

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निबंधक कार्यालय

कम सं०

20848

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

30-Apr-2013

प्रस्तुतकर्ता या प्रार्थी का नाम सन्त राम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 1,177,000. / 323,000.00

1. रजिस्ट्रीकरण शुल्क 10,000.0
2. प्रतिलिपिकरण शुल्क 20
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,020.0

शुल्क वसूल करने का दिनांक 30-Apr-2013

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 30-Apr-2013





उत्तर प्रदेश UTTAR PRADESH

A 472193

A 472193

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- 1 -



DETAILS OF INSTRUMENT IN SHORT

Pargana/Ward	: Lucknow
Village	: Ali Nagar
Details of Property	: Part of Khasra No. 25
Standard of measurement	: Hectare
Area of Property	: 0.0850
Type of Property	: Agricultural Land



Sant Ram

For SHALIMAR KSMB PROJEGTS

[Signature]

Partner



अतिरिक्त कोषागार, लखनऊ

दिनांक 25-4-13

मूल्य 20000/-

नाम Chalimar K.S.M.B. Projects Ltd.

विवरण



सिद्धि

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For CHALIMAR K.S.M.B. PROJECTS

सं. १०७



उत्तर प्रदेश UTTAR PRADESH

A 472192

A 472192




- 2 -

Consideration	: ₹ 11,77,000/-
Valuation	: ₹ 3,23,000/-
Stamp Duty paid	: ₹ 82,500/-
<u>BOUNDARIES :-</u>	
EAST	: Chak Road thereafter Khasra No. 29
WEST	: Pani Ki Nali thereafter Khasra No. 22
NORTH	: Khasra No. 26
SOUTH	: Part of Khasra No. 25 thereafter Chak Road

L.T.V.

 Sant Ram

For SHALIMAR KSMB PROJECTS


 Partner

००७०६११ श्रीमान्, लखनऊ

दिनांक, 25-4-13

मूल्य २० रु० जलरत्न ल्याम

नाम. Shalimar K.

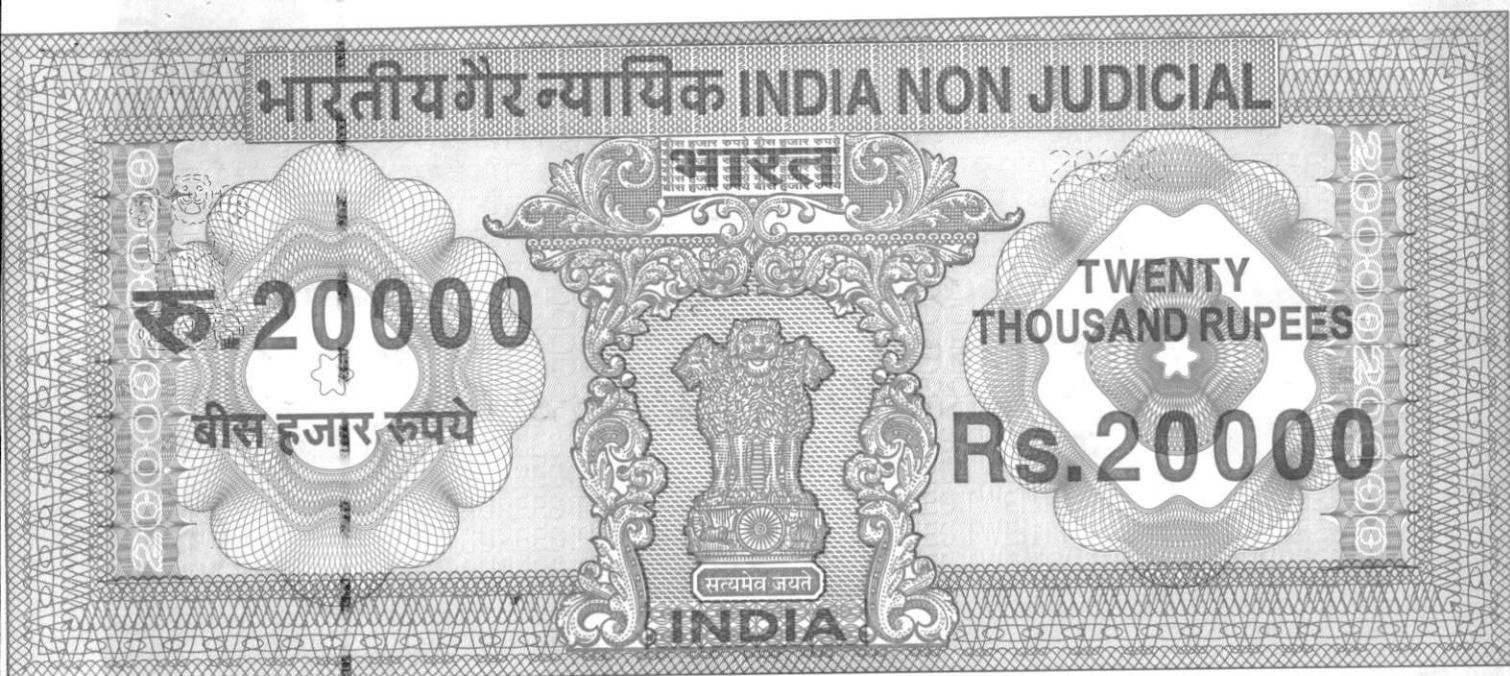
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उत्तर प्रदेश UTTAR PRADESH

