

78/5/2018

I



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

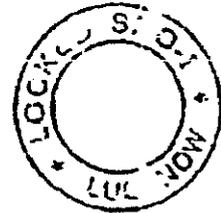
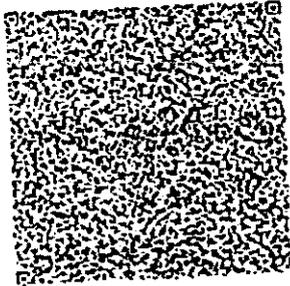
e-Stamp



60

Base Certificate No.
 Rectified Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-UP043905511224330
 : IN-UP044043693822290
 : 13-Apr-2018 05:26 PM
 : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 : SUBIN-UPUPSHCIL01052922098871540
 : MS NIRMAANPUNJ INFRAHEIGHTS LLP
 : Article 23 Conveyance
 : ENTIRE NORTH PORTION H.NO-23 CORP.NO.-47/046 WHICH IS
 : 50% OF ENTIRE PROP NO-23,VIDHAN SABHA MARG,LKO
 : SMT AMITA JAIN AND OTHERS.
 : MS NIRMAANPUNJ INFRAHEIGHTS LLP
 : MS NIRMAANPUNJ INFRAHEIGHTS LLP
 : 91,00,000
 : (Ninety One Lakh only)



Please write or type below this line

Amita Jain *Meera Gupta*
Amita Jain *Meera Gupta*
Meera Agrawal
Meera Agrawal

NIRMAANPUNJ INFRAHEIGHTS LLP

Meera Agrawal
 PARTNER
Meera Agrawal

0000937946



NIRMAANPUNJ INFRAHEIGHTS LLP

4TH FLOOR, GOYAL TOWER, 215/405, SUBHASH MARG, LUCKNOW.

Extract of Resolution passed by LLP dated 04-04-2018

Resolved has Mr. Pawan Kumar Agarwal S/o Late Bal Kirshna Agarwal be and is hereby authorized to obtain this sale deed in favour of LLP in respect of part of Property situated at 23, Vidhan Sabha Marg, Lucknow from Amita Jain and others. It is further resolved that Mr. Pawan Kumar Agarwal and is hereby authorized to Create Mortgage of the entire property at 23, Vidhan Sabha Marg, Lucknow purchased by LLP Firm and execute the Mortgage deed in Form of IVL Finance Ltd.

NIRMAANPUNJ INFRAHEIGHTS LLP

Pawan Agarwal
PARTNER

NIRMAANPUNJ INFRAHEIGHTS LLP
Sujata Agarwal
PARTNER

Certified to be true copy.

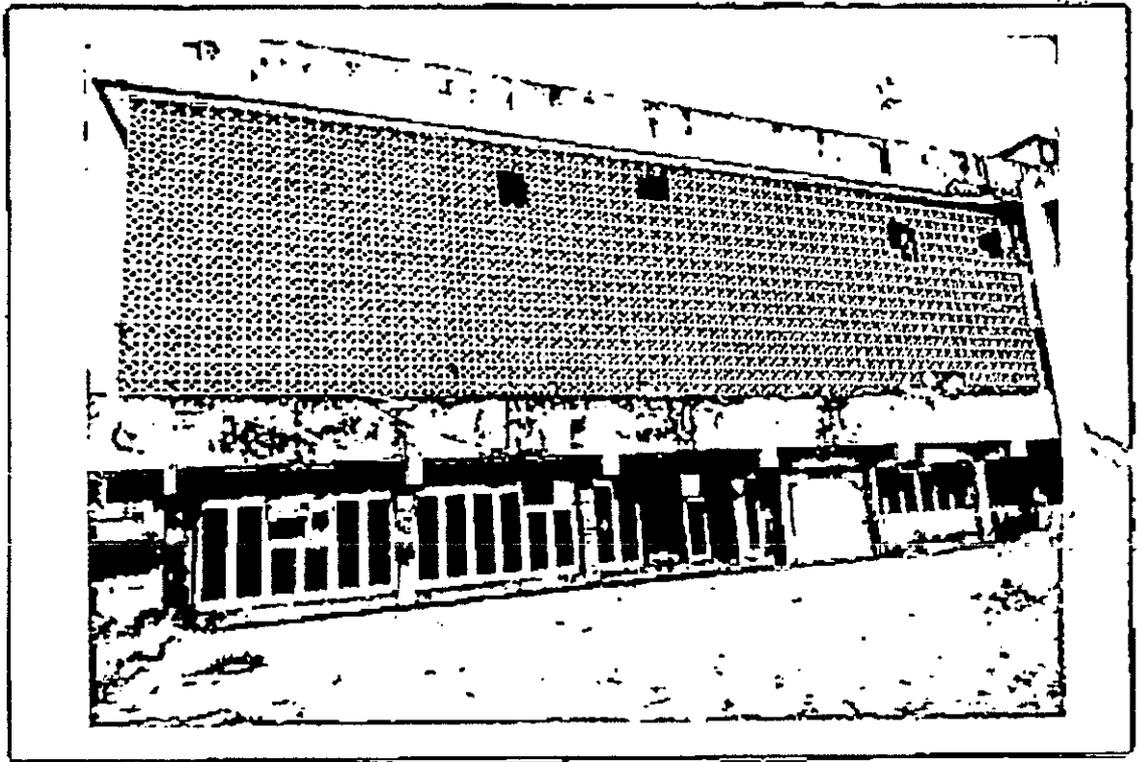
NIRMAANPUNJ INFRAHEIGHTS LLP

(Nirmaanpunj Infraheights LLP)

NIRMAANPUNJ INFRAHEIGHTS LLP
Pawan Agarwal
PARTNER

PHOTOGRAPH

50% Land with Building, bearing Corporation No-
47/046 known as "Akash Deep" situated at 23
Vidhan Sabha Marg, Lucknow.



