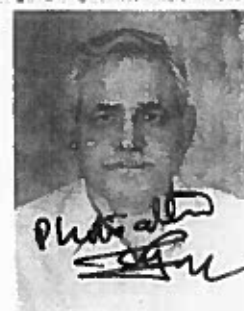




उत्तर प्रदेश UTTAR PRADESH

510527



Stamp: Rs. 5,66,700/-

SALE DEED

Nature of Land

Agriculture

Pargana

Lucknow

Village

Mutakkipur

Details of Property

Land bearing Khasra Nos. 239, 317, 361 and 194

Area

In Hectare

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असरजहा

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उत्तर प्रदेश UTTAR PRADESH

510538

-2-

Area of the Property	0.60975 Hectare
Road	More than 500 meters away from IIM Road
Type of Property	Agriculture
Consideration	Rs. 56,66,437/-
Valuation	Rs. 18,23,153/-

COMBINED BOUNDARIES OF LAND KHASRA NOS. 239 AND 361

East :	Nali thereafter Land of Khasra Nos. 359 & 317
West :	1/2 part of Land of Khasra No. 239 and thereafter Land Khasra No. 240
North :	Chak road thereafter Land of Khasra Nos. 235 and 236
South :	Nali thereafter Land of Khasra No. 315

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उत्तर प्रदेश UTTAR PRADESH

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BOUNDARIES OF LAND KHASRA NO. 317

- East : Chak road thereafter Land of Khasra Nos. 329, 330 & 357
- West : 1/2 Part of Land Khasra of No. 317 and Nali thereafter Land Khasra Nos. 239 & 315
- North : Land of Khasra Nos. 359 and 360
- South : Land of Khasra Nos. 314 & 313

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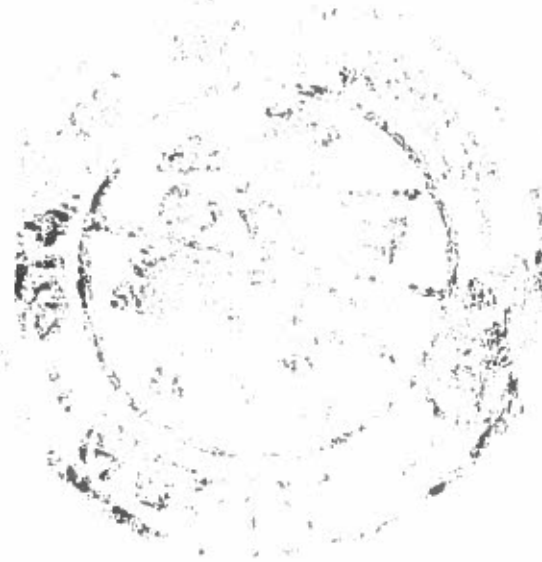
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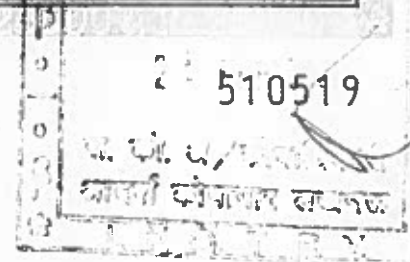
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उत्तर प्रदेश UTTAR PRADESH



-4-

BOUNDARIES OF LAND KHASRA NO. 194

- East : Chak road thereafter Land of Khasra Nos. 192, 196 & 197
- West : Land Khasra of No. 167
- North : Land of Khasra No. 198
- South : Land of Khasra No. 195

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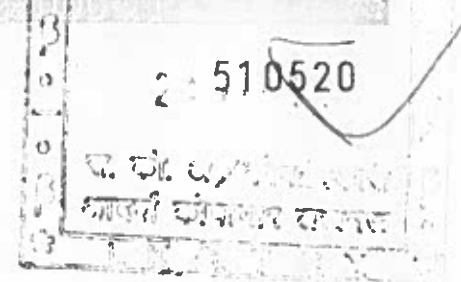
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उत्तर प्रदेश UTTAR PRADESH



-5-

Sellers (3)

Name of the Sellers-

(1) NAFEES BEG, son of LATE SHRI MUNEER BEG alias BANNEY, (2) SMT. SARWAR JAHAN, wife of LATE SHRI YAQOOB BEG, and (3) SMT. SURAIYA, wife of LATE SHRI MUNEER BEG alias BANNEY, all R/o Gram- Mutakkipur, Pargana, Tehsil and District- Lucknow.

Name of the Purchaser-

M/S. ERUDITE 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.

