



e-Stamp

11817



Certificate No. : IN-UP65552009094563V
 Certificate Issued Date : 06-Nov-2023 03:04 PM
 Account Reference : SHCIL (FI)/ upshcil01/ KANPUR/ UP-KNP
 Unique Doc. Reference : SUBIN-UPUPSHCIL0122709707810541V
 Purchased by : S R VISION THROUGH PARTNER
 Description of Document : Article 23 Conveyance
 Property Description : UNDIVIDED SHARE OF ARAZI NO.1520 SITUATED AT KATRI KHEORA,PARGANA TEHSIL AND DISTT.KANPUR-NAGAR
 Consideration Price (Rs.) :
 First Party : NRI EDUCATIONAL SOCIETY THROUGH SECRETARY
 Second Party : S R VISION THROUGH PARTNER
 Stamp Duty Paid By : S R VISION THROUGH PARTNER
 Stamp Duty Amount(Rs.) : 17,500
 (Seventeen Thousand Five Hundred only)

Stamp Locked

[Handwritten Signature]

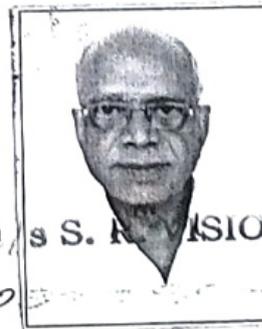
SRO-IV
Kanpur Nagar



Please write or type below this line



NRI Educational Society



M/s S. R. VISION

Partner



IRID 0014171322

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Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.echidnaonline.com or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of checking the legitimacy is on the users of this certificate.
4. In case of any discrepancy please inform the Competent Authority.

S R VISION THROUGH PARTNER S R VISION THROUGH PARTNER

(2)



:: OM ::

NAME OF OFFICE : Sub-Registrar, Zone No.II,
Kanpur Nagar

DATE OF PRESENTATION : 07-11-2023

DATE OF EXECUTION : 07-11-2023

NATURE OF DOCUMENT : Sale deed

SALE CONSIDERTION : Rs.2,50,000/-

VALUE AS PER D.M. RATE : Rs.2,45,548/-

SHORT DETAILS OF DOCUMENT :

1. Type of land : Non Agriculture
2. Place/Village : Katri Kheora, Kanpur Nagar
3. Particulars of property sold to the Vendee : Undivided share of Arazi No.1520 admeasuring 28.888 Sq.Mtr. situated at Katri Kheora, Pargana, Tehsil & Distt. Kanpur Nagar.
4. Nature of property : Non agriculture
5. Width of road as per map : N.A.
6. Value of tree : N.A.
7. Boring, well, & others : N.A.
8. Whether related to member of coop. housing society : N.A.

NRI Educational Society


Auth. Signatory

M/s S. R. VISION


Partner



(3)

9. Boundary of Arazi No.1520 situated at Vill. Katri Kheora, Pargana, Tehsil and Distt, Kanpur Nagar, bounded as under :-
North: Arazi No.1525 and 1524
South: Arazi No.1519 thereafter Arazi No.1517 and 1518
East : Arazi No.1521
West : Arazi No.1501

NUMBER OF VENDOR : One

NUMBER OF VENDEE : One

NAME OF THE VENDOR - FIRST PARTY :

NRI Educational Society, a society registered under the provision of the Societies Registration Act, 1860, having its Regd. Office at Plot No.HS1, NRI City, Mainawati Marg, Kanpur Nagar, through its Secretary Smt. Jyoti Agarwal W/o Mr. Chandan Agarwal R/o 3-A/147-A, Azad Nagar, Kanpur Nagar, duly authorized by the meeting of the society dated 10-04-2023

Pan No.: AAAAN7206Q
Mob. No.8726378810

Aadhaar No. xxxx xxxx 4581

NAME OF THE VENDEE - SECOND PARTY :

M/s. S.R. Vision, a partnership firm having its registered office at 3rd Floor, Ace Chamber, 4/275-A, Ranighat, Tilak Nagar, Kanpur through its partner Mr. Rajendra Kumar Gupta S/o. Late Shesh Narayan Gupta R/o. 15/232, Civil Lines, Kanpur Nagar.

