

(3) 475/110



20/1

उत्तर प्रदेश UTTAR PRADESH



Sale Consideration : Rs.60,00,000/-

Market Value : Rs.37,70,915/-

Stamp Duty : Rs. 4,10,000/-

Ward : Indira Nagar

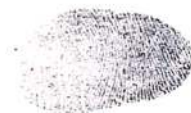
Brief Description of Document

- | | |
|---|---------------------------------------|
| 1. Type of Property | - Residential |
| 2. Ward | - Indira Nagar |
| 3. Mohalla | - D-Block, Indira Nagar |
| 4. Details of Property | - House D-303. |
| 5. Unit of measurement | - Sq.mt. |
| 6. Area of Property | - 239.85 sq.mt. |
| 7. Position of the road (as per schedule) - | - Morethan 300mts. from Faizabad Road |

Amalender



सुमित्रा





उत्तर प्रदेश UTTAR PRADESH

A 437323

1 JAN 2010

(2)

- | | | |
|----------------------------------|---|--------------------|
| 8. Other details | - | 24 mt. wide road |
| 9. Type of Property | - | House |
| 10. Total Covered Area | - | 125.464 sq.mt. |
| 11. Finished/Semi Finished/Other | - | Finished |
| 12. Year of Construction | - | 2001 |
| 13. Sale Consideration | - | Rupees 60,00,000/- |
| 14. <u>Boundaries</u> | | |

East	:	House No.D-301
West	:	House No.D-305
North	:	24 Mt. Road
South	:	House No.D-287

No. of Seller-(One)

MRS. MEENAKSHI SHANKER
wife of Air Marshal S. Sriram
resident of Officers married Quarter
No.8, Vayusena Nagar, Nagpur-440007

Meenakshi

No. of Purchaser

MRS. SUMITRA TIWARI
wife of Mr. Varun Kumar Tiwari
resident of 36, Ekta Market,
Sec-12, Indira Nagar,
Lucknow,

Sumitra

चित्र भवन/भूखण्ड/दुर्गन संख्या... 57-303... आसरा संख्या... २
क्षेत्रफल..... वर्गफिट यानी २३१.८५..... वर्गमीटर
स्थित... डी.एल.ए. ३५५५५५... नं. ३५५५५५... गुलशन



हस्ताक्षर विक्रेता/विक्रेतागण

M. K. Khandekar

हस्ताक्षर क्रेता/क्रेतागण

कुमिवा



उत्तर प्रदेश UTTAR PRADESH



(3)

SALE DEED

This deed of sale is made and executed on this 21st day of January 2010.

BY

MRS. MEENAKSHI SHANKER wife of Air Marshal S. Sriram resident of Officers married Quarter No.8, Vayusena Nagar, Nagpur-440007 (hereinafter

M. Shanker

मेनका



उत्तर प्रदेश UTTAR PRADESH



(4)

referred to as the "**SELLER**" which expression unless repugnant to the context shall mean and always mean and include her respective legal heirs, successors, legal representatives and assignees) **OF THE ONE PART.**

IN FAVOUR OF

MRS. SUMITRA TIWARI wife of Mr. Varun Kumar Tiwari resident of 36, Ekta Market, Sec-12, Indira Nagar, Lucknow, (hereinafter referred to as the "**PURCHASER**" which expression shall mean and always mean and include her heirs, successors, legal representative, and assignees) **OF THE OTHER PART.**

[Handwritten signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(5)

WHEREAS the seller is exclusive and absolute owner and in possession of **House No.D-303, with land measuring 239.85 sq.mt. situated at D-Block, Indira Nagar, Lucknow** (herein after referred to as the "**Said Property**") more clearly detailed and described in the schedule of property at the foot of this deed.

[Handwritten signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(6)

WHEREAS the above said property was purchased by the seller from Uttar Pradesh Awam Vikas Parishad, Lucknow through Deed of Sale duly registered in the office of Sub-Registrar-III, Lucknow, on 26-12-2007 in Book no. 1, Volume 6242 on pages 77/96 as document no.7327 with map annexed thereto.

