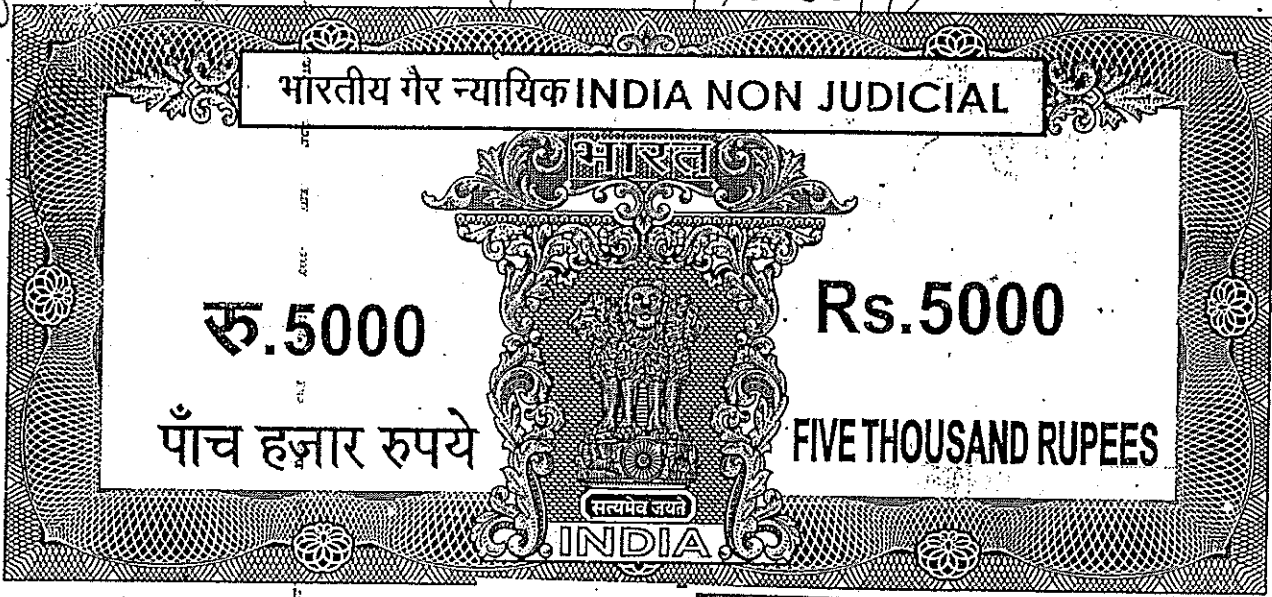


(SLC) ✓  
(over) ✓

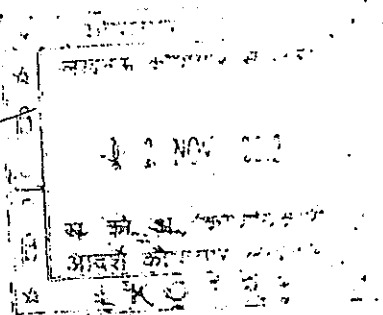
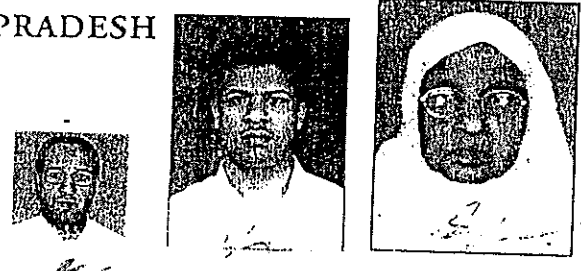
17582/12



उत्तर प्रदेश UTTAR PRADESH

AM 906815

42011



DETAILS OF INSTRUMENT IN SHORT

Pargana/Ward	: Lucknow
Village	: Ghaila
Details of Property	: Part of Khasra No. 108
Standard of measurement	: Sq. Mtr
Area of Property	: 68.31