Amrita Jain
Meera Gupta

MS

Meera Agrawal
Vendors

Agrawal

NIRMAA PUNJ INFRAHEIGHTS LLP

Agrawal
PARTNER

Vendee

1

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Hussainganj
Mohalla/Village	:	23, Vidhan Sabha Marg, Lucknow
Details of Property	:	Entire Northern portion of the House No.23, corporation no. 47/046 which is 50% of the entire property.
V-code	:	0186
Standard of Measurement	:	Sq. Mt.
Area of Property	:	50% share in Land area measuring 1315.52 sq.mt.(Total Plot 2631 sq.mt.) Building Area: Ground Floor 1285.76 sq.mt. First Floor 1329.23 sq.mt Second Floor 918.82 sq.mt. 50% of building area : 1766.90 sq.mt.
Consideration	:	Rs.13,00,00000/-
Valuation	:	Rs. 9,61,63,000/-
Stamp Duty paid	:	Rs. 91,00,000/-
Boundaries	:	East :Vidhan Sabha Marg

Amita Jain
Amita Jain

Meera Gupta
Meera Gupta

NIRMAAN PUNJ INFRAHEIGHTS LLP
PARTNER

Manu Agrawal

Manu Agrawal

	<p>West : Office of electricity Board.</p> <p>North: Way to Ratan Square.</p> <p>South : : Entire Southern portion of the house no.23,corporation no.47/046 which is 50% of the entire property.owned by Nirmaanpunj infraheights LLP</p>
<p>No. of Vendors (4)</p>	
<p>Details of Vendors : (1) Smt. AMITA JAIN wife of Rakesh Jain resident of 55B, Wazir Hasan Road, Lucknow (2) Smt. MEERA GUPTA wife of Shri Anil Gupta resident of 100, Babar Road, New Delhi (3) ALOK GUPTA, son of Late Sri M.C. Gutpa, resident of 505, Lotus Petals Apratment,6/1- B,Mall Avenue, Lucknow (4) Dr. NAINA AGRAWAL wife of Dr. ANJANI KUMAR AGRAWAL resident of K-2060, Ground Floor, Chitranjan Park,New Delhi.</p>	
<p>No. of Purchaser (1)</p>	
<p>Details of Purchaser : M/s Nirmaanpunj Infraheights LLP registered address 4th Floor Goyal Tower,215/405 Subhash Marg,Lucknow -226004 through its partner Shri Pawan Kumar Agarwal s/o Late Bal Krishna Agarwal r/o 506 , Neelratan Apartment Aishbagh Road Lucknow -226004.</p>	

Amrita Jain
Amrita Jain

Meera Gupta
Meera Gupta

NIRMAANPUNJ INFRAHEIGHTS LLP
PARTNER

MS

Naina Agrawal

MS

Naina Agrawal

FOR SIGNATURE

SALE DEED

THIS SALE DEED IS MADE ON THIS 13th DAY OF April 2018,
BY AND BETWEEN

(1) (1) Smt. AMITA JAIN wife of Rakesh Jain resident of 55B,
Wazir Hasan Road, Lucknow (2) Smt. MEERA GUPTA wife of
Shri Anil Gupta resident of 100, Babar Road, New Delhi (3)
ALOK GUPTA, son of Late Sri Mahesh Chandra Gutpa,
resident of 505, Lotus Petals Apratment,6/1- B Mall Avenue,
Lucknow (4) Dr. NAINA AGRAWAL wife of Dr. ANJANI KUMAR
AGRAWAL resident of K-2060, Ground Floor, Chitranjan Park,
New Delhi (hereinafter collectively referred to as "VENDORS
" or "SELLERS")

IN FAVOUR OF

M/s Nirmaanpunj Infraheights LLP registered address 4th
Floor Goyal Tower,215/405 Subhash Marg,Lucknow -226004
through its partner Shri Pawan Kumar Agarwal s/o Late Bal
Krishna Agarwal r/o 506 , Neelratan Apartment Aishbagh
Road Lucknow -226004. (herein after referred to as
"VENDEE" or "PURCHASER")

(The expression of the Vendors or Sellers and the Vendee or
Purchaser shall mean and include them, their respective
heirs, legal representatives, administrators and executors).

<i>Amita Jain</i>	<i>Meera Gupta</i>	
<i>Amita Jain</i>	<i>Meera Gupta</i>	NIRMAANPUJ INFRAHEIGHTS LLP PARTNER
<i>NS</i>	<i>Naina Agrawal</i>	<i>PIC Agency</i>
<i>NS</i>	<i>Naina Agrawal</i>	

(The 'Vendors' or 'Sellers' and the 'Vendee' or 'Purchaser' are hereinafter individually also referred to as a "Party" and collectively as the "Parties")

WHEREAS one Smt. Isabella Sutton as exclusive owner of the free hold land with Bungalow No. 23 (old No. 16), situated at abbot road in the city of Lucknow transferred the same to Mr. Mohammed Ahsan Zaman through a registered sale deed dated 20.03.1917, which instrument is duly registered in Book No.1, Volume 523, at Pages 306/311, at Document No. 768 on 22.03.1917.