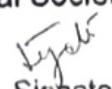
Pan No.: AEXFS7993D
Mob. No.9935346663

Date of Incorporation: 01-02-2023
Aadhaar No. xxxx xxxx 2068

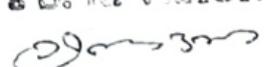
DETAILS OF PROPERTY HEREBY SOLD :

1. Place : Vill. Katri Kheora, Pargana,
Tehsil & Distt. Kanpur Nagar.
2. Arazi No. : Undivided share of Arazi No.1520
admeasuring 28.888 Sq.Mtr. situated at
Katri Kheora, Pargana, Tehsil & Distt.
Kanpur Nagar.

NRI Educational Society


Auth. Signatory

M/s S. R. VISION


Partner



(4)

3. Area sold to Vendee : 28.888 Sq.Mtr.
4. Boundary of undivided share of
Arazi No.1520 situated at Vill.
Katri Kheora, Pargana, Tehsil
and Distt, Kanpur Nagar,
bounded as under :-
North: Arazi No.1525 and 1524
South: Arazi No.1519 thereafter Arazi No.1517 and 1518
East : Arazi No.1521
West : Arazi No.1501

DETAILS OF PAYMENT OF STAMP DUTY :

- a) Land rate fixed by District : Rs.8,500/- Per Sq.Mtr.
Magistrate. (As par Prarup - 2 + 4)
- b) Value of Land : Rs.2,45,548/-
- c) Total market value : Rs.2,45,548/-
- d) Sale consideration : Rs.2,50,000/-
- e) Stamp duty payable : Rs.17,500/-
- f) Stamp duty paid : Rs.17,500/-

Note : (1) The Stamp duty payable i.e. Rs.17,500/- (Seventeen Thousand Five Hundred Only) over this sale deed has been deposited through e-Stamp Certificate No.**IN-UP65552009094563V** issued dated 06-Nov.-2023 at 03.04 P.M. issued from SHCIL(FI)/upshcil01/KANPUR/UP-KNP.

Note:(2) The parties to this sale deed does not belong to Schedule cast and scheduled tribe and land sold is being used for non agricultural purposes.

Note : (3) This property is not enemy property.

NRI Educational Society



Signature
Signatory

M/S. S. R. V. SINGH

(Signature)



DATE

(5)

THIS SALE DEED is made and executed on this 07th Nov., 2023 at Kanpur Nagar.

BETWEEN

NRI Educational Society, a society registered under the provision of the Societies Registration Act, 1860, having its Regd. Office at Plot No.HS1, NRI City, Mainawati Marg, Kanpur Nagar, through its Secretary Smt. Jyoti Agarwal W/o Mr. Chandan Agarwal R/o 3-A/147-A, Azad Nagar, Kanpur Nagar, duly authorized by the meeting of the society dated 10-04-2023, hereinafter referred as **Vendor**, which terms shall mean and include his heirs successors assigns representative etc. of the ONE PART.

AND

M/s. S.R. Vision, a partnership firm having its registered office at 3rd Floor, Ace Chamber, 4/275-A, Ranighat, Tilak Nagar, Kanpur through its partner Mr. Rajendra Kumar Gupta S/o. Late Shesh Narayan Gupta R/o. 15/232, Civil Lines, Kanpur Nagar, hereinafter referred as **Vendee**, which terms shall mean and include his heirs, successors assigns representative etc. of the OTHER PART.

WHEREAS initially Bhumidhari Arazi No.1520 admeasuring 0.6200 Hect., situated at Village Katri Kheora, Kanpur Nagar, was the owned by Smt. Savitri Devi W/o Late Kishan and Mr. Anil S/o Late Kishan residents of Sukhupurwa, Kanpur Nagar, out of which 1/4th share of Arazi No.1520 admeasuring 0.1550 Hect. was sold by them to M/s. Smile Constructions Pvt. Ltd., a company duly incorporated under the Companies Act, having its Regd. office at Premises No.8/226, Arya Nagar, Kanpur, vide sale deed dated 16-06-2010, said sale deed is duly registered in the Office of Sub-Registrar Kanpur Nagar, in Book No.I Volume No.4499 at pages 189 to 218 at serial No.2441 on 16-09-2010 and said company mutated his names in the revenue record as reflect from khatoni.

