

20/20/06

भारतीय गैर न्यायिक

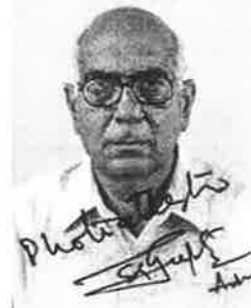
दस  
रुपये  
रु.10

TEN  
RUPEES

Rs.10

INDIA

उत्तर प्रदेश UTTAR PRADESH



04AA 702451

In pursuance of the order of the Collector No. 3912  
dated 04.03.2006 - passed under section 10-A of the stamp Act  
it is certified that an amount of Rs. 6,03,000/- in words - SIX LAKH THREE THOUSAND ONLY - has been paid  
in cash as stamp duty in respect of this instrument in the  
sub Treasury / state bank of India Lucknow by challan  
no. 019008 - dated 28/2/06 - a copy of which is annexed  
herewith.

Dated: 4.3.06

Chief Treasury officer

Lucknow

Sale Consideration - Rs. 600000/-  
Valuation - Rs. 603000/-  
Stamp Duty - Rs. 60300/-  
Pargana - Lucknow.

SALE DEED

Contd.....2..

श्रीवि सोम सहकारी जागत समिति लि  
पोलागंज सखेनर

**THIS SALE DEED** made & executed on this 9<sup>th</sup> day of March 2006 at Lucknow.

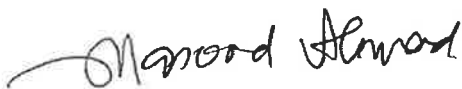
**BY**

**M/s Rishi Lok Sahkari Avas Samiti Ltd.**, a Cooperative Housing Society duly registered having its office at 196/4, Dr. Ram Lal Chakrabarti Road, Golaganj, Lucknow through its Secretary Sri Masood Ahmad S/o Late Sri Manzoor Ahmad, R/o 196/4, Dr. Ram Lal Chakrabarti Road, Golaganj, Lucknow, duly authorized vide Resolution No. 2 dated 15<sup>th</sup> January 2006 passed in the Executive body meeting held on 15<sup>th</sup> January 2006 (hereinafter referred to as the "**Seller/Sellers**")

**IN FAVOUR OF**

**M/s Sliver Street Infrastructure Pvt. Ltd.**, duly Registered under the Indian Companies Act, 1956 having its registered office at 201, Arunachal, 19, Barakhamba Road, New Delhi- 110 001, through its authorized signatory Sri S.C. Wadhwa S/o Late Sri M.L. Wadhwa, duly authorized vide Resolution dated 7<sup>th</sup> March 2006 passed by the Board of Directors of the Company (hereinafter referred to as the "**Purchaser**"). The expression Seller and Purchaser mean and shall always mean and include their respective heirs, successors, executors, administrators, transferees, assignees etc.

Contd.....3..



सचिव  
रूषि लोक सहकारी आवास समिति लि.  
गोलगंज लखनऊ



**WHEREAS** the Seller purchased agricultural land of Khasra No. 414 measuring 0.573 hectare, from its previous owner Sri ChetouS/o Sri Janki R/o Village- Uttardhauna, Tehsil & District- Lucknow, vide Registered Sale deed dated 12.02.2004 and the same is registered in the office of Sub-Registrar-II, Lucknow, in Bahi No. I, Jild- 4185, Pages 173-204 at serial no. 1532/04 dated 12.02.2004.

**AND WHEREAS** the Seller has become the absolute owner and Bhumidhar of agricultural land out of Khasra no. 414 measuring area 0.573 hectares equivalent 5730 sq.mtr. situated at Village- Uttardhauna, Pargana, Tehsil & District- Lucknow as above, more specifically detailed in the Schedule of Property given at the foot of this Sale Deed.

**AND WHEREAS** the name of the Seller is duly mutated in the Khatauni of Fasli 1413 to 1418 Tehsildar, Sadar, Lucknow.

**AND WHEREAS** the Seller is Cooperative Society and therefore, it has obtained the permission for the transfer/sale of the entire land from Joint Registrar, Cooperative Societies, U.P., Lucknow Division, vide their letter no. 3338/sah/L/dated 19.12.2005.



सचिव

श्री वि. सो. सहकारी अ. समिति लि.  
बोलागंज लखनऊ



Contd.....4..