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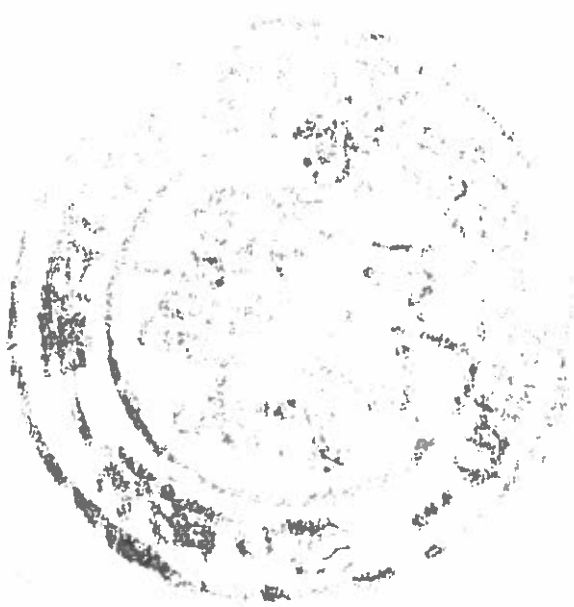
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उत्तर प्रदेश UTTAR PRADESH

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mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of **M/S. ERUDITE 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, (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.

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उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the Sellers are the absolute owner in possession with transferable rights in relation to the 1/2 part of agricultural land of Khata No. 00239 Khasra No. 239, measuring 0.5280 hectare, Khasra No. 317 measuring 0.6890 hectare and Khata No. 0007 Khasra No. 194 measuring 0.0020 hectare and Khasra No. 361 measuring 0.0030 hectare, total measuring 1.2195 hectare, out of which whole, the share of the Sellers is 0.60975 hectare, situated at Village- Mutakkipur, Pargana, Tehsil and District- Lucknow, as mentioned above (hereinafter referred to as the said "Property") the said property is the ancestral property of the Sellers;

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14.8.2014

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उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the Sellers have assured the Purchaser that they have 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 Sellers in favour of the Purchaser and that the name of the Sellers are already mutated in the revenue records, available with the appropriate regulatory authorities;

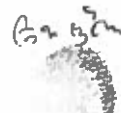
AND WHEREAS the Sellers are in need of money for their personal use and therefore, are desirous to transfer by way of sale, their whole shares, ownership, rights, and all interests in the property;

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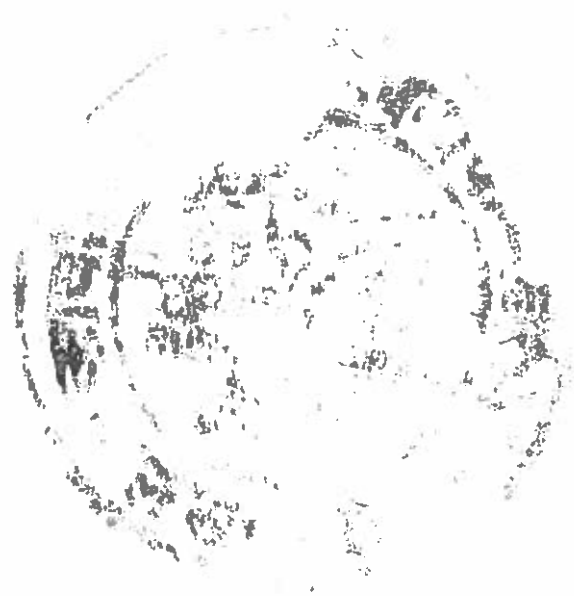
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उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the Purchaser is willing to buy the Property from the Sellers, and the Sellers are willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Sellers for the absolute sale of all their shares in the Property for a total sale consideration of Rs. 56,66,437/- (Rupees Fifty Six Lacs Sixty Six Thousand Four Hundred Thirty Seven Only);

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Sellers a sum of Rs. 56,66,437/- (Rupees Fifty Six Lacs Sixty Six Thousand Four Hundred Thirty Seven Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Sellers, as per details given under Schedule of Payment at the end of this Deed of Sale.

