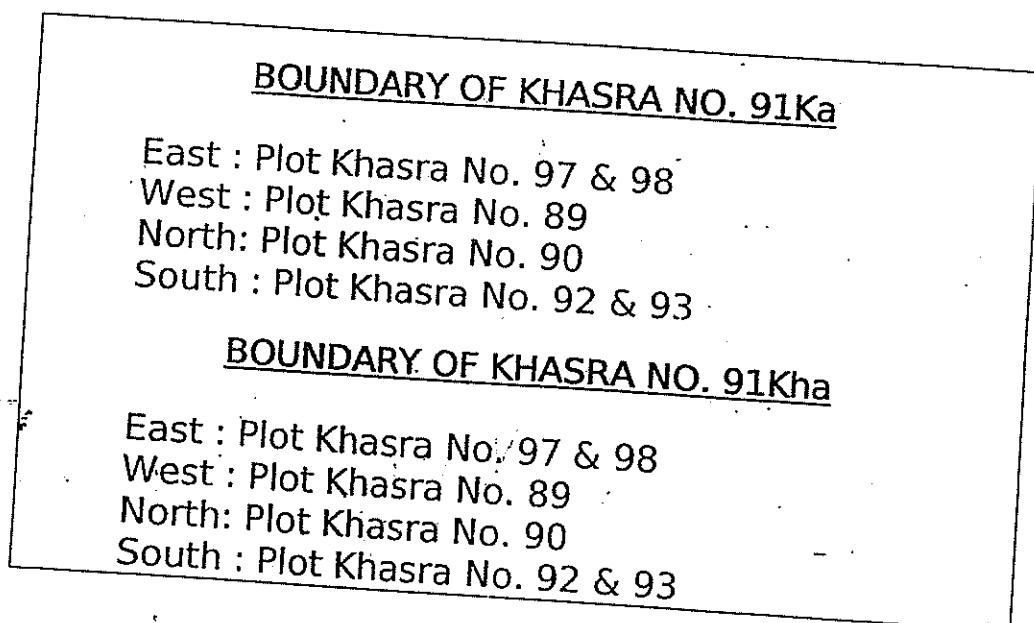




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Rehana Javochi

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उत्तर प्रदेश UTTAR PRADESH

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- 4 -

BOUNDARY OF KHASRA NO. 91GA

East : Plot Khasra No. 94, 97 & 98
West : Plot Khasra No. 89
North: Plot Khasra No. 90
South : Plot Khasra No. 89/1594, 92 & 93

BOUNDARY OF KHASRA NO. 119Ka

East : Khasra No. 117 & 118
West : Khasra No. 114
North: Khasra No. 120
South : Khasra No. 117 & 118

Rehana Latoshi

S.A. Infrabuild Pvt. Ltd.
Director

गोपनीय, कोमा एर, लखनऊ

16-11-13

मूल्य जमा रकम

नाम S.A. Enforced P/U

आधार
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उत्तर प्रदेश UTTAR PRADESH

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- 5 -

No. of persons in First Part (1)
Details of Seller : BY Mrs. REHANA FAROOQUI W/o Mr. Zakir Mohammad Farooqui, permanent and present resident of 24, New Berry Road, Lucknow
No. of persons in Second Part (1)
Details of Purchaser : S.A. INFRABUILD PVT. LTD., a company registered under the Companies Act, having its registered office at 51/69, Dum Dum Road No. 3, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Director Mohammad Kareem Farooqui son of Sri Waseem Mohammad,

Rehana Farooqui

S.A. Infrabuild Pvt. Ltd.
Director

आदर्श कोषागार, लखनऊ

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नाम

वर्ग

C.A. Engraving P.H. No. 2
Kolkata

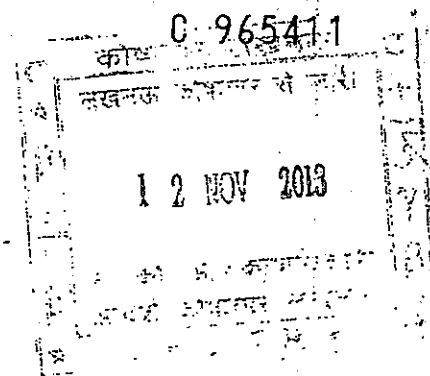
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उत्तर प्रदेश UTTAR PRADESH



- 6 -

SALE DEED

THIS SALE DEED MADE ON this 20th day of November, 2013 BY Mrs. REHANA FAROOQUI W/o Mr. Zakir Mohammad Farooqui, permanent and present resident of 24, New Berry Road, Lucknow (hereinafter referred to as SELLER)

IN FAVOUR OF

S.A. INFRABUILD PVT. LTD., a company registered under the Companies Act, having its

Rehana Farooqui

S.A. Infrabuild Pvt. Ltd.
Direct...

आदर्श कौषागार, लखनऊ

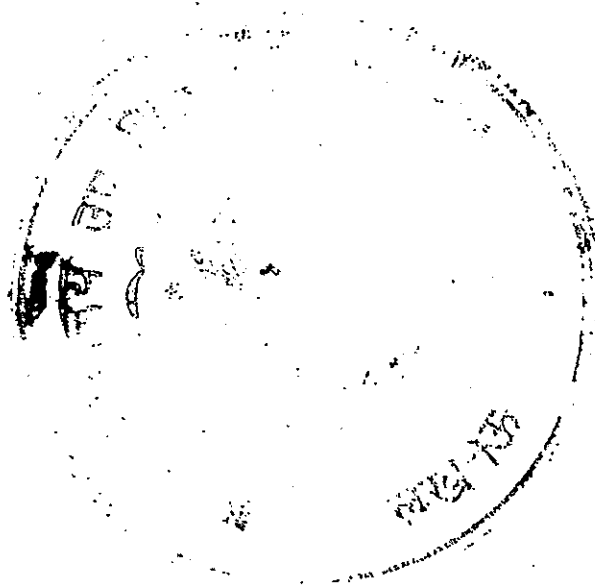
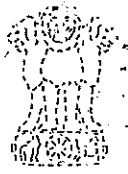
दिनांक: 16.11.13