**AND WHEREAS** the condition imposed by the Joint Registrar for granting the permission for sale have been fulfilled by the Seller and the Society has held a executive body meeting on 15<sup>th</sup> January 2006 and accordingly resolution no. 2 was passed for the sale of the said property in favour of the Purchaser and also authorizing the Secretary of the society to execute and get the sale deed registered in respect of the land for which the permission has been granted.

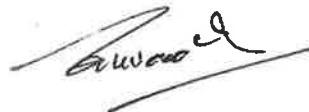
**AND WHEREAS** the Seller are absolute owner of the said property, which is free from all encumbrances whatsoever, and have agreed to sell, transfer and assign absolutely the said property to the Purchaser for a total sale consideration of Rs. 6,00,000/- (Rupees Six Lacs only).

**AND WHEREAS** the Seller have received the said sale consideration amount of Rs. 6,00,000/- from the Purchaser in the following manner and the receipt of the same is hereby acknowledged by the Seller:

1. Rs.6,00,000/- (Rs. Six Lacs only) vide cheque no. 291602 dated 21.02.2006 drawn on Syndicate Bank, Barakhamba Road, New Delhi-110 001.



महेश चौक सहकारी अ.स. समिति लि  
पोलागल लखनऊ



Contd.....5..

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

1. That in consideration of the said sum of Rs. 6,00,000/- (Rs. Six Lacs only) paid by the Purchaser to the Seller (s), the receipt whereof the Seller (s) hereby acknowledge, the Seller (s) doth hereby grant, transfer, convey, release and assign by way of absolute sale of all that area 0.573 hectare agricultural land of Khasra no. 414, situated at Village- Uttardhauna, Pargana, Tehsil & District- Lucknow, morefully detailed at the foot of this deed with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenance whatsoever of the Seller (s) 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 premises without any hindrances, interruption or interference from anybody whomsoever.
2. That the Seller (s) have delivered to the Purchaser the vacant and peaceful possession of the piece of agricultural 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.

Contd.....6..





श्री लोका सहकारी विकास समिति लि  
एलेगंज लखनऊ

3. That the Seller (s) hereby declare and have assured the Purchaser that they are the sole owners of the land transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition by LDA, U.P. Avast Vikas or any other Govt. Authorities.
4. That the Seller (s) have further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the land 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 (s) 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 (s) 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.

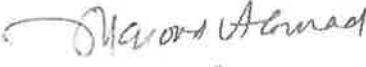
*Muhammad Ahmad*

अभिषेक सोहन सूतारी अवस्था हस्तिलि लि  
शुद्धांगज लखनऊ

*Muhammad Ahmad*

Contd.....7..

5. That in case the Purchaser is deprived of whole or any portion of the land hereby conveyed to the Purchaser, on account of any defect in the title of the Seller (s) the Purchaser shall be entitled to recover from the Seller (s) 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 Seller (s), any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller (s) 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.
6. That all the expenses for the stamp duty and charges for the registration of this deed of sale have been borne and paid by the Purchaser.

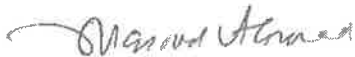
  
नवरोज अहमद  
ग्रामिण  
ग्रामिण लोक सहकारी आवास समिति लि  
बोलागंज लखनऊ

  
Contd.....8..

7. That the Seller (s) and all persons claiming under him 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.
8. That 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 (s)" and "The Purchaser" hereinbefore used shall always include their respective heirs, legal representatives, successors, assigns etc.



Contd.....9..



ग्रामिण लोक सहकारी नावात - लि. लि.  
पोस्टांतून दखनत



9. That the land transferred under this deed is not situated at any National Highway, State Highway, District Road or Link Road, there are 10 trees (3 of Mango, 4 of Sheesham, One of Amrood, One of Gulhar and One of Badhol) on the land. There are no wells, constructions or tube-wells whatsoever on the aforesaid land hereby conveyed. The land situates beyond 100 meters away from the main Faizabad Road. Further, the land hereby conveyed situates beyond the Municipal Limits.
10. That the land transferred under this deed has not been acquired by any Government Authority, or Body under any plan whatsoever.
11. That the Seller (s) 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 land 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.