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दिनांक 17.2.0

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उत्तर प्रदेश UTTAR PRADESH

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NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in consideration of the said sum of Rs. 56,66,437/- (Rupees Fifty Six Lacs Sixty Six Thousand Four Hundred Thirty Seven Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth hereby transfer, convey, release and assign by way of absolute sale of the agriculture land of Khata no. 00239 Khasra Nos. 239 & 317 and

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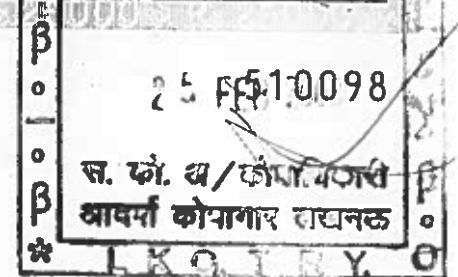
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उत्तर प्रदेश UTTAR PRADESH



-12-

Khata No. 0007, Khasra Nos. 361 and 194 total measuring 0.60975 hectare, situated at Village- Mutakkipur, Pargana, Tehsil and 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,

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24/11/2018

के. न. तालुक

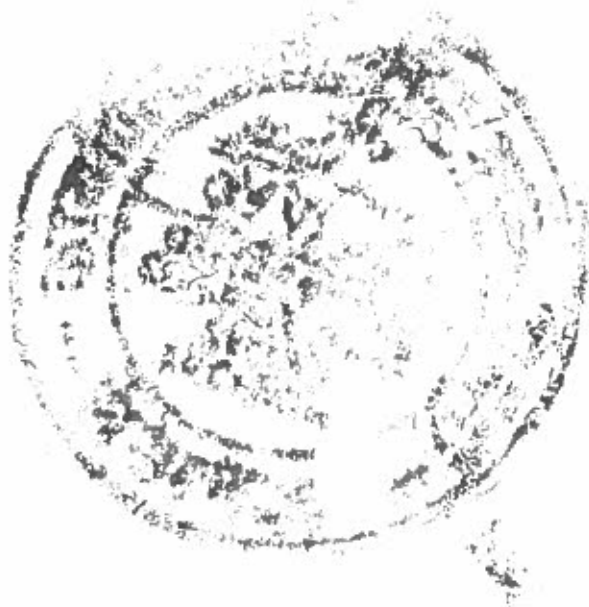
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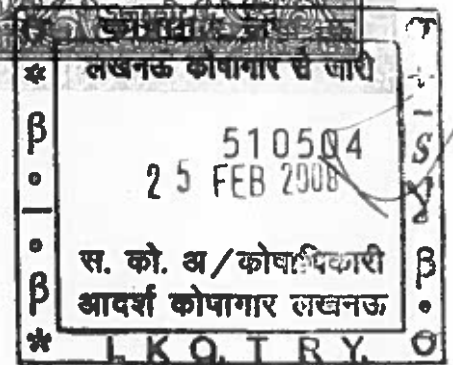
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उत्तर प्रदेश UTTAR PRADESH



-13-

privileges and appurtenances whatsoever of the Sellers 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.

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उत्तर प्रदेश UTTAR PRADESH



-14-

2. That the Sellers have delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.

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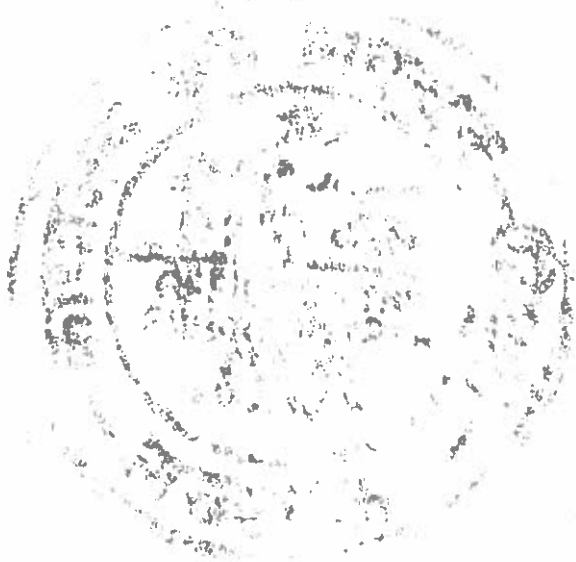
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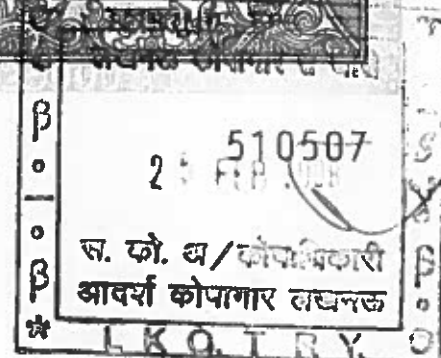
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उत्तर प्रदेश UTTAR PRADESH



-16-

4. That the Sellers have 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 Sellers 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 Sellers 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.

