

उत्तर प्रदेश UTTAR PRADESH

72AD 289269

शुद्धी/संशोधन
दिनांक 15/08/2013
क्र. 5289/63
रु. 10 का 10/8/13



बही नंबर १-२८२८९ का रिजिस्ट्रि का नंबर ५२८९

सिद्धि का नाम	वर्कशील और पुराने का नाम	उप जाकर के दूधरे और पेंस १६ भाग का १६०० ई० का रकम ११ के अमुका और तारोत तमोल	मामले की किरम और मालिकत	स्टाम्प की मालिकत
			11000	200-00
			10000	75-00
			10000	5-00
			10000	3-00
				292-50

मौका और और उप जाकर के दूधरे और पेंस १६ भाग का १६०० ई० का रकम ११ के अमुका और तारोत तमोल

उप जाकर के दूधरे और पेंस १६ भाग का १६०० ई० का रकम ११ के अमुका और तारोत तमोल

11000

75-00

5-00

3-00

292-50

रहावेव की नकल

मौका म अचदा लाल पुत्रजी रामानन्द स्थापन डाला गजगाड हाटकर रकम १०००० का रकम ११ के अमुका और तारोत तमोल

उप जाकर के दूधरे और पेंस १६ भाग का १६०० ई० का रकम ११ के अमुका और तारोत तमोल

11000

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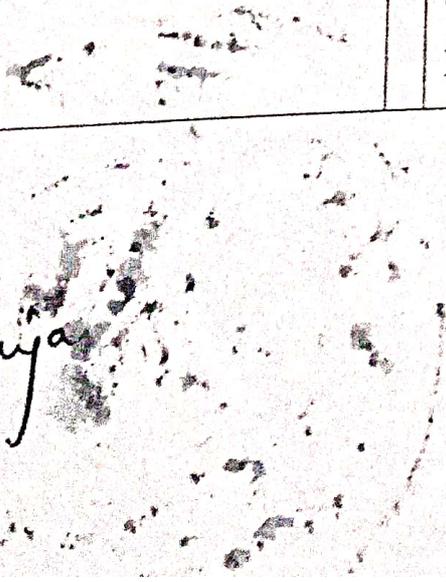
23. 9-3-2014. 10-30 AM. 12/9/22



Sale Consideration : ₹ 71,17,500/-
Market Value : ₹ 40,79,684/-
Stamp Duty Paid : ₹ 4,98,300/-
Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	: Agriculture
2.	Pargana	: Lucknow
3.	Village	: Anaura
4.	Details of Property (Property No.)	: Part of Khasra No. 618Mi, situate at Village Anaura, Pargana Tehsil and District Lucknow.
5.	Standard of measurement	: Hectare
6.	Area of Property	: 0.0706 Hectare
7.	Location Road	: Not on Main Segment Road
8.	Type of Property	: Agriculture Land
9.	Consideration	: ₹ 71,17,500/- (Rupees Seventy One Lakhs Seventeen Thousand Five Hundred only)


Sonal Ahuja

Rajesh Kumar Agarwal

10.	Boundaries	East : Other's Property West : Chak Marg North : Part of Khasra No. 618Mi of Rajesh Kumar Agarwal South : Part of Khasra No. 618Mi
11.	No of persons in first part (5); No of persons in second part (1);	
12.	Details of Sellers	Detail of Purchaser
13.	(1) Sri Nikhil Ahuja (PAN-ABZPA3858J) son of Sri Surendra Kumar Ahuja (2) Smt. Sonal Ahuja (PAN-ANQPA9355F) wife of Late Sri Yogesh Ahuja (3) Miss Ranya Ahuja (D.O.B. 05-02-2010) (4) Miss Yashnaa Ahuja (D.O.B. 05-02-2016) both daughters of Late Sri Yogesh Ahuja through their mother and natural guardian Smt. Sonal Ahuja wife of Late Sri Yogesh Ahuja (5) Sri Rishi Ahuja (PAN-AHGPA6525K) son of Sri Umesh Ahuja all residents of A-23, Nirala Nagar, Lucknow.	Sri Rajesh Kumar Agarwal (PAN-ACLP8490M) son of Late Sri K.L. Agarwal resident of A-12, Shalimar Paradise Safedabad, Mohammadpur Chauki, Barabanki U.P.