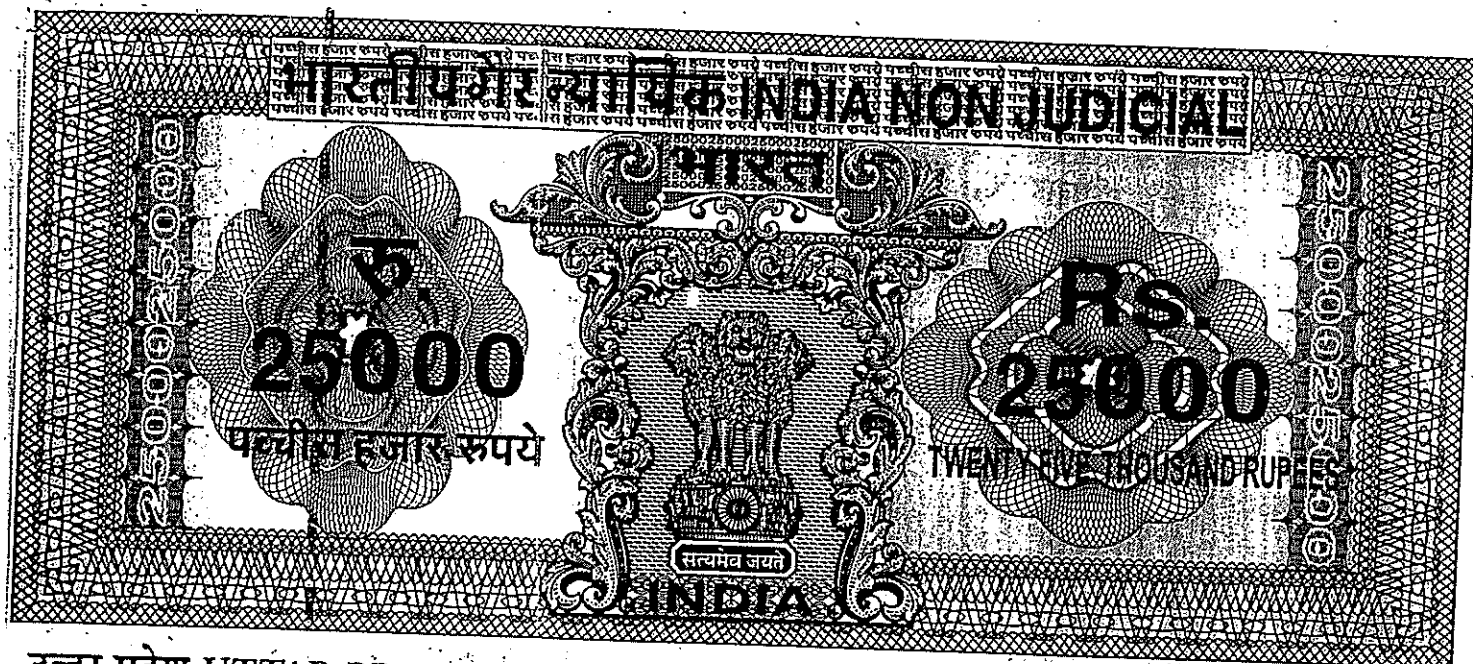
पूव: [Signature] प्रारण नाम

नाम: S.A. Infra Guild Pvt Ltd

स्थान: Kolkata

[Signature]
निष्ठा





उत्तर प्रदेश UTTAR PRADESH

C 965412

12 NOV 2013

- 7 -

registered office at 51/69, Dum Dum Road No. 3,
Hari Kali Colony, Kolkata-700074 (West Bengal),
through its Director Mohammad Kareem
Farooqui son of Sri Waseem Mohammad,
(hereinafter referred to as the PURCHASER).

WHEREAS the seller is the owner and
bhumidhar of Plot Khasra Nos. 90Ka, 91 Ka, 91
Kha, 91 Ga, 119 Ka, total measuring 0.3501
hectare, situated at Village Ghaila, Pargana, Tehsil
& District Lucknow, more specifically detailed in

Rehana Farooqui

S.A. Infrabuild Pvt. Ltd
Director

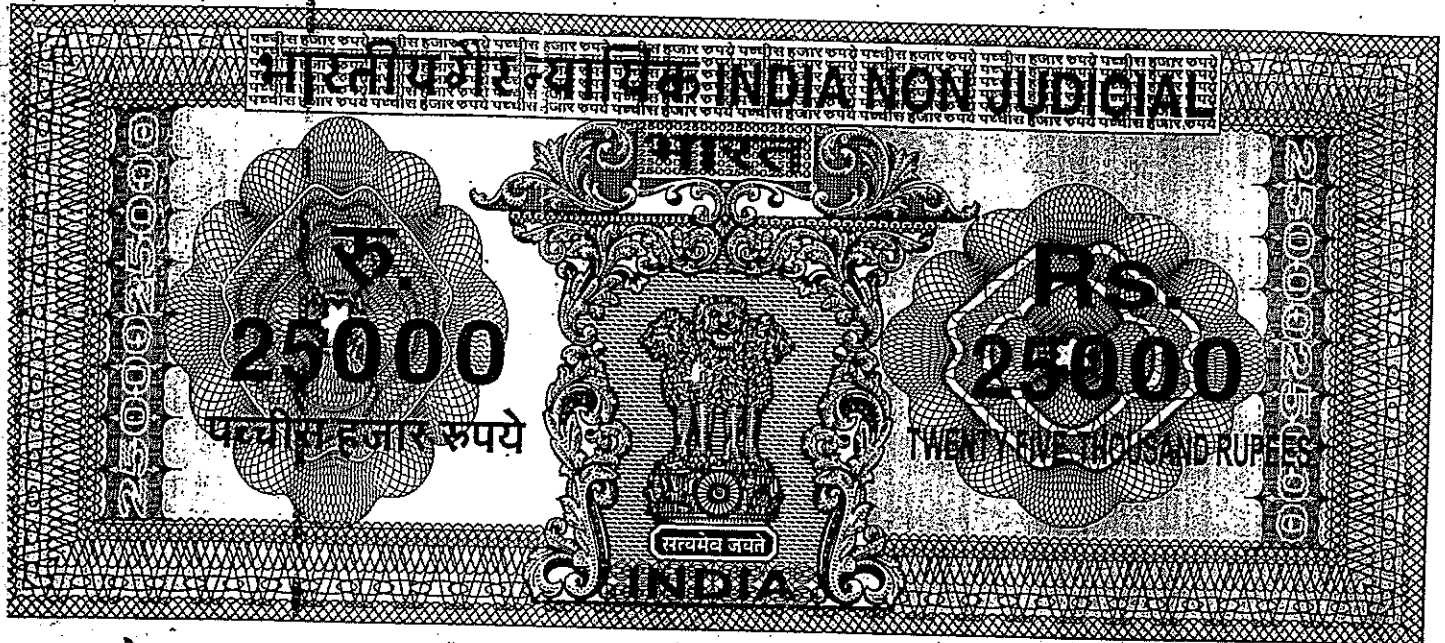
आदर्श कोषागार, लखनऊ

दिनांक 16-11-13
मूल्य
नाम P.A. Infrastructure Pvt Ltd
स्थान

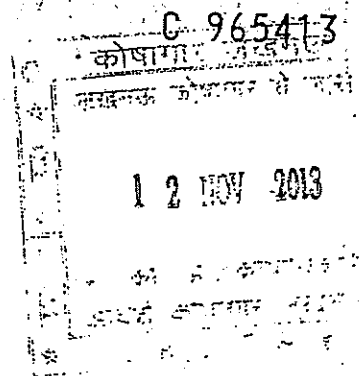
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सिवीडिया

RJ K
Kalkar





उत्तर प्रदेश UTTAR PRADESH



- 8 -

schedule of property given at the foot of this sale deed (hereinafter referred to as the SAID PROPERTY).

AND WHEREAS seller purchased 1/2 share of Khasra No. 90 Ka & 91 Ka & 1/4 share of Khasra No. 91 Kha from its ex-owner Rameshwar son of Gurcharan, through a registered sale deed dated 24.10.2007 which instrument is duly registered in Book No. 1; Jild 7061 at pages 227/244, Serial No.

Rehman Jaroohi

S/A Infrabuild Pvt. Ltd.
Direct

STATION 1000

16-11-13

TO *S.A. Infrabulda Puz Ltel*
BY *Kulkrata*

[Signature]

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उत्तर प्रदेश UTTAR PRADESH

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10613 on 17.11.2007 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the seller further purchased 1/2 share of Khasra No. 90 & 91 Ka and 3/4 share of Plot Khasra No. 91 Kha from its ex-owner Shahid Siddiqui through a registered sale deed dated 02.02.2011 which instrument is also duly registered in Book No. 1, Jild 10591 at Pages 311/364 Serial No. 1426 on 02.02.2011 in the office of Sub-Registrar-II, Lucknow.