AND WHEREAS said Mr. Mohd. Ahsan Zaman Prop M/s M.A. Zaman and sons further sold and transferred the aforesaid property i.e. house bearing No. 23 (old No. 16) situated at Abbott Road, Lucknow by the way of registered sale deed executed by Mr. Mohd. Ahsan Zaman Prop M/s M.A. Zaman and sons in favour of Sri Harnath Sahai Gupta which is duly registered in the office Sub-Registrar, Lucknow, Vide Book No.1, Volume-543 on Pages 329 to 335 at Serial No. 3344 dated 07.12.1917.

AND WHEREAS after purchasing the aforesaid property i.e., house bearing No. 23 situated at Abbott Road (now called Vidhan Sabha Marg), Lucknow, Sri Harnath Sahai Gupta executed a registered gift deed in favour of Captain Jai Krishna son of Sri Harnath Sahai Gupta, Smt. Shakuntala Mahesh Chandra wife of Mahesh Chandra and Smt. Mona Chandrawati Gupta wife of Sri Harnath Sahai Gupta, which is duly registered in the office of Sub-Registrar, Lucknow Vide Book No.1, Volume-1472 on Pages 151 to 153 at Serial No. 3034 dated 01.11.1955 and the map is posted in Book No.1 Volume 1478 on Pages 99 and 100.

Amrita Jain Meera Gupta
Amrita Jain Meera Gupta

NIRMAANJUNI INFRAEIGHTS LLP
PARTNER

MS
MS

Naina Agrawal
Naina Agrawal

[Signature]
PARTNER

AND WHEREAS thereafter Smt Shakuntala Mahesh Chandra wife of Mr. Mahesh Chandra executed a registered Power Of Attorney in favour of Shri Mahesh Chandra son of Late Harnath Sahai Gupta, Duly registered in the office of Sub-registrar, New Delhi vide Book No. 4, Volume 370, on page 87 at Serial No.104 dated 18//01/1971.

AND WHEREAS Smt Mona Chandravati Gupta wife of Late Mr. Harnath Sahai Gupta had also executed a registered Power of Attorney in favour of Mahesh Chandra son of Late Harnath Sahai Gupta, duly registered in the office of Sub-Registrar, New Delhi Vide Book no. 4, Volume- 370, on Page No.89 at Serial No. 106 Dated 18/01/1971.

AND WHEREAS Lt. Col Jai Krishna son of Late Harnath Sahai Gupta also executed a registered Power of Attorney in favour of Sri Mahesh Chandra son of Late Harnath Sahai Gupta, duly registered in the office of Sub-registrar, New Delhi Vide Book no. 4, Volume- 370, on Page No.88 at Serial No. 105 Dated 18/01/1971.

AND WHEREAS on the basis of the aforesaid power of attorney Sri Mahesh Chandra son of Late Harnath Sahai Gupta sold and transferred the said property house bearing No. 23 admeasuring area 2631.04 Sq.Mtr. / 28310 sq.ft situated at Vidhansabha Road, District - Lucknow by the way of registered deed of conveyance executed by (1) Lt. Col Jai Krishna son of Late Harnath Sahai Gupta (2) Smt Shakuntala Mahesh Chandra wife of Mr. Mahesh Chandra (3) Smt Mona Chandravati Gupta wife of Late Mr. Harnath Sahai Gupta through her authorized power of attorney holder Sri Mahesh Chandra son of Late Harnath Sahai Gupta in favour of (1) Mahesh Chandra Gupta son of Late Pearey Lal Gupta (2)

Amita Jain Meera Gupta
Amita Jain Meera Gupta

NIRMAAN RUI INFRAREIGHTS LLP
PARTNER

MS
MS

Naina Agrawal
Naina Agrawal

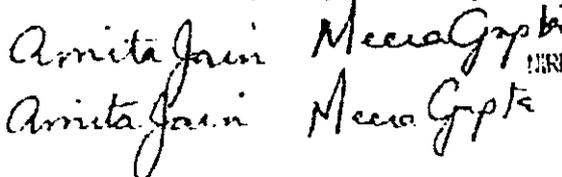
P.C. Agrawal
P.C. Agrawal

Smt. Satya Gupta wife of Sri Mahesh Chandra Gupta (3) Kundan Lal Kumar son of Late Harnarinjan Das Kumar (4) Smt. Kushal Lata Kumar wife of Sri Kundan Lal Kumar which is duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No.1, Volume 2059 on Pages 272 to 288 at Serial No. 1058 dated 05.05.1971.

AND WHEREAS that Mahesh Chandra Gupta son of Pyarey Lal Gupta executed an unregistered will in favour of his wife namely Smt. Satya Gupta daughter of Late Amarnath Gupta wife of Sri Mahesh Chandra Gupta and three daughters namely Amita Gupta daughter of Sri Mahesh Chandra Gupta, Meera Gupta daughter of Sri Mahesh Chandra Gupta, Naina Gupta daughter of Sri Mahesh Chandra Gupta, Alok Gupta son of Sri Mahesh Chandra Gupta with an equal share of 5% from his 1/4th i.e. 25% of share in aforesaid property.

