



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature: Farah Deeba  
 ACC Name- Farah Deeba, ACC Code-UPECCALUP14171904  
 ACC Address- 743400 Muthiganj, Mobile: 7388542294  
 Licence No.- 907, Tehsil & District Prayagraj

2560/23

₹1,79,86,500

Certificate No. : IN-UP95004332707873V  
 Certificate Issued Date : 26-Apr-2023 06:34 PM  
 Account Reference : NEWIMPACC (SV)/ up14171904/ PRAYAGRAJ SADAR/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUP1417190482169879877068V  
 Purchased by : SHREEVIGHNAHARTA BUILDWELL LLP Thru Desig Partner  
 Description of Document : Article 23 Conveyance  
 Property Description : PartOfNazul NowFreehold PlotNo.27 Georgetown UpvibhajtNo.27/1 LowtherRoadAlld MoreDetailsAsPerDeed  
 Consideration Price (Rs.) :  
 First Party : Shri Vijai Krishna  
 Second Party : SHREEVIGHNAHARTA BUILDWELL LLP Thru Desig Partner  
 Stamp Duty Paid By : SHREEVIGHNAHARTA BUILDWELL LLP Thru Desig Partner  
 Stamp Duty Amount(Rs.) : 1,79,86,500  
 (One Crore Seventy Nine Lakh Eighty Six Thousand Five Hundred only)



Please write or type below this line

*[Signature]*

*[Signature]*

PU 0004387863

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shraestamp.com](http://www.shraestamp.com) or using e-Stamp Mobile App or Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Identified  
His Adversary



(2)

## PRECIS OF THE DEED

- |     |  |  |
|-----|--|--|
| 1.  | Type of Land. -  | Land with Building   |
| 2.  | Ward/ Pargana. -   | Sadar  |
| 3.  | Mohalla/Village. -   | Mohalla Lowther Road, Allahabad now Prayagraj  |
| 4.  | Description of Property. -                                     | Part of nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhaji Sankhya 27/1, measuring 4582.87 Sq. Metres out of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj, built over the aforesaid freehold land together with all other construction, trees, boundary wall etc. standing thereon. |
| 5.  | Unit of Land (Hectare/Sq. Metre) -                             | 4582.87 Sq. Metres   |
| 6.  | Extent of Land/ Proportionate Land -                           | X  |
| 7.  | Situation of Road. -   | Mohalla Lowther Road, Allahabad now Prayagraj  |
| 8.  | Other description/ 9 metre road/corner etc. -                  | Lowther Road, Prayagraj  |
| 9.  | Type of Property. -  | Land with Building   |
| 10. | Total area of the property (In case of Multistorey Building) - | X  |
| 11. | Total Covered Area (In case of Multistorey Building) -         | X  |
| 12. | Stage-Finished/Semi-Finished/etc. -                            | X  |
| 13. | Valuation of Trees. -  | Rs. 2,41,000/-   |
| 14. | Boring/Well etc. -   | X  |
| 15. | Built up area. -   | Value of R.B. Construction (Pucca) on Ground Floor : 74.02 Sq. metres  |
| 16. | Year of Construction. -  | X  |
| 17. | Whether Member of Sahkari Awas Samiti- Yes/No. -               | X  |
| 18. | Sale Consideration in Rupees. -                                | Rs. 35,98,00,000/-   |
| 19. | Valuation of Property -  | Rs. 27,57,87,600/-   |
| 20. | Stamp duty paid. -   | Rs. 2,51,86,500/-  |
- (Rs. 72,00,000/- paid at the time of Agreement and Rs. 1,79,86,500/- is paid in this deed, thus total stamp duty of Rs. 2,51,86,500/- is paid)

### Boundary :

- East: - Sanitary Lane Thereafter Nazul Bhukhand Sankhya 26, George Town, Allahabad now Prayagraj.
- West: - Lowther Road, Allahabad now Prayagraj.
- North: - Remaining Portion of Nazul now freehold Plot No. 27/1, George Town, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj.
- South: - Nazul Bhukhand Sankhya 28, George Town, Allahabad.

