



उत्तर प्रदेश UTTAR



308529

SALE DEED



Ward	: Ibrahimpur.
Consideration	: 4,00,000/-
Market Value	: 6,27,000/-
Stamp Duty paid	: 62,700/-

Brief description of Deed

1. Nature of property : Residential
2. Ward/Pargana : Ibrahimpur
3. Mohalla/Village : Haivat Mau Mayaiya, Saraswati Puram, Pargana Bijnore, Tehsil and District Lucknow.
4. Description of Property : Plot no.41/Tulsi Park, Saraswatipuram.
5. Unit of Measurement : Square Meters.

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6. Area of Property : 300 Square Meters
7. Position of Road
(as per parishisth) : 300 Meters away.
8. Other descriptions
(9 meters road/corner plot etc.) : 9 meter samiti road.
9. Type of Property : Plot.
10. Total area of Property.
(In case of multi storey building: Not applicable.
11. Total covered area : Not applicable.
12. Condition
(Finished/semi-finished/others): Not applicable
13. Value of trees : Nil
14. Boaring : Not applicable.
15. Constructed area : Nil.
16. Year of Construction : Not applicable.
17. Whether related of member of Society: Yes
18. Consideration : 4,00,000/-



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Boundaries

East : Plot no. 9c/Saraswati Kunj II
West : House no. 42/Tulsi Park
North : 9 meter wide Road.
South : House no. 9B/Saraswati Kunj II

No. of First Party(Sellers) : One
No. of Second Party(Purchaser): One

Description of the Sellers:-

1. Name : Smt. Sunita
Name of Husband : Sri Jitendra Kumar.
Permanent address : Village & post- Malikpur,
Distt. Sultanpur
Present address : as above.
Occupation : House wife

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जितेंद्र कुमार





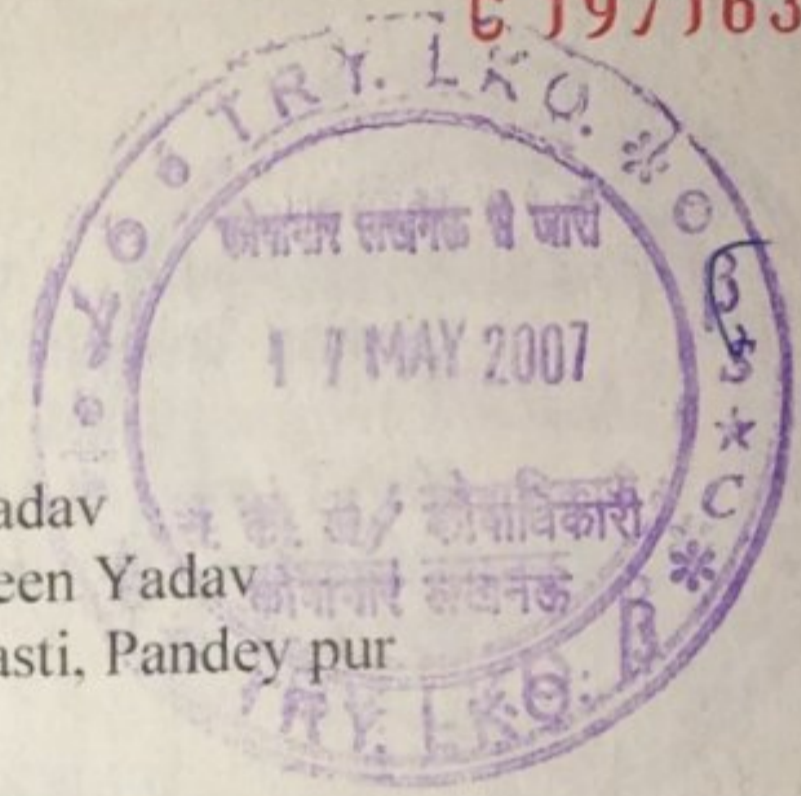
उत्तर प्रदेश UTTAR PRADESH

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Description of Purchaser:-

1.
Name : Sri Baij nath Yadav
Name of Father : Late Sri Ram Deen Yadav
Permanent address : S-9/477, New Basti, Pandey pur
Varanasi
Present address : as above.
Occupation : Service. (Retd)
Agriculture



