I 8537/2010

4

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

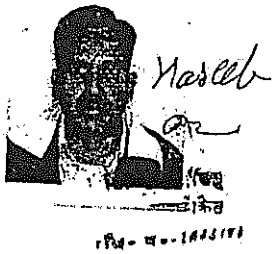
₹ 20000

रुपये

Rs 20000 INDIA NON JUDICIAL Rs 20000

उत्तर प्रदेश UTTAR PRADESH

195230



SALE DEED

SALE – 25,00,000/- VALUATION –23,52,000/-

STAMP – 1,25,000/-

DETAILS OF DEED :-

1. TYPE OF LAND = AGRICULTURE
2. PARGANA = DEWA
3. VILLAGE = MOHAMMADPUR CHOWKI

For Sadabahar Construction Pvt. Ltd.

AUTHORISED SIGNATORY

कोषागार, बाराबंकी

क्रम ... 211 दिनांक 11-05-09

... 29,000

... नवीन कम्प्यूटर प्रयोगशाला

पूर्ण पता / स्थान ... पूर्वांचल विभाग लखनऊ

लिपिकी ... श्री० मधुर महेन्द्र

पूर्णता ... C.S. मुख्य कोषाधिकारी

तहसील ...

जिला ... बाराबंकी

हस्ताक्षर

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

20000

रुपये

Rs 20000 INDIA NON JUDICIAL Rs 20000

उत्तर प्रदेश UTTAR PRADESH

195229

(2)

4. DESCRIPTION OF LAND = KHASRA NO. 278
5. MEASUREMENT UNIT = HECTARE
6. AREA OF PROPERTY = 0.3742 HECTARE
7. LOCATION ON ROAD = NIL
8. OTHER DETAILS = CHAK ROAD AND 0-100 MTS. RADIUS IN RESIDENCIAL ACTIVITIES
9. USE OF LAND = AGRICULTURE

For Sadbhav ... Ltd

AUTHORISED SIGNATORY

कोषागार, बाराबंकी
क्रमांक 212 दिनांक 1/25-09
हस्ताक्षर

विक्रय पत्र

2,500,000.00/	2,352,000.00	10,000.00	20	10,020.00	600	
प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग	

श्री सदाबहार कन्टक्शन 0प्रा0लि0 द्वारा अधि0ह0
मो0 हसीब खान पुत्र हनीफ खान

पेशा नौकरी
निवासी स्थायी कन्हैयालाल रोड ऐशबाग लखनऊ
अस्थायी पैता --

ने यह लेखपत्र इस कार्यालय में दिनांक 20/1/2010 समय 5:56PM
बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शील भद्र चन्द्रा
उप निबन्धक नवाबगंज
बाराबंकी
20/1/2010

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता
श्रीमति सिरातुल निशा
पत्नी श्री गुलाम मुस्तफा
पेशा गृहिणी
निवासी मोहम्मदपुर चौकी पर0 देवां बारबांकी

क्रेता
श्री सदाबहार कन्टक्शन 0प्रा0लि0 द्वारा अधि0ह0
मो0 हसीब खान पुत्र हनीफ खान
पेशा नौकरी
निवासी कन्हैयालाल रोड ऐशबाग लखनऊ

ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री मोह0 अफजल
पुत्र श्री गुलाम मुस्तफा
पेशा व्यापार
निवासी मोहम्मदपुर चौकी पर0 देवां बारबांकी
व श्री मो0 वहीद
पुत्र श्री मो0 रफीक
पेशा व्यापार
निवासी मोहम्मदपुर चौकी पर0 देवां बारबांकी
ने की ।
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शील भद्र चन्द्रा
उप निबन्धक नवाबगंज
बाराबंकी
20/1/2010

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

२०००० रुपये

Rs 20000 INDIA NON JUDICIAL Rs 20000

उत्तर प्रदेश UTTAR PRADESH 195228

(3)

10. BORING,WELL ETC = NIL

11. GOVT. CIRCLE RATE = 6,00,000/- PER BIGHA

12. SALE CONSIDERATION = 25,00,000/-

13. **BOUNDARIES KHASRA NO. 278 =**

EAST – NAHAR NALI

WEST- CHAKROAD

NORTH – CHAKROAD

SOUTH - CHAK ROAD

For Sadabahar Construction Pvt. Ltd.