Vijal Krishna

SHREEVIGHNAHARTABUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)

( 3 )

**Number of First Party [1]**

**Description of Vendor**

1. Name : **Vijai Krishna**  
Father's Name **Late Jai Krishna**  
Permanent Address **Old 40, New 34/40/1, Lowther Road, Post Office-George Town, Tehsil Sadar, District - Allahabad now Prayagraj**  
Present Address **Old 40, New 34/40/1, Lowther Road, Post Office-George Town, Tehsil Sadar, District - Allahabad now Prayagraj**  
Occupation **Business**  
Pan No. **ADMPK0419L**  
Aadhaar No. **XXXX XXXX 4075**  
Mobile No. **9415017875**

**Number of Second Party [1]**

**Description of Vendee**

1. Name : **SHREEVIGHNAHARTA BUILDWELL LLP**  
*through its Designated Partner Shri Shashank Agarwal*  
Father's Name **Late Rajeev Agarwal**  
Permanent Address **B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001**  
Present Address **B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001**  
Occupation **Business**  
Pan No. **AEPFS2898F**  
Aadhaar No. **XXXX XXXX 7747**  
Mobile No. **9838658898**

  
Vijai Krishna  
(Vendor)



  
SHREEVIGHNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 2560

वर्ष: 2023

प्रतिफल- 359800000 स्टाम्प शुल्क- 17986500 बाजारी मूल्य - 275787600 पंजीकरण शुल्क  
- 3598000 प्रतिनिधिकरण शुल्क - 100 योग : 3598100

श्री श्री विघ्नहर्ता बिल्डवेल एल एल पी द्वारा  
शशांक अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० राजीव अग्रवाल  
व्यवसाय : व्यापार  
निवासी: बी-304/305, 60/48, पुष्पेन्द्र एलिंगन हाईटस,  
सिविल लाइन्स, प्रयागराज



श्री, श्री विघ्नहर्ता बिल्डवेल एल एल पी द्वारा  
शशांक अग्रवाल  
अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में  
दिनांक 29/04/2023 एवं  
02:00:53 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार प्रभारी

उप निबंधक : सदर प्रथम

प्रयागराज

29/04/2023

संतोष कुमार नियमित

निबंधक लिपिक

29/04/2023



( 4 )

**SALE DEED**

**THIS SALE DEED** is made on this the 29<sup>th</sup> day of April, 2023.

**BETWEEN**

**Shri Vijai Krishna S/o Late Jai Krishna R/o Old 40, New 34/40/1, Lowther Road, Post Office-George Town, Tehsil Sadar, District - Allahabad now Prayagraj, hereinafter called the Vendor, which term unless excluded by the context shall mean and include his heirs, successors legal representatives and assigns.**


**AND**

**SHREEVIGHNAHARTA BUILDWELL LLP (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001, Authorised vide Boards Resolution passed in the Meeting dated 09.02.2023, hereinafter called the Vendee, which term unless excluded by the context shall mean and include their heirs, successors in office, legal representatives and assigns.****

**WHEREAS** the Vendor (Vijai Krishna) is the owner and in possession of Nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhajit Sankhya 27/1, George Town, situated in Mohalla Lowther Road, Allahabad, measuring 6204.79 Sq. Metres, together with constructions standing thereon, by virtue of registered freehold deed dated 31.03.2003, executed by Upper Ziladhikari, (Vitya Evam Rajasva) Allahabad on behalf of Governor of Uttar Pradesh, which is registered in Pustak Sankhya 1 Khand Sankhya 3833 on pages 293/342 at serial No. 4822 in the office of Sub-Registrar, Sadar, Allahabad on 31.03.2003;

**AND WHEREAS** prior to the transfer of the aforesaid nazul land, Shri Damodar Das S/o Late Lala Thakur Prasad R/o Unchamandi, Allahabad, was the Lessee of lease hold rights of nazul site No. 27, George Town, Allahabad, measuring 2 Acre 3276 Sq.Yards = 12956 Sq. Yards = 10832.51

  
Vijai Krishna  
(Vendor)

  
SHREEVIGHNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



बही सं०: 1

रजिस्ट्रेशन सं०: 2560

वर्ष: 2023

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

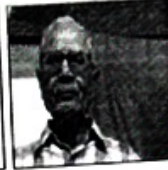
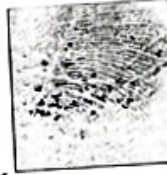
विक्रेता: 1

