

210/05

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



A 037106

27 DEC 2008

Stamp: Rs. 2,27,900/-

SALE DEED

Nature of Land

Agriculture

Pargana

Lucknow

Village

Mutakkipur

Details of Property

Land bearing Khassra No. 330

Area

In Hectare

Area of the Property

0.2740 Hectare

Contd.....2..



Signature

रिजिस्ट्रार

1601-9
2500 L

3rd day 08-11-11 (M-F)

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



Rs.
25000

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उत्तर प्रदेश UTTAR PRADESH

अ. 037107

7 DEC 2008

-2-

Road

More than 500 meter away from
IIM Road

Type of Property

Agriculture

Consideration

Rs. 32,55,000/-

Valuation

Rs. 8,76,800/-

BOUNDARIES OF LAND KHASRA NO. 330

East : Land of Khasra Nos. 331 & 343

West : Chak road thereafter Land of Khasra No. 317

North : Land of Khasra No. 357

South : Nali thereafter Land of Khasra No. 329

अ. 037107

Contd. 3.

26/12/08

16/1/91

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A.037108

17 DEC 2008

-3-

Seller (1)

Name of the Seller-

SMT. ALEEMUN NISHAN, W/O SHRI ISRAR
BEG, R/o Gram- Mulakkipur, Pargana, Tehsil &
District- Lucknow.

Purchaser (1)

Name of the Purchaser-

M/S. UTSAV CONSTRUCTIONS PVT. LTD., a
Company incorporated under the Companies Act,
1956 having its registered office at 1st Floor, Pragati
Kendra, Kapoorthala, Aliganj, Lucknow, through its
Director Sri T.K. Dikshit S/o Late Sri C.S. Dikshit,
R/o B-703, Mahanagar, Lucknow.

दिनांक 17/12/08

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16-01-9

2500 L

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

TA 037/09

7 DEC 2008

-4-

THIS DEED OF SALE is executed this the day of January 2009 by
SMT. ALEEMUN NISHAN, W/O SHRI ISRAR BEG, R/o Gram- Mutakkipur,
Pargana, Tehsil & District- Lucknow, (hereinafter referred to as the Seller) which
expression, unless repugnant to the context, shall mean and include their heirs,
legal representatives, successors, administrators, executors, transferees, assignees
etc. in favour of M/S. UTSAV CONSTRUCTIONS PVT. LTD., a Company

Contd.....5..

[Signature]

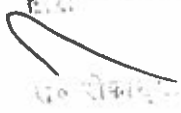
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16019

2000L

30000 m³ m³



भारतीय न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A:037170

7 DEC 2008

-5-

incorporated under the Companies Act, 1956 having its registered office at 1st Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Director Sri T.K. Dikshit S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow, (hereinafter referred to as the Purchaser) which expression, unless repugnant to the context, shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.



मि. म. डिक़्खित



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26.12.2008

1601-9
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भारतीय न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A-037111

7 DEC 2000

-6-

WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00013 Khasra No. 330 measuring 0.2740 hectare, situated at Village- Mutakkipur, Pargana, Tehsil & District- Lucknow, as mentioned above (hereinafter referred to as the said "Property") the said property is the purchased property of the Seller duly mutated in revenue records vide order dated 10.07.2001;

Contd.....7..

दि २०/१२/०२



26/12/02

१६०१८९

John L.

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८० रोडिया

भारतीय गैरन्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A-037112

7 DEC 2008

-7-

AND WHEREAS the Seller has assured the Purchaser that she has good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Seller in favour of the Purchaser and that the name of the seller is already mutated in the revenue records, available with the appropriate regulatory authorities,

फिर भी लिखें



Contd.....8..

7.6.2008

आदर्श नौवागार, नरपल्ले

दिनांक 16.01.2020

पृष्ठ 20000/.....

नाम उज्ज्वल काम प्रो. मर

पारा

स० रोकडिया

मुख्य रोकडिया

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A-037113

-8-

AND WHEREAS the Seller is in need of money for her personal use and therefore, is desirous of transferring by way of sale, her whole share, ownership rights and all interests in the property mentioned hereinabove;

AND WHEREAS the Purchaser is willing to buy the Property from the Seller and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all her share in the Property for a total sale consideration of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only),

कम अतीति



Contd.....9..