मौलाना शाहजहाँ साहजहाँ

For SHALIMAR KSMB PROJECTS

मौलाना साहजहाँ

Page 1

2508

26/11/12

बालिका के रस. रस. वी. प्रोजेक्ट्स

Food

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26/11/13

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रायगड

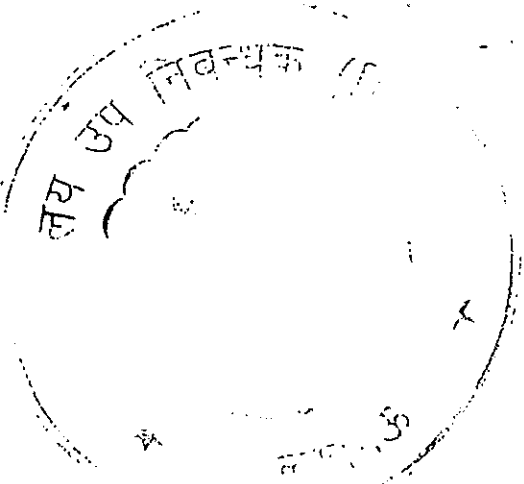
अधिकारी का नाम

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जयशंकर एमिग्रेशन एजेंसी

मिडवाटर गेट, रायगड



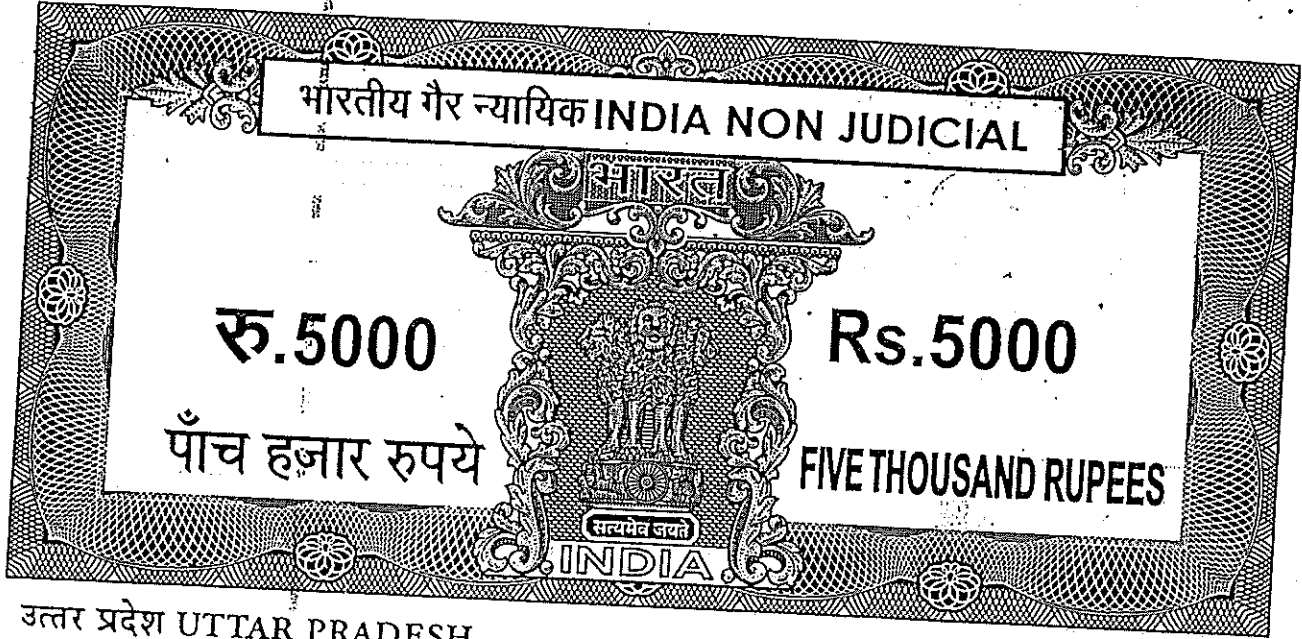


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50000/-

14 October 2011

तय उप निबन्ध



उत्तर प्रदेश UTTAR PRADESH

सं. नं. 906861  
न्यायिक कोषागार से जारी  
12 NOV 2013  
न. नं. 906861  
सं. नं. 906861