श्री विजय कृष्ण, पुत्र श्री स्व० जय  
कृष्ण

निवासी: पुराना 40, नया 34/40/1,  
लाउदर रोड, जार्ज टाउन सदर  
प्रयागराज

व्यवसाय: व्यापार

क्रेता: 1



श्री श्री विघ्नहर्ता बिल्डवेल एल एल पी  
के द्वारा शशांक अग्रवाल, पुत्र श्री स्व०  
राजीव अग्रवाल

निवासी: बी-304/305, 60/48, पुष्पेन्द्र  
एल्लिगन हाईट्स, सिविल लाइन्स,  
प्रयागराज

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री अंशुमान अग्रवाल, पुत्र श्री विजय  
कृष्ण

निवासी: 40, लाउदर रोड, प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री विशाल चौधरी, पुत्र श्री स्व० रमा  
कान्त

निवासी: 78, मुक्ता विहार नैनी,

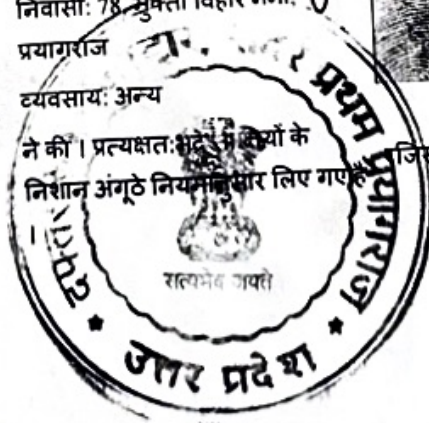
प्रयागराज

व्यवसाय: अन्य



ने की। प्रत्यक्षतः मध्य प्रदेश के  
निशान अंगूठे नियमों के तहत

जिस्ट्रीकरण अधिकारी के हस्ताक्षर



( 5 )

Sq. metres, by an indenture dated 19.03.1914, was demised by the Secretary of State for India in Council in favour of Shri Damodar Das aforesaid for a period of 30 years, renewable after every thirty years upto an aggregate period of ninety years, which is registered in Bahi Sankhya 1 Jild Sankhya 366 on pages 32 at serial No. 1251 in the office of Sub-Registrar, Chail, Allahabad on 17.07.1914; which was valid with effect from 01.09.1913;

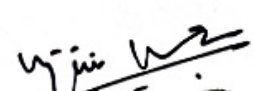
**AND WHEREAS** First deed of renewal of nazul site No. 27, George Town, Allahabad, measuring 2 Acre 3276 Sq.Yards = 12956 Sq. Yards = 10832.51 Sq. metres, was renewed for a period of 30 years by a deed of renewal dated 16.04.1946 executed on behalf of Governor of Uttar Pradesh in favour of Shri Damodar Das S/o Late Lala Thakur Prasad R/o Unchamandi, Allahabad, which was valid with effect from 01.09.1943 for a period of 30 years;


**AND WHEREAS** Shri Damodar Das during his life time got constructed a residential house over the aforesaid nazul land which was numbered as House No. 40, Lowther Road, Allahabad and remained its owner till his life time;

**AND WHEREAS** Shri Damodar Das, the aforesaid lessee, died on 12.06.1964 leaving behind Shri Radha Krishna and Shri Jai Krishna as his sons and heirs and successors, who inherited the properties left by the Late Damodar Das and became the Lessees of the aforesaid nazul Bhukhand Sankhya 27, George Town, Allahabad, measuring 2 Acre 3276 Sq.Yards = 12956 Sq. Yards = 10832.51 Sq. metres;

**AND WHEREAS** the deed of renewal dated 12.09.1989 was executed between Governor of Uttar Pradesh and Shri Radha Krishna and Shri Jai Krishna sons of Late Damodar Das R/o House No. 40, Lowther Road, George Town, Allahabad, which was valid with effect from 01.09.1973 for a period of 30 years which was registered in Bahi Sankhya 1 Jild Sankhya 3082 on pages 120 to 122 at serial No. 4134 in the office Sub-Registrar, Chail, Allahabad on 19.12.1990;