26.5.2008

आदर्श कोषागार, लखनऊ

दिनांक 16-5-11

मूल्य 2.50 रु. पत्रिका स्टाम्प

नाम उमरेश झा-मो.पार (मो)

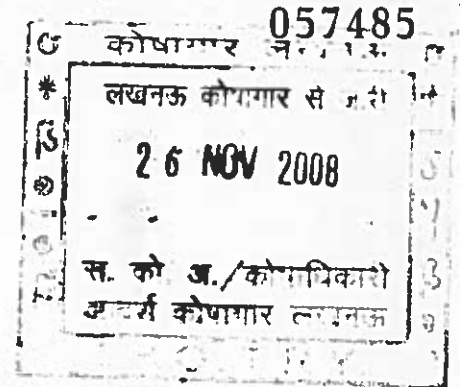
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स० रोडिया

मुख्य शिकटिया



उत्तर प्रदेश UTTAR PRADESH



-9-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of the said sum of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the

दिनांक 26/11/2008

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[Signature]

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10000 L

30000 m³ water



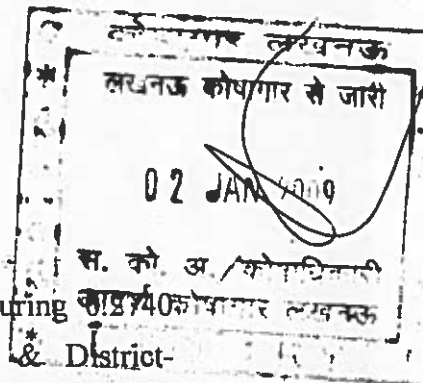


उत्तर प्रदेश UTTAR PRADESH

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-10-

agricultural land Khata No. 00013 Khasra No. 330 measuring 0.2740 hectare, situated at Village-Mutakkipur, Pargana, Tehsil & District-Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.



सिंह २४/३/१९

Contd.....11..

24.3.19



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जन्म तिथि 18/11/09

पिता का नाम श्री

37 सत्र कांस्टेबल जा लि

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~~U. G. S. S. S. S.~~

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3-11-09
लकनऊ

31-03-09





उत्तर प्रदेश UTTAR PRADESH

-12-

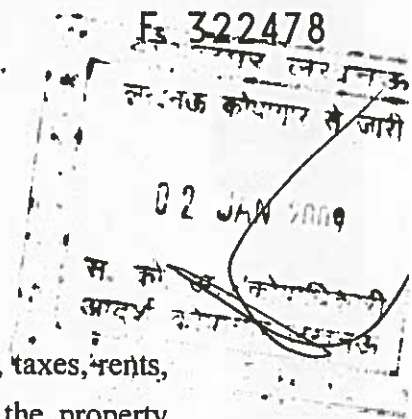
4. That the Seller has further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller shall reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

Contd.....13..

निर्वाह अतीत निर्वाह



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Mr. Birnie

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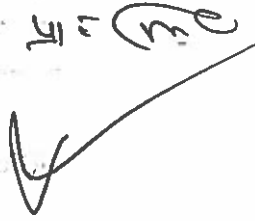


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3rd Mar. 1971

30. 1971





उत्तर प्रदेश UTTAR PRADESH

H 355517

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8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.

9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, nor there are any trees on the Seller land, and there is no well, constructions or tube-wells whatsoever on the aforesaid property hereby conveyed. The property situates beyond more than 300 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits and no development work has been carried out on the said land within the peripheral limit of 200 meters of the same.

Am. 20/12/2008

Contd.....16..

[Signature]

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उत्तर प्रदेश UTTAR PRADESH

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-16-

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avasth Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed she has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above.

Contd.....17..

From notary



26/1/2011

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उत्तर प्रदेश UTTAR PRADESH

-17-

10. That the total area of the land transferred under this deed is 0.2740 Hectare (Zero Point Two Seven Four Zero), the value of the property as fixed by the Collector, Lucknow is Rs. 32,00,000/- per hectare, according to which the market value of the property comes to Rs. 8,76,800/- (Rs. Eight Lacs Seventy Six Thousand Eight Hundred Only). The actual sale consideration of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only) which is higher than the market value of Rs. 8,76,800 (Rs. Eight Lacs Seventy Six Thousand Eight Hundred Only). Hence, the stamp duty on sale consideration of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 2,27,900/- (Rupees Two Lacs Twenty Seven Thousand Nine Hundred Only) and has accordingly been paid by the Purchaser as per G.O. dated 30.06.2008.