Rehana Javonli

S.A. Infrabuild Pvt. Ltd.
Director

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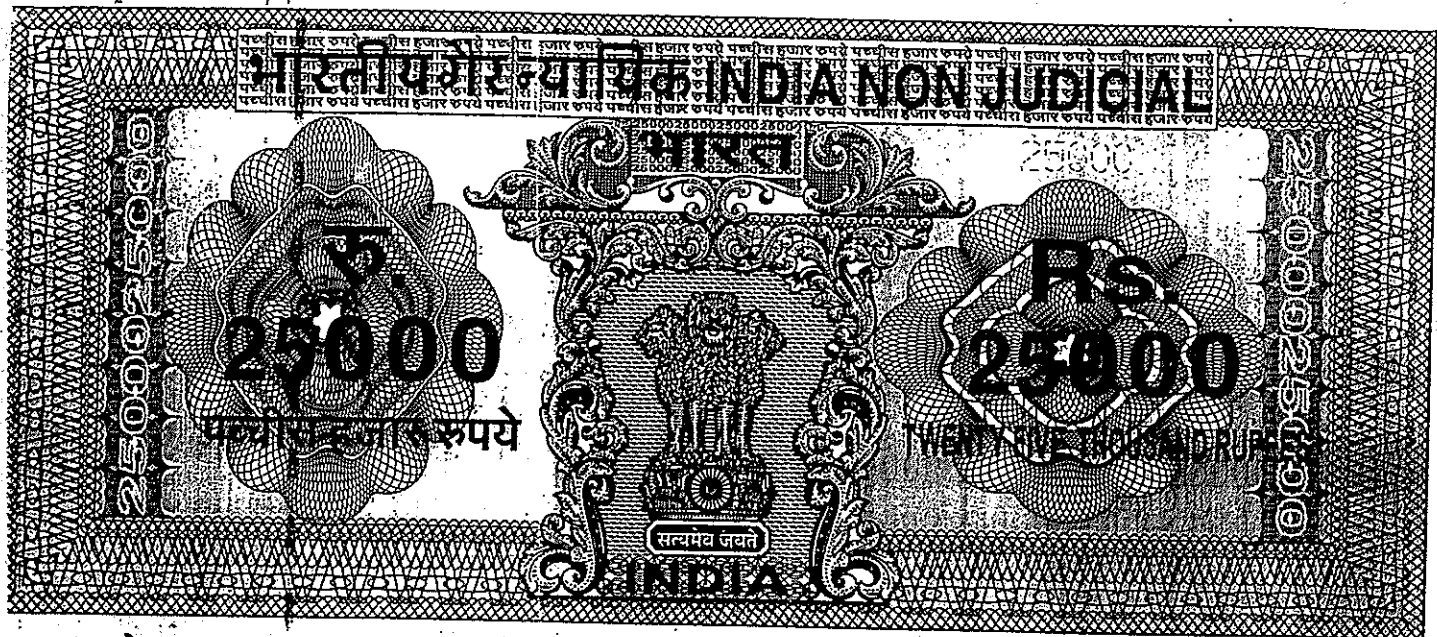
S.A. Infabuild Pvt. Ltd.
Kolkata



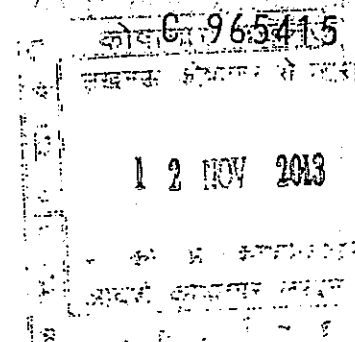


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उत्तर प्रदेश UTTAR PRADESH



- 10 -

AND WHEREAS the seller purchased Khasra No. 91 Ga through a registered sale deed dated 08.01.2008 from its ex-owners Aaisa Asif & others, which instrument is duly registered in Book No. I, Jild 7171 at pages 373/412 Serial No. 187 on 08.01.2008 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the seller purchased part of Khasra No. 119 Ka, measuring 0.0840 Hectare, through a registered sale deed dated 08.11.2011

Rehama Daroo bin

S.A. Infrabuild Pvt. Ltd.
Director

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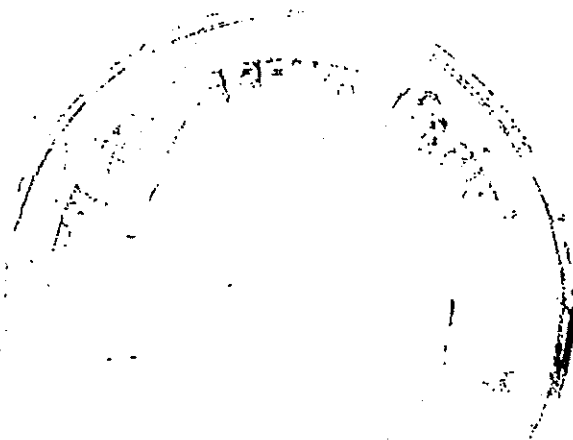
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from its ex-owners Muhammad Alimuddin Siddiqui & others, which instrument is duly registered in Book No. I, Jild 11633 at pages 1/28 Serial No. 15266 on 08.11.2011 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the seller purchased another part of said Khasra No. 119 Ka, measuring 420 Sq. Mtr. through a registered sale deed dated 09.11.2011 from its ex-owners Sahid Ali & others, which instrument is duly registered in Book No. I,

Rehana Saoo In

S.A. Infrabuild Pvt. Ltd.

Direct

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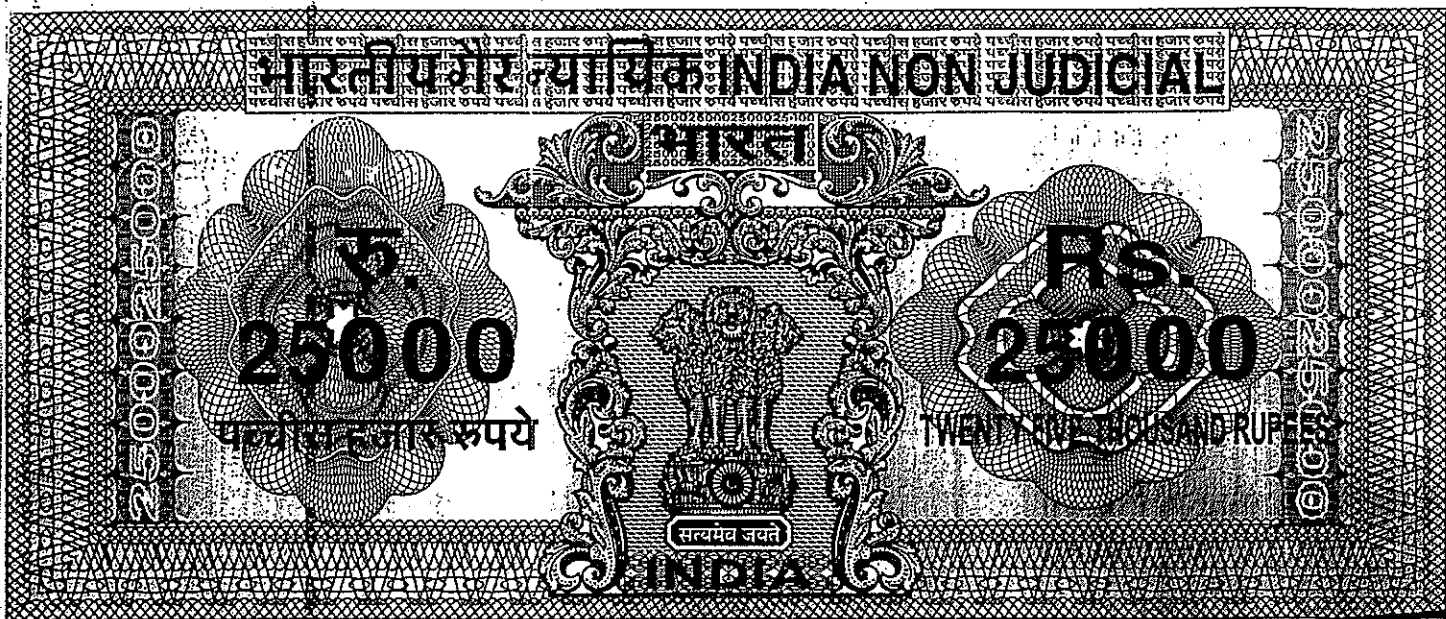
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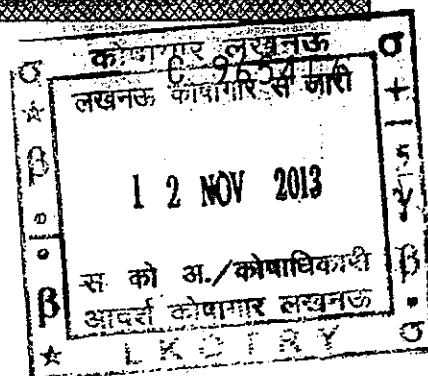
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उत्तर प्रदेश UTTAR PRADESH