**AND WHEREAS** Later on mutual family settlement took place between

  
Vijai Krishna  
(Vendor)

  
SHREEVIGNHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



*Anand*  
संतोष कुमार प्रभारी  
उप निबंधक : सदर प्रथम

प्रयागराज  
29/04/2023

टिप्पणी : विक्रेता ने प्रलेखानुसार  
धनराशी प्राप्त करना स्वीकार किया

*Anand*  
संतोष कुमार नियमित  
निबंधक लिपिक प्रयागराज  
29/04/2023





( 6 )

the aforesaid co-lessees namely Shri Radha Krishna and Shri Jai Krishna sons of Late Damodar Das in respect of Nazul Bhukhand Sankhya 27, George Town, Allahabad and by virtue of the aforesaid settlement Shri Jai Krishna got a portion of aforesaid nazul land, measuring 6350.18 Sq. Metres as his share and Shri Radha Krishna got the remaining portion of the aforesaid nazul land, measuring 4482.33 Sq. metres and they remained its lessees (lease holder) and in possession of their respective shares thereafter;


**AND WHEREAS** Shri Jai Krishna during his life time executed a WILL dated 24.06.1987 and in the said WILL Shri Jai Krishna had expressed his desire that after his death his portion of the Nazul Site No. 27, George Town, Allahabad, measuring 6350.18 Sq. Metres, shall Devolve/Vest with his son namely Shri Vijai Krishna, the present Vendor;

**AND WHEREAS** Shri Jai Krishna died on 19.01.1995 leaving behind Smt. Prem Kumari as his wife and Shri Vijai Krishna as his son and four daughters namely Smt. Meera Agarwal, Smt. Indira Agarwal, Smt. Sudha Agarwal and Dr. (Smt.) Subha Agarwal as his successors but as per the provisions contained in the aforesaid WILL dated 24.06.1987, executed by the Late Jai Krishna his only son Vijai Krishna the present Vendor, became the sole lessee of aforesaid portion of Nazul Bhukhand Sankhya 27, George Town, Allahabad, measuring 6350.18 Sq. Metres and owner of lease hold rights of aforesaid nazul land, together with residential building, standing thereon, which is presently numbered as Old 40, New 34/40/1, Lowther Road, Allahabad and thus the Vendor became the Lessee and owner of Lease hold rights of aforesaid nazul land, together with residential building, standing thereon, which is presently numbered as Old 40, New 34/40/1, Lowther Road, Allahabad;

**AND WHEREAS** under the prevalent scheme of the State Government for conversion of lease hold rights into freehold, Shri Vijai Krishna S/o Late Jai Krishna, made an application for conversion of lease hold rights in respect of his share in Nazul site No. 27, George Town, Allahabad, measuring 6350.18 Sq. Metres and the Collector of Allahabad has allowed the conversion of lease hold rights of nazul Site No. 27, George Town, Allahabad into

  
Vijai Krishna  
(Vendor)



  
SHREEVIGNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



( 7 )

freehold land, measuring 6350.18 Sq. Metres and in the said proceeding, Smt. Prem Kumari, the mother of the Vendor and Smt. Meera Agarwal, Smt. Indira Agarwal, Smt. Sudha Agarwal and Dr. (Smt.) Subha Agarwal the sister's of the Vendor have filed their Sahmati/No-Objection that the aforesaid nazul land, be declared freehold in favour of Shri Vijai Krishna for which they shall have no-objection nor raise any objection in future and on receipt of the aforesaid Sahmati and conversion charges, the Collector, Allahabad has declared and converted the aforesaid nazul land, measuring 6204.79 Sq. Metres of the aforesaid nazul land after deducting an area measuring 145.39 Sq. Metres for widening of road under master plan and the Upper Ziladhikari (Vitya Evam Rajasva) Allahabad on behalf of Governor of Uttar Pradesh, has executed a freehold deed dated 31.03.2003 in respect of Nazul Bhukhand No. 27, George Town, Upvibhajit Sankhya 27/1, measuring 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad in favour of Vijai Krishna S/o Late Jai Krishna R/o 40, Lowther Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 3833 on pages 293/342 at serial No. 4822 in the office of Sub-Registrar, Sadar, Allahabad on 31.03.2003. The aforesaid nazul land has been declared freehold for residential purpose and the name of the Vendor stands recorded over the aforesaid freehold land in nazul records and over the aforesaid house in the records of Nagar Nigam, Allahabad now Prayagraj and in other relevant records and thus the Vendor (Vijai Krishna) is the absolute owner of Nazul Bhukhand No. 27, George Town, Upvibhajit Sankhya 27/1, measuring 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, together with House No. Old 40, New 34/40/1, Lowther Road, Allahabad, having absolute right, title and interest in respect of the aforesaid property and the Vendor has all and every right to sell, transfer and alienate the same;