Signature

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(7)

AND WHEREAS, the seller is desirous of selling her above said property for her personal need and purchaser being intrested in purchasing the said property, the purchaser approached the seller for the sale of above said property, for which seller have agreed to sell and transfer the above said property absolutely to the purchaser for a sale consideration of **Rupees-60,00,000/- (Rupees Sixty Lacs Only)**

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH



(8)

AND WHEREAS, the seller have assured the purchaser that the above said property is free form all sorts of registered or unregistered encumbrances, like sale, mortgage, gift, transfer, court attachment etc. and the seller has good, subsisting, marketable, saleable and transferable right over the said property and there is no legal dispute in respect of the said property.

[Signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

(9)

AND WHEREAS , the seller have also assured the purchaser that the above said property is not subject matter of any acquisition or requisition and seller have not received any notice nor is in know of any acquisition or requisition proceedings, if any in respect of the above said property.

[Handwritten signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

(10)

AND WHEREAS, the seller has received the said consideration amount **Rupees-60,00,000/- (Rupees Sixty Lacs Only)** from the purchaser as mentioned in the schedule of payment at the foot of this sale deed.

Milanka

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

(11)

**NOW THIS DEED OF SALE WITNESSETH AS
FOLLOWS**

- 1- **THAT**, having received the said consideration amount of **Rupees-60,00,000/- (Rupees Sixty Lacs Only)** as detailed in the schedule of payment, paid by the purchaser to the seller (the receipt of which is acknowledged by the seller) the seller doth hereby sell,

[Handwritten signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

A 437333

1 JAN 2010

(12)

grant, convey, assign & transfer the said property to the purchaser of her right, title and interest in the said property including all right of assignment and appuratenances thereto, hold and posses the same unto and use and enjoy the same and be absolute Owner thereof.

Signature

समिता



उत्तर प्रदेश UTTAR PRADESH

A 437334
1 JAN 2010

(13)

- 2- THAT, the seller has handed over actual, vacant and peaceful physical possession of the said property to the purchaser with all its rights and privileges so far held and enjoyed by the seller, on the execution of this sale deed.
- 3- THAT, the seller and his heirs, successors, assigness, legal representatives shall hereinafter have no claim or title to the property so conveyed and the purchaser and his heirs, successors or assignees shall hold and enjoy the property absolutely.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

(14)

- 4- THAT, all taxes (i.e. electric/water/house), charges, imposition and dues, if any, of the Central, state or local authority, prior to the execution of this sale deed have been paid by the seller, and shall be paid forthwith by the seller and that no liability in this regard shall devolve on the purchaser.

Miller

समिप्रा



उत्तर प्रदेश UTTAR PRADESH

M 133426

(15)

- 5- THAT, this deed will itself amount the seller's consent to the purchaser to have mutation in his name in respect of the said property hereby transfered in Uttar Pradesh Awas Evam Vikas Parishad, Lucknow and Nagar Nigam Lucknow, and any other department wherever necessary, however, all expenses in this regard shall be borne by the purchaser.

Signature

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

(16)

- 6- THAT, if any person claim through the seller any right or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present sale deed and in case the purchaser is deprived of the said property mentioned hereinbefore or any proprietary rights therein, by reason of any defect in the right,

Signature

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

M 133424

13 JAN 2010

(17)

interest, and title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from her other moveable or immovable properties wherever found in existence at that time.

- 7- **THAT**, the purchaser has borne expenses of stamp duty, registration charges, and all other expenses in connection with the execution and registration of this sale deed.

[Signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

M 136693

(18)

- 8- THAT, the permanent and present addresses of the seller and purchaser are same as described in the sale deed.
- 9- THAT, construction as detailed in the sale deed is same as in the map annexed herewith.

[Signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

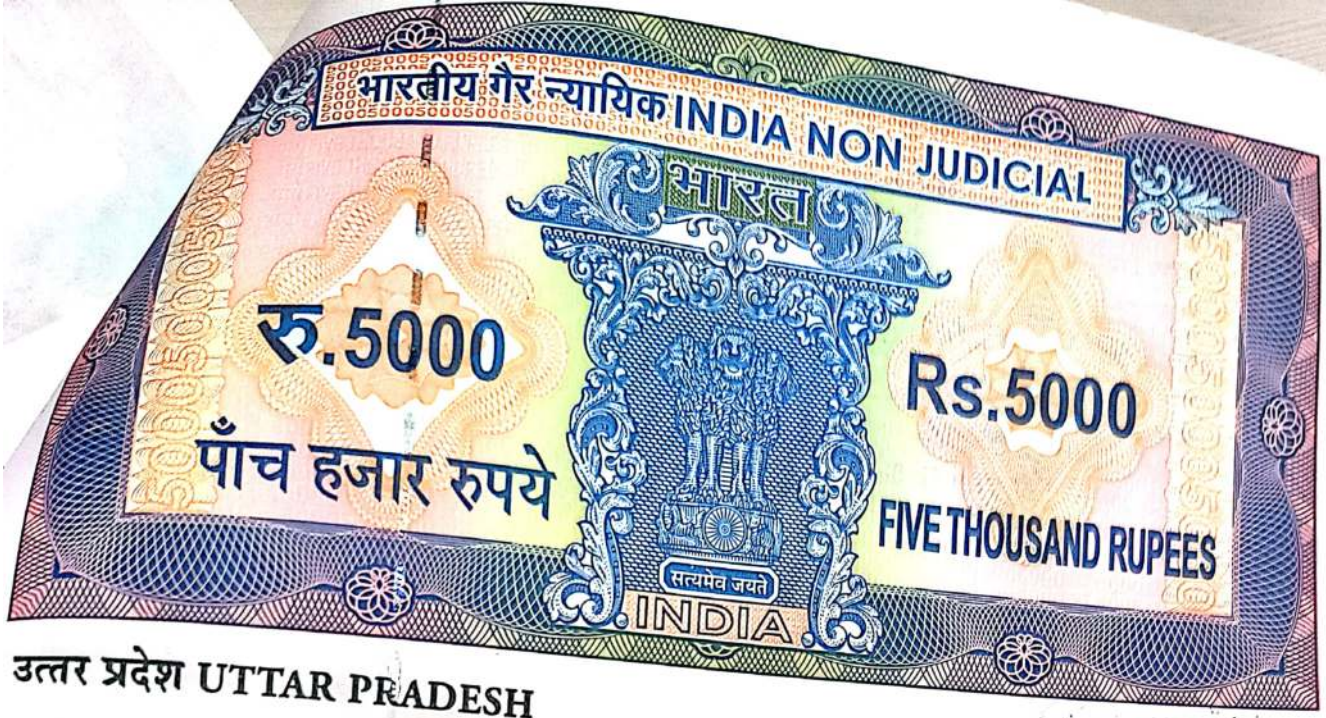
M 136692

(19)

- 10- THAT, the above said property is situated beyond 500 mts. from **Faizabad Road**, Lucknow.
- 11- THAT, the circle rate of the area is fixed at **Rs.10,00/-** per sq.mts. by the Collector Lucknow. The property is

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

(20)

residential property and is situated on more than 24 meters wide road therefore by adding 25% on this valuation comes to **Rs.12,500/-** per sq.mt. as such valuation of land comes to **Rs.29,98,125/-**. The House is double stories, having total **125.464** sq.mts. covered area. Collector Lucknow has fixed **Rs.6000/-** per

Shanker

ममिता



उत्तर प्रदेश UTTAR PRADESH



(21)

sq.mts. for Second Grade quality construction therefore, the valuation of construction comes to **Rs.7,52,790/-**. and boundary wall and gate value comes to **Rs.20,000/-** Total valuation of the said property comes to **Rs.37,70,915/-**. Sale consideration is higher.

Signature

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH

M 133411

13 JAN 2010

(22)

That of the purchaser of this sale deed is a lady therefore stamp duty of **Rs.4,10,000/-** is being paid vide G.O.No.-S.Vi.K.Ni-5-2756/11-2005-500(165) dated 30-06-2008 (@ 60/- & 70/-) per thousand.

SCHEDULE I

DETAILS OF PROPERTY

House No.D-303, with land measuring 239.85 sq.mt. situated at D-Block, Indira Nagar, Lucknow and bounded as under :-

[Signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(23)

East : House No.D-301
West : House No.D-305
North : 24 Mt. Road
South : House No.D-287

Shanker

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(24)

SCHEDULE II

DETAILS OF PAYMENT

- 1- Rupees 59,00,000/- (Rupees Fifty Nine Lacs only) paid by cheque no.018102 dated 21-01-2010 State Bank of Patiyala, Aliganj, Lucknow.
- 2- Rupees 1,00,000/- (Rupees One Lac only) paid by cash.