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Jild 11639 at pages 197/246 Serial No. 15354 on 09.11.2011 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the name of the seller is duly mutated in the Revenue Records.

AND WHEREAS the seller as owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a

Rehana Javed

S.A. Infrabuild Pvt. Ltd.
Director

आदर्श कानून, लखनऊ

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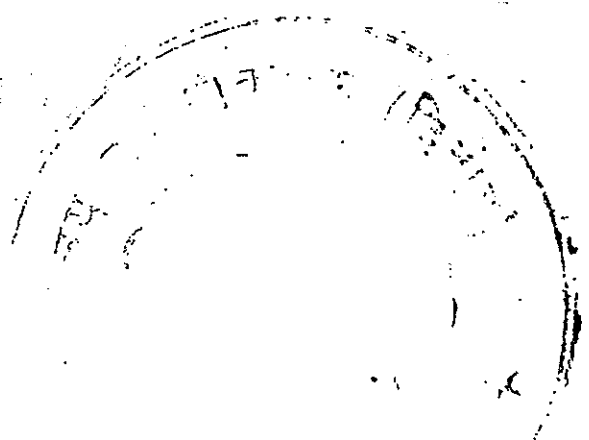
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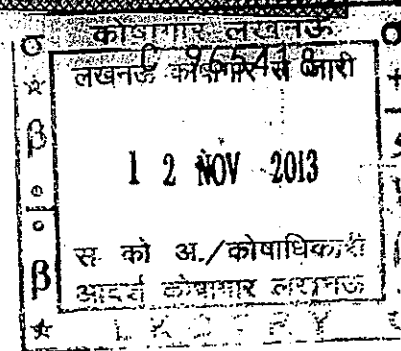


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उत्तर प्रदेश UTTAR PRADESH



- 13 -

consideration of ₹ 48,40,133/- only (Rupees Forty Eight Lacs Forty Thousand One Hundred Thirty Three only).

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

1. ₹ 8,44,708/- Cheque No. 858810 dated 07.11.2013 drawn on Karnataka Bank Ltd. Lucknow.

Rehana Gaothri

S. A. Infrabuild Pvt. Ltd.
Director

आदर्श कोषागार, लखनऊ

दिनांक

16-11-13

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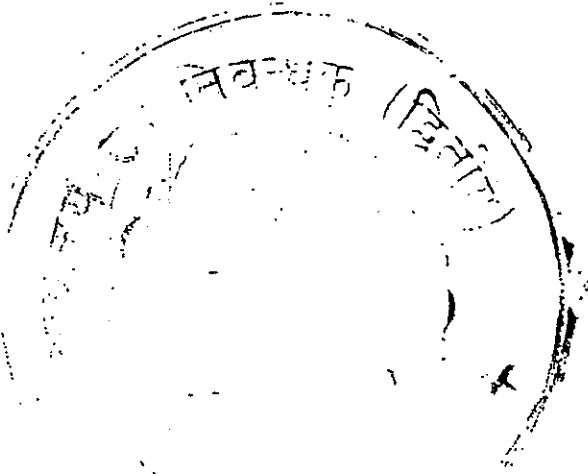
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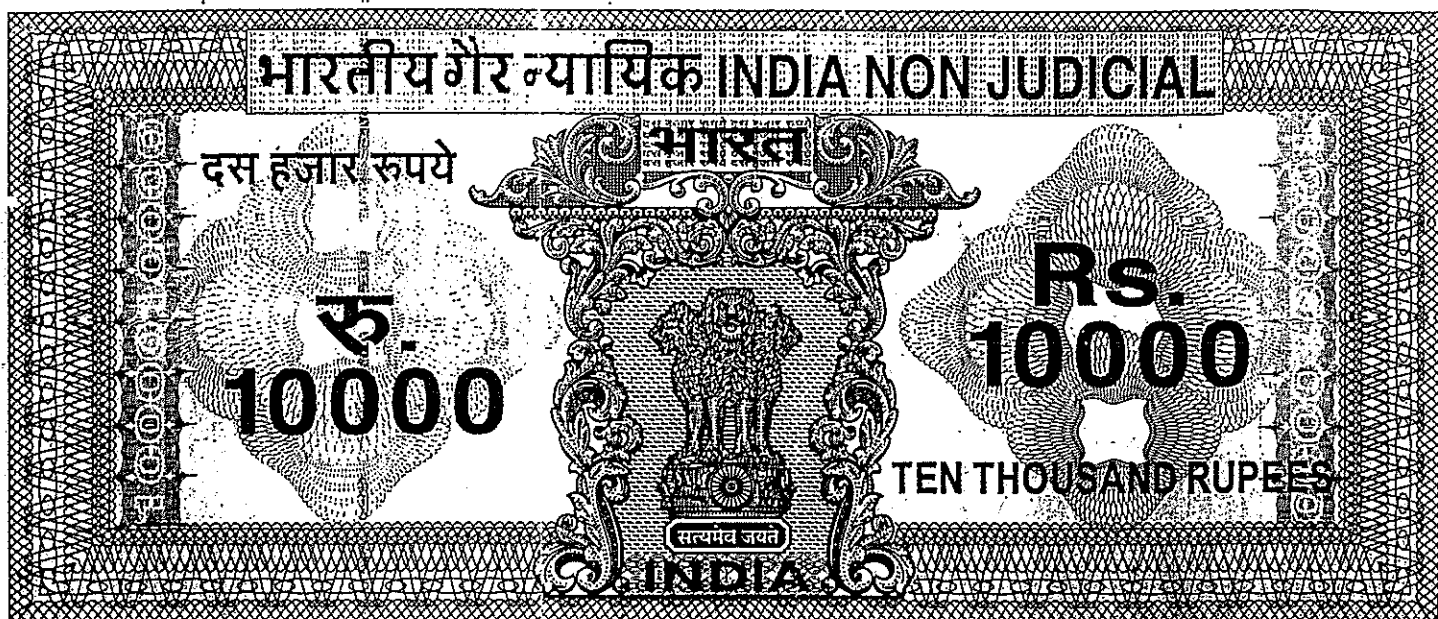
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S.A. Infrabuild Pvt. Ltd.
Kolkata