**AND WHEREAS** since the aforesaid property is becoming unmanagable by the Vendor, hence the Vendor having all rights as owner has decided to sell a part of nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhajit Sankhya 27/1, measuring 4582.87 Sq. Metres out

  
Vijai Krishna  
(Vendor)  


  
  
SHREEVIGNAHARTABUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



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of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of House No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj;


**AND WHEREAS** the Vendee (**SHREEVIGHNAHARTA BUILDWELL LLP (LLP Registration No. AAZ-8942)**), having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001**, Authorised vide Boards Resolution passed in the Meeting dated 09.02.2023,) aforesaid want to purchase Part of Nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhaji Sankhya 27/1, measuring 4582.87 Sq. Metres out of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj, built over the aforesaid freehold land, together with all other construction, trees, boundary wall etc. standing thereon, morefully described and detailed in the schedule and marked with Red colour in the site plan annexed hereto and offered a sum of Rs. 35,98,00,000/- (Rupees Thirty Five Crores Ninety Eight Lakhs Only) as its sale consideration and the Vendor has agreed to with the said Vendee for absolute sale of the aforesaid property, with all his right, title and interest in respect of the said property, more fully described in the schedule annexed hereto for a sale consideration of Rs. 35,98,00,000/- (Rupees Thirty Five Crores Ninety Eight Lakhs Only);

**AND WHEREAS** the Vendor has executed an agreement for sale dated 17.02.2023 in respect of aforesaid property in favour of the Vendee aforesaid, which is registered in Bahi Sankhya 1 Jild Sankhya 12326 on pages 249 to 272 at Serial No. 1036 in the office of Sub-Registrar-Sadar, First, Prayagraj on 17.02.2023 and it was agreed between the Vendor and Vendee that the sale deed shall be executed in terms of aforesaid Agreement. Now the Vendee is in a position to get the required sale deed executed in its favour. The Agreement dated 17.02.2023 was registered as mentioned above and in the said registered agreement the stamp duty of Rs. 72,00,000/- has been paid by the Vendee.

**NOW** it is necessary to execute the deed of sale in respect of the

  
Vijai Krishna  
(Vendor)



  
**SHREEVIGHNAHARTA BUILDWELL LLP,**  
through its Designated Partner  
**Shashank Agarwal**  
(Vendee)





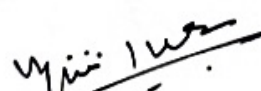
aforesaid property.

### NOW THIS DEED WITNESSETH

That in consideration of a sum of Rs. 35,98,00,000/- (Rupees Thirty Five Crores Ninety Eight Lakhs Only) having been paid by the Vendee to the Vendor in the following manner, the receipt of which is hereby acknowledged by the Vendor, the Vendor does hereby sell, transfer, convey and alienate to unto and in favour of **SHREEVIGHNAHARTA BUILDWELL LLP (LLP Registration No. AAZ-8942), Pan No. AEPFS2898F**, having its registered office at House No. 19/13, Lal Bahadur Shastri Marg, Civil Lines, Allahabad now Prayagraj, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001**, Authorised vide Boards Resolution passed in the Meeting dated 09.02.2023, the said Vendee, all his rights, title and interest in respect of Part of Nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhajit Sankhya 27/1, measuring 4582.87 Sq. Metres out of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj, built over the aforesaid freehold land, together with all other construction, trees, boundary wall etc. standing thereon, morefully described and detailed in the schedule and marked with red colour in the site plan annexed hereto.