AND WHEREAS that Satya Gupta wife of Late Mahesh Chandra Gupta has also executed a registered will in favour of Alok Kumar Gupta son of Late Mahesh Chandra Gupta, Amita Gupta daughter of Sri Mahesh Chandra Gupta wife of Sri Rakesh Jain, Smt. Meera Gupta daughter of Sri Mahesh Chandra Gupta wife of Sri Anil Gupta, Dr. Naina Agarwal daughter of Sri Mahesh Chandra Gupta wife of Dr. Anjani Agarwal with an equal share of 7.5% from her 30% of share in the aforesaid property which is duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No.3, Jild No. 110 on Pages 31 to 42 at Serial No. 413 dated 23.12.2006.

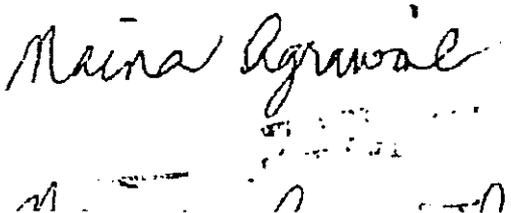
AND WHEREAS in this way after the death of Sri Mahesh Chandra Gupta son of Pyarey Lal Gupta, Smt. Satya Gupta



 Amita Jain Meera Gupta



 Naina Agarwal



 Alok Kumar Gupta

wife of Sri Mahesh Chandra Gupta, Alok Gupta son of Sri Mahesh Chandra Gupta, Amita Gupta daughter of Sri Mahesh Chandra Gupta wife of Sri Rakesh Jain, Meera Gupta daughter of Sri Mahesh Chandra Gupta wife of Sri Anil Gupta, Dr. Naina Agarwal daughter of Sri Mahesh Chandra Gupta wife of Dr. Anjani Agarwal became the title owner of the share in the property i.e. house bearing No. 23 admeasuring area 1315.520 sq.mtr. / 14155 sq.ft. situated at Vidhan Sabha Marg, District- Lucknow, Uttar Pradesh.

AND WHEREAS Smt. Satya Gupta died on 24.07.2013 leaving behind her last Will and Testament dated 26.12.2006, duly registered before the Sub-Registrar at Lucknow on 23.12.2006 under SI.No.413Book No.3, ZildNo.110, PagesNo.31 to 42, through which she bequeathed her 30% share equally to her four heirs namely (i) son Alok Gupta and three daughters (iv) Amita Jain, (iii) Meera Gupta & (iv) Dr. Naina Agarwal.

AND WHEREAS Smt. Kushal Lata Kumar also died on 25.09.2015, leaving behind her last Will & Testament dated 14.08.2003 duly registered in the office of the Sub-Registrar at New Delhi at SI.No.5954, BookNo.03, ZildNo.1265 on Page 88-X, by virtue of which her 25% share in the said Property devolved equally upon her two daughters Komilla Raote and Ritu Aggarwal (the Vendors herein), each having 12.5% share in the said Property.

AND WHEREAS in the above stated manner there is no legal heir and the said Property was owned by and in the joint possession of the 6 persons forming part of two groups of families consisting on the one hand Komilla Raote and Ritu Aggarwal, and Alok Gupta and his 3 siblings, namely (i)

Amita Jain Meera Gupta
 Amita Jain Meera Gupta
 NAINA AGGARWAL
 NIRMANN PUJJI NERA HEIGHTS LLP
 PARTNER

Amita Jain, (ii) Meera Gupta & (iii) Dr. Naina Agrawal on the other hand, each of whom have the following right title and interest in the said Property as described in Schedule I:

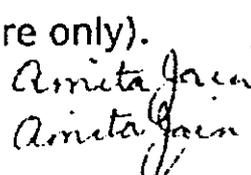
- | | |
|----------------------|-------|
| 1. Komilla Raote | 25% |
| 2. Ritu Aggarwal | 25% |
| 3. Alok Gupta | 12.5% |
| 4. Amita Jain | 12.5% |
| 5. Meera Gupta | 12.5% |
| 6. Dr. Naina Agrawal | 12.5% |

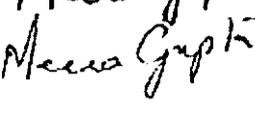
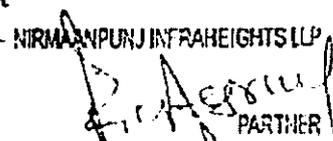
AND WHEREAS Possession/Tenants the said Property was rented out to various tenants until early 2017 and the rents were being divided in the abovementioned manner. That all the tenants of the said Property have vacated, and the said is at present Property is vacant and in possession of the owners and that as on date there is no litigation. The said property is not mortgaged.

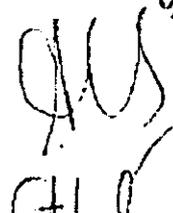
AND WHEREAS that Ms. Komilla Raote and Mrs. Ritu Aggarwal sold their 50% Rights of the southern portion of the property 23. Vidhan sabha marg Lucknow to M/s Nirmaanpunj Infraheights LLP which is duly registered before the sub Registrar at lucknow on the even date.

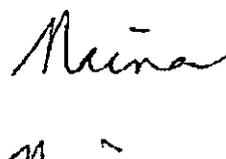
AND WHEREAS the Vendors have not in any way encumbered or pledged anywhere in any manner whatsoever their interest in the said Property.

