

Sale Consideration : Rs. 47,00,000/-
Valuation : Rs. 43, 34,000/-
Stamp Duty paid : Rs. 3,29,000/-
Ward : Babu Jagjeevan Ram

SUMMARY OF DOCUMENT

1. Type of Land : Residential House
2. Ward/Pargana : Babu Jagjeevan Ram (049)
3. Mohalla/Village : Sector-21 Indra Nagar, Lucknow (V Code-0227)
4. Detail of Property : House No.21/232,
5. Unit of Measurement : Square Meter
6. Area of Property : 127.50 sq.mt.
7. Area of construction : 53.00 sq.mt.
8. Location of Road : 500 mt away from Faizabad Road
9. Nature of Property : Residential House
10. Valuation of Trees : N.A.
11. Whether member of Cooperative Housing Society : N.A.
12. Sale Consideration : Rs. 70,00,000/-

BOUNDARIES

East : 7.5mt wide road
West : House No. 21/215
North : House no. 21/231
South : House No.21/233

No. of Seller-01	:	No. of Purchaser-01
Detail of Seller	:	Detail of Purchaser
Kamal Balani, son of Sri Trilok Chand Balani, resident of House No. 2/232, Indra Nagar, Lucknow. Mob No..... PAN No.....		Surrendra Pal, son of late Ram Harsh Pal, resident of 21/281, Indra Nagar, Lucknow. Mob No..... PAN No.....

SALE DEED

THIS SALE DEED is been made on this 9th day of September, 2019, at Lucknow between **Kamal Balani, son of Sri Trilok Chand Balani, resident of House No. 2/232, Indra Nagar, Lucknow** (hereinafter referred to as the "Seller" which expression shall mean and include his legal heirs, legal representatives, successor, administrators and assignees) on the one part AND **Surrendra Pal, son of late Ram Harsh Pal, resident of 21/281, Indra Nagar, Lucknow** (hereinafter referred to as the "Purchaser" which expression shall mean and include her legal heirs, legal representatives, successor, administrators and assignees) on the other part.

WHEREAS, the Seller is owner in possession of **House No. 21/232, Sector-21, Indra Nagar, Ward Babu Jagjeevan Ram, Lucknow** which was purchased by him through registered sale deed dated 17.10.2000 executed by its previous owner Sri M.M.Vadya, son of Sri M.L.Vadya which is registered in the office of Deputy Registrar-II Lucknow in Bahi No.I Volume No.2767 Pages.53/74 Serial No.5867/2000 dated 24.10.2000 and Sri M.M.Vadya has purchased the aforesaid house through registered sale deed dated 01.06.2000 executed by Uttar Pradesh Awas Evam Vikas Parishad which is registered in the office of Deputy

Registrar (II) Lucknow in Bahi No.I Zild No.2641 Pages.321/342, at Serial No.2147/2000 dated 02.06.2000.

AND WHEREAS the original title deed is with IDBI Bank towards security and the seller has already applied for release of document which has been allowed subject to deposit a sum of Rs.86,59,000/- towards the payment of existing Account No.041367510002494 and 0413651100024505 and the seller deposit the aforesaid amount of sale consideration with the bank to get released the documents

AND WHEREAS the Seller for his lawful need and requirement has agreed to sell the said house to Purchaser and agreed the offer of the Purchaser towards the total sale consideration amounting Rs. 70,00,000/- (Rupees Seventy Lacs only) as cost of **House No. 21/232, Sector-21, Indra Nagar, Ward Babu Jagjeevan Ram, Lucknow** (hereinafter called the "said property").

AND WHEREAS the purchaser has offered a sum of Rs. 70,00,000/- (Rupees Seventy Lacs only) and the Purchaser has paid a sum of Rs..... () as per detail given at the foot of this deed towards the sale consideration of the property under transfer which offer has been accepted by the seller.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That the Seller shall transfer the **House No. 21/232, Sector-21, Indra Nagar, Ward Babu Jagjeevan Ram, Lucknow** in favour of the Purchaser and the total sale consideration is Rs. 70,00,000/- (Rupees Seventy Lacs only) and the property under transfer will be free from encumbrances, charges, dues, and mortgage whatsoever after the seller deposit the aforesaid amount of sale consideration with IDBI Bank.
2. That the Purchaser has paid a sum of Rs. 70,00,000/- (Rupees Seventy Lacs only) and the Seller has acknowledge the same.
3. That the purchaser shall get her name recorded in the records of the municipal record for which the seller has no objection and the seller shall do needful in getting purchasers name recorded in the official record of the authorities concerned.
4. That the vacant and peaceful possession of the property under transfer has already been handed over to the purchaser this day of execution of sale deed.
5. That the total sale consideration agreed between the parties is Rs. 70,00,000/- (Rupees Seventy Lacs only) on which a stamp duty of Rs. 4, 90,000/- (Rupees Four Lacs Ninety Thousand only) is being paid herewith @ 7% as per provisions of Stamp Act.

DETAIL OF THE SALE CONSIDERATION GIVEN BY PURCHASER TO THE SELLER

Total	(Rupees Forty Lacs only)	Rs.	70,00,000.00
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DETAIL OF THE PROPERTY TRANSFERRED

House No.21/232, Sector-21, Indra Nagar, Babu Jagjeevan Ram Ward Lucknow

Area of Property:127.50 sq.mt

IN WITNESS WHEREOF the Seller and the Purchaser have signed this sale deed and put their thumb impression after going through the entire contents of this sale deed in their sound position of mind without any pressure or compulsion from anybody whatsoever on this 9th day of September 2019 at Lucknow in presence of witnesses present at the same time whom have signed this agreement to sell on the request of both the parties as attesting witnesses.

(Kamal Balani)
Seller

(Surrendra Pal)
Purchaser

Witnesses :

1.

2.

Typed by :

Drafted By:

()
Lucknow

(x)
Advocate
Civil Court, Lucknow