#### Details of the Payment of Sale Consideration : -

Date	Cheque No.	Amount	Bank Name
22.02.2022	312941	3,00,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
01.02.2023	313148	3,30,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
01.02.2023	313149	5,00,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
01.02.2023	313150	5,00,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj

  
Vijai Krishna  
(Vendor)




SHREEVIGHNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)



( 10 )

01.02.2023	313151	3,50,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
16.02.2023	TDS	20,00,000/-	Through Challan No. 01513
27.03.2023	313171	4,50,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
27.03.2023	313172	4,00,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
27.03.2023	313173	4,00,00,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj
29.03.2023	TDS	15,98,000/-	Through Challan No. 10359
13.04.2023	313176	3,32,02,000/-	IDFC First Bank, Civil Lines Branch, Prayagraj


**Total = Rs. 35,98,00,000/-**

and thus the Vendor has received the total sale consideration of Rs. 35,98,00,000/- (Rupees Thirty Five Crores Ninety Eight Lakhs Only) in the aforesaid manner from the Vendee, the receipt of which is hereby acknowledged by the Vendor and the Vendor and Vendee hereby declare and covenant with their heirs, successors and assigns as follows :-

1. That the Vendor has withdrawn his possession from the property hereby sold and transferred and has handed over the vacant and actual/physical possession to the Vendee and the Vendee is now the absolute owner in possession of the property hereby sold and transferred.
2. That the Vendor hereby covenants that all right, title and interest in the said freehold property heretofore enjoyed by the Vendor, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and its heirs, successors in office and assigns shall and or may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendor, his heirs or any other person or persons claiming through or under him.
3. That the Vendor hereby further covenants that the Vendor has been

  
Vijal Krishna  
(Vendor)




  
SHREEVIGHNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)

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the full and absolute owner of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.

4. That the Vendor, his heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendor in full in the aforesaid manner. The Vendee shall be entitled to get its name mutated over the aforesaid property in place of the Vendor in the records of Nagar Nigam, Allahabad now Prayagraj, Nazul records and other relevant records.
5. That by virtue, of the present sale deed, the Vendor ceases to have any right, title and interest in the Vended property and now the Vendee is absolute owner of the vended property.
6. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad now Prayagraj or Jal Sansthan, Prayagraj Development Authority or any other authorities upto the date of this sale deed shall be payable by the Vendor and from the date of this sale deed and onwards it will be the liability of the Vendee.
7. That the Vendee has seen and verified document of title of the Vendor and the Vendee is satisfied about the right and title of the Vendor. The Vendee is also satisfied that the Vendor is entitled to convey and transfer the said right and title in the respect of the aforesaid property to the Vendee and as such the property is being sold on 'as is where is basis'.
8. That the Vendee shall build a proper boundary wall on its portion of land purchased by it, to demarcate and separate the area which has been sold to the Vendee.
9. That the Vendee shall lay a new sewerage line for the remaining portion of the Vendor and get the same connected to the main sewerage line and the expenses for the same shall be borne by the Vendor. This sewer line shall be laid under the portion sold to the Vendee for which the Vendee its successors or prospective buyers shall not raise any objection in future, but the said Sewer line shall be laid below the property sold and shall in no way create any title in favour of the

  
Vijai Krishna  
(Vendor)

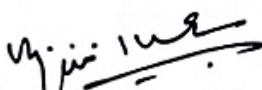
  
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through its Designated Partner  
Shashank Agarwal  
(Vendee)




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Vendor after the sale deed. The said Sewer line shall be provided as a matter of convenience only.