*Muhammad Ahmad*

सचिव

नृपि लोक सहकारी आवास समितिके  
मोहम्मद खान

*[Signature]*

Contd.....10..

12. That the total area of the premises transferred under this deed is 0.573 hectare i.e. 0.573 hectare (Zero Point Five Seven Three Hectare), the value of the property as assessed and approved by the Collector, Lucknow, is Rs. 14,00,000/- per hectare, according to which the market value of the property comes to Rs. 8,02,200/- but in the present deed Seller is a Coöperative Housing Society hence the valuation for the purpose of Stamp Duty @Rs. 1000/- per sq. mtr. has been taken which comes to Rs. 57,30,000/- and the said land has a boundary wall on part of two sides, maximum valuation of the said boundary wall is Rs. 2,60,000/-, there are 10 trees on the said property and the valuation is fixed by Collector Rs. 4000/- per trees, thus the maximum value of trees is Rs. 40,000/-. Hence the total valuation for the payment of Stamp Duty maximum comes to Rs. 60,30,000/- only. The actual sale consideration of Rs. 6,00,000/- being lower than the market value of Rs. 6,00,000/-. The stamp duty is being paid on the sale consideration of land, which comes to Rs. 66,00,000/- and the same has been paid accordingly by the Purchaser.

13. That it is agreed that if any Capital Gains Tax is attracted on this transaction, it will be sole liability of the Seller to bear the same.



सदिक

ऋषि लोक मण्डली आवाय समिति लि

मेरठ



Contd.....11..


**IN WITNESS WHEREOF** we the above named Seller and Purchaser have put their respective hands to these present on the day, month and year mentioned first above.

**SCHEDULE OF THE PROPERTY**

Agriculture Land of Khasra no. 414 (Four Hundred Fourteen) measuring area 0.573 Hectare i.e. 5730 sq. mtrs. situated at Village- Uttardhauna, Pargana, Tehsil & District- Lucknow, bounded as under: -

East	:	Land Khasra no. 417
West	:	Land Khasra no. 413
North	:	Land Khasra no. 410 and 407
South	:	Land Khasra no. 415, 417 & 418

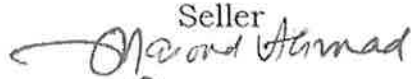
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सचिव  
कृषि लोक सहकारी आवास समिति लि  
गोरखपुर लखनऊ



Witness:

Seller



सविब

रिषि लोक सहकारी मालवा विकास नि. (Masood Ahmad)


For & on behalf of Rishi Lok Sahkari

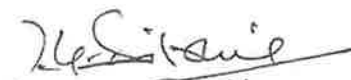
Avas Samiti Ltd.

Purchaser


  
(S.C. WADHWA)

For & on behalf of Silver Street  
Infrastructure Pvt. Ltd.

  
1. Sarvesh Kumar Gupta  
Advocate  
Civil Court, Lucknow

  
2. (T.K. Dixit)  
B-703, Mahanagar,  
Lucknow.

Drafted By:

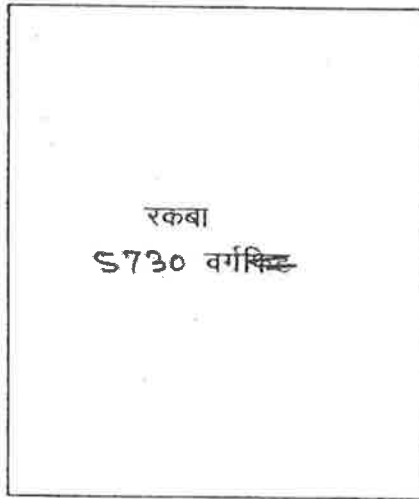
  
(Sarvesh Kumar Gupta)  
Advocate

Typed By:

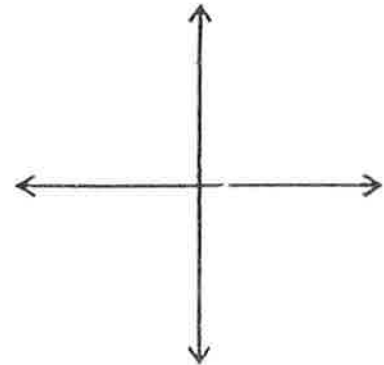


## प्लॉट चार्ट

प्लॉट नं० - X  
रकबा - 0.573 हे० वर्गफिट ..... या वर्ग मी० 5730  
खसरा नं० - 414  
स्थित आराजी - Utterdhauna  
वार्ड / परगना - Lucknow