निम्न लिखित



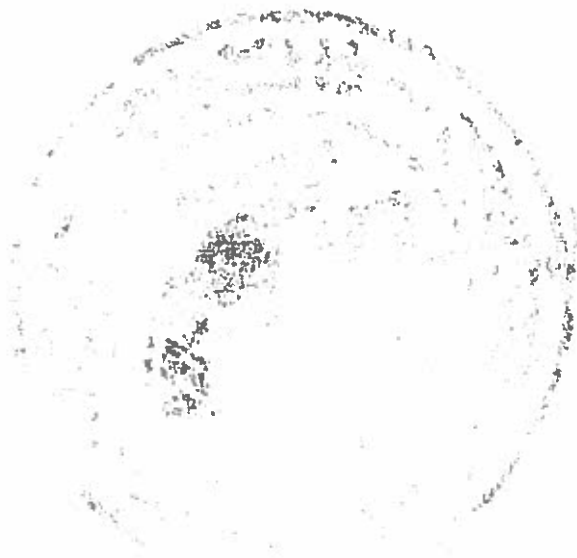
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24.5/1/2008

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उत्तर प्रदेश UTTAR PRADESH

-18-

SCHEDULE OF PAYMENT

1. Rs. 32,00,000/- (Rs. Thirty Two Lacs only) vide Cheque no.342079 dated 16.01.2009 drawn on HDFC Bank, Aliganj Branch, Lucknow.

2. Rs. 55,000/- (Rs. Fifty Five Thousand only) paid in cash through Ansarul Haq Associates.

Received a sum of Rs. 32,55,000/- (Rs. Thirty Two Lacs Fifty Five Thousand Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

Contd.....19..

On 16/03/2009

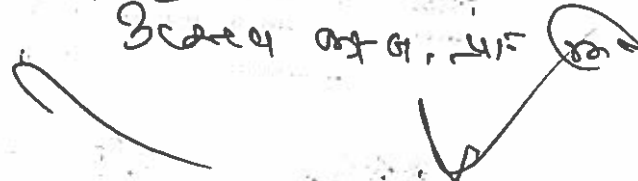
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उत्तर प्रदेश UTTAR PRADESH

-19-

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agricultural land of Khata no. 00013 Khasra No. 330 total measuring 0.2740 hectare, situated at Village-Mutakkipur, Pargana, Tehsil & District- Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 330

- East : Land of Khasra Nos. 331 & 343
West : Chak road thereafter Land of Khasra No. 317
North : Land of Khasra No. 357
South : Nali thereafter Land of Khasra No. 329

सिद्धि मिश्र



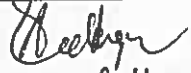
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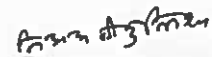
He. S. S. S.

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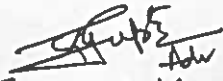
IN WITNESS WHEREOF, we the above named Seller and Director of Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES: -

1. 
S/o Ansamul Haque
S/o Si Mobinul Haque
' Lakadmandi, Daliganj
Lucknow



SELLER

2. 
Adv
Sarvesh Kumar Gupta
civil court, Advocate
Lucknow



PURCHASER

Utsav Constructions Pvt. Ltd.
PAN No. AABCU0016G

Drafted by:

Typed by:




Adv

(Sarvesh Kumar Gupta)
Advocate

विक्रेता

Registration No 515

Year : 2009

Book No. 1

0101 अलीमुन-निशा

इसरार बेग

मुतक्कीपुर लखनऊ

गृहिणी



0101 अलीमुन-निशा

इसरार बेग

मुतक्कीपुर लखनऊ

गृहिणी



नकशा नजदी भूमि खसरा नं० 330
 दिवत ग्राम मुनक्कीपुर पराना व
 नहसिल व जिला - नरबनडा.