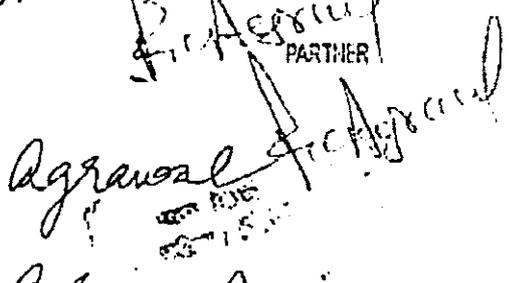
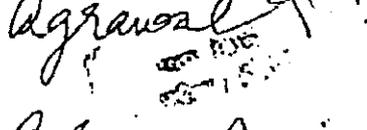
AND WHEREAS the Vendors have agreed to sell the said land with building to Vendee with all common facilities, appurtenances and easement and whatsoever attached thereto for a consideration of Rs 13,00,00000/- (Rupees Thirteen crore only).







NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That having received the full consideration amount of Rs. 13,00,00000/- (Rupees Thirteen Crore Only) and proof of TDS deposit as per law, in the manner detailed in the schedule of payment, the Vendors do hereby sell convey and assign absolutely their 50% share in the said land with building to the Vendee and all that it has with all rights of easements & appurtenances attached thereto to hold and possess the same as absolute and exclusive owner thereof.
2. That the Vendee has now become the absolute owner-in-possession of the 50% share in the 'said Property' by virtue of the present sale deed and the 'said Property' hereby transferred shall be peacefully and quietly entered into and upon and held and enjoyed either in its present state or in any other state without any interruption or disturbance or hindrance by the Vendors or any other person/s claiming through or under the Vendors or from anybody whomsoever.
3. That the Vendors are transferring and conveying the good marketable title and transferable rights without any encumbrances, lien or mortgage to the Vendee in respect of the said Property.
4. That if any person/ s, claim/claims any right or privileges in respect of the said property hereby sold to the vendee, it shall be rendered illegal and void by virtue of this sale deed and if the vendee is deprived of the said property or any part thereof on account of defect in the

Amita Jain Meera Gupta
Amita Jain Meera Gupta

NIRMANPUNJ INFRAHEIGHTS LLP
PARTNER

Meera Agrawal
Amita Jain Meera Gupta

- title of the vendors, the vendors undertake to indemnify the vendee with all such losses if any.
- 5. That the Vendors have given the Vendee the only document in their possession which is the Duplicate deed of sale (in original) dated 26-02-1971 duly stamped by Sub-Registrar Lucknow and signed by Mahesh Chandra as attorney for Lt-Col. Jai Krishna and Smt. Shakuntala Mahesh Chandra, who were the sellers to the first and second parties of the present sale deed.
- 6. That the Vendor declares that the property is mutated in their name in Municipal Records
- 7. That as on date there are no Dues as against the Said Property.
- 8. That the Vendors further declare that the said Property is not the subject matter of any HUF and that no part or portion of the said Property is owned by any minor and/or any minor has any right, title, interest and claim or concern of any nature with the said Property and that there is no claim of whatsoever nature or charges such as maintenance from minors or other claims and the like against the said Property.
- 9. That the Vendee shall have a right to get the said Property mutated in its name and the Vendors shall cooperate and give their full assistance to the Vendee for the same at the Vendee's cost and expense and subject to the Vendors convenience.
- 10. That the possession of the said Property has been delivered by the Vendors to the Vendee at the time of execution of this sale Deed.

Amita Jain Meera Gupta
Amita Jain Meera Gupta

NIRMAANPUNLI INFRAHEIGHTS LLP
 PARTNER

MS
MS

Manu Agrawal
Manu Agrawal

11. That the total plot area is measuring 2,631 sq.mt valuation whereof at the rate of Rs. 70,000 per sq.mt. for the first 1000 Sq.mtr. comes to Rs. 7,00,00,000/- and for the balance 1631 sq.mtr. reduced by 30% comes to $4,9000 \times 1631 = \text{Rs. } 7,99,19,000/-$ As there is a triple storied RCC second class residential building with a total covered area measuring 3533.80 sq.mt valuation whereof at the rate of Rs. 12,000 per sq.mt comes to 4,24,05,600/-. Thus the total valuation of property comes to Rs. 19,23,24,600/-. Since only 50% of land & covered area is being sold . Valuation therefore comes to Rs. 9,61,62,300/- say Rs. 9,61,63,000/- . While the agreed sale consideration is Rs 13,00,00,000/-. Hence stamp duty of Rs. 91,00,000/- has been paid and affixed on the present deed by the purchasers. Stamp duty has been paid vide E-stamp No. IN-UP0439

Dated 13.04.18 It is a 45 year old construction. Any modification in the stamp duty now or in future if required to be paid on any account, in reference to any notice from the statutory authorities or any third party, would be the sole responsibility of the Vendee in terms of payment or any other compliance with such authorities or parties as may be required. The Vendors will not be responsible in any manner whatsoever, directly or indirectly, to make any payment or adhere to any compliances as may be demanded.

12. That all expenses of this Sale Deed viz., stamp duty as applicable on sale consideration, registration charges etc., now or in the future, have been borne and paid or shall be borne and paid by the Vendee.

Amita Jain Meera Gupta
Amita Jain Meera Gupta

NIRMANPUNJ INFRAWEIGHTS LLP
AIC
PARTNER

MS

Maina Agrawal

MS

Maina Agrawal

- 13. The present sale deed will be valid only on realisation of the pay orders and credit of payment in the bank accounts of the Vendors as described in Schedule-II below. In the eventuality that payment is not credited in full in the bank accounts of the Vendors, the present sale deed shall be infructuous and null and void, in which case none of the terms and conditions of this sale deed shall be binding on the Vendor or Vendee.
- 14. That the Recitals shall form an integral part of this Sale Deed.