This Sale-Deed is executed on this 28th day of May 2007 by Smt. Sunita W/o Sri Jitendra Kumar aged about 36 year R/o Village and Post – Malik Pur Distt. Sultanpur (hereinafter called “the Sellers”) in favour of Sri Baij Nath Yadav S/o Late Sri Ram Deen Yadav Aged about 75 years R/o S- 9/477, New Basti, Pandeypur, Varanasi.(hereinafter called “the Purchaser”).

The expressions of “the Seller” and “the Purchaser” both shall mean and include their legal heirs, successors, executors, administrators, representatives and assigns.

Whereas the Seller is owner, occupier and in absolute possession of the Plot no.41/Tirath Kunj, (renumbered 41/Tulsi Park as per

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sanction layout plan of Saraswatipuram situated at Saraswatipuram, Rae Bareli Road Lucknow, having plot area of 300 sq. meter, in the sanction lay out plan of Saraswatipuram scheme, in village Haivat Mau Mawaiya, Pargana Bijnore, Tehsil & District Lucknow. The same has been carved out on khasra no.19 and bounded as under:-

East	: Plot no. 9c/Saraswati Kunj II
West	: House no. 42/Tulsi Park
North	: 9 meter wide Road.
South	: House no. 9B/Saraswati Kunj II

Which was purchased by the Seller Smt. Sumita w/o Sri Jitendra Kumar from Rishi Vashishth Sahakari Avas Samiti Limited, Lucknow through registered sale deed dated 19-6-90, same was registered on 22-1-91 in the Register no.700 page no 380, FileBook no722, page no 81 to 100, on Serial no. 123 in the office of sub-registrar, Mohanlal Ganj, Lucknow and now the sellers is fully competent to sell and transfer the same in any manners without any hindrances, claims or titles of the others. And Whereas the Seller for her bonafide need of money therefore the seller has agreed to sell and the purchaser has also agreed to purchase the said Plot for a total sum of Rs 4,00,000/- (Rupees Four Lac only).

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The entire consideration amount has already been received by the seller from the purchaser which the seller hereby acknowledges in the same, and nothing remains due out of the sale price.

Now therefore, this Sale Deed witnesseth as under:-

1. That in consideration of the said amount as detailed in Schedule No. I (Schedule of Payment) below, the seller does hereby sell, conveys, transfers and assigns the aforesaid Plot no.41/Tulsi Park of the said Saraswatipuram layout plan situated in village Haivat Mau Mawaiya, Pargana Bijour Tehsil & District Lucknow, more completely described and bounded in the Schedule II (Schedule of property sold) below, together with all their rights, titles, interests, options easement, appurtenant and privileges etc. thereto the Purchaser and the purchaser will hold, use, enjoy, sell and transfer the said plot in any manners without any hindrances of the others.
2. That the Sellers has delivered the actual, physical and peaceful vacant possession of the said plot to the purchaser and the purchaser has also occupied the same on the spot.
3. That all the expenses of this sale-deed has been paid and born by the Purchaser.