A 472191

A 472191



- 3 -

No.of persons in First Part(1) No.of persons in Second Part(1)	
Details of Seller	Details of Purchaser
SANT RAM son of Late Asharfi Lal, Permanent & Present resident of Village Ali Nagar, Pargana, Tehsil & District Lucknow	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

C.T.I.



Sant Ram

For SHALIMAR KSMB PROJECTS

[Signature]

Partner

00005 आदर्श कोषागार, लखनऊ



दिनांक... 25-4-13

मूल्य... 2000

नाम... Shalimar H.S.M.B. Project Cl-0

विवरण...

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उत्तर प्रदेश UTTAR PRADESH

A 472194

A 472194



- 4 -

SALE DEED

THIS SALE DEED MADE on this 30th day of April, 2013, BY SANT RAM son of Late Asharfi Lal, Permanent & Present resident of Village Ali Nagar, Pargana, Tehsil & District Lucknow, (hereinafter referred to as the SELLER) 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


Sant Ram

For SHALIMAR KSMB PROJECTS


Partner

0000S

आदर्श कोषागार, लखनऊ



दिनांक 25-4-13

मूल्य 20000/-

नाम Shalimar K.S.M.B. Projects Co.

विवरण

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उत्तर प्रदेश UTTAR PRADESH

AE 478573

- 5 -

Farooqui son of Mr. Wasim Mohd. resident of 153 Chandra Shekhar Azad Marg, Grain Market, Ganeshganj, Lucknow (hereinafter referred to as the PURCHASER).

WHEREAS the seller is the owner/bhumidhar of land Khasra No. 25, measuring 0.2080 Hectare, situated at Village Ali Nagar, Pargana, Tehsil & District Lucknow.



Sant Ram

For SHALIMAR KSMB PROJECTS

Partner

संख्या..... 754
स्टाम्प विक्रय की तिथि 25/04/13
स्टाम्प क्रय प्रयोजन.....
स्टाम्प क्रेता का नाम पता.....
स्टान का पता.....
ला० धारक श्रीमती हेमलता श्रीवास्तव
ला० नं० 136/2,
ला० अवधि 31/03/2018
निबन्धन भवन, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

AE 478572

- 6 -

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

AND WHEREAS the seller as absolute owner of the said property, which is free from all encumbrances whatsoever, agreed to sell, transfer and assign absolutely apart of the said property i.e. 0.0850 hectare, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the SAID PROPERTY) to the purchaser for a consideration of



Shant Ram

For SHALIMAR KSMB PROJECTS


Partner

संख्या..... 755
स्टाम्प विक्रय की तिथि 28/04/13
स्टाम्प क्रय प्रयोजन.....
स्टाम्प क्रेता का नाम पता.....
स्टाम्प की धनराशि २॥ली मार के . रस्त . शरु बी डोजे वट्टा
ला० धारक श्रीमती हेमलता श्रीवास्तव
ला० नं० 136/2,
ला० अवधि 31/03/2018
निबन्धन भवन, लखनऊ HGR





उत्तर प्रदेश UTTAR PRADESH

S 995308

- 7 -

₹ 11,77,000/- only (Rupees Eleven Lacs Seventy Seven Thousand only).