क्षेत्रफल - 0.274 हेक्टेयर

चीहददी

पूरव - भूमि खसरा नं० 331 व 343

पश्चिम - नका रोड बाई भूमि खसरा नं० 317

उत्तर - भूमि खसरा नं० 357

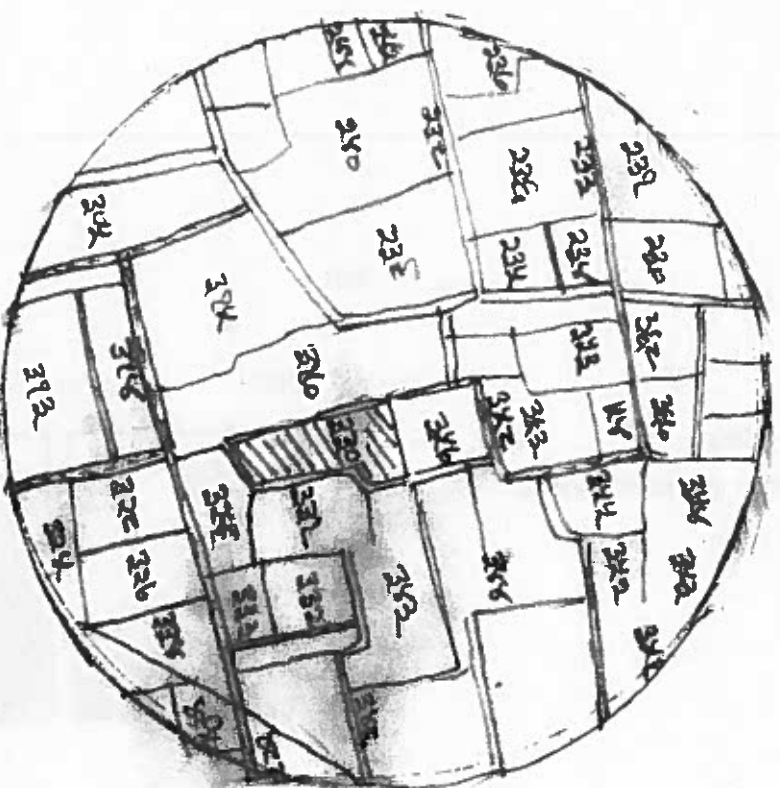
दक्षिण - नाला बाई भूमि खसरा नं० 329

हं बिकेना



हं बिकेना

Handwritten signature or mark.



क्रेता

Registration No. 515

Year : 2009

Book No. 1

0201 मे.उत्सव कान्स.प्रा.लि.द्वारा
निदेशक टी0के0दीक्षित पुत्र स्व0 सी0एस0दीक्षित
घी-703 महानगर लखनऊ
नौकरी



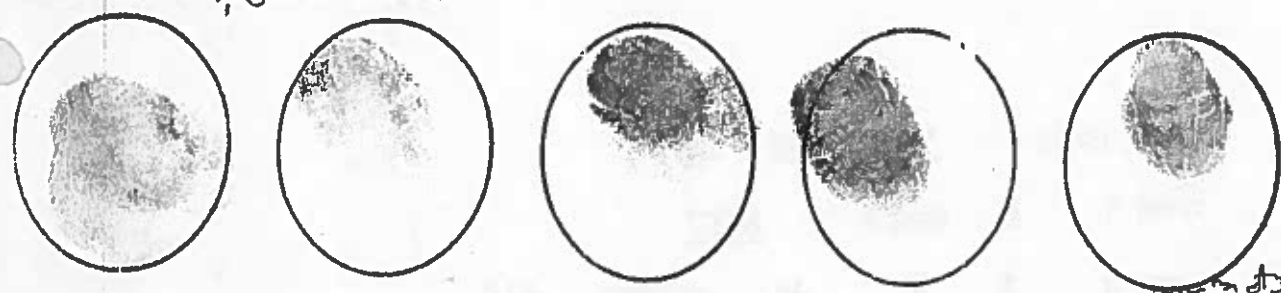
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Smt Aleemun Nishan w/o Sh. Israr Beg
Mitlakkepur, Lucknow

दायें हाथ के अंगुलियों के चिन्ह :-



बाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता का नाम व पता :- T.K. Dikshit S/o Late Sh. C.S. Dikshit
B-703 Mahanagar, Lucknow

दायें हाथ के अंगुलियों के चिन्ह :-



बाहिने हाथ के अंगुलियों के चिन्ह :-



T.K. Dikshit
विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 19/01/2009 को
वही सं 1 जिल्द सं 8257
पृष्ठ सं 1 से 44 पर क्रमांक 515
रजिस्ट्रीकृत किया गया ।

अखिलेश दूबे
उप निबन्धक (द्वितीय)

लखनऊ.

19/1/2009