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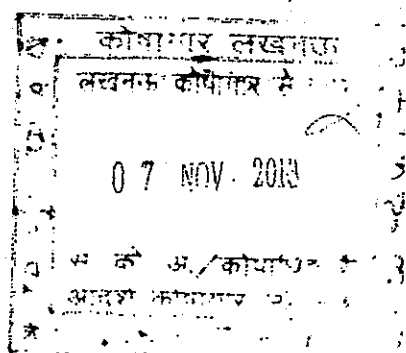




उत्तर प्रदेश UTTAR PRADESH

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2. ₹ 5,25,350/- Cheque No. 858811 dated 07.11.2013 drawn on Karnataka Bank Ltd. Lucknow.
3. ₹ 10,67,290/- Cheque No. 858812 dated 07.11.2013 drawn on Karnataka Bank Ltd. Lucknow.
4. ₹ 6,60,835/- Cheque No. 858813 dated 07.11.2013 drawn on Karnataka Bank Ltd. Lucknow.

Rehana Saroo

S/A. Infrabuild Pvt. Ltd.

Director

आदर्श कोषागार, लखनऊ

दिनांक 16-11-13

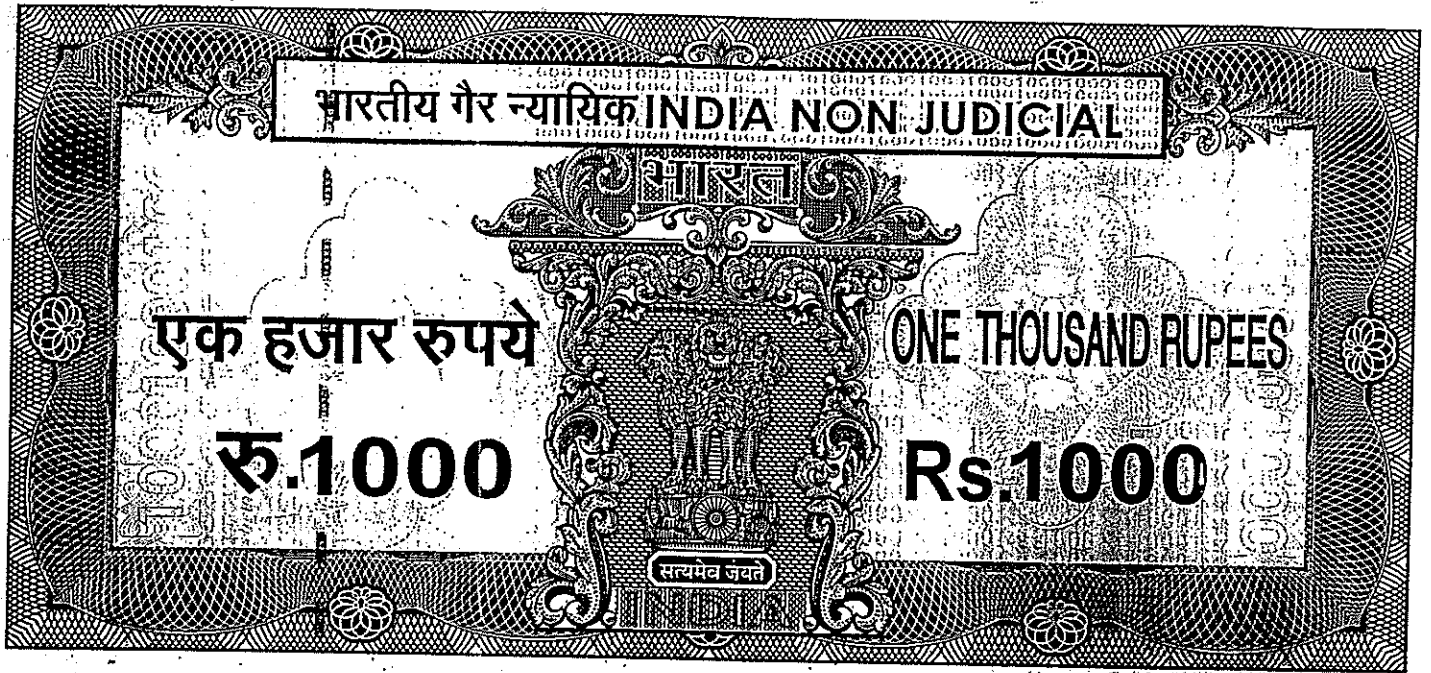
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नाम S.A. Infants Pvt Ltd

धारा Kulkarni

सिफ्टिंग





उत्तर प्रदेश UTTAR PRADESH

S 795089

- 15 -

5. ₹ 17,41,950/- Cheque No. 858814 dated 07.11.2013 drawn on Karnataka Bank Ltd. Lucknow.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser, the said property mentioned above and all that it has including

Rehana Saabir

S.A. Infrabuild Pvt. Ltd.
Director

आदर्श कोषागार, लखनऊ

दिनांक 16.11.73

मूल्य 10/- जमा स्था

नाम S.A. Prof. Kulkarni

पता Kulkarni

सिद्धि





उत्तर प्रदेश UTTAR PRADESH

S-795090

- 16 -

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 said plot to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the

Rehana Gauravini

S.A. Infrabuild Pvt. Ltd.

[Signature]
Director

आदर्श कोषागार, लखनऊ

दिनांक 16.11.13

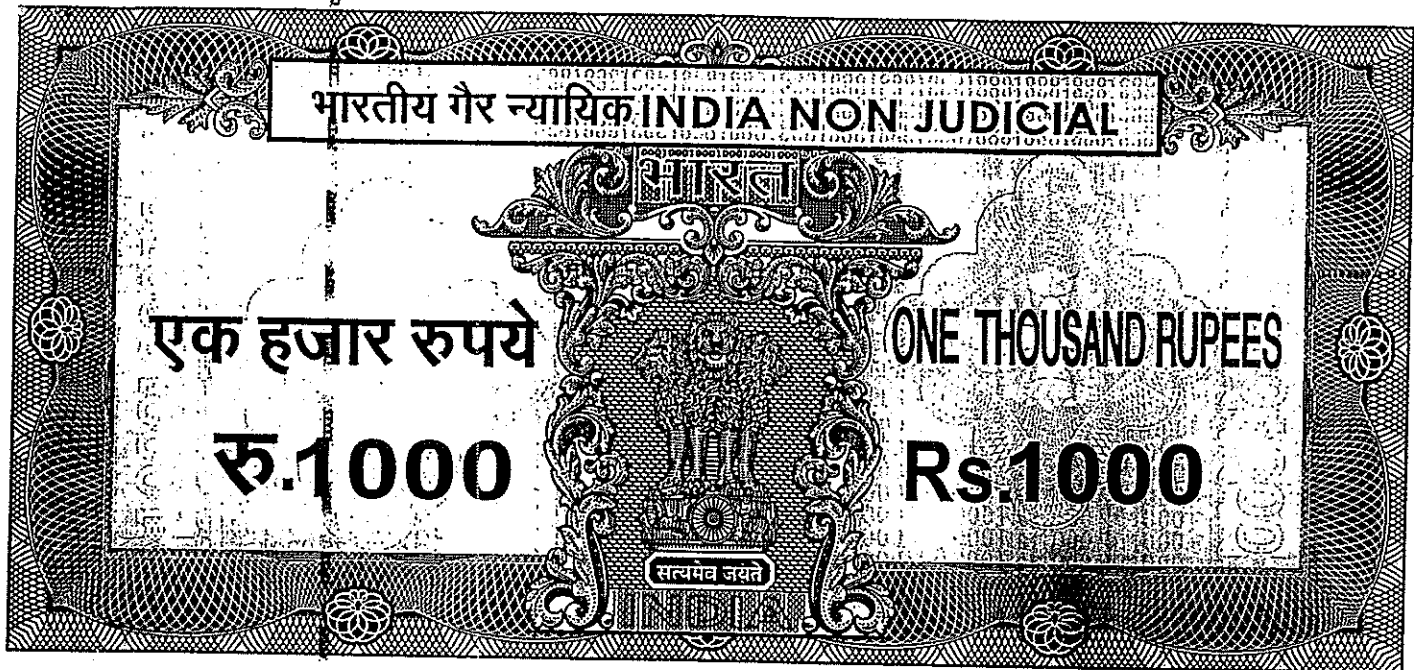
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नाम E. A. Infrabulby Pt. HCS