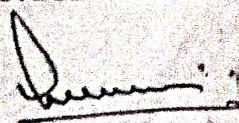
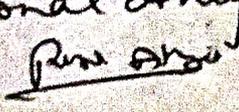
Sonal Ahuja
Ranya Ahuja

Rajesh Kumar Agarwal

THIS DEED OF SALE IS EXECUTED BETWEEN (1) Sri Nikhil Ahuja (PAN-ABZPA3858J) son of Sri Surendra Kumar Ahuja (2) Smt. Sonal Ahuja (PAN-ANQPA9355F) wife of Late Sri Yogesh Ahuja (3) Miss Ranya Ahuja (D.O.B. 05-02-2010) (4) Miss Yashnaa Ahuja (D.O.B. 05-02-2016) both daughters of Late Sri Yogesh Ahuja through their mother and natural guardian Smt. Sonal Ahuja wife of Late Sri Yogesh Ahuja (5) Sri Rishi Ahuja (PAN-AHGPA6525K) son of Sri Umesh Ahuja all residents of A-23, Nirala Nagar, Lucknow (hereinafter called the 'Sellers' which expression shall mean and include their respective heirs, successors, administrators and assigns) AND Sri Rajesh Kumar Agarwal (PAN-ACLP8490M) son of Late Sri K.L. Agarwal resident of A-12, Shalimar Paradise Safedabad, Mohammadpur Chauki, Barabanki U.P. (hereinafter called the "Purchaser" which expression shall mean and include his heirs, successors, administrators and assigns).

WHEREAS the Seller No. 1, 5 and Sri Yogesh Ahuja have jointly purchased the Part of Khasra No. 618Mi measuring about 0.152 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow from Sri Manish Kumar Gupta and Sri Surendra Kumar Agarwal vide registered Sale Deed dated 01-03-2007 registered in Book No. I Volume 6440 Pages 79/124 at No. 2164 on 01-03-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS later on the Seller No. 1, 5 and Sri Yogesh Ahuja have jointly purchased the Part of Khasra No. 618Mi measuring about 0.152 Hectare situate at Village Anaura, Pargana Tehsil and District


Sonal Ahuja



Rajesh Kumar Agarwal

PHOTOGRAPH OF PROPERTY

Part of Khasra No. 618Mi, measuring about 0.0706 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow



Sonal

Sonal Ahuja

Just Singh

Rajesh Kumar Agarwal

SELLERS

PURCHASER

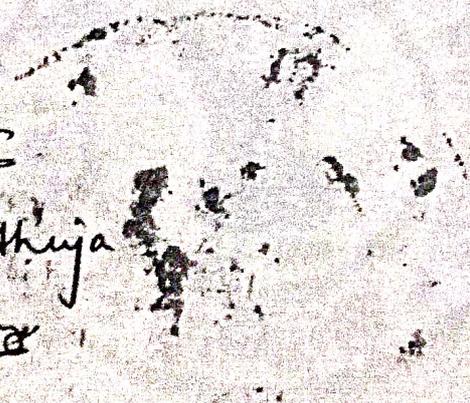
Lucknow from Sri Naresh Chandra Agarwal vide registered Sale Deed dated 22-03-2007 registered in Book No. I Volume 6487 Pages 47/72 at No. 2849 on 22-03-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS later on the Seller No. 1, 5 and Sri Yogesh Ahuja have jointly purchased the Part of Khasra No. 618Mi measuring about 0.152 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow from Smt. Seema Agarwal vide registered Sale Deed dated 09-05-2007 registered in Book No. I Volume 6611 Pages 1/26 at No. 4564 on 09-05-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS later on 0.032 Hectare i.e. 320 sq. meter of land was acquired in road widening of NHAI; AND

WHEREAS later on Sri Yogesh Ahuja expired on 18-12-2023 Leaving behind him Smt. Sonal Ahuja (wife), Miss Ranya Ahuja and Miss Yashnaa Ahuja (daughters) as his only legal heirs and representatives ;AND

WHEREAS the Sellers wanted to sell the **Part of Khasra No. 618Mi, measuring about 0.0706 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow** and the Purchaser being interested in purchasing the same has offered a sum of ₹ 71,17,500/- (Rupees Seventy One Lakhs Seventeen Thousand Five Hundred only) which offer the Sellers have accepted.