AND WHEREAS the seller has already received the said consideration amount from the purchaser as per details given below:-

1. ₹ 2,08,500/- by cash.
2. ₹ 9,68,500/- only by Cheque No. 320556 dated 15.04.2013 drawn on Karnataka Bank Ltd., Lalbagh Branch, Lucknow.


Sant Ram

For SHALIMAR KSMB PROJECTS


Partner

श्रीमती हेमलता श्रीवास्तव
ला० नं० 136/2,
अवधि 31/03/2013
निवन्धन भवन, लाखनऊ



NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property 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 seller has handed over the vacant possession of the said property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the seller any right or privileges in respect of the said 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 said

L.T.V.

Sant Ram

For SHALIMAR KSMB PROJECTS



Partner

विक्रय पत्र

1,177,000.00 / 323,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

सन्त राम

पुत्र श्री

स्व0 अशर्फी लाल

व्यवसाय कृषि

निवासी स्थायी

ग्राम अली नगर पर0तह0व जिला लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 30/4/2013

समय 2:24PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0के0पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

30/4/2013

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

विक्रेता

क्रेता

श्री सन्त राम

पुत्र श्री स्व0 अशर्फी लाल

पेशा कृषि

निवासी ग्राम अली नगर पर0तह0व जिला लखनऊ

राम

मे.शालीमार के.एस.एम.बी.प्रो.द्वारा साझे मो0 कुरीम फारुकी

पुत्र श्री वसीम मोहम्मद

पेशा व्यापार

निवासी 153 चन्द्र शेखर आजाद मार्ग गनेशगंज

लखनऊ



Handwritten signature of the buyer



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. The total plot area hereby sold is 0.0850 Hectare, valuation whereof as per rates fixed by the Collector for the purposes of stamp duty @ ₹ 38,00,000/- only per Hectare comes to ₹ 3,23,000/- only. It has no construction, No trees, No tubewell. It is more than 500 Meter away from Hardoi-Sitapur Road Bypass. It is not situated within 50 Mtr or 200 Mtr Radius from Abadi.
5. That both the seller and purchaser are not members of Schedule Caste or Schedule Tribe as such there is no impediment for the transfer of the above land.

L.T. 1,

Sant Ram

For SHALIMAR KSMB PROJECTS


Partner

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री रजनीश कुमार शर्मा

पुत्र श्री बी०एन०शर्मा

पेशा नौकरी

निवासी चौपटिया लखनऊ

व श्री फरहत अली एडवोकेट

सिविल कोर्ट लखनऊ

पेशा

निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच०के०पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

30/4/2013



6. That the land hereby sold 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 the above named parties hereto have put their respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 25, measuring 0.0850 Hectare, situated at Village Ali Nagar, Pargana, Tehsil & District Lucknow and bounded as under :-

EAST : Chak Road thereafter Khasra No. 29

WEST : Pani Ki Nali thereafter Khasra No. 22


Sant Ram

For SHALIMAR KSMB PROJECTS

Partner

विक्रेता

Registration No.: 6454

Year: 2,013

Book No.: 1

0101 सन्त राम

स्व० अशर्फी लाल

ग्राम अली नगर पर०तह०व जिला लखनऊ


कृषि



NORTH : Khasra No. 26

SOUTH : Part of Khasra No. 25 thereafter
Chak Road

WITNESSES :-

1. 
Rajnish Kr Sharma
S/o V.N. Sharma
Chauhan, Uda

2. Farkhat Ali
Advocate
Civil Court Lucknow

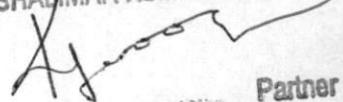
SELLER



Sant Ram


PURCHASER

For SHALIMAR KSMB PROJECTS



Partner



DRAFTED BY:-


Advocate
Civil Court, Lucknow.

TYPED By:-


(SHUBHAM MAURYA)
Civil Court, Lucknow.

क्रेता

Registration No. : 6454

Year : 2,013

Book No. : 1

0201 मे.शालीमार के.एस.एम.बी.प्रो.द्वारा साझे.मो0 करीम फारुकी
वसीम मोहम्मद
153 चन्द्र शेखर आजाद मार्ग गनेशगंज लखनऊ
व्यापार



आज दिनांक 30/04/2013 को
वही सं. 1 जिल्द सं. 13893
पृष्ठ सं. 351 से 374 पर कमांक 6454
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0के0पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ
30/4/2013