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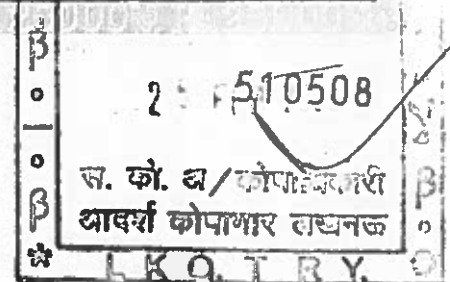
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उत्तर प्रदेश UTTAR PRADESH



-17-

5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Sellers, the Purchaser shall be entitled to recover from the Sellers, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Sellers, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.

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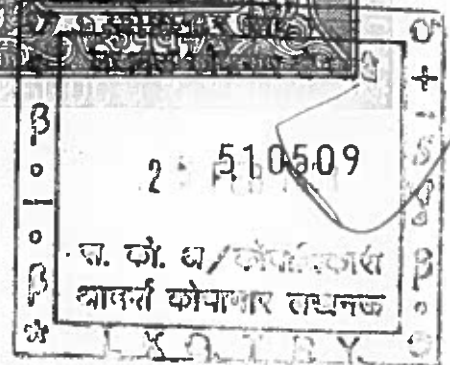
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उत्तर प्रदेश UTTAR PRADESH



-18-

6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Sellers and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

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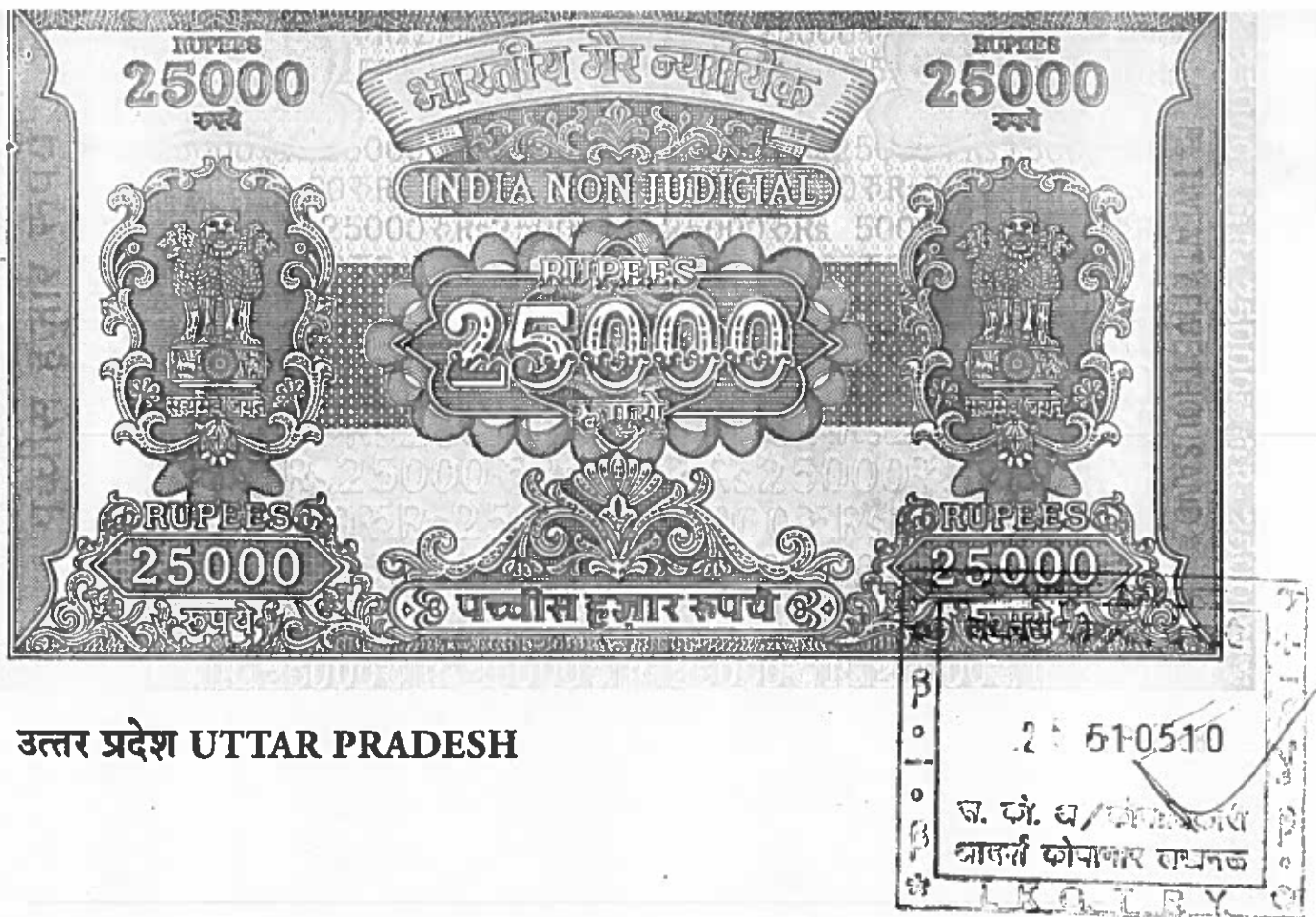


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उत्तर प्रदेश UTTAR PRADESH

-19-

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 Sellers" 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 part of Seller's land, and there are no wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 500 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 within the peripheral limits of 200 meters of the same.