NRI Educational Society



Auth. Signatory

M/ VISION



Partner

(6)

AND WHEREAS vide sale deed dated 30-07-2014, said Smile Construction Pvt. Ltd. having its Regd. Office at 8/226, Third floor, S.G.M. Plaza, Arya Nagar, Kanpur through its authorized signatory Mr. Raghvendra Singh, S/o Mr. Ameer Singh R/o 134, Sanjay Gandhi Nagar, Naubasta, Kanpur Nagar, sold out 1/4th share admeasuring 0.1550 Hect. out of 0.6200 Hect. of Arazi No.1520, situated at Village Katri Kheora, Kanpur Nagar to Vendor's society, said sale deed is duly registered in the Office of Sub-Registrar Kanpur Nagar, in Book No.I Volume No.6708 at pages 259 to 292 at serial No.4865 on 30-07-2014 and mutated his name in the revenue record.

AND WHEREAS Bhumidhari Arazi No.1520, admeasuring 0.6200 Hect. situated at Village Katri Kheora, Kanpur Nagar, was the owned by Vertex Builders Pvt. Ltd. having its Regd. Office at Flat No.402, Anand Palace, 10/499, Alenganj, Kanpur, through its Director Mr. Vishwanath Gupta, out of which admeasuring 0.3830 Hect. was sold by him to Anand Colonizers Pvt. Ltd. having its Regd. office at 61/211, Canal Road, Kanpur, through its authorized signatory Mr. Nagerdra Nath Awasthi S/o Late Surendra Nath Awasti resident of 993, Adarsh Nagar, Barra-2, Kanpur Nagar, vide sale deed dated 09-07-2012, said sale deed is duly registered in the Office of Sub-Registrar Kanpur Nagar, in Book No.I Volume No.5534 at pages 286 to 334 at serial No.4147 on 09-07-2012 and mutated his name in the revenue record.

NRI Educational Society


Auth. Signatory

M/s. SMILE CONSTRUCTION




Partner

(7)

AND WHEREAS vide sale deed dated 07-10-2016, said Anand Colonizers Pvt. Ltd. having its Regd. office at 61/211, Canal Road, Kanpur through its authorized signatory Mr. Nagendra Nath Awasthi S/o Late Surendra Nath Awasti resident of 993, Adarsh Nagar, Barra-2, Kanpur Nagar, sold out portion of Arazi No.1520, admeasuring 0.3830 Hect. out of which sold area admeasuring 66.888 Sq.Mtr. situated at Village Katri Kheora, Kanpur Nagar to the Vendor's society, said sale deed is duly registered in the Office of Sub-Registrar Kanpur in Book No.I Volume No.8057 at pages 61 to 90 at serial No.6235 on 07-10-2016, and the name of the Vendor has been mutated in the revenue record as bhumidhar with transferable rights. In the eastern side of the property sold to the Vendee, there exist a road, the vendee may use the said road under easementary rights.

AND WHEREAS the name of the Vendor's society was duly mutated and recorded over the aforesaid arazi land purchased by it, the land use of the said arazi has been converted as non agricultural land under section 80 of U.P. Revenue Code. By the order of S.D.M. Kanpur Nagar. The Vendor society mutually partitioned the said arazies from other co-owners.

AND WHEREAS vide sale deed dated 07th Nov., 2023 the Vendor's society has already sold out demarcated portion of Arazi No.1520 admeasuring 1439 Sq.Mtr. out of 1550 Sq.Mtr. situated at Katri, Kheora, Kanpur, to the Vendee, said

NRI Educational Society

Auth. Signatory



M/s S. R. VISION



Partner

(8)

sale deed is duly registered in the Office of Sub-Registrar, Kanpur in Book No. I Volume No. 26334 at pages 241 to 282 at serial No. 11281 on 7th Nov., 2023, after sale of said portion the Vendors society being absolute owner of undivided share admeasuring 28.888 Sq.mtr.,

AND WHEREAS aforesaid property is free from all encumbrances of any short whatsoever, and it has not been mortgaged with any Bank or Financial Institution, and neither title of erstwhile owner nor Vendor has been challenged in any court and no legal proceedings are pending in any Court of Law.

AND WHEREAS the arazi sold to the Vendee fallen under R-ZONE, according to the master plan of the Kanpur Development Authority, therefore keeping reliance over the said assurances on the perfect marketable title as well as R-ZONE, the Vendee has offered to purchase the undivided share of Arazi No.1520 admeasuring 28.888 Sq.Mtr. situated at Katri Kheora, Pargana, Tehsil & Distt. Kanpur Nagar, hereinafter referred as "Subject Property" the Vendee offered to purchase said property for a sale consideration of Rs.2,50,000/- (Rs. Two Lacs Fifty Thousand only), the offer given by the Vendee is best & reasonable consequently the Vendor has accepted the offer of the Vendee and agreed to sell the same to the Vendee, the property agreed to be sold through this indenture is hereinafter referred as "said property".