- 4 -

No. of persons in Second Part (1)
Details of Purchaser
M/S. SHALIMAR K.S.M.B. PROJECTS, a Partnership Firm, having its office at Shalimar Square, B.N. Road, Lucknow, through its Partner Mohd. Kareem Farooqui son of Mr. Wasim Mohd. resident of 153, Chandra Shekhar Azad Marg, Grain Market, Ganeshganj, Lucknow

मो. शालिमर

मो. वासिम

मो. वासिम  
मो. वासिम

For SHALIMAR K.S.M.B. PROJECTS

*[Signature]*  
Partner

1779  
26/11/13

शालीमाल के एस. एस. बी. प्रोजेक्ट्स

5000/-

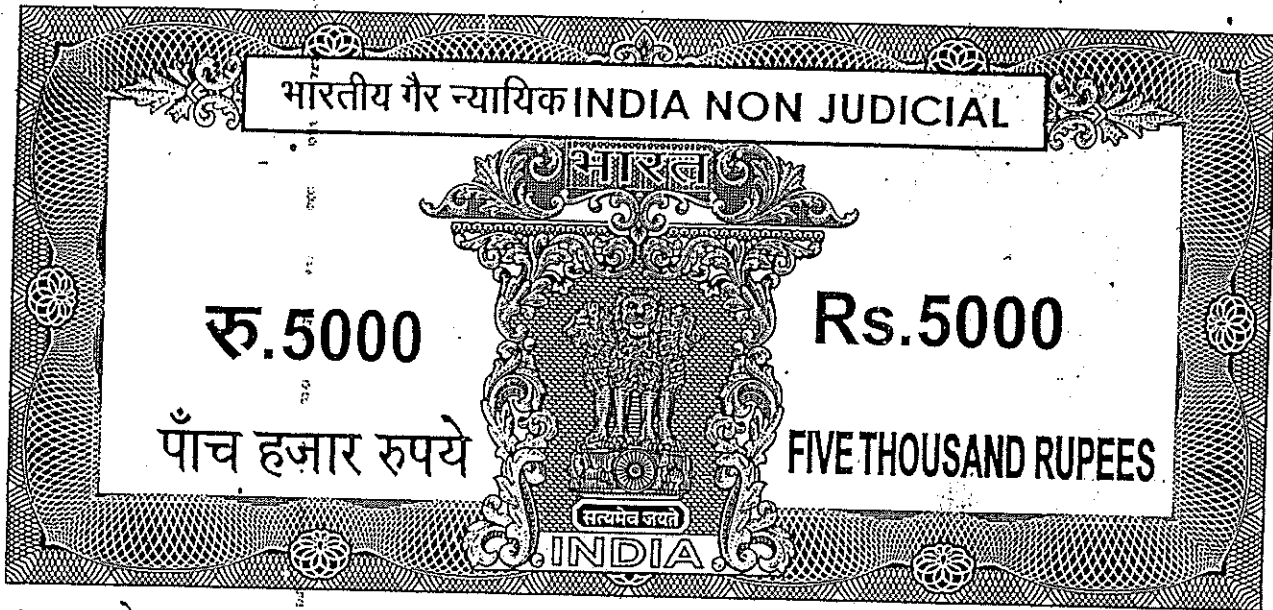
1779

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जयपुर  
जयपुर  
जयपुर

14 कीलोरसुमा

जय उम नवलगा





उत्तर प्रदेश UTTAR PRADESH

AMR 985862  
12/11/2013  
12/11/2013

- 5 -

## SALE DEED

THIS SALE DEED MADE ON this 28<sup>th</sup> day of November, 2013 BY (1) AAFAQ ALI son of Late Niyamat Ali, Permanent resident of Village Ghaila, Pargana, Tehsil & District Lucknow Presently residing at House No. 544/14, Ekta Nagar, Tehsil & District-Lucknow (2) JAVED son of Late Farhat Ali @ Ikram Ali, Permanent resident of Village Ghaila, Pargana, Tehsil & District Lucknow Presently residing at House No. 458/30N, Shivpuri Murgkhana, Tehseenganj Road, Tehsil &