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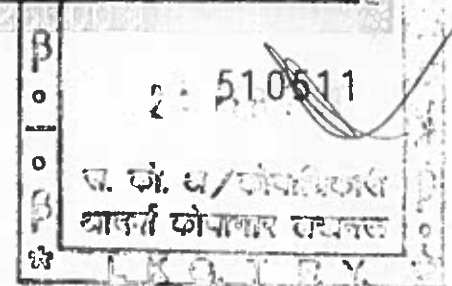
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-20-

It is further declared that the Sellers are 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. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Sellers further declare categorically that barring the instant Sale Deed they have 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 Sellers and the Purchaser are the same as mentioned above.

10. That the total area of the premises transferred under this deed is 0.60975 Hectare (Zero Point Six Zero Nine Seven Five), the value of the property as fixed by the Collector Lucknow is Rs. 23,00,000/- per hectare, according to which the market

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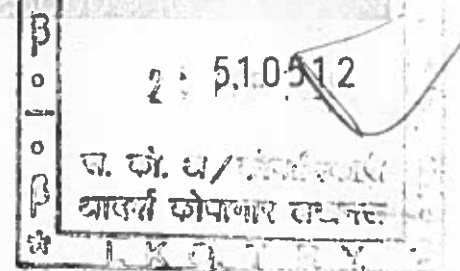
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उत्तर प्रदेश UTTAR PRADESH



-21-

value of the property comes to Rs. 14,02,425/- (Rs. Fourteen Lacs Two Thousand Four Hundred Twenty Five Only) but the Purchaser is a company hence after enhancement of 30% the enhanced value becomes Rs 18,23,153/- (Rs. Eighteen Lacs Twenty Three Thousand One Hundred Fifty Three only). The actual sale consideration of Rs. 56,66,437/- (Rupees Fifty Six Lacs Sixty Six Thousand Four Hundred Thirty Seven Only) is higher than the market value of Rs. 18,23,153/- (Rs. Eighteen Lacs Twenty Three Thousand One Hundred Fifty Three only). Hence, the stamp duty on sale consideration of Rs. 56,66,437/- (Rupees Fifty Six Lacs Sixty Six Thousand Four Hundred Thirty Seven Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 5,66,700/- (Rupees Five Lacs Sixty Six Thousand Seven Hundred only) and has accordingly been paid by the Purchaser.

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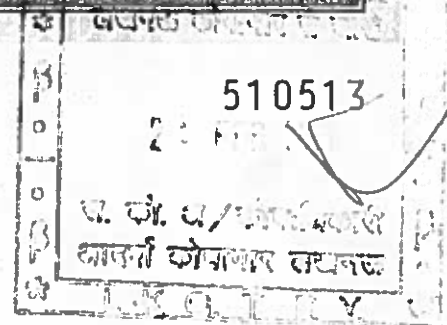
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उत्तर प्रदेश UTTAR PRADESH



-22-

SCHEDULE OF PAYMENT

1. Rs. 27,83,218/- (Rupees Twenty Seven Lacs Eighty Three Thousand Two Hundred Eighteen Only) vide Pay Order no. 623325 dated 02.04.2008 drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
2. Rs. 27,83,219/- (Rupees Twenty Seven Lacs Eighty Three Thousand Two Hundred Nineteen Only) vide Pay Order no. 623326 dated 02.04.2008 drawn on by The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.