NRI
Society
Signature
Auth. Signatory



M/s S. R. VISION

Signature
Partner

(9)

AND WHEREAS the Vendor's society being desirous of disposing off the said Property and the Vendee is agreeable to purchase said property, the proposal given by the Vendee is reasonable, hence the Vendor's society has accepted the same and in lieu thereof, the Vendor's society covenant as under :-

- a) that the Vendor's society has got absolute right, title and full authority to sell the Said Property;
- b) that the Vendor's society is the absolute owner of said property and the title thereto is good, marketable and subsisting and none else has any right, title, interest or share therein.
- c) that the Said Property is not subject to any encumbrances, mortgages, charges, liens, possessory rights (permissive or adverse), easements, acquisition proceedings, or court proceedings either in execution or pending, revenue /recovery proceedings, wealth tax, income tax dues, or proceedings nor are there any attachments before or after judgment, nor are there any proceedings under any statute which prohibits or restricts/restrains the sale of the said property;
- d) that there is no impediment for the Vendor's society to acquire or sell the Said Property under any law;
- e) that the Vendor's society has not entered into any agreement or arrangement for sale or lease or any other similar agreement with any other person for the purpose of lease, transfer or conveyance of the said property nor has created any kind of third party rights in the said property;
- f) that the Vendor's society is in peaceful possession, enjoyment and personal occupation of the Said Property;

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M/s S. R. VISION

Partner

(10)

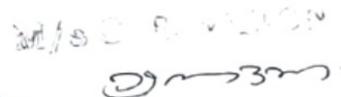
- g) that the Vendor's society has paid the land revenue, taxes, cesses and other statutory charges with regard to the said property upto the date of sale;
- h) that there are no tax attachments with regards to the Said Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or any other direct or indirect tax statute(s);
- i) that the title of the said property has been devolved upon the Vendor as an absolute owner, by virtue of sale deed first above mentioned, and the "said property" or any part thereof does not constitute any HUF property;

AND WHEREAS keeping reliance over the said assurances and promises the Vendee has expressed his willingness to purchase undivided share of Arazi No.1520 admeasuring 28.888 Sq.Mtr. situated at Katri Kheora, Pargana, Tehsil & Distt. Kanpur Nagar, which is hereinafter referred as "said property" for a sale consideration of Rs.2,50,000/- (Rs. Two Lacs Fifty Thousand only), the offer given by the Vendee is reasonable consequently it was accepted to the Vendor.

AND WHEREAS the Vendor society has obtained a comprehensive permission under section, 5-A of the Society Registration Act, 1860 to mortgage and transfer the properties owned by the society including the arazies sold to the vendee through this sale deed, and deal with the said property from IXth Additional District Judge, Kanpur, vide order dated 09-10-2023 passed in Misc. Civil Case No.967 /2022, NRI Educational Society Vs. State of Uttar Pradesh.

NRI Educational Society,


Auth. Signatory




NOW THEREFORE THIS SALE DEED IS WITNESSES AS UNDER :-

1. That in pursuance of sale consideration of Rs.2,50,000/- (Rs. Two Lacs Fifty Thousand only), the Vendor's society hereby agree to sell and the Vendee hereby agree to purchase, undivided share of Arazi No.1520 admeasuring 28.888 Sq.Mtr., situated at Katri Kheora, Pargana, Tehsil & Distt. Kanpur Nagar, together with all easementary rights etc., to the Vendee, free from all encumbrances with all benefits to use, occupy and enjoy the said property without any hindrance from any one and which is more specifically described in Schedule 'A' TO HAVE AND TO HOLD the property hereby conveyed, with every right title easement and appurtenances unto and to the use and benefit of the Vendee forever to be held as heritable and transferable immovable property to the Vendee. The property hereby sold is more specifically shown in Green Colour the Map and described in Schedule 'A' of this Sale Deed.
2. That entire sale consideration of Rs.2,50,000/- (Rs. Two Lacs Fifty Thousand only), has been paid by the Vendee to the Vendor's society, the receipt of which is being duly acknowledged by the Vendor's society, as per Schedule-B given in the Deed and now nothing remains due to the Vendor's society from the Vendee, pertaining this transaction.