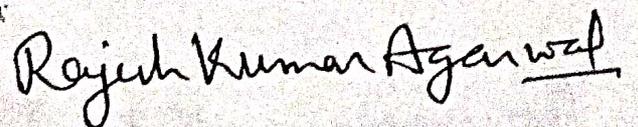

Sonal Ahuja
Ranya Ahuja

Rajesh Kumar Agarwal

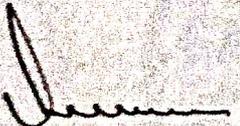
NOW THIS DEED OF SALE WITNESSETH AS UNDER :

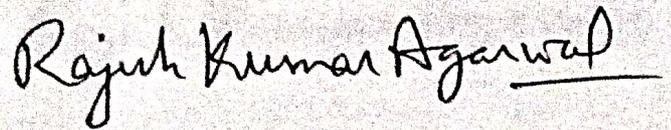
1. That in consideration of ₹ 71,17,500/- (Rupees Seventy One Lakhs Seventeen Thousand Five Hundred only) paid by the Purchaser to the Seller, the receipt whereof the Sellers hereby acknowledge the Sellers hereby transfers, conveys and assigns by way of absolute sale of all that the **Part of Khasra No. 618Mi, measuring about 0.0706 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow**, more fully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owners thereof.
2. That the Sellers No. 2 to 4 are natural legal heirs of Late Yogesh Ahuja and Seller No. 2 is executing this Sale deed as mother and natural guardian acting on behalf of minor children i.e. Seller No. 3 & 4.
3. That the agricultural land transferred under this deed is free from all sorts of transfers, encumbrances, court attachments liens, charges etc., and the Sellers have every right to transfer the same in favour of the Purchaser.
4. That all the taxes/ agricultural land revenue or any other dues, in respect of the said agricultural land upto the date of this deed shall be borne and paid by the Sellers, while the taxes or any other dues pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.


Sonal Ahuja
Resd. No. 200

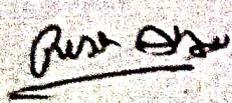

Rajesh Kumar Agarwal

5. That in case any part or whole of the agricultural land transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Sellers or anybody claims over it then the Sellers shall compensate the Purchaser to the extent of loss so suffered by him.
6. That after execution of this deed the Purchaser may get his name mutated in the relevant records of Revenue and other concerned authorities on the basis of this deed and the Sellers shall have no right to object in the matter. However, the Sellers shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
7. That all the expenses for execution and registration of the sale deed such as stamp duty, registration charges and other misc. expenses has been borne by the Purchaser.
8. That the Sellers have handed over the possession of the property mentioned above to the Purchaser with all their rights and privileges so far held and enjoyed by the Sellers to HOLD and enjoy the same forever free from all encumbrances whatsoever.
9. That the Sellers shall give their written consent and render the help to the Purchaser if so desired by him to have the mutation effected in his name in respect of the land hereby transferred.
10. That the Sellers and the Purchaser are not the members or schedule caste or schedule tribe.


Sonal Ahuja
Rust Ahuja


Rajesh Kumar Agarwal

11. That the agricultural land transferred under this deed is agriculture land and is not within a limit of Nagar Nigam, Lucknow.
12. That the Agricultural Land transferred under this deed situate at Village Anaura, Pargana Tehsil and District Lucknow which is not on Main Segment Road given in the Circle Rate List issued by the Collector, Lucknow. There is abadi / construction in 50 meter radius of the said Khasra.
13. That the Khasra transferred under this deed is an Agriculture land having no tube-well or well or Trees having total area of 0.0706 Hectare, out of which 0.050 Hectare or 500 sq. meter the value thereof @ ₹ 7,000/- per sq. meter the value thereof comes to ₹ 35,00,000/-, the land is situate on less than 09 meter wide Chak Road. The remaining area 0.0206 Hectare the value thereof @ ₹ 2,01,00,000/- per Hectare the value comes to ₹ 4,14,060/-. There is abadi in 50 meters radius and situate on chak road hence 40% value comes to ₹ 1,65,624/-. Thus the total value of the said agriculture land comes to ₹ 40,79,684/-. However, the actual sale consideration is ₹ 71,17,500/-. Thus the stamp duty @ 7% is calculated on sale consideration which comes to ₹ 4,98,500/-. Hence the stamp duty of ₹ 4,98,300/- has been paid on the sale consideration of the said agriculture land vide E-Stamp Certificate No. IN-UP73517646946269W DATED 05-SEP-2024.