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24/4/2008

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

-24-

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•	त. जे. व. कोषाधिकारी
β	आर्क. कोषाधिकारी लखनऊ
★	भारत

Mutakkipur, Pargana, Tehsil and District- Lucknow, which is bounded as under: -

COMBINED BOUNDARIES OF LAND KHASRA NOS. 239
AND 361

East : Nali thereafter Land of Khasra Nos. 359 & 317

West : 1/2 part of Land of Khasra No. 239 and thereafter
Land Khasra No. 240

North : Chak road thereafter Land of Khasra Nos. 235 and
236

South : Nali thereafter Land of Khasra No. 315

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27/03/08

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संख्या का प्रकार

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भारतीय गैर न्यायिक

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रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

-25-

BOUNDARIES OF LAND KHASRA NO. 317

East : Chak road thereafter Land of Khasra Nos. 329, 330 & 357

West : 1/2 Part of Land Khasra of No. 317 and Nali thereafter Land Khasra Nos. 239 & 315

North : Land of Khasra Nos. 359 and 360

South : Land of Khasra Nos. 314 & 313

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24/11/2019

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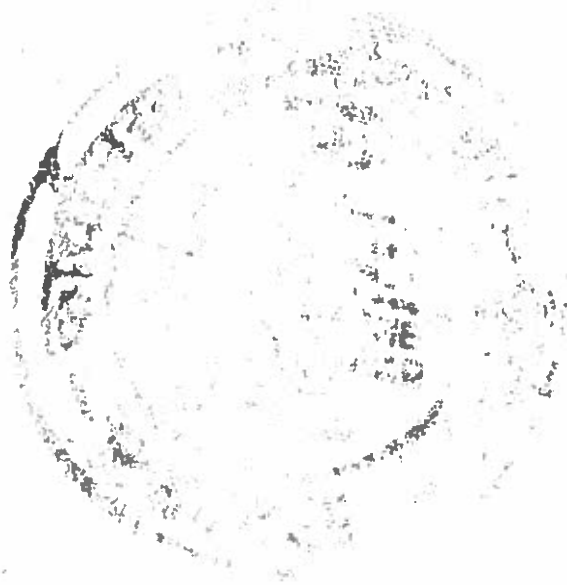
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उत्तर प्रदेश UTTAR PRADESH

-26-

BOUNDARIES OF LAND KHASRA NO. 194

- East : Chak road thereafter Land of Khasra Nos. 192, 196 & 197
- West : Land Khasra of No. 167
- North : Land of Khasra No. 198
- South : Land of Khasra No. 195

IN WITNESS WHEREOF, we the above named Sellers and Director of Purchaser have hereto signed this deed in the presence of witnesses on the date,

न फौज को

दि २४ मार्च २००८



Contd.....27..

24-3-2008

दि २४ मार्च



* लखनऊ कोषागार से जारी
659841
24 MAR 2008
स. को. अ/कोषाधिकारी
आदर्श कोषागार लखनऊ
* L K O T R Y.

6930

27/03/08

विशेष निवेदन की प्रतिलिपि

न्यायालय के कार्यालय में प्रेषित

न्यायालय के कार्यालय में प्रेषित

श्री/श्रीमती इरुडाईट कां.प्रा.लि.द्वारा निदे.टी.के.दीक्षित

लखनऊ

100

पुत्र/पत्नी श्री स्व.मुनीर बेग उर्फ बन्ने

दिनांक 31-03-08

विक्रय पत्र

5,666,437.00/ 1,823,153.00

5,000.00

40

5,040.00

2,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत

श्री/श्रीमती नफीस बेग

पुत्र/पत्नी श्री स्व.मुनीर बेग उर्फ बन्ने

पेशा व्यापार

निवासी स्थायी मुतक्कीपुर लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 3/4/2008

समय 3:10PM

वजे निबन्धन हेतु पेश किया।

नफीस बेग



एस.एस.पाल

उप निबन्धक (द्वितीय)

लखनऊ

3/4/2008

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

विक्रेता

श्री/श्रीमती नफीस बेग

पुत्र/पत्नी श्री स्व.मुनीर बेग उर्फ बन्ने

पेशा व्यापार

निवासी मुतक्कीपुर लखनऊ

क्रेता

श्री/श्रीमती इरुडाईट कां.प्रा.लि.द्वारा निदे.टी.के.दीक्षित

पुत्र/पत्नी श्री स्व.सी.एस.दीक्षित

पेशा नौकरी

निवासी बी-703 महानगर लखनऊ



श्री/श्रीमती सरवर जहाँ

पुत्र/पत्नी श्री स्व.याकूब बेग

पेशा गृहिणी

निवासी मुतक्कीपुर लखनऊ

श्री/श्रीमती सुरईया

पुत्र/पत्नी श्री स्व.मुनीर बेग उर्फ बन्ने

पेशा गृहिणी

निवासी मुतक्कीपुर लखनऊ



उत्तर प्रदेश UTTAR PRADESH

-27-

month and year first above mentioned at Lucknow.