मो. 31/11/13 मो. 01/12/13

For SHALIMA:

1780

26/11/13

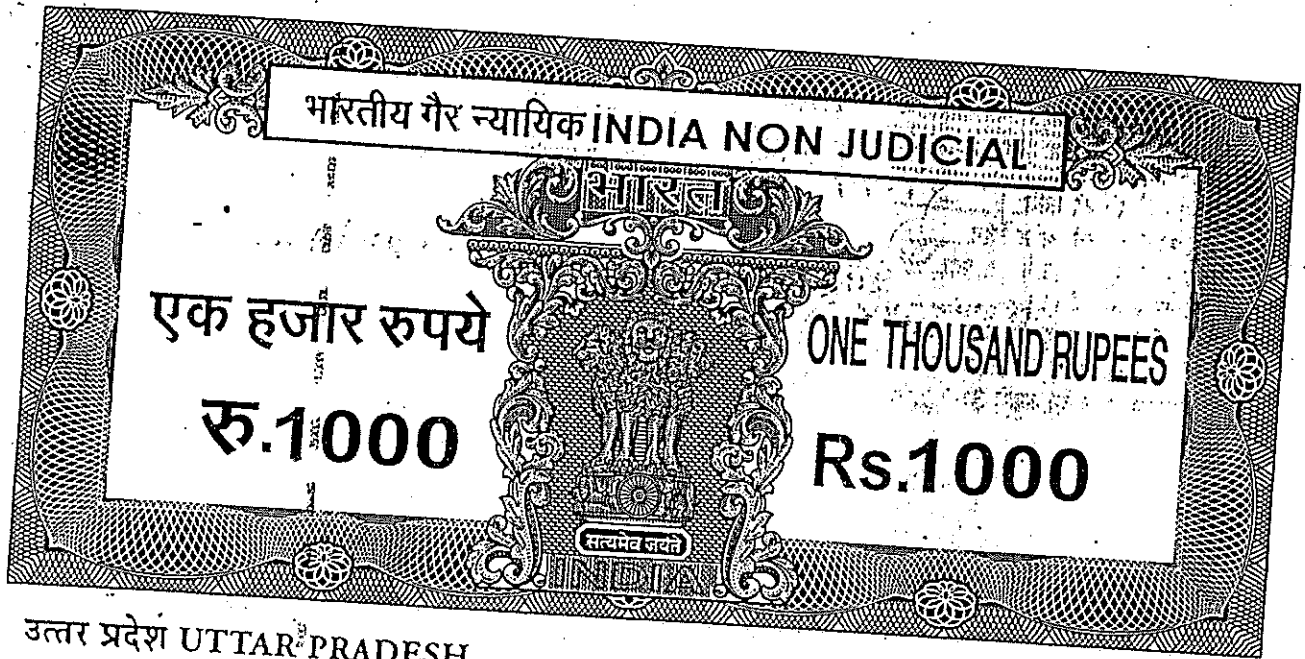
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रु. 75

5000

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सय रुप निवारा



उत्तर प्रदेश UTTAR PRADESH

S 744815

- 6 -

District-Lucknow (3) KAISAR JAHAN wife of Late Farhat Ali @ Ikram Ali, Permanent resident of Village Ghaila, Pargana, Tehsil & District Lucknow Presently residing at House No. 458/30, Shivpuri Murgkhana, Tehseenganj Road, Tehsil & District-Lucknow (hereinafter jointly referred to as SELLERS) IN FAVOUR OF M/S. SHALIMAR K.S.M.B. PROJECTS, a Partnership Firm, having its office at Shalimar Square, B.N. Road, Lucknow, through its Partner Mohd. Kareem Farooqui son of Mr. Wasim Mohd. resident of 153, Chandra Shekhar Azad Marg,