SCHEDULE-I

Entire Northern portion of the House No.23, corporation no. 47/046 which is 50% of the entire property known as "Akash Deep" situated at 23, Vidhan Sabha Marg, Lucknow measuring 1315.52 Sq. Mtr.(out of total plot area of 2631 sq.mt.) and bounded as under:-

East :Vidhan Sabha Marg

West : Office of electricity Board.

North: Way to Ratan Square.

South : : Entire Southern portion of the house

no.23,corporation no.47/046 which is 50% of the entire property now owned by Nirmaanpunj infraheights LLP

Amita Jain *Meera Gupta*
Amita Jain *Meera Gupta*

NIRMAANPUNJ INFRAHEIGHTS LLP
[Signature]
PARTNER

[Signature]

Mana Agrawal

[Signature]

[Signature]

Mana Agrawal

SCHEDULE-II
DETAILS OF PAYMENTS

- (1) R.T.G.S of Rs. 1,00,00,000 on 01/07/2017 vide UTR No. ICICR52017070100795736 AND cheque no.90909 in favour of Alok Gupta
- (2) R.T.G.S of Rs 50,00,000 on 01/07/2017 vide UTR No. ICICR52017070100794068 and cheque no. 90910 in favour of Mrs Amita Jain
- (3) R.T.G.S of Rs 50,00,000 on 11/07/2017 vide UTR No. ICICR52017071100759476 and cheque no. 090911 in favour of Mrs. Amita Jain
- (4) Demand Draft for Rs 18,75,000.00 drawn on ICICI Bank Draft No 50268 dated 30.11.2017 in favour of Alok Gupta.
- (5) Demand Draft for Rs 18,75,000.00 drawn on ICICI Bank Draft No 502916 dated 11.04.2018 in favour of Mrs. Amita Jain
- (6) Demand Draft for Rs 1,18,75,000.00 drawn on ICICI Bank Draft No 502914 dated 11.04.2018 in favour of Mrs. Meera Gupta.
- (7) Demand Draft for Rs 1,18,75,000.00 drawn on ICICI Bank Draft No 502915 dated 11.04.2018 in favour of Dr. Naina Agrawal.
- (8) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76815 Dated 04.04.2018 in favour of Alok Gupta.

Amita Jain
Amita Jain

Meera Gupta
Meera Gupta

NIRMAAN PUSHPERA HEIGHTS LLP
PARTNER

MS

Naina Agrawal

MS

Naina Agrawal

- (9) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76805 Dated 04.04.2018 in favour of Alok Gupta.
- (10) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76813 Dated 04.04.2018 in favour of Amita Jain.
- (11) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76807 Dated 04.04.2018 in favour of Amita Jain.
- (12) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76816 Dated 04.04.2018 in favour of Meera Gupta.
- (13) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76806 Dated 04.04.2018 in favour of Meera Gupta.
- (14) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76814 Dated 04.04.2018 in favour of Naina Agarwal.
- (15) Demand Draft for Rs 1,01,50,000 (one crore One Lakh Fifty Thousand only)drawn on Axis Bank Draft no. 76808 Dated 04.04.2018 in favour of Naina Agarwal.
- (16) Rs. 13,00,000/- (Rupees Thirteen Lakh only) deducted towards TDS. The receipt of which will be handed over by the vendee to the vendor.

Amita Jain Meera Gupta
Amita Jain Meera Gupta

NIRMANPUNJ INFRAHEIGHTS LLP
A. Agarwal
PARTNER

MS Naina Agarwal
MS Naina Agarwal

In witness whereof the Vendors and Vendee have executed and signed this sale deed in presence of the witnesses on the date month and year first mention above.

WITNESSES :



1- Abhinav Agarwal
s/o Pavan Agarwal
r/o 506, Neelratan Apartment Aishbagh Road
Lucknow-226004

Agarwal

Agarwal



Amita Jain

Amita Jain



2- Ashwani Kumar
s/o Bhagwati Prasad
r/o E-4464, Sector 11, Rajajipuram,

Ashwani Kumar

Ashwani Kumar



Meena Gupta

Meena Gupta



Meena Agrawal
VENDORS

Meena Agrawal

Pictorial
NIRWANPURI ESTATE CONSULTANTS LLP

PURCHASER

PARTNER

Drafted by :

Advocate

Advocate

Civil Court, Lucknow.

Mob. No. 9452296917

Regn. No. 1320/1972

Typed by :

Jagdeep S. Lamba

(JAGDEEP S. LAMBA)
Civil Court, Lucknow

2/12/21
2021/12/02

विक्रय पत्र

प्रतिफल - 130000000 स्टाम्प शुल्क - 9100000 बाजारी मूल्य - 96163000 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 100 योग - 20100

श्री निर्माणपुंज इन्फ्राहाईट्स एल एल पी द्वारा
पवन कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राजु बाल कृष्ण अग्रवाल
व्यवसाय, व्यापार
निवासी: 506, नीलरतन अपार्टमेंट, ऐशवाग रोड, लखनऊ

Handwritten signature



श्री, निर्माणपुंज इन्फ्राहाईट्स एल एल पी द्वारा पवन कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि

के यह लेखपत्र इस कार्यालय में दिनांक
13/04/2018 एवं 06:30-33 PM बजे
निबधन हेतु पेश किया।