WITNESSES :-

1. Anwarul Haque Jais Narband Haque
485/150/ Lakshmanand Delpa
140

2. Sarvesh Kumar Gupta
Advocate
Civil Court, Lucknow

Drafted by:

Typed by:

←

(Sarvesh Kumar Gupta)
Advocate

SELLERS

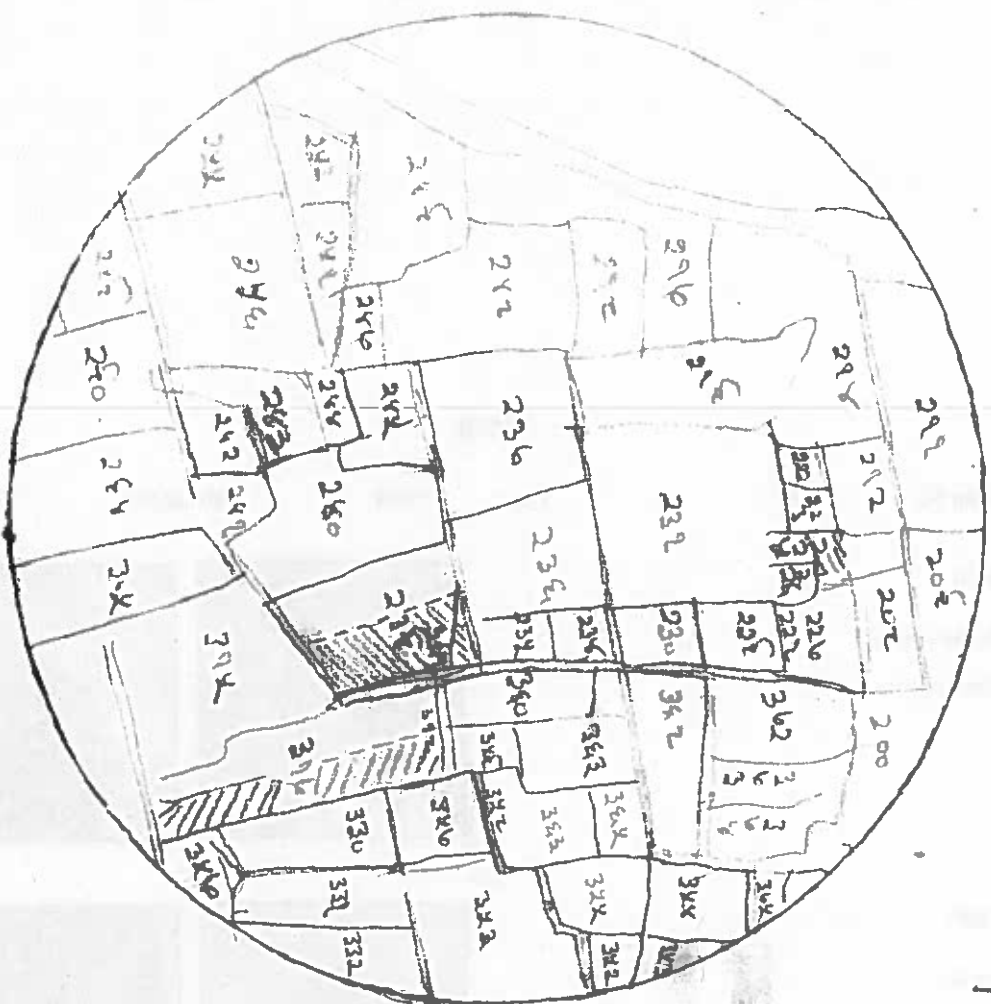
नारायण को

पुष्पेश्वर

PURCHASER

1659842 स. को.
24 MAR 2008
स. को. अ/कोषाधिकारी
आदर्श कोषागार लखनऊ
L.K.O.T.R.Y.

एस.एस.पाल
उप निबन्धक (द्वितीय)
लखनऊ
3/4/2008



पदशा नजरी अमि खसरा ए. 239, 317, 36.
194 दिनाग्रप्रभुतवकी एर कर० एह० व जिना
खसनाऊ

१९५५ दिनांक २५ अक्टूबर को पूरा कर ०१५० व दिनांक

金剛

$$\frac{27.75}{100} = 0.60975 \text{ ~~100~~ m}$$

सामिलिन चौहदरी भूति खारता नं० 239
361

[illegible]

पत्रिका - 1/2-1131 श्री क्षेत्रांत 239 गाव आणि

सं. २४०

371- एक ही काम में 23 से 23

दीक्षित - नाला वाट ३१५

31

Answer

672 572m

11-27-77

1451

विक्रेता

Registration No 3296

Year : 2008

Book No. I

0101 नफीस बेग

स्व.मुनीर बेग उर्फ बन्ने
मुतक्कीपुर लखनऊ
व्यापार



0102 सरवर जहाँ

स्व.याकूब बेग
मुतक्कीपुर लखनऊ
गृहिणी



0103 सुरईया

स्व.मुनीर बेग उर्फ बन्ने
मुतक्कीपुर लखनऊ
गृहिणी



रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Nafees Beg S/o late Sn Muneez Beg @ Barney
Mutakkipur Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