10. That the Vendee will make separate entry and driveway for the Vendor, the expenses for the same shall be borne by the Vendor.
11. That There are four out houses on the Eastern side of the property hereby sold which is shown in the annexed map. It shall be the responsibility of the Vendee to deal with them without any liability to the Vendor.
12. That the Vendee shall have the right to get the building plans sanctioned and to make constructions over the vended freehold property in accordance with law, for which the Vendor or his heirs and successors shall have no objection in future.
13. That as a result of this Sale deed all rights, title and interest in the Freehold Land stands transferred in favour of the Vendee and the Vendor shall have no right, title or claim of any nature whatsoever in respect of the Vended property.
14. That the Vended property is Part of Nazul now freehold Bhukhand Sankhya 27, George Town, Upvibhaji Sankhya 27/1, measuring 4582.87 Sq. Metres out of 6204.79 Sq. Metres, situated in Mohalla Lowther Road, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj, built over the aforesaid freehold land, together with all other construction, trees, boundary wall etc. standing thereon. The vended property does lie on the main road described in praroop 3 of circle rate from the North of Jeevan Jyoti Nursing Home Dot pul upto Din Dayal Goal Chauraha (Balson) on Lowther Road, mentioned on page 37 at Serial No. 40, having V-Code No. 35. The value of vended Property according to circle rate does not exceed Rs. 27,57,87,600/-. The sale consideration of the Vended property is Rs. 35,98,00,000/-. Under the Government Order No. 2756/11 dated 30.06.2008 the stamp duty of Rs. 70/- per thousand is payable on the sale deed executed in favour of LLP Registered Firm. The present sale deed is executed in favour of LLP Registered Firm and as such the stamp duty at the rate of Rs.

  
Vijai Krishna  
(Vendor)



  
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Shashank Agarwal  
(Vendee)



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70/- per thousand for the sale consideration of Rs. 35,98,00,000/- amounting to Rs. 2,51,86,500/- is payable in the sale deed executed in favour of LLP Registered Firm. The stamp duty of Rs. 72,00,000/- has been paid by the Vendee at the time of registered Agreement dated 17.02.2023 and the remaining stamp duty of Rs. 1,79,86,500/- is being paid in this sale deed, thus the total stamp duty amounting to Rs. 2,51,86,500/- has been paid by the Vendee.

15. That the expenses with regard to the stamps etc. for this conveyance deed have been borne by the Vendee. The Stamp duty of this sale deed has been paid through E-Stamp vide certificate No. **IN-UP95004332707873V** having serial No. **PU 0004387863** dated 26.04.2023 for Rs. 1,79,86,500/- has been paid.

**Witnesses-**

1. 

**Anshuman Agrawal S/o Shri  
Vijai Krishna R/o House No. 40,  
Lowther Road, Allahabad now  
Prayagraj, Aadhaar No. XXXX  
XXXX 9610 Mob. 9621009301**



2. 

**Vishal Chaudhary S/o Late  
Rama Kant R/o House No. 78,  
Mukta Vihar, Naini, Allahabad now  
Prayagraj, Aadhaar No. XXXX  
XXXX 8082 Mob. 9559925557**




**IN WITNESS WHEREOF** the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 29<sup>th</sup> day of April, 2023 at Prayagraj.

**SCHEDULE**

**PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 27, GEORGE  
TOWN, UPVIBHAJIT SANKHYA 27/1, MEASURING 4582.87 SQ. METRES**

  
**Vijai Krishna  
(Vendor)**



  
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through its Designated Partner  
Shashank Agarwal  
(Vendee)**





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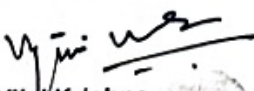
OUT OF 6204.79 SQ. METRES, SITUATED IN MOHALLA LOWTHER ROAD, ALLAHABAD, ALONGWITH PART OF HOUSE NO. OLD 40, NEW 34/40/1, LOWTHER ROAD, ALLAHABAD NOW PRAYAGRAJ, BUILT OVER THE AFORESAID FREEHOLD LAND TOGETHER WITH ALL OTHER CONSTRUCTION, TREES, BOUNDARY WALL ETC. STANDING THEREON, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND THE MEASUREMENT AND BOUNDARY IS GIVEN BELOW :-


**BOUNDARY :**

- East: -** Sanitary Lane Thereafter Nazul Bhukhand Sankhya 26, George Town, Allahabad now Prayagraj.
- West: -** Lowther Road, Allahabad now Prayagraj.
- North: -** Remaining Portion of Nazul now freehold Plot No. 27/1, George Town, Allahabad, alongwith part of house No. Old 40, New 34/40/1, Lowther Road, Allahabad now Prayagraj.
- South: -** Nazul Bhukhand Sankhya 28, George Town, Allahabad.