Sonal Ahuja


Rajesh Kumar Agarwal

14. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
15. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF PROPERTY

Part of Khasra No. 618Mi, measuring about 0.0706 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow, and bounded as under: -

East : Other's Property

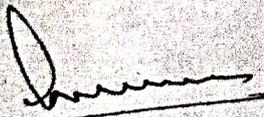
West : Chak Marg

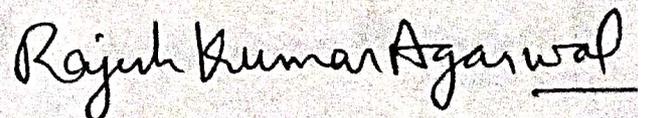
North : Part of KhasraNo. 618Mi of Rajesh Kumar Agarwal

South : Part of Khasra No. 618Mi

SCHEDULE OF PAYMENT

1. Received ₹ 6,00,000/- through RTGS vide UTR NO. AXOMB08562342936 dated 25-03-2024 from Axis Bank Ltd., Lucknow.
2. Received ₹ 6,00,000/- through RTGS vide UTR NO. AXOMB08562358396 dated 25-03-2024 from Axis Bank Ltd., Lucknow.
3. Received ₹ 2,00,000/- through RTGS vide UTR NO. AXOMB08562366443 dated 25-03-2024 from Axis Bank Ltd., Lucknow.
4. Received ₹ 2,00,000/- through RTGS vide UTR NO. AXOMB08562367430 dated 25-03-2024 from Axis Bank Ltd., Lucknow.


Sonal Ahuja
Per-Ahuja


Rajesh Kumar Agarwal

ने निष्पादन स्वीकार किया। निम्नी पहचान
पहचानकर्ता : 1

श्रीमती मनीषा आहूजा, पत्नी श्री चंद्र कुमार आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

पहचानकर्ता : 2

मनीषा

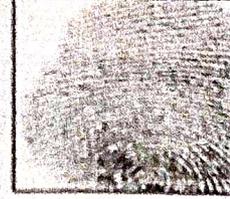


श्री राजेंद्र सिंह, पुत्र श्री राजेन्द्र सिंह

निवासी: 631/122, इस्माइलगंज, फैजाबाद रोड, लखनऊ

व्यवसाय: व्यापार

राजेन्द्र



राजिस्ट्रेशन अधिकारी के हस्ताक्षर

[Signature]

रूपम श्रीवास्तव प्रभारी

उप निबंधक : सहाय प्रथम

लखनऊ

07/09/2024

[Signature]

गौरव मिश्रा .

निबंधक लिपिक लखनऊ

07/09/2024

ने की। प्रत्यक्षतः पर साक्षियों के निगमन अंगुठे नियमावली तिए गए है।
टिप्पणी :

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 9379

वर्ष: 2024

निष्पादन लेखपत्र बाद सुनने व समझने मजबुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री निखिल आहूजा, पुत्र श्री सुरेन्द्र आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2

[Handwritten Signature]



श्रीमती सोनल आहूजा, पत्नी श्री स्व. योगेश आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 3

Sonal Ahuja



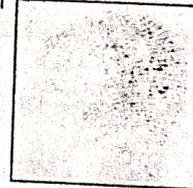
श्रीमती रान्या आहूजा के द्वारा सोनल आहूजा, पत्नी श्री स्व. योगेश आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 4

Sonal Ahuja



श्रीमती यशना आहूजा के द्वारा सोनल आहूजा, पत्नी श्री स्व. योगेश आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 5

Sonal Ahuja



श्री ऋषि आहूजा, पुत्र श्री उमेश आहूजा

निवासी: ए-23, निराला नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 1

Rishi Ahuja



श्री राजेश कुमार अग्रवाल, पुत्र श्री स्व. के. एल. अग्रवाल

निवासी: ए-12, शालीमार पैराडाईज़ सफेदाबाद, मोहम्मदपुर चौकी, बाराबंकी, उ. प्र.

व्यवसाय: व्यापार

Rajesh Kumar Agrawal



IN WITNESS WHEREOF the parties have signed on this deed of sale on the date, month and year first above written in the presence of following witnesses.

WITNESSES:

1.



Manisha



[Signature]

Sonal Ahuja
Push Singh

(Smt. Manisha Ahuja)
W/o Sri Chandra Kumar Ahuja
R/o A-23, Nirala Nagar, Lucknow

SELLERS

2.



Sarjendra

(Sarjendra Singh)
S/o Sri Rajendra Singh
R/o 631/122, Ismailganj,
Faizabad Road, Lucknow



Rajesh Kumar Agarwal
PURCHASER

Drafted by

[Signature]
(Arun Khanna)
Advocate
Civil Court, Lucknow

Composed by :

[Signature]
(Amit Kumar Singh)

आवेदन सं०: 202400821067726

विवरण पत्र

पृष्ठी सं०: 1

रजिस्ट्रेशन सं०: 9379

वर्ष: 2024

प्रतिफल- 7117500 स्टाम्प शुल्क- 498300 बाजारी मूल्य - 4080000 पंजीकरण शुल्क - 71180 प्रतिलिपिकरण शुल्क - 80 योग : 71260

श्री राजेश कुमार अग्रवाल,
पुत्र श्री स्व. के. एल. अग्रवाल
व्यवसाय : व्यापार

निवासी: ए-12, शालीमार पैराडाईज सफेदाबाद, मोहम्मदपुर धीबी, बाराबंकी, उ. प्र.