NRI Educational Society

[Signature]
Auth. Signatory

M/s S. R. VISION

[Signature]

Partner



(12)

3. That the Vendor's society does hereby covenant and declare that the said property which is sold, conveyed and transferred to the Vendee is free from all encumbrances, charges, mortgages etc. claims and/or liens of every sort and description whatsoever. No litigation pertaining to subject property is pending in any Court, High Court etc. and anything contrary is found and the Vendee suffers any kind of pecuniary loss, it will be the responsibility of the Vendor to fully compensate the Vendee in all respect. If Vendor fail or neglects to pay the pecuniary loss to the Vendee within, the stipulated time, the Vendee will have right and authority to recover the same from other movable and immovable assets belonging to the Vendor's society or his heirs successors etc. and liability to pay the damages etc. of the Vendor, will be jointly & severally.
4. That all right title and interest in respect of the "Subject Property" is being transferred to the Vendee, in totality without retaining or detaining any thing as such now and onwards the Vendor's society will become totally stranger to the said property and neither Vendor nor his heirs or any one on behalf of Vendor's society will have any right, title and interest over any portion of said property.

NRI Educational Society


Signature
Signatory

M/s S. R. VISION


Partner



5. That the Vendor's society hereby undertake to keep the Vendee harmless and fully indemnified, from all losses, damages, costs and expenses which it may sustain or incur by reasons of any claim being made by any body through or under them to the said subject property or in respect of any arrears of taxes or cases due thereon and for greater clarification, it is hereby undertaken by the said Vendor's society, that in case the said property or portion thereof hereby conveyed, and sold to the Vendee is lost to the Vendee on account of any claim made by any person claiming through or due to any defect in the right title or interest to the said subject property then the Vendor's society shall fully indemnify the Vendee in all respect up to the satisfaction of Vendee, and will also reimburse cost of improvements in the property etc.
6. That by virtue of this sale deed, the Vendee will become entitled to get his name mutated in revenue records and other Statutory Bodies, Government and Revenue Records.
7. That entire expenses for execution and Registration of sale deed will be borne by the Vendee.
8. That the peaceful and vacant possession of said arazi is being handed over to the Vendee in pursuance of this sale deed.

NRI Educational Society

 Signatory

M/s S. R. VISION




(14)

SCHEDULE - A
DETAILS OF PROPERTY

Boundary of undivided share of Arazi No.1520 admeasuring 28.888 Sq.Mtr. situated at Katri Kheora, Pargana, Tehsil & Distt. Kanpur Nagar, sold to Vendee, bounded as below:-

North: Arazi No.1525 and 1524

South: Arazi No.1519 thereafter Arazi No.1517 and 1518

East : Arazi No.1521

West : Arazi No.1501

SCHEDULE-B
DETAIL OF PAYMENT MADE BY THE VENDEE TO THE VENDOR

S. No.	Date	Cheque No./RTGS No.	Amount (Rs.)	Name of Bank & Branch
1.	27-09-2023	YESCX3270 0027639	2,50,000/-	Development Co-operative Bank, Swaroop Nagar, Kanpur Nagar.
		Total =	2,50,000/-	

(Rs. Two Lacs Fifty Thousand only)

NRI Educational Society
Jeyati
Auth. Signatory

M/s S. R. VISION

[Signature]
Partner

आवेदन सं०: 202300849065236

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 11817

वर्ष: 2023

प्रतिफल- 250000 स्टाम्प शुल्क- 17500 बाजारी मूल्य- 246000 पंजीकरण शुल्क - 2500 प्रतिलिपिकरण शुल्क - 100 योग : 2600

श्री मैसर्स एस आर विज़न ए पार्टनरशिप फर्म द्वारा
राजेन्द्र कुमार गुप्ता अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व. शेष नारायण गुप्ता
व्यवसाय : व्यापार
निवासी: 15/232 सिविल लाइन्स कानपुर 2068




श्री, मैसर्स एस आर विज़न ए पार्टनरशिप फर्म द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 07/11/2023
एवं 03:54:38 PM बजे
निबंधन हेतु पेश किया।

राजेन्द्र कुमार गुप्ता अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आलीक . शुक्ला
उप निबंधक : सदर चतुर्थ
कानपुर नगर
07/11/2023

संजय . रावत
निबंधक लिपिक
07/11/2023



प्रिंट करें

IN WITNESS WHEREOF the parties hereto have put their respective signatures on this Sale Deed on the day, month and year first above written in the presence of witnesses, without any coercion, undue influence pressure bar or any interruption in any manner whatsoever.