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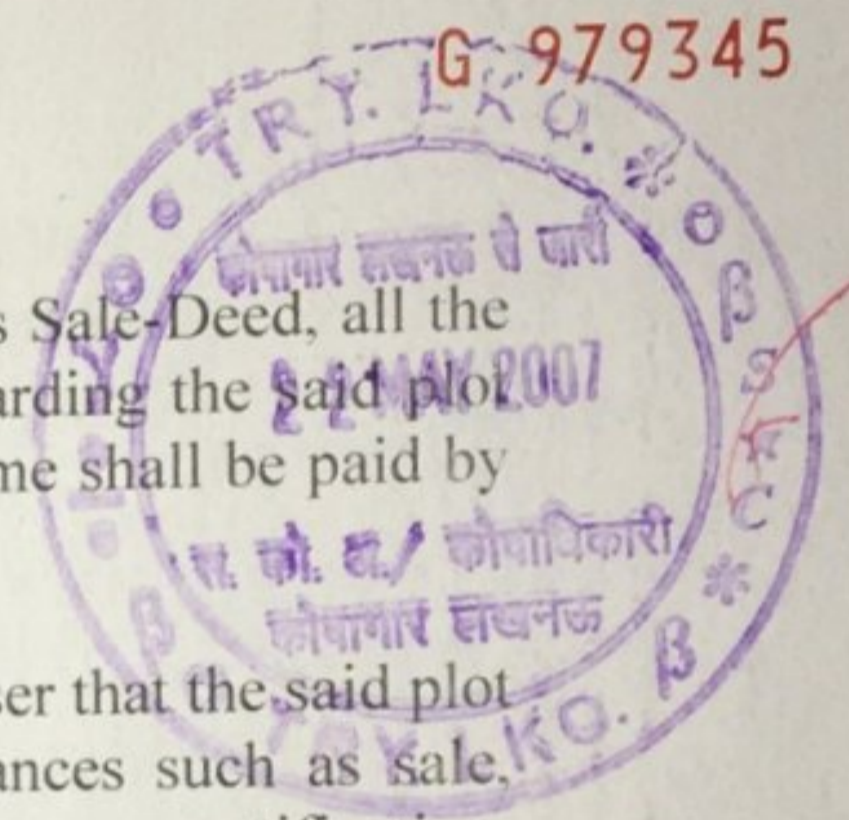
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4. That up-to the date of Registration of this Sale-Deed, all the dues taxes and other outgoings etc. if any, regarding the said plot shall be paid by the seller and thereafter the same shall be paid by the purchaser.
5. That the Seller hereby assures the purchaser that the said plot under Sale in free from all sorts of encumbrances such as sale, agreement to sell, mortgage, gift, lien, decree, notification, acquisition, attachment, litigation, legal flaws notices, charges and family disputes etc. etc. If it is proved otherwise then the seller and his both moveable and immovable properties will be liable to indemnify all the losses, costs, damages and expenses incurred by the purchaser in all respects.
6. That the purchaser can get it mutated in his own name by presenting this Sale Deed in any records, in the absence of the Sellers and the Seller will do the needful help for the same.
7. That the Seller has delivered all the original documents pertaining to the said plot to the purchaser at the time of Registration of this Sale Deed.

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8. The value of such land fixed by the Collector is Rs.1900/- per sq. meters. The Value of the plot worked out at this rate comes to Rs.6,27,000/-, which includes 10% extra charges for 30 feet wide road. Hence, the Stamp Duty works out of Rs.62,700/-only has been paid.

The said Plot is not acquired by any institution or by Governments Scheme and same is 300 meters away from the main Lucknow Rae Bareli Road.

SCHEDULE-1
SCHEDULE OF PAYMENTS

The purchaser has paid to the Seller the sum of Rs.4,00,000/- (Rupees Four Lac only), vide DDN-535745 881 dt 23/5/07 for Rs.50,000/- DDN-686795 683 dt 24/5/07 for Rs.110,000/- and DDN-221799 1113 dt 23/5/07 for Rs.2,40,000/-

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सुनीता मिश्रा

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SCHEDULE-II
SCHEDULE OF PROPERTY SOLD

Plot no41/Tulsi Park, Area 300 Sq. Meter (Length is 20 meter and width is 15 meter) Bounded by:-

East	: Plot no. 9c/Saraswati Kunj II
West	: House no. 42/Tulsi Park
North	: 9 meter wide Road.
South	: House no. 9B/Saraswati Kunj II

सुनीता मिश्रा

वैजनाथ

विक्रय पत्र

400,000.00/ 627,000.00

5,000.00 20 5,020.00 1,000

प्रतिफल मालियत
श्री / श्रीमती सुनीता
पुत्र / पत्नी श्री जितेन्द्र कुमार
पेशा गृहिणी
निवासी स्थायी मलिकपुर सुल्तानपुर
अस्थायी पता