मोहं शालिमार्  
मोहं शालिमार्

क्रि. सं. ५५५५५५ For SHALIMAR KSMB PROJECTS

*[Signature]*  
Partner

कम संख्या - 10775

स्टाम्प विक्रय की तिथि 26.11.13

स्टाम्प खरीद करने का प्रयोजन ले

स्टाम्प क्षेत्र का नाम व पूरा पता ले

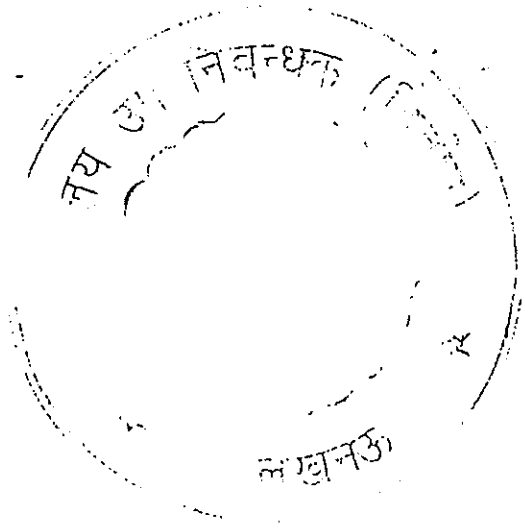
स्टाम्प की संख्या 10881

विजय कुमार शुक्ला, स्टाम्प विक्रेता

तार नं० 141, नियन्त्रण भवन

ताइसेन्स की अवधि 31-3-2014

शालीमा के० एन० एन० बी० प्रोजेक्ट  
लाइवर



Grain Market, Ganeshganj, Lucknow (hereinafter referred to as PURCHASER)

WHEREAS the sellers are the co-owners/Bhumidhars of Khasra No. 108, 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 "said property").

AND WHEREAS the names of the sellers are duly recorded in the revenue records.

AND WHEREAS the share of Seller No.1 is measuring 17.075 sq.mtr and that of the Seller No.2 is measuring 34.15 sq.mtr. and that of Seller No.3 is also 34.15 sq.mtr.

AND WHEREAS the sellers as absolute owners of their said share agreed to sell, transfer and assign absolutely their said shares in the Khasra No. 108 in such manner that Seller No.1 sells his entire share (17.075 sq.mtr.), Seller No. 2 also sells his entire share (34.15 sq.mtr.) and Seller No.3 sells her half share (17.075 sq.mtr) out of her said 34.15 sq.mtr. total measuring 68.31 Sq. Mtr. for a consideration of ₹ 3,50,000/- only (Rupees Three Lacs Fifty Thousands only).

मो० रामलाल मो० गजेंद्र

For & in witness whereof  
[Signature]

दि० २५.०५.२०२१



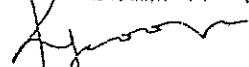
AND WHEREAS the sellers have received the said consideration amount from the purchaser by cash.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount in the manner detailed above, the sellers do hereby sell, convey and assign absolutely to the purchaser the said part in respect of 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.
2. That the sellers have handed over the vacant possession of the plot mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the sellers to HOLD and enjoy the same for ever free from all encumbrances whatsoever.
3. That if any person claims through the sellers any right or privileges in respect of the said plot 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 plot or any portion of the plot mentioned above or any proprietary right therein, by reason of any defect