Signature

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(25)

Total Rupees-60,00,000/- (Rupees Sixty Lacs Only) is being paid by the purchaser to the seller before execution of sale deed.

IN WITNESS WHEREOF the seller has executed this deed of sale in her sound disposition of mind without any pressure, undue influence, coercion & compulsion from anyone whomsoever in favour of the purchaser on the date,

[Signature]

सुमित्रा



उत्तर प्रदेश UTTAR PRADESH



(26)
month and year mentioned first above in the presence of
following witnesses at Lucknow.

WITNESSES

1- Name ASAM KHAN
S/O SH. S. L. AROPA
Add: D19, HAL
INDIRANAGAR
LUCKNOW

SELLER

Meenakshi Shanker
(MEENAKSHI SHANKER)
PAN NO. BZ JPS 9988J

2- Name गीता शर्मा
20/11/89 ई-31/11/17
Add: B-1189 ई-31/11/17
लखनऊ

PURCHASER

सुमित्रा
(SUMITRA TIWARI)
PAN NO. ADVPT 8815C

Typed by

M. Aleem
(M. Aleem)

Lucknow.

Drafted by

Lalit Kumar Shukla
(Lalit Kumar Shukla)

Advocate, Lucknow

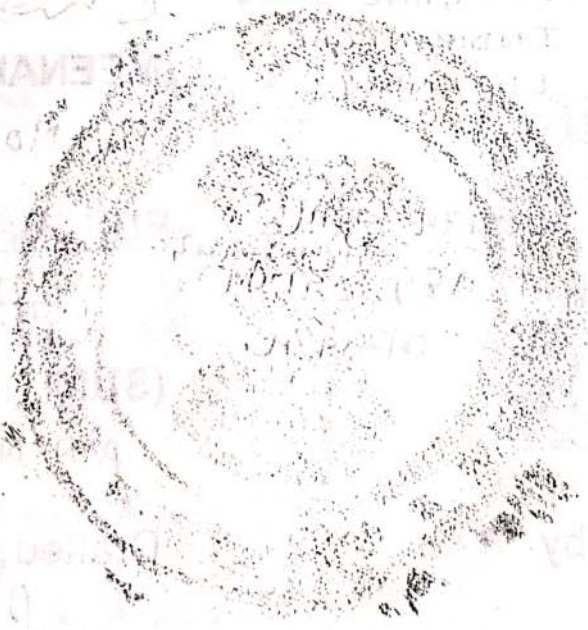
41542 5000
 दिनांक 21/1/16
 आयोजन श्री माता विद्या विद्या
 विक्रेता वसुधा कुमारी मिश्रा

Registration No.: 475 Year: 2,010 Book No.: 1

0101 मीनाक्षी शंकर

एयरमार्शल एस. श्रीराम
 8 वायू सेना नगर नागपुर
 गृहिणी

प्लॉट नं 131 प्लॉट 31/3/13
 एका वीप प्लॉट B-05, इन्दिरा नगर
 जवाहर रोड, जयपुर



10.66-M

OPEN TO
SKY.

ROOM
12' X 12'

ROOM
12' X 12'

LOBBY.

TOILET
12' X 8'

KIT.
13' X 7'

PRG./DIN

GARAGE
9' x 12'

22.50 M.

FIRST FLOOR

ROOM
12' X 12'

ROOM
12' X 12'

TERRACE

TOILET
12' X 8'

OPEN TO
SKY.

GROUND FLOOR PLAN.

EXISTING SITE PLAN OF
H.NO - D-303-SECTOR-7
INDIRA NAGAR YOTNA, LKO.

TOTAL PLOT AREA = 239.85-M²
COVD. AREA ON GF. = 89.77-M²
COVD. AREA ON FF. = 35.68-M²
TOTAL COVD. AREA = 125.45-M²

EAST - H.NO - D-301.
WEST - H.NO - D-305.
NORTH - 24.0 M - WD. ROAD.
SOUTH - H.NO - D-287


SELLER'S SIGN.
Chandra

PURCHASER'S ARCHITECT.
SIGN.



आज दिनांक 21/01/2010 को
बही सं. 1 जिल्द सं. 7488
पृष्ठ सं. 55 से 112 पर कमांक 475
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


सी.के.पाण्डेय(प्रभारी)
उप-निबन्धक तृतीय
लखनऊ
21/1/2010