**VALUATION FOR PURPOSES OF STAMP DUTY**

- A. Value of Land : 4582.87 Sq. metres x Rs. 54,000/- per Sq. metres = **Rs. 24,74,74,980/-.**
- B. Value of R.B. Construction (Pucca) on Ground Floor : 74.02 Sq. metres x Rs. 16,000/- per Sq. metres = **Rs. 11,84,320/-**
- C. Value of Boundary wall towards **East, West, North and South** = 1190 running feet x 1,500/- = **Rs. 17,85,000/-**
- D. Valued at Gate = **Rs. 30,000/-**
- E. Value of Trees :-
- |  |   |              |
|--|---|--------------|
| 2 Neem Trees Valued at Rs. 15,000/- x 2            | = | Rs. 30,000/- |
| 2 Kathal Trees Valued at Rs. 17,000/- x 2          | = | Rs. 34,000/- |
| 4 Mango Trees Valued at Rs. 17,000/- x 4           | = | Rs. 68,000/- |
| 1 Guler (Other) Tree Valued at Rs. 17,000/- x 1    | = | Rs. 17,000/- |
| 3 Palm Trees Valued at Rs. 12,000/- x 3            | = | Rs. 36,000/- |
| 1 Kaitha Tree Valued at Rs. 10,000/- x 1           | = | Rs. 10,000/- |
| 3 Chilbil (Other) Trees Valued at Rs. 12,000/- x 3 | = | Rs. 36,000/- |

  
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(Vendor)

  
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(Vendee)


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1 Amla Tree Valued at Rs. 10,000/- x 1 = Rs. 10,000/-  
Total Valuation of Tress = Rs. 2,41,000/-  
= Total Valuation of A + B + C + D + E = Rs. 25,07,15,300/-

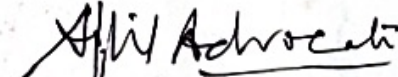
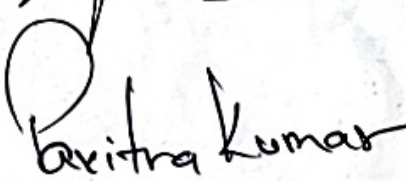
F. 10% Corner Charge Valued at = Rs. 25,07,16,000/- x 10%  
= Rs. 2,50,71,600/- (10% since the vended property lies on two roads)

Total Valuation according to circle rate comes to Rs. 27,57,87,600/- since the sale consideration is Rs. 35,98,00,000/- and as such the stamp duty of Rs. 2,51,86,500/- is payable in the present sale deed. The stamp duty of Rs. 72,00,000/- has been paid at the time of registered agreement dated 17.02.2023 and the remaining stamp duty of Rs. 1,79,86,500/- is being paid in this sale deed, thus the total stamp duty amounting to Rs. 2,51,86,500/- has been paid by the Vendee.

  
Vijal Krishna  
(Vendor) 

  
SHREEVIGHNAHARTA BUILDWELL LLP,  
through its Designated Partner  
Shashank Agarwal  
(Vendee)

Drafted by:

Abdul Jalil, Advocate

Enrol. No. UP00071/65

Typed by:

Pavitra Kumar Tiwari




( 16 )

## PHOTOGRAPH

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 27, GEORGE TOWN, UPVIBHAJIT SANKHYA 27/1, MEASURING 4582.87 SQ. METRES OUT OF 6204.79 SQ. METRES, SITUATED IN MOHALLA LOWTHER ROAD, ALLAHABAD, ALONGWITH PART OF HOUSE NO. OLD 40, NEW 34/40/1, LOWTHER ROAD, ALLAHABAD NOW PRAYAGRAJ, BUILT OVER THE AFORESAID FREEHOLD LAND TOGETHER WITH ALL OTHER CONSTRUCTION, TREES, BOUNDARY WALL ETC. STANDING THEREON



  
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आवेदन सं०: 202300890007734

बही संख्या 1 जिल्द संख्या 12410 के पृष्ठ  
255 से 288 तक क्रमांक 2560 पर दिनांक  
29/04/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
संतोष कुमार प्रभारी

उप निबंधक : सदर प्रथम

प्रयागराज

29/04/2023



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