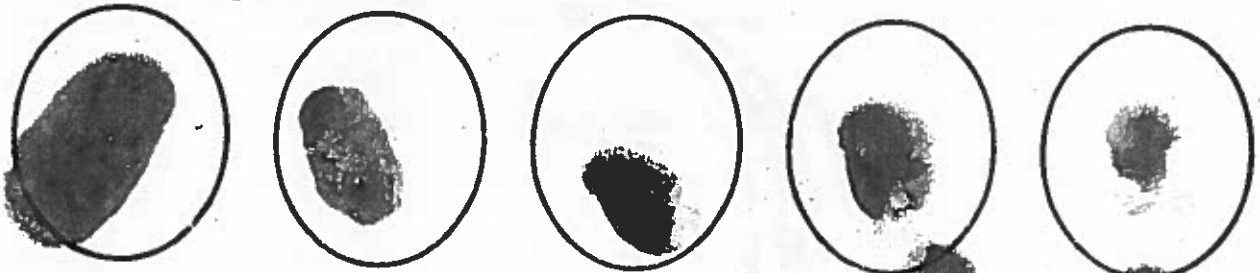
दाहिने हाथ के अंगुलियों के चिन्ह :-



नमो वि नमो

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
विक्रेता/क्रेता का नाम व पता :- Smt Saurav Tahan w/o late Sn Jag/roob Beg
Mutakkipur - Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



ल. क. कार. नं. ८
विक्रेता/क्रेता के हस्ताक्षर

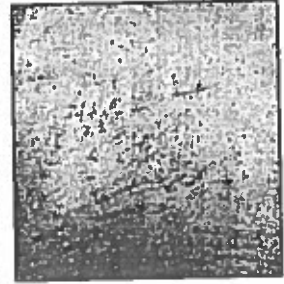
क्रेता

Registration No. 3296

Year : 2008

Book No. 1

0201 इरुडार्ईट कां.प्रा.लि.द्वारा निदे.टी.के.दीक्षित
स्व.सी.एस.दीक्षित
बी-703 महानगर लखनऊ
नौकरी



रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन

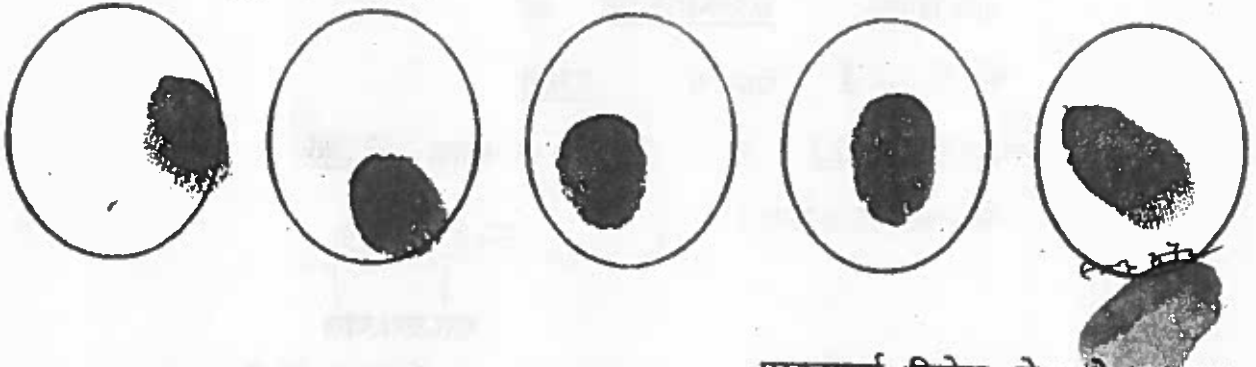
हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Smt Suraiya W/o late Si Muneer Beg @ Banney
Mutakkipur, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
विक्रेता/क्रेता का नाम व पता :- T.K. Dikshit S/o late Sri C.S. Dikshit
B-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



T.K. Dikshit
विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 03/04/2008 को

वही सं 1 जिल्द सं 7389

पृष्ठ सं 323 से 382 पर क्रमांक 3296

रजिस्ट्रीकृत किया गया ।



एस.एस.पाल

उप निबन्धक (द्वितीय)

लखनऊ

3/4/2008