श्री. शिवराम श्री. लालू

For SHALIMARKS LLP PROJECTS



श्री. क. शिवराम

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री रजनीश कुमार शर्मा

पुत्र श्री वी.एन.शर्मा

पेशा व्यापार

निवासी चौपटियां लखनऊ

व श्री फराहत अली एड.सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

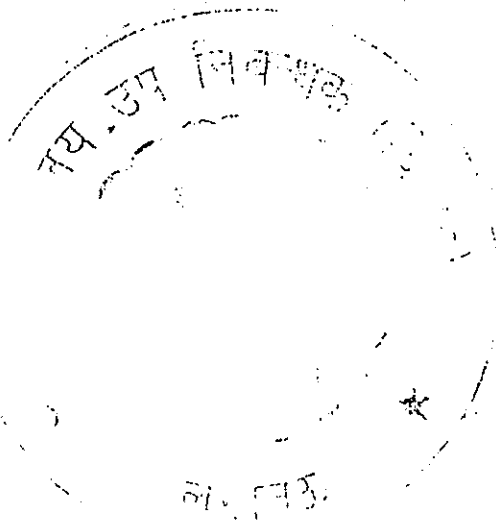
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0के0पाण्डेय  
उप-निबन्धक (द्वितीय)  
लखनऊ  
28/11/2013





in the title, the sellers undertake to indemnify the purchaser to the extent of such loss or losses as the case may be from their 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 not situate on any Highway/Janpadiya Marg and is away from Road side. It is situated in Semi Urban Circle as "Ati Vishisht Gram". Total area of land hereby transferred will work out to 68.31 Sq. Mtr, valuation whereof as per rates fixed by the Collector for the purposes of Stamp duty @ ₹ 5400/- only per Sq. Mtr comes to ₹ 3,68,878/- only say ₹ 3,69,000/- only as per details given below:-

(i)  $17.075 \times 5400 = 92,205/-$  only say Rs. 93,000/-


(ii)  $34.15 \times 5400 = 1,84,410/-$  only say Rs. 1,85,000/-

(iii)  $17.075 \times 5400 = 92,205/-$  only say Rs. 93,000/- only total Rs. 3,71,000/- only.

There is no construction & no trees, no tube well on the said land. It is situated

मो. शाहिदा मो. जावेद

For SHALIMAR KSHANDE S. TS

  
मो. जावेद

350,000.00 / 369000/- 372,000.00 विक्रय पत्र 3710 + 20 3730- 2760.00 20 2780.00 1,000

प्रतिफल मालियत  
श्री आफाक अली  
पुत्र श्री नियामत अली  
व्यवसाय व्यापार

निवासी स्थायी 544/14 एकता नगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

वजे निबन्धन हेतु पेश किया।

दिनांक 28/11/2013 समय 3:50PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0के0पाण्डेय  
उप-निबन्धक (द्वितीय)

लखनऊ

28/11/2013

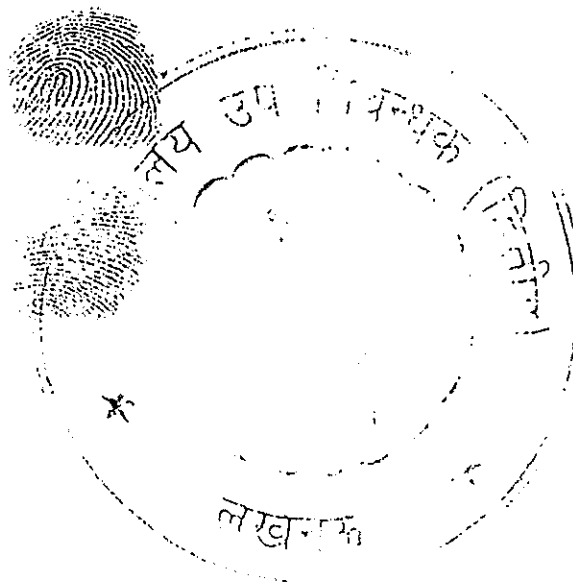
निष्पादन लेखपत्र वाद सुनने व समझने भजन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त  
विक्रेता

श्री आफाक अली  
पुत्र श्री नियामत अली  
पेशा व्यापार  
निवासी 544/14 एकता नगर, लखनऊ

श्री मे.शालीमार के.एस.एम.बी.प्रो.ड्रा.साझे.मो.करीम  
फारुकी  
पुत्र श्री वसीम मोहम्मद फारुकी  
पेशा व्यापार  
निवासी 153 चन्द्र आनन्द मार्ग, गनेशगंज, लखनऊ

श्री जावेद  
पुत्र श्री ख.फराहत अली  
पेशा व्यापार  
निवासी 458/30 शिवपुरी हुसैनबाद, लखनऊ

श्रीमती कैसर जहां  
पत्नी श्री फराहत अली  
पेशा गृहिणी  
निवासी 58/30 शिवपुरी हुसैनबाद, लखनऊ



at more than 100 Meters away from Sitapur Road.