WITNESSES

Photograph of Witness No.1.



Amit Madnani

Amit Madnani
S/o Late Daya Nand Madnani
R/o LIG-25, 26, Barra-7,
Kanpur Nagar.
Aadhaar No.xxxx xxxx 8499
Mob.No.9839102790

Photograph of Witness No.2



Abhishek Gupta

Abhishek Gupta
S/o Mr. R.A. Gupta
R/o 175/4, NLC Kidwai Nagar,
Kanpur Nagar
Aadhaar No.xxxx xxxx 6035
Mob. No.9055561476

VENDOR

NRI Educational Society,
Through its Secretary

Jyoti Agarwal
Auth. Secretary
(Smt. Jyoti Agarwal)

VENDEE

S.R. Vision
Through its Partner
M/s S. R. VISION

Rajendra Kumar Gupta
(Rajendra Kumar Gupta)



STEADFAST
LEGAL JURIS

Sarvesh Chandra Dubey
(Sarvesh Chandra Dubey),

Advocate

C.O.P. No.059204

advocatesarveshdubey@gmail.com

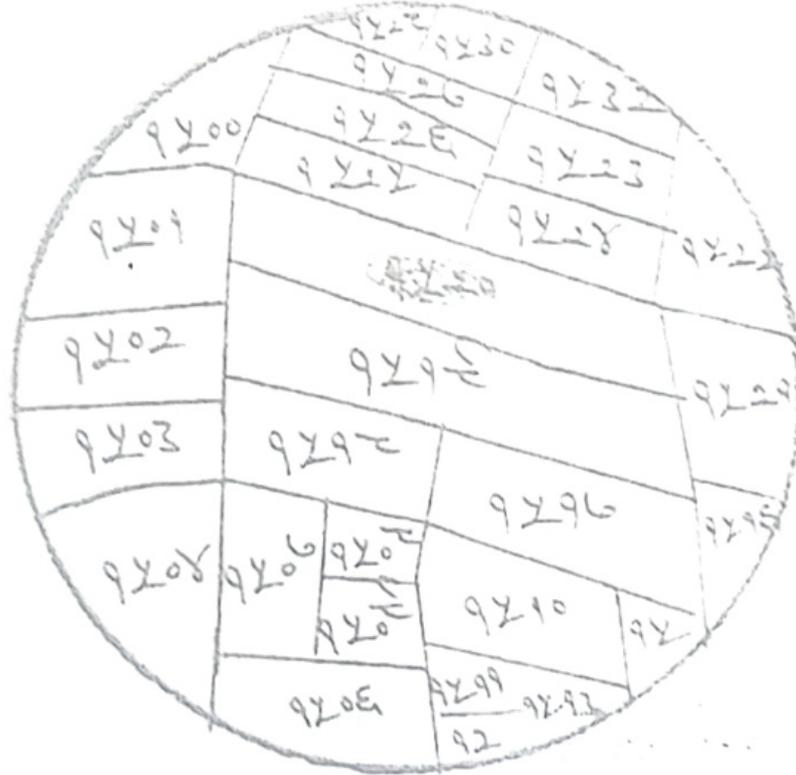
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SITE PLAN OF UNDIVIDED SHARE OF ARAZI NO.1520 ADMEASURING 28.888 SQ.MTR. SITUATED AT KATRI KHEORA, PARGANA, TEHSIL & DISTT. KANPUR NAGAR.



ARAZI NO.1525 AND 1524

ARAZI NO.1501



ARAZI NO.1521

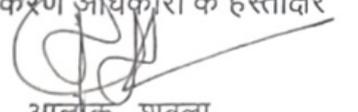
ARAZI NO.1519 THEREAFTER ARAZI NO.1517 AND 1518

<p>NRI Educational Society <i>Signature</i> Auth. Signatory</p>	<p>M/s S. R. VISION <i>Signature</i> Partner</p>
<p>SIGNATURE OF VENDOR</p>	<p>SIGNATURE OF VENDEE</p>

आवेदन सं०: 202300849065236

बही संख्या 1 जिल्द संख्या 15066 के पृष्ठ 111 से 144 तक क्रमांक 11817 पर दिनांक 07/11/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आलोक . शुक्ला
उप निबंधक : सदर चतुर्थ
कानपुर नगर
07/11/2023