प्राप्त Kulkarni

रकड़िया





उत्तर प्रदेश UTTAR PRADESH

S 795091

- 17 -

same for ever free from all encumbrances whatsoever.

5. 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

Rehana Jawahar

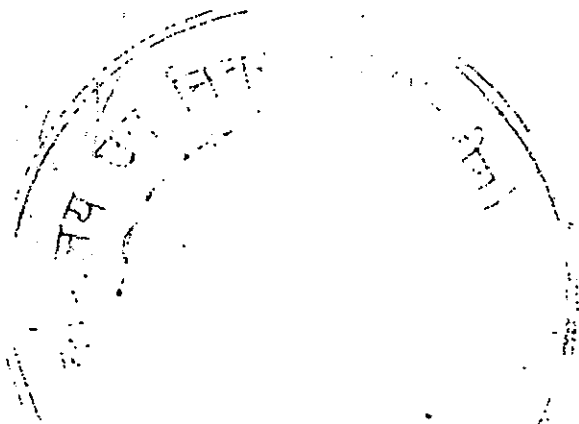
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Director

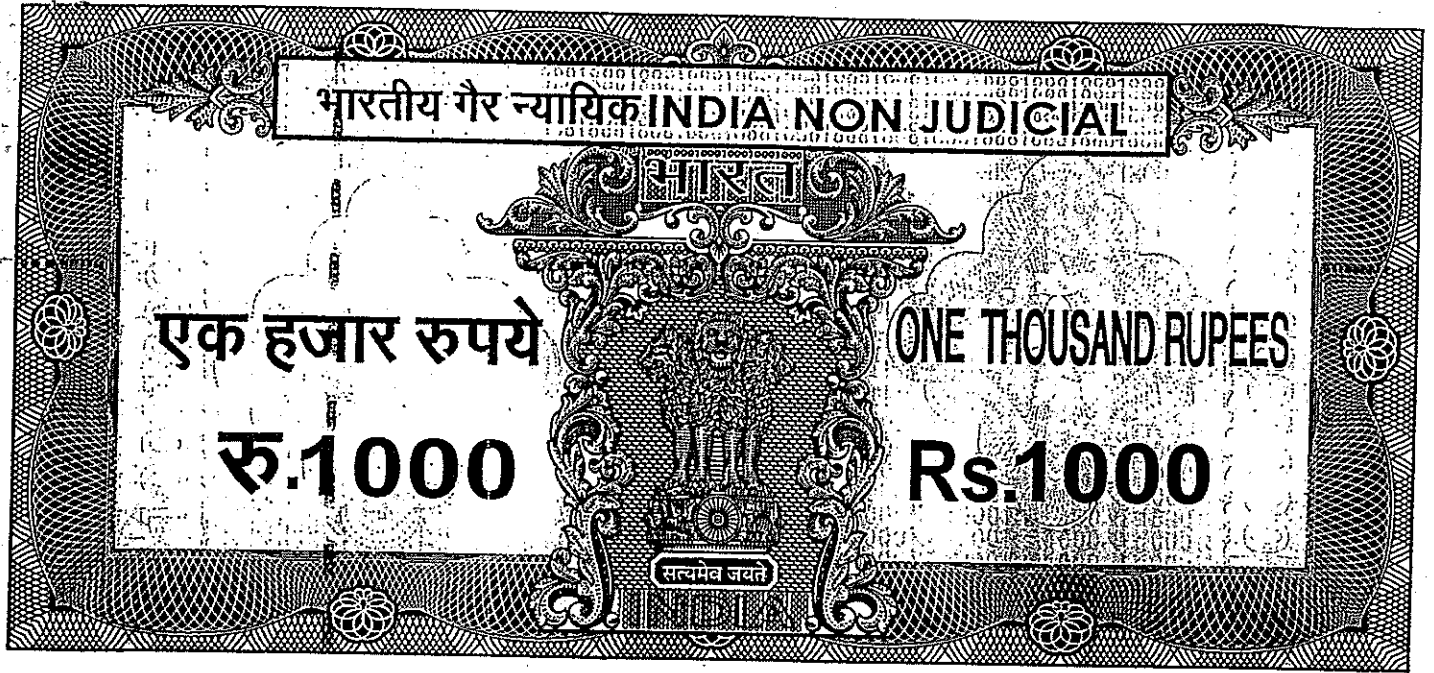
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उत्तर प्रदेश UTTAR PRADESH

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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 her other moveable or immovable properties wherever found in existence at that time.

6. That the area of the land hereby sold is 0.3501 hectare. the market value whereof being agricultural land for the purposes of

Rehana Jawabin

S.A. Infrabuild Pvt. Ltd.
Director

आदर्श कोषालार, लखनऊ

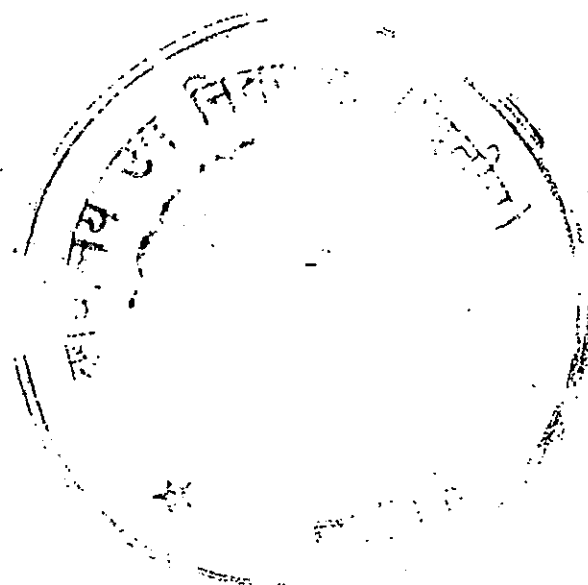
दिनांक 16.11.73

प्राप्त 1000

नाम S.A. Profubulla Pst Ud

कलकत्ता

संज्ञा



Stamp duty as per rates fixed by Collector Lucknow @ Rs. 1,00,00,000/- per Hectare. valuation comes Rs. 35,01,000/-. There is no Tree, No tube well, no construction on the said plot. There is no abadi within a radius of 200 Meters. It is more than 100 meters away from Sitapur Road by pass.