Rajesh Kumar Agrawal



ने यह लेखपत्र इस कार्यालय में दिनांक 07/09/2024 एवं 12:01:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव प्रभाठी
उप निबंधक : सदर प्रथम

संखनक

07/09/2024

गीरव मिश्रा,
निबंधक लिपिक
07/09/2024

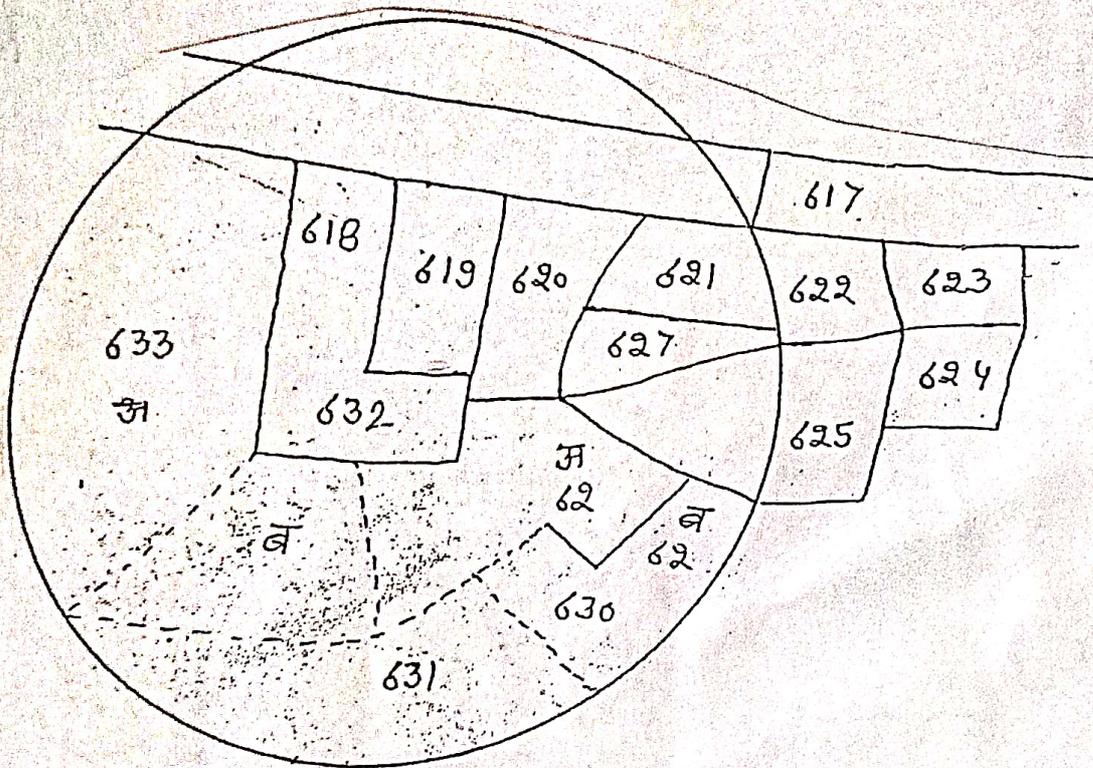
प्रिंट करें



MAP OF PROPERTY

Part of Khasra No. 618Mi, measuring about 0.0706 Hectare situate at Village Anaura, Pargana Tehsil and District Lucknow, and bounded as under: -

East : Other's Property
West : Chak Marg
North : Part of Khasra No. 618Mi of Rajesh Kumar Agarwal
South : Part of Khasra No. 618Mi



Sonal Ahuja

Sonal Ahuja

Rajesh Agarwal

SELLERS

Rajesh Kumar Agarwal

PURCHASER

आवेदन सं०: 202400821067726

बही संख्या 1 जिल्हा संख्या 25786 के पृष्ठ 77 से 106 तक क्रमांक 9379 पर दिनांक
07/09/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव प्रभाठी
उप निबंधक : सदर प्रथम

लाखनऊ

07/09/2024

प्रिंट करें