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

सुनीता मिश्रा



ने यह लेखपत्र इस कार्यालय दिनांक 28/5/2007 समय 1:20PM
बजे निबन्धन हेतु पेश किया।

सुनीता मिश्रा

क.क.शुक्ला

उप निबन्धक (प्रथम)

लखनऊ

28/5/2007

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

विक्रेता

श्री/श्रीमती सुनीता
पुत्र/पत्नी श्री जितेन्द्र कुमार
पेशा गृहिणी
निवासी मलिकपुर सुल्तानपुर

क्रेता

श्री/श्रीमती बैजनाथ यादव
पुत्र/पत्नी श्री स्व रामदीन यादव
पेशा सेवानिवृत्त
निवासी एस 9/472 न्यू बस्ती पान्डेपुर वाराणसी



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री रामसुधाकर सिंह
पुत्र श्री एस आर सिंह
पेशा नौकरी

निवासी सरस्वतीपुरम लखनऊ

व श्री हरिकेश चन्द्र सिंह

पुत्र श्री स्व राजेन्द्र प्रताप

पेशा नौकरी

निवासी शिलवनी फैजाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



क.क.शुक्ला

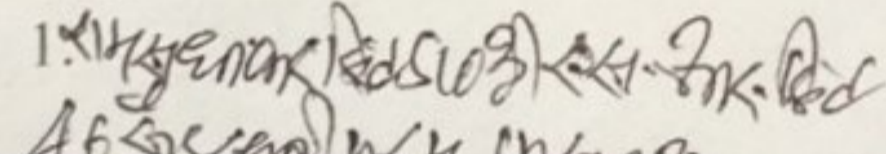
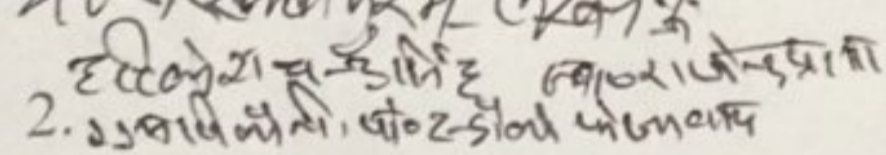
उप निबन्धक (प्रथम)

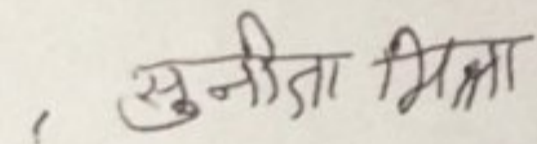
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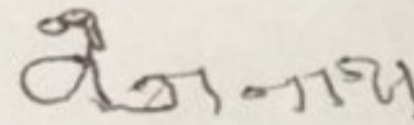
In witness whereof, the seller and purchaser have signed this Sale Deed on the date, month and year first above written, in the presence of the following witnesses:-
Note- Page no. 8th, line no. 12, 13 & 14 written by Ball pen.

Witnesses:-

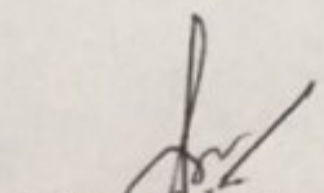
1. 
A. K. Singh
Collectrate, Lucknow.
2. 
A. K. Singh
Collectrate, Lucknow.

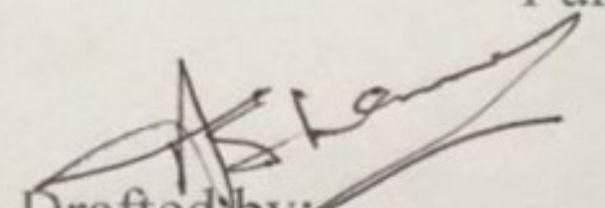


Seller



Purchaser


Typed by:
A.K. Singh
Collectrate, Lucknow.


Drafted by:
A.K. Sharma, Adv.
Civil Court, Lucknow.