7. That, the seller is not member of schedule caste or schedule tribe, as such there is no impediment for the present transfer.
8. That the land hereby sold is not subject matter of any acquisition under any of the Scheme notified by Lucknow Development or Housing Board or any other authority.
9. That the expressions "SELLER" and "PURCHASER" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

Rehana Javohri

S.A. Infrabuild Pvt. Ltd.
Direct



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

SCHEDULE OF PROPERTY

Plot Khasra Nos. 90Ka, 91 Ka, 91 Kha, 91 Ga, 119 Ka, total measuring 0.3501 hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow and bounded as below :-

BOUNDARY OF KHASRA NO. 90Ka

East : Plot Khasra No. 97 & 98

West : Plot Khasra No. 89

North: Link Marg

South : Plot Khasra No. 91

BOUNDARY OF KHASRA NO. 91Ka

East : Plot Khasra No. 97 & 98

West : Plot Khasra No. 89

Rehana Jawooni

S.A. Infrabuild Pvt. Ltd.
[Signature]
Director



North: Plot Khasra No. 90

South : Plot Khasra No. 92 & 93

BOUNDARY OF KHASRA NO. 91Kha

East : Plot Khasra No. 97 & 98

West : Plot Khasra No. 89

North: Plot Khasra No. 90

South : Plot Khasra No. 92 & 93

BOUNDARY OF KHASRA NO. 91GA

East : Plot Khasra No. 94, 97 & 98

West : Plot Khasra No. 89

North: Plot Khasra No. 90

South : Plot Khasra No. 89/1594, 92 & 93

BOUNDARY OF KHASRA NO. 119Ka

East.: Khasra No./117 & 118

West : Khasra No. 114

Rehana Javooni

S. A. Infrabuild Pvt. Ltd.
Director



North: Khasra No. 120

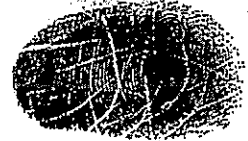
South : Khasra No. 117 & 118

WITNESSES :

1. ^{fk}
Reynish ko Sharma
8/0 V. N. Sharma
Choupatia, Uda.

2. Parvati Ali.
Advocate
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Director
PURCHASER



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नकल व प्रति शुल्क

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शब्द लगभग

प्रतिफल

मालियत

श्री

नसरुल्लाह बहै.मु.आम रेहाना फारुखी

पुत्र श्री

नुसरत उल्लाह

व्यवसाय व्यापार

निवासी स्थायी

24 न्यू बेरी रोड, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 3/12/2013

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बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

3/12/2013

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

श्री नसरुल्लाह बहै.मु.आम रेहाना फारुखी

पुत्र श्री नुसरत उल्लाह

पेशा व्यापार

निवासी 24 न्यू बेरी रोड, लखनऊ

क्रेता

श्री एस.ए.इन्फ्राविल्ड प्रा.लि.ड्रा.डाय.मोहम्मद करीम

पुत्र श्री वसीम मोहम्मद

पेशा व्यापार

निवासी 153 सी.एस.आजाद मार्ग, लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री

रजनीश कुमार शर्मा

पुत्र श्री वी.एन.शर्मा

पेशा प्राई.नौकरी

निवासी चौपटियाँ लखनऊ

व श्री

फरहत अली एड.सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

की।

अक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



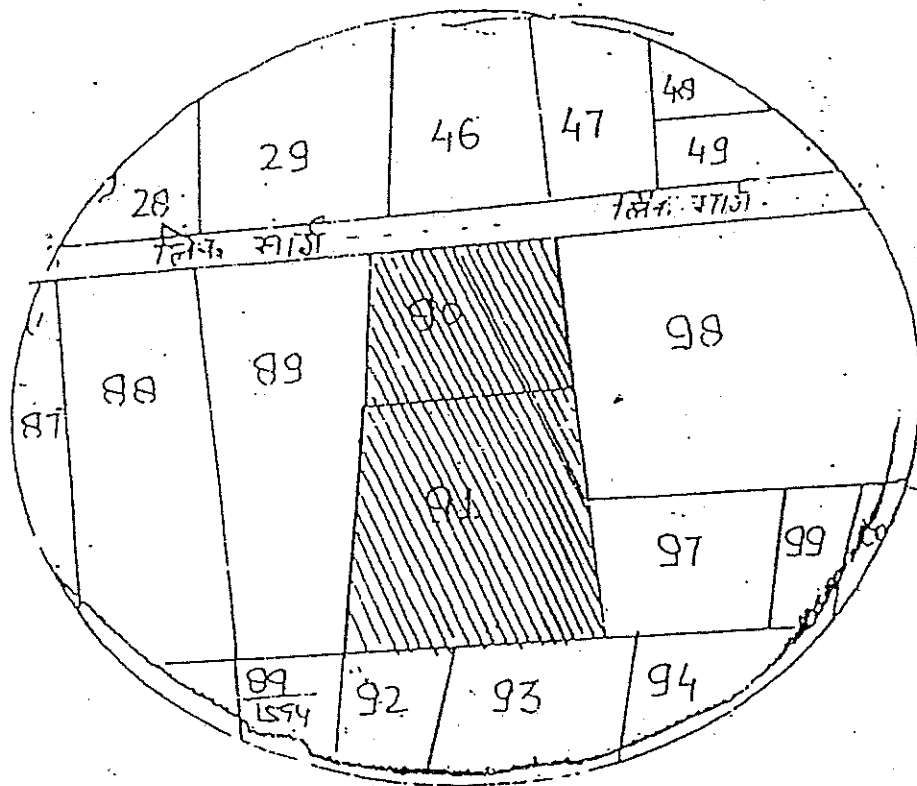
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