Authorised Signatory

कोषागार, बाराबंकी

दिनांक 11-05-09

हस्ताक्षर

विक्रेता

Registration No.: 857 Year: 2,010 Book No.: 1

0101 सिरातुल निशा

गुलाम मुस्तफा

मोहम्मदपुर चौकी पर0 देवां बारबांकी

गृहिणी

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

रु. 20000

रुपये

Rs 20000 INDIA NON JUDICIAL Rs 20000

उत्तर प्रदेश UTTAR PRADESH

195227

(4)

NO. OF FIRST PARTY – 1

SELLERS -

SMT. SIRATUL NISHA W/O GHULAM MUSTAFA R/O VILLAGE MOMAMMADPUR CHOWKI, PARGANA– DEWA TEHSIL – NAWABGANJ, DISTRICT – BARABANKI

NO. OF SECOND PARTY - 1 -

PURCHASER –

SADABAHAR CONSTRUCTIONS PVT. LTD. LUCKNOW THROUGH ITS AUTHORISED SIGNATORY **MOHD. HASSEB KHAN** S/O LATE MOHD. HANEEF KHAN R/O MASTER KANHAIYA LAL ROAD, AISHBAGH, LUCKNOW

For Sadabahar Pvt. Ltd.

Hasseb

AUTHORISED SIGNATORY

कोषागार, बाराबंकी

क्रम संख्या 214 दिनांक 11-03-09

हस्ताक्षर

नाम क्रेता

पुत्र/पत्नी/पुत्री

निवासी

परगना

तहसील

जिला

हस्ताक्षर

क्रेता

Registration No. : 857 Year : 2,010 Book No. : 1

0201 सदाबहार कन्टक्शन प्रा0लि0 द्वारा अधि0हे0

मो0 हसीब खान पुत्र हनीफ खान

कन्हैयालाल रोड ऐशबाग लखनऊ

नौकरी

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

२०००००

रुपये

Rs 20000 रु INDIA NON JUDICIAL Rs 20000 रु

उत्तर प्रदेश UTTAR PRADESH

195226

(5)

THIS DEED OF SALE is executed into on 20th day of January in the year 2010

BY

SMT. SIRATUL NISHA W/O GHULAM MUSTAFA R/O VILLAGE MOMAMMADPUR CHOWKI, PARGANA-DEWA TEHSIL-NAWABGANJ DISTRICT - BARABANKI (hereinafter referred to as the **"SELLER / FIRST PARTY"** which expression unless repugnant to the contents shall mean and include his heirs, legal representatives, successors, administrators, executers, assigns or any one claiming through or under him).

Naseel

AUTHORISED SIGNATORY

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

15000 रु. 15000 रु.

सत्यमेव जयते

भारत INDIA

RUPEES FIFTEEN THOUSAND

Rs.15000 Rs.15000

03BB 752989

IN FAVOUR OF:

SADABAHAR CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at G-5, Ground Floor, Shalimar Square, B.N. Road, Lucknow, through its Authorised Signatory Mohd. Haseeb Khan S/o Late Mohd. Haneef Khan R/o Master Kanhaiya Lal Road, Aishbagh, Lucknow. Authorised by board resolution dt. 19.01.2010 (hereinafter called the **"PURCHASER / SECOND PARTY "** which expression unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns).

For Sadabahar Construction Pvt. Ltd.

Haseeb

AUTHORISED SIGNATORY

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

06AA 404001

(7)

WHEREAS, smt. **SIRATUL NISHA** W/O GHULAM MUSTAFA R/O VILLAGE MOMAMMADPUR CHOWKI, PARGANA-- DEWA TEHSIL – NAWABGANJ DISTRICT – BARABANKI was the recorded Bhumidhar with transferable rights in respect of land bearing Khasra No. 278 Area 1.871 hectare situated at Vill. Mohammadpur Chowki Pargana Dewa, Tehseel Nawabganj, District Barabanki

AND WHEREAS the **"SELLER / FIRST PARTY"** is the legal and rightful owners and in possession of Bhumidhari land bearing Khasra No. 278 Area 1.871 hectare ka 1/5 share Area 0.3742 hectare situated in Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh, with the type of land being Majhaar Dom Aabi (hereinafter referred to as 'the Schedule Property' and detailed and described here in below).