विक्रेता

Registration No 5218

Year : 2007

Book No. 1

0101 सुनीता

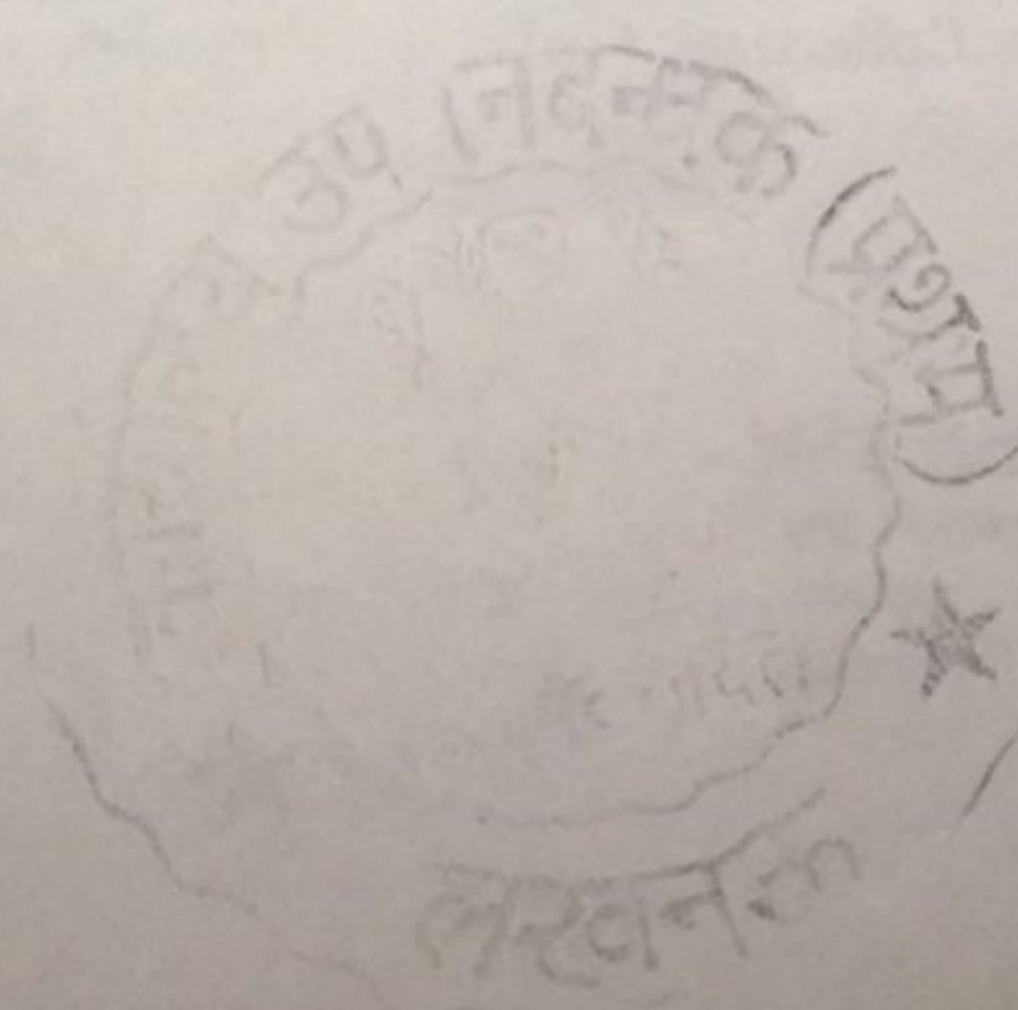
जितेन्द्र कुमार

मलिकपुर सुल्तानपुर

गृहिणी

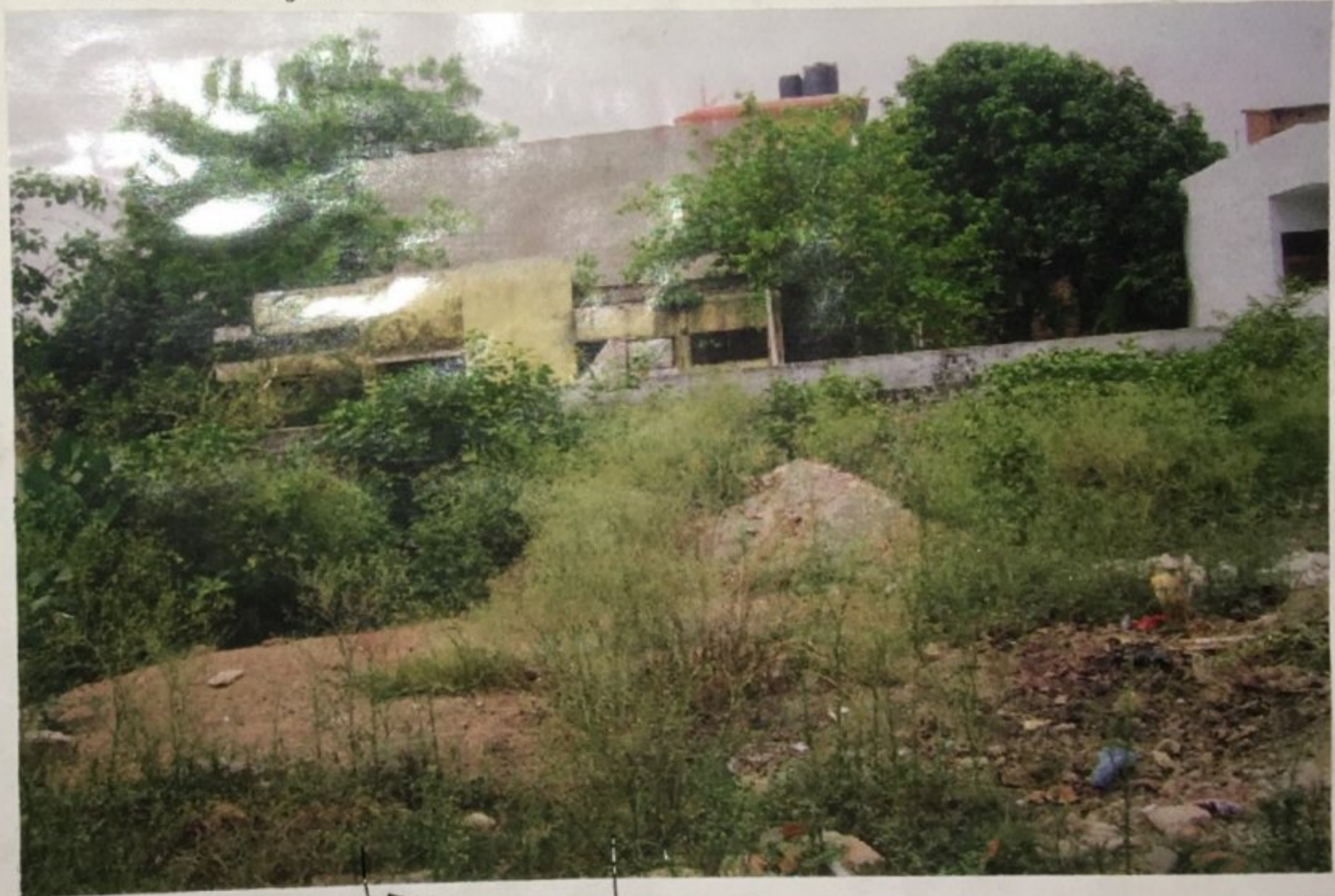


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Plot no.41/Tulsi Park , Measuring 300 Sq. meter.
Situating at Saraswatipuram, Rae Bareilly Road,Lucknow
Sold to Sri Baij Nath Yadav