क्या 545

रजिस्ट्रार अधिकारी के हस्ताक्षर

Handwritten signature
एस० बी० सिंह
उप निबंधक सदर प्रथम
लखनऊ

श्री निर्माणपुंज इन्फ्राहाईट्स एल एल पी के द्वारा पवन
कुमार अग्रवाल , पुत्र श्री सुब0 बाल कृष्ण अग्रवाल
निवासी. 506, नीलरतन अपार्टमेन्ट, ऐश्याना रोड,
लखनऊ
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री अभिनव अग्रवाल , पुत्र श्री पवन अग्रवाल
निवासी: 506 नीलरतन अपार्टमेन्ट राजेन्द्र नगर,
लखनऊ
व्यवसाय: व्यापार



पहचानकर्ता : 2

श्री अश्वनी कुमार , पुत्र श्री भगवती प्रसाद
निवासी: ई-4464, राजाजीपुरम, लखनऊ
व्यवसाय: नौकरी

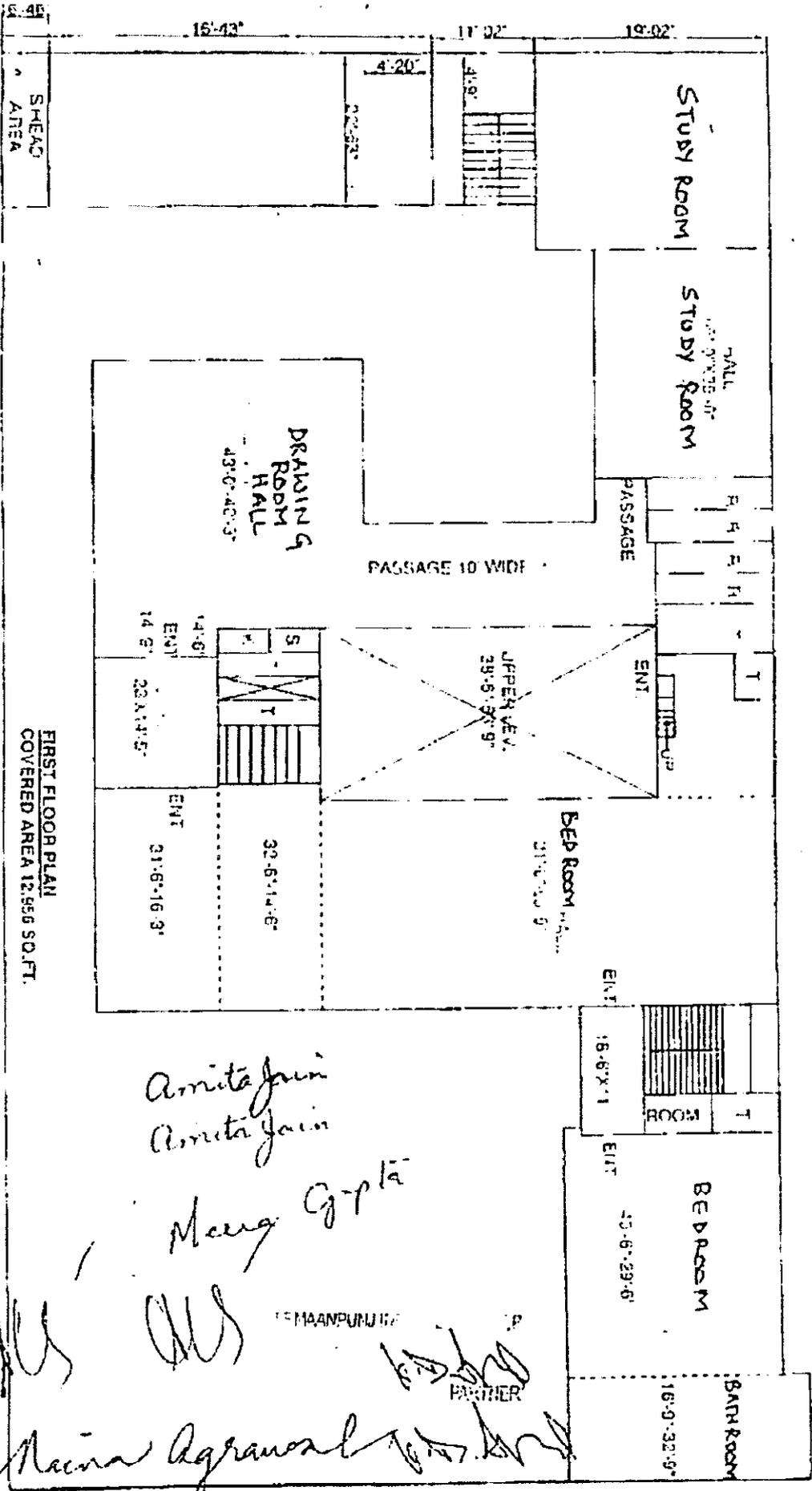


ने की। प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

Business Partner

रजिस्ट्रार अफिसरी के हस्ताक्षर

Sd/-
एस0 बी0 सिंह
उप निबंधक : सदर प्रथम
लखनऊ



FIRST FLOOR PLAN
COVERED AREA 12,556 SQ.FT.