For Sadabahar Construction Pvt. Ltd.

Haseeb

AUTHORISED SIGNATORY

AND WHEREAS the aforesaid Schedule Property is freehold and the **"SELLER/FIRST PARTY"** is the absolute owner and in possession of the aforesaid Schedule Property and the Schedule Property is free from all sorts of encumbrances, mortgages, Hiba, or other dues of any kind or nature either payable to the Government, or any local authority, or to any bank or other financial institution, and is free from each and every defect in title, and the name of the **"SELLER / FIRST PARTY"** is entered in the revenue records as Bhumidhar with Transferable rights and other than the **"SELLER / FIRST PARTY"** no other person is the owner of the Schedule Property and there exists no litigation in respect of the Schedule Property in any court of law.

AND WHEREAS the **"SELLER / FIRST PARTY"** is desirous of selling the same with all rights, title and interest etc. without any undue influence and coercion and without any mediator and the **"PURCHASER/SECOND PARTY"** is desirous of purchasing the aforesaid Schedule Property, for the sale consideration of Rs.25,00,000/- (Rupees Tweny Five Lac only), the half of which amounts to Rs.12,50,000/- (Rupees Twelve Lac Fifty Thousand only), on the terms and conditions below mentioned:

NOW THIS DEED OF SALE WITNESSETH and it is hereby covenanted by the parties hereto as follows:

1. That, by this Deed of Sale, the **"SELLER / FIRST PARTY"** hereby transfers to the **"PURCHASER /SECOND PARTY"** all his rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion.

For each

AUTHORISED SIGNATORY

2. That the "**PURCHASER /SECOND PARTY** " have made the payment of Rs.25,00,000/- (Rupees Twenty Five Lac) only, as has been detailed and described in the Schedule of Payment herein below, which the "**SELLER / FIRST PARTY**" acknowledge having received before the Sub Registrar, Barabanki at the time of Registration of this deed.

3. That the "**SELLER / FIRST PARTY**" hereby assures that the title in respect of the Schedule Property being hereby conveyed to the "**PURCHASER /SECOND PARTY** " specifically is freehold and free from all encumbrances and, further, that the "**SELLER / FIRST PARTY**" have not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered with any person or persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.

4. That the "**SELLER / FIRST PARTY**" doth hereby deliver and has delivered clear and vacant possession of the Schedule Property to the "**PURCHASER /SECOND PARTY**".

5. That the "**SELLER / FIRST PARTY**" hereby declares that the demised Schedule Property is not subject to any litigation and no suit or proceeding in respect thereof is pending before any court, tribunal or other authority.

AUTHORISED SIGNATORY

6. That by virtue of the sale deed the **"SELLER / FIRST PARTY"** has sold all his rights, title and interest of the aforesaid Schedule Property which the **"PURCHASER /SECOND PARTY"** should be interested to own and possess as absolute owner.

7. That the **"PURCHASER /SECOND PARTY"** shall have the right to get its name mutated over the Schedule Property hereby sold in the Government Records

8. That, in the event of the title of the **"SELLER/ FIRST PARTY"** over the Schedule Property being found defective or the Schedule Property being found encumbered as described hereinbefore, the **"SELLER / FIRST PARTY"** shall return the entire sale consideration of Rs.25,00,000/- (Rupees Twenty Five Lac only) to the **"PURCHASER /SECOND PARTY "** immediately on demand without demur and the **"SELLER / FIRST PARTY"** hereby indemnify and shall always keep the **"PURCHASER /SECOND PARTY "** indemnified against any such eventuality.

9. That the **"SELLER / FIRST PARTY"** does not belong to Schedule caste/ Schedule Tribe.

10. That the Schedule Property is being purchased for Agricultural utilization.

11. That the Schedule Property is the Ancestral property of **"SELLER/FIRST PARTY"**, without any construction or Tube well Boring.

For Sadabahar Construction Pvt. Ltd.

AUTHORISED SIGNATORY

12. That the Schedule Property is not situated on the Main Road or on Kharanja road, but is situated on Chak Road. There is commercial activity and there is residential activity within 0m -100m radius of the Schedule Property.