श्री
बाजनाथ-यदव

सुनीता मिश्रा

क्रेता

Registration No. 5218

Year : 2007

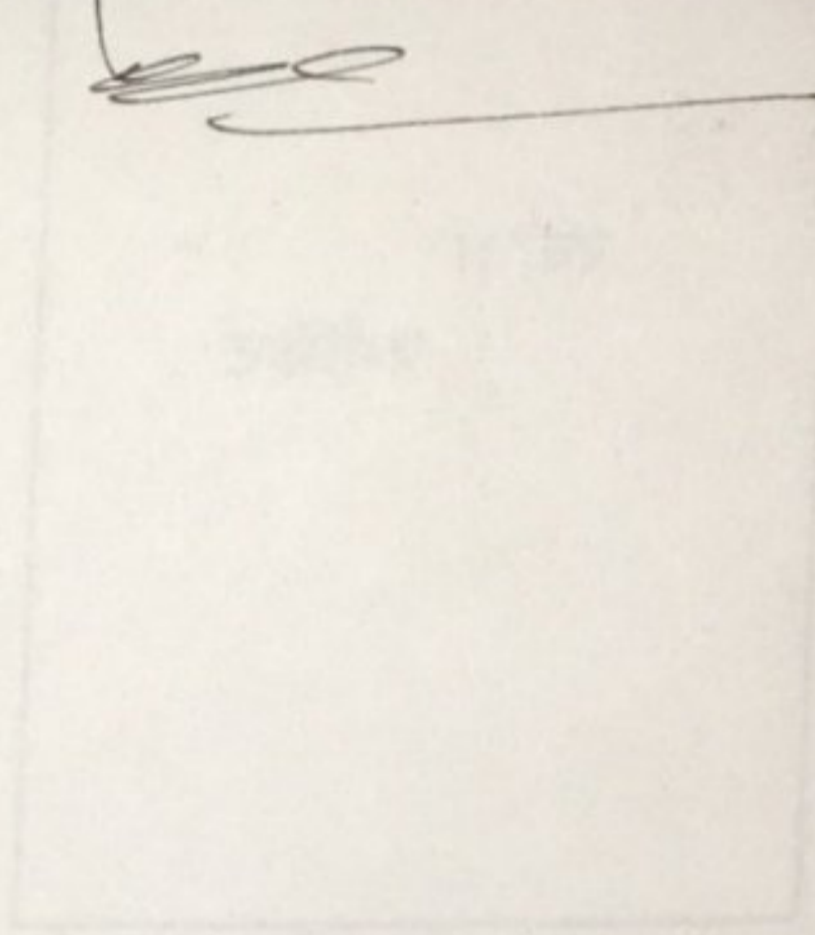
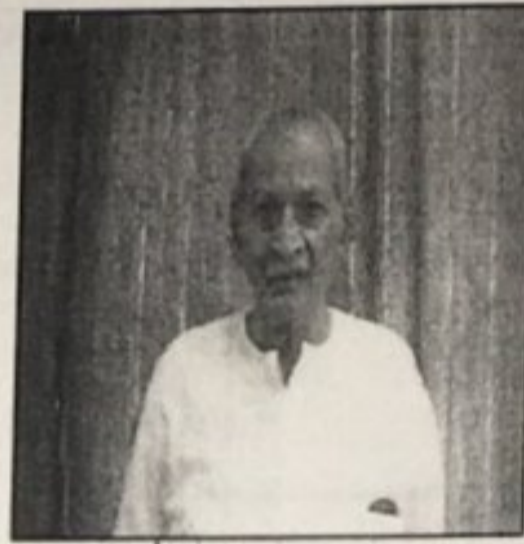
Book No. 1

0201 बैजनाथ यादव

स्व रामदीन यादव

एस 9/472 न्यू बस्ती पान्डेपुर वाराणसी

सेवानिवृत्त

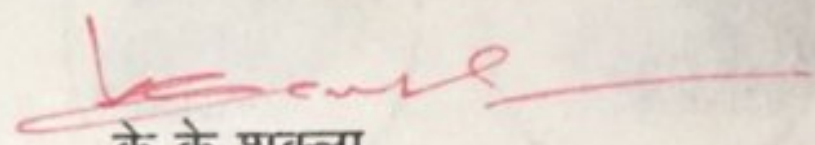


आज दिनांक 28/05/2007 को

वही सं 1 जिल्द सं 8362

पृष्ठ सं 269 से 294 पर क्रमांक 5218

रजिस्ट्रीकृत किया गया।


के.के.शुक्ला

उप निबन्धक (प्रथम)

लखनऊ

28/5/2007