3/12/2013

KHASRA NO'S - 90 KA, 91 KA AND 91 KHA SITUATED AT VILLAGE - GHAILA,
PARGANA, TEHSIL & DISTRICT - LUCKNOW



Rehana Garoo Ch

SELLER

S/A. Infrabud Pvt. Ltd.
[Signature]
Director
PURCHASER

विक्रेता

Registration No.: 17910

Year: 2,013

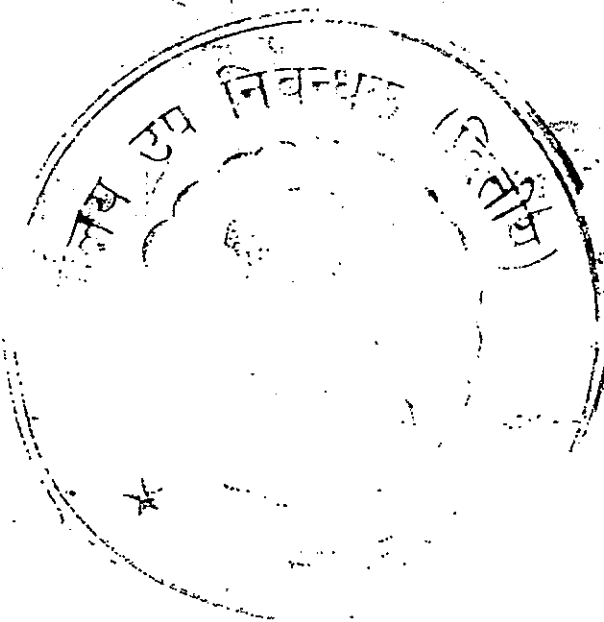
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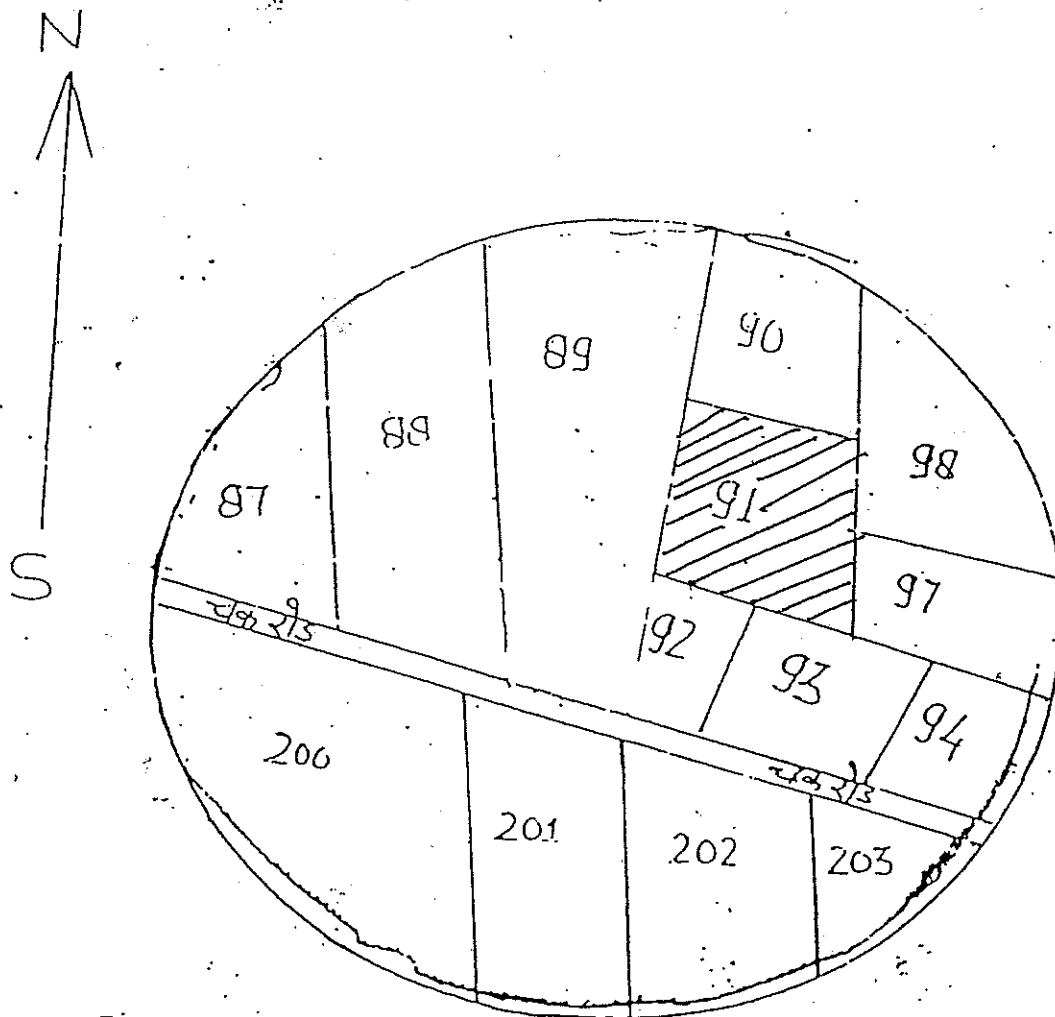
नुसरत उल्लाह

24 न्यू बेरी रोड, लखनऊ

व्यापार



KHASRA NO - 91 GA SITUATED AT VILLAGE - GHAILA, PARGANA, TEHSIL &
DISTRICT - LUCKNOW



Rehana Jacobini

SELLER

S.A. Infrabuild Pvt. Ltd.
Director
PURCHASER

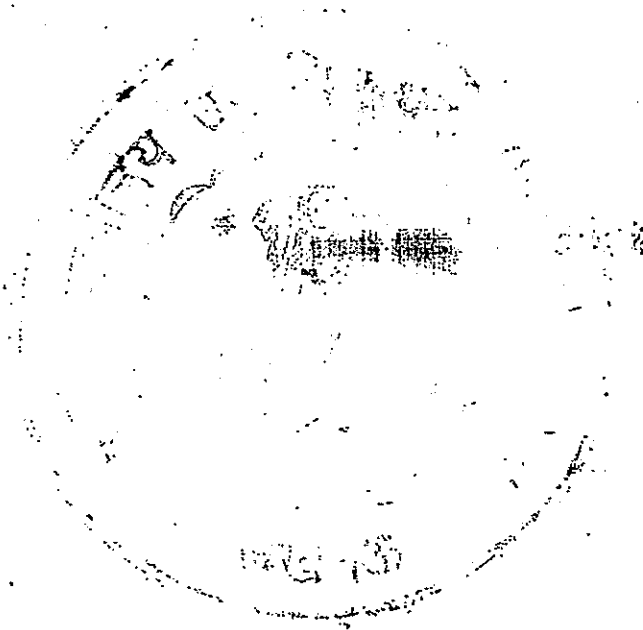
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Registration No. : 17910

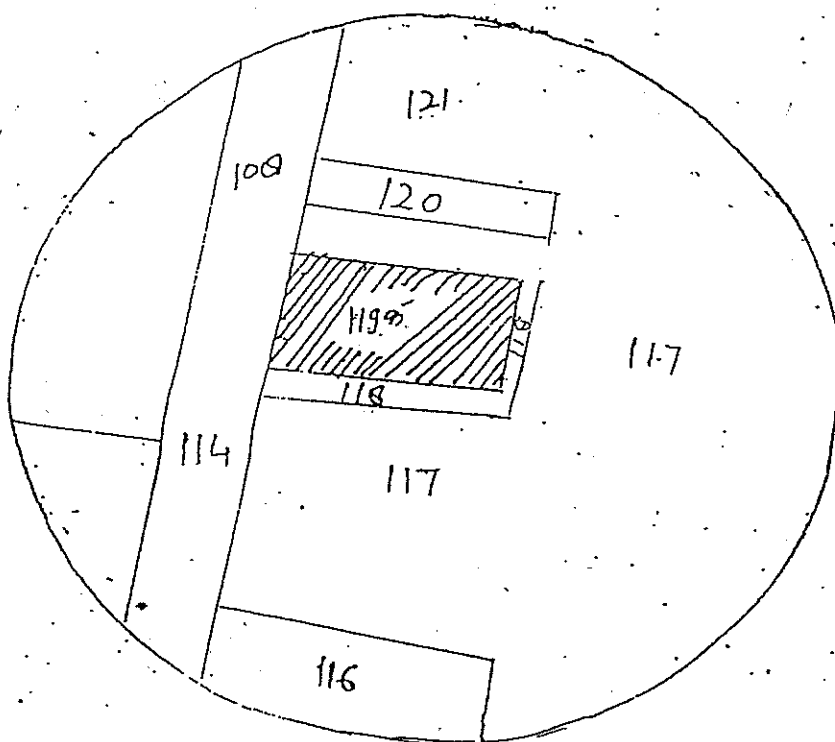
Year : 2,013

Book No. : 1

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वसीम मोहम्मद
153, सी.एस.आजाद मार्ग, लखनऊ
व्यापार



KHASRA NO - 119 KA SITUATED AT VILLAGE - GHAILA, PARGANA, TEHSIL &
DISTICT - LUCKNOW



Rehana Jawoher

SELLER

S.A. Infrabuild Pvt. Ltd.

Director

PURCHASER

आज दिनांक 03/12/2013 को

बही सं. 1 जिल्द सं. 14685

पृष्ठ सं. 169 से 218 पर क्रमांक 17910

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एच० के० पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

3/12/2013