Amita Jain
Amita Jain

Mang Gupta

Naina Agrawal
Naina Agrawal

NIRMAANPUNJ
PARTNER

NIRMAANPUNJ INFRAHEIGHTS LLP
PARTNER

Amita Jain

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्रीमती अमिता जैन, पत्नी श्री राकेश जैन

निवासी: 55वीं वजीरहसन रोड, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 2

Amrita Jain



श्रीमती मीरा गुप्ता, पत्नी श्री अनिल गुप्ता

निवासी: 100, बाबर रोड, नई दिल्ली

व्यवसाय: गृहिणी

विक्रेता: 3

Mira Gupta



श्री आलोक गुप्ता, पुत्र श्री रवी एम।सी। गुप्ता

निवासी: 505 लोटस अपार्टमेंट माल एन.ए. लखनऊ

व्यवसाय: व्यापार

विक्रेता: 4

AKS



श्रीमती डा० नैना अग्रवाल, पत्नी श्री डा० अंजनी कुमार
अग्रवाल

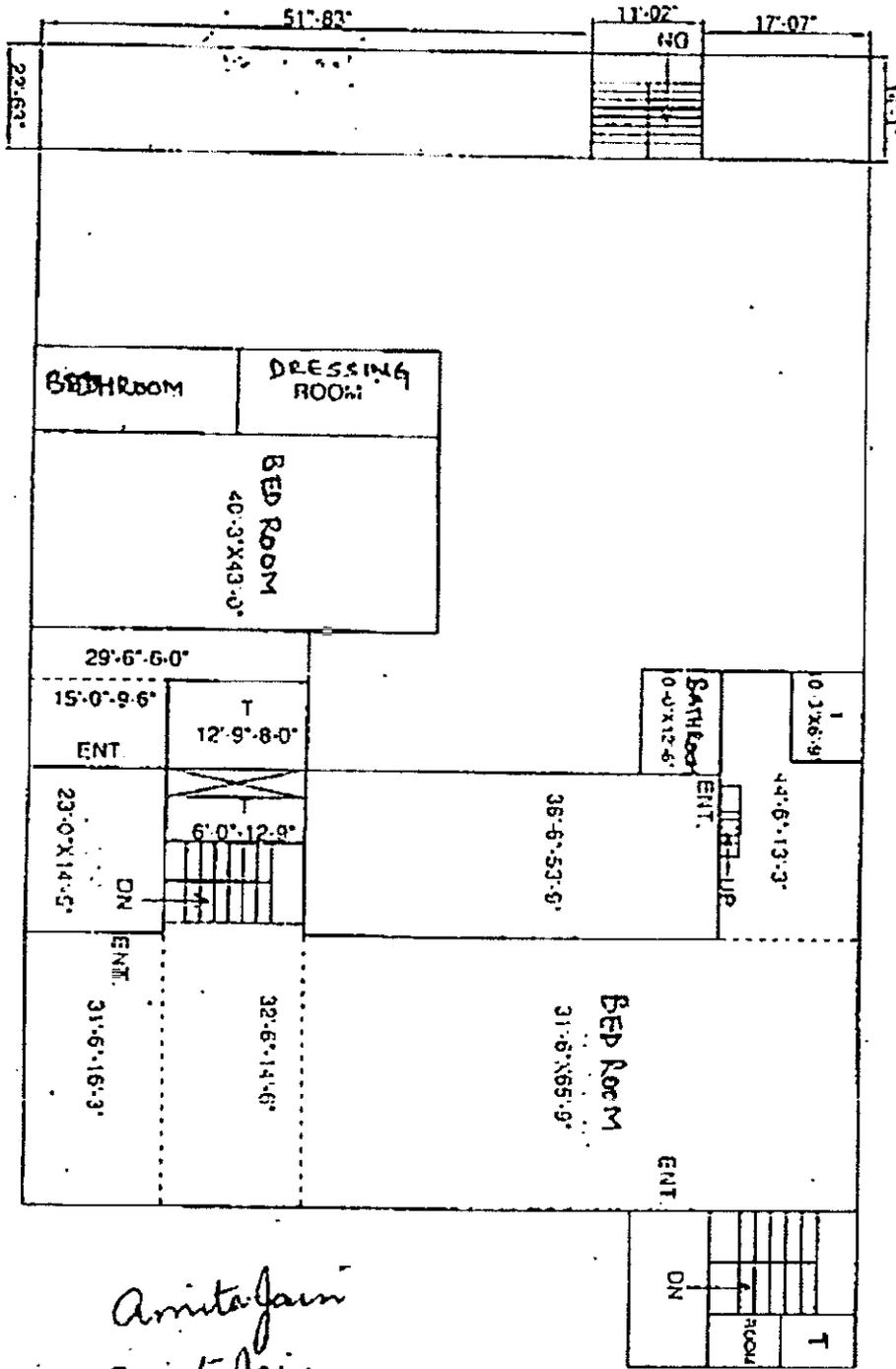
निवासी: के-060, ग्राउण्ड फ्लोर, चितरंजन पार्क, नई
दिल्ली

व्यवसाय: डाक्टर

विक्रेता: 1

Naina Agrawal





SECOND FLOOR PLAN
COVERED AREA 9,069 SQ.FT.

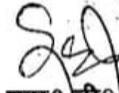
Amrita Jain
Amrita Jain
Mera Gupta
MS
Naina Agrawal
Naina Agrawal

NIRMAAN PUNJ INFRAHEIGHTS LLP

Naina Agrawal
 PARTNER
Naina Agrawal
 PARTNER

बही संख्या 1 जिल्द संख्या 23789 के पृष्ठ 75 से 114 तक
क्रमांक 7815 पर दिनांक 13/04/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एस0 बी0 सिंह

उप निबंधक : सदर प्रथम

लखनऊ