The Government valuation of the Schedule Property i.e. bearing Khasra No. 278 Area 1.871 hecate ka 1/5 share Area 0.3742 hectare is Rs.6,00,000/- per Bigha with 150% for Abadi coming within radius of 0m - 100m and another 15% for Chak Road, i.e. after additional 165 % being added up the valuation comes out to be Rs. 23,52,000,/- at the rate of Rs.6,00,000/- per Bigha.

The Valuation of the Schedule Property according to the Government Circle rate is worked out to Rs. 23,52,000/- (Rupees Twenty Three Lac Fifty Two Thousand only).

In this way the Final Valuation of Schedule Property does not exceeds Rs.23,52,000/-(Rupees Twenty Three Lac Fifty Two Thousand only).

and as the sale consideration is Highest so the Stamp Duty @ 5 % on the amount of Sale Rs. 25,00,000/- amounting to Rs. 1,25,000/- is now being paid on this Sale Deed.

For Sadbhav ... Inn Pvt. Ltd

Haseeb

AUTHORISED SIGNATORY

13. That the Stamp Duty and expenses on the registration of this Deed of Sale are borne by the **"PURCHASER /SECOND PARTY."**

THE DESCRIPTION OF SCHEDULE PROPERTY

Free hold Agriculture Land bearing Khasra No. 278 Area 1.871 hectare ka 1/5 share Area 0.3742 Hectare situated in Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh.

BOUNDARIES KHASRA NO. 278 =

EAST – NAHAR NALI

WEST- CHAKROAD

NORTH – CHAKROAD

SOUTH - CHAK ROAD

SCHEDULE OF PAYMENT

Cheque issued from Karnataka Bank Ltd.,B.N.Road,Lucknow.

Ch. No. 100645 dt. 20-01-2010 Rs.25,00,000/- (Rupees Twenty Five Lacs Only)

For Sadabahar Construction Pvt. Ltd.

AUTHORISED SIGNATORY

SIGNED AND DELIVERED by the parties hereto on the 20th day of the January month and the 2010 year first written herein above in the presence of:-

1. Siratul Nisha

SELLER
THE FIRST PARTY

For Sadabahar Construction Pvt.Ltd,

Haseeb

(HASEEB KHAN)

AUTHORISED SIGNATORY

AUTHORISED SIGNATORY
SADABAHAR CONSTRUCTIONS PVT. LTD.,
PURCHASER - THE SECOND PARTY
AALCS8528B

WITNESSES:

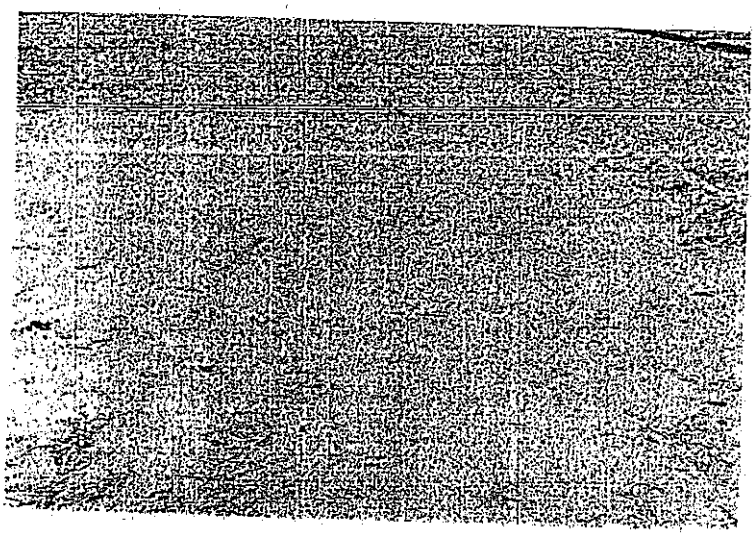
1. मो० अमानत S/- गुलाम मुस्तफा
मोहल्ला पुरानी सलेमाबाद बारामूला

2. मु० वहीद S/o मु० युसुफ शेख
सलेमाबाद
बारामूला

3. 31-3-10

विक्रेता :- श्री सिराजुल मिर्जा

क्रेता :- सदाबहार कॉन्डिमेन्ट प्रा० लि० को हस्तेदस्त



For SADABAHAR CONDIMENTS PVT. LTD.