5. That the sellers are not the members of Schedule casts as such there is no impediment for the transfer of the above land.
6. That the land is not subject matter of any acquisition under any of the Scheme notified by Lucknow Development or Housing Board or any other authority.
7. That the expressions "Sellers" & "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 parties hereto have put our respective hands and thumb impression to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 108 measuring 68.31 Sq.Mtr, situated at Village Ghaila, Pargana, Tehsil & District Lucknow, and bounded as below :-

BOUNDARY OF KHASRA NO. 110

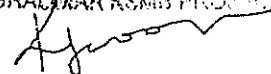
EAST : Khasra No. 122

WEST : Khasra No. 105, 110

मो. गुलाम

मो. जाले

For SHALWAR KSMB PROJECT



Partner

मो. क. मल्लिक

विक्रेता

Registration No.: 17582

Year : 2,013

Book No. : 1

0101 आफाक अली

नियामत अली

544/14 एकता नगर, लखनऊ  
व्यापार



0102 जावेद

स्व. फराहत अली

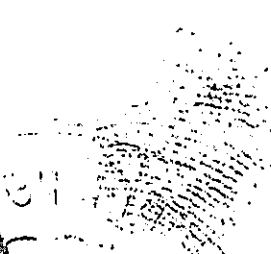
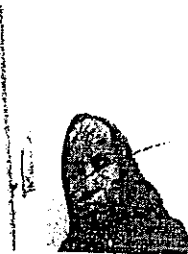
458/30 शिवपुरी हुसैनाबाद, लखनऊ  
व्यापार



0103 कैसर जहां

फराहत अली

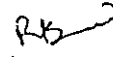
68/30 शिवपुरी हुसैनाबाद, लखनऊ  
गृहिणी



NORTH : Part of Khasra No. 108.

SOUTH : Khasra No. 110

WITNESSES:-

1.   
Rajesh K. Sharma  
S/o V.N. Sharma  
Chowkati, Uda

श्री 31 मिन

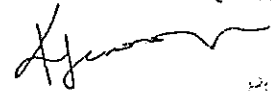
मो 00 मेव

SELLERS

2.   
Advocate

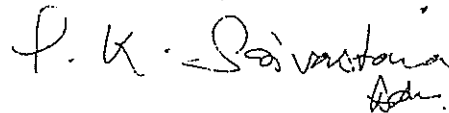
Civil Court Lucknow

For SHALIMAR KSMB



PURCHASER

DRAFTED BY:-



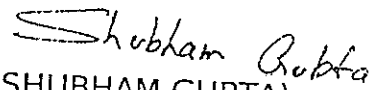
Advocate

Civil Court, Lucknow.

Regn. No.- 779/103

Mob. No.- 9305571317

TYPED By:-



(SHUBHAM GUPTA)  
Civil Court, Lucknow.

क्रेता

Registration No. : 17582

Year : 2,013

Book No. : 1

0201 मे.शालीमार के.एस.एम.वी.प्रो.द्रा.साइ.मो.करीम फारुकी  
वसीम मोहम्मद फारुकी  
153 चन्द्र आजाद मार्ग, गनेशगंज, लखनऊ  
व्यापार





आज दिनांक 28/11/2013 को

वही सं. 1 जिल्द सं. 14662

पृष्ठ सं. 1 से 24 पर क्रमांक 17582

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अफसर के हस्ताक्षर

एच0के0पाण्डेय

उप-निबन्धक (द्वितीय)

लेखनऊ,

28/11/2013