पू० Land Khassra No. 417  
प० Land Khassra No. 413  
उ० Land Khassra No. 410 and 407  
द० Land Khassra No. 415, 417 and 418



*Muhammad Ahmad*  
सचिव  
श्रृष्टि लोक सहकारी आवास समिति लि  
पोला गंज लखनऊ

*Muhammad*

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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Masood Ahmad S/o Sir (Late) Manzoor Ahmad  
196/4 DR DLE Road, Golaganj Lucknow  
218 Oaisenbagh Colony, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



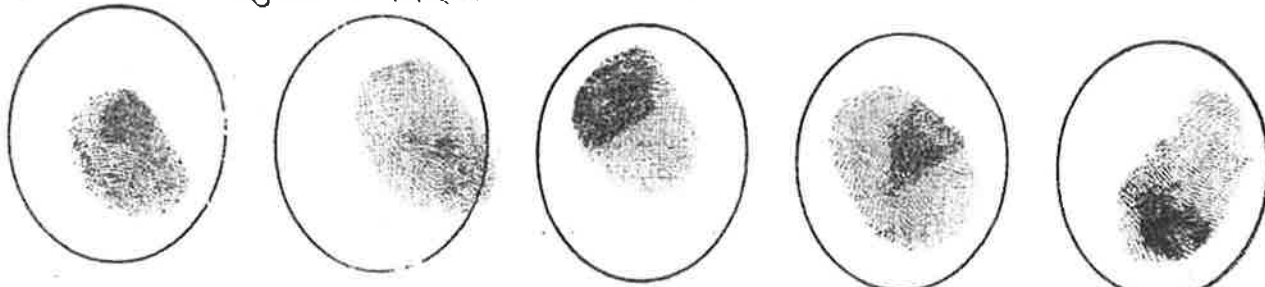
Masood Ahmad  
सचिव

विक्रेता/क्रेता का नाम व पता :- S.C. Wadhwa S/o Late M.L. Wadhwa  
19 Barakhamba Road, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



S.C. Wadhwa  
क्रेता के हस्ताक्षर

जोषागार/बैंक का नाम व शाखा भारतीय स्टेट बैंक, राजस्थान, जयपुर, लखनऊ  
जिस व्यक्ति (पदनाम यदि आवश्यक हो) या श्री. सित्तर स्टेट बैंक, जयपुर, ज्ञा. नि.  
संस्था के नाम से धनराशि जमा की जा द्वारा अधिभूत हस्ताक्षरी श्री. एस. बाबा  
रही है, उसका नाम .....  
पता १०१, अरुणमल, ११, बारा, राज. नि. दि. ११.०००१

पंजीकरण संख्या/पक्ष का नाम व पद.....  
संख्या (यदि आवश्यक हो)

जमा की जा रही धनराशि का पूर्ण विवरण .....  
(धनराशि किस हेतु जमा की जा रही है तथा  
किस विभाग के पक्ष में जमा की जा रही है।)

चालान की सकल राशि..... 6,03,000/-.....

चालान की निबल राशि.....

लेखा शीर्षक का पूर्ण विवरण/लेखा .....

शीर्षक की मुहर : ..... (02-86-184) अ. वि. वि. १९७३

प्र लेखा-शीर्षक उप मुख्य-शीर्षक लघु-शीर्षक उप-शीर्षक ब्यौरेवार-शीर्षक वनराशी (अंको में)

0	3	0	0	2	1	0	2	0	0	0	0	6,03,000/-
					15							6,03,000/-
					PTA							
					TRANSFER							

नराणि (शब्दों में) कथ्यते । २८ MAR 2006 लाब लिमिटेड मोन

मालान में लेखनीय अधिकारी पुष्टी करने वाले  
मागीय अधिकारों के हस्ताक्षर मुहर सहित

केवल उपेक्षागार / बैंक के प्रयोगार्थ

अंक म स्वर

क. ....

अंको में स्व० 

--

शब्दों में स्वा

Masoud Ahmad  
सचिव

श्री लोका सहकारी आवाज समिति लि  
पोलायन, वाघनर