Haseeb

AUTHORISED SIGNATORY

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

प्रस्तुतकर्ता/विक्रेता का नाम व पता : Sirajul Nusha

बायें हाथ के अंगुलियों के चिन्ह :

दाहिने हाथ के अंगुलियों के चिन्ह :

प्रस्तुतकर्ता/विक्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता : M. Naseeb Khan

बायें हाथ के अंगुलियों के चिन्ह :

दाहिने हाथ के अंगुलियों के चिन्ह :

For Sadabahar Construction Pvt. Ltd.
Naseeb
AUTHORISED SIGNATORY

विक्रेता/क्रेता के हस्ताक्षर

नजरी - नक्शा

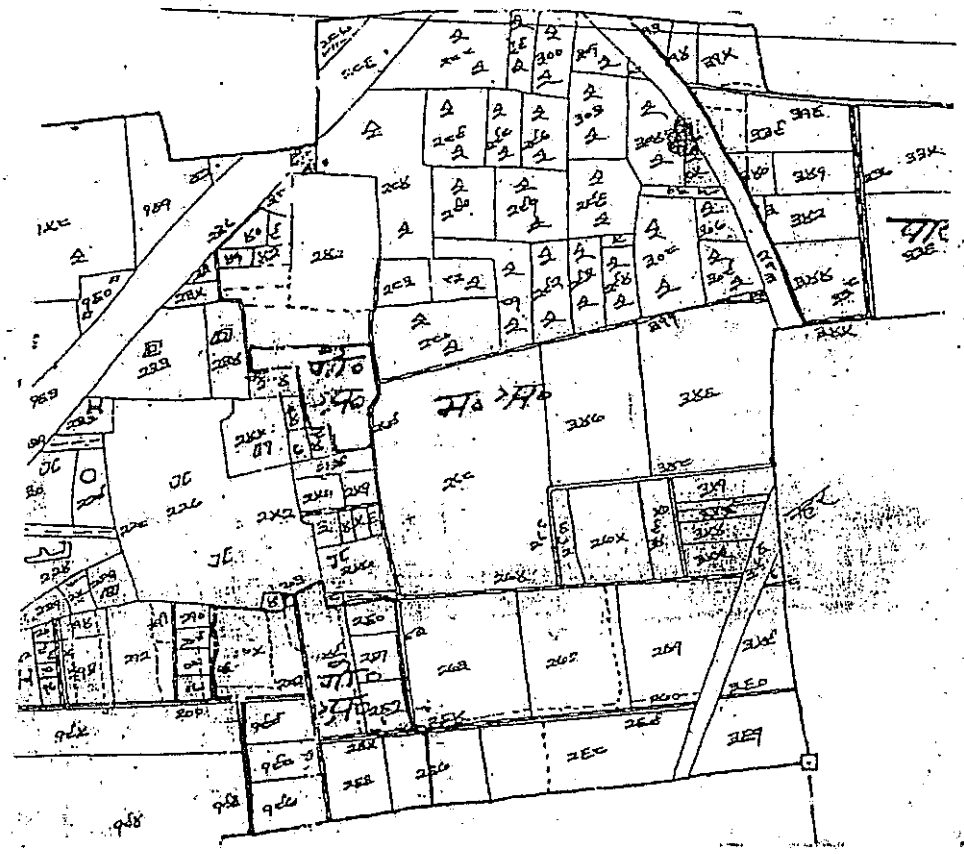
जिला :

तिथि नक्शा नं० :

विक्रेता :

क्रेता :

मीटर ब्रिज्ज के अन्तर्गत स्थित समस्त परिसम्पत्तियों का विवरण ———



विक्रेता:

क्रेता

For Sadabahar Construction Pvt. Ltd.

Naseb

AUTHORISED SIGNATORY

आज दिनांक 20/01/2010 को

बही सं. 1 जिल्द सं. 4273

पृष्ठ सं. 79 से 110 पर क्रमांक 857

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शील भद्र चन्द्रा

उप निबन्धक नवाबगंज

बाराबंकी

20/1/2010