

16/2014

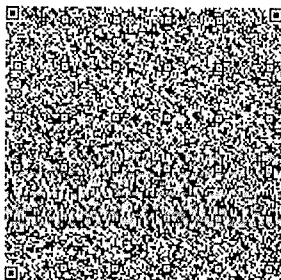
*Marg*  
Ashutosh Jaiswal Executive  
SHCIL, G4, LDA Center, 2 SP Marg,  
Civil Lines Allahabad, 211001



सत्यमेव जयते


**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**

Certificate No. : IN-UP00208609632096M  
Certificate Issued Date : 01-Jan-2014 03:39 PM  
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0100232911122734M  
Purchased by : Shubham Agarwal  
Description of Document : Article 23 Conveyance  
Property Description : 246-G M G Marg Allahabad Also Part Portion OF Freehold site no 61  
George town Allahabad  
Consideration Price (Rs.) : 1,33,06,000  
(One Crore Thirty Three Lakh Six Thousand only)  
First Party : DR A K BANSAL HUF  
Second Party : PIYUSH BUILDCON INDIA PVT LTD THR DIR P R AGRAWAL  
Stamp Duty Paid By : PIYUSH BUILDCON INDIA PVT LTD THR DIR P R AGRAWAL  
Stamp Duty Amount(Rs.) : 8,46,000  
(Eight Lakh Forty Six Thousand only)



-----Please write or type below this line-----

  
*Heerai Bani*

  
FOR PIYUSH BUILDCON INDIA PVT. LTD.  
*Piyush Ranjan Agrawal*  
DIRECTOR

0000020714

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



# भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

AK 885630

## PRECIS OF THE DEED

DIRECTOR

1. Nature of Land	: Residential
2. Ward/Pargana	: Sadar, Allahabad
3. Mohalla	: George Town, Allahabad
4. Details of property	: 246-G, M.G. Marg, Allahabad, old Part portion premises No. 246/62, M.G. Marg, and also part portion of Free Hold Site No. 61, George Town, Allahabad.
5. Mode of Measurement	: Square Meter
6. Area of Property	: 415.80 Sq. Mtrs.
7. Situation of Road	: A.N. Jha Marg, Allahabad
8. Total Area of Property	: Open Land
9. Sale Consideration	: Rs. 1,33,06,000/-
10. Sale consideration to be paid after deducting 1% T.D.S.	: Rs. 1,33,060/-
11. Sale consideration after deducting of T.D.S.	: Rs. 1,31,72,940/-
12. Valuation	: Rs. 1,60,99,776/-
13. Stamp duty paid	: Rs. 11,27,000/-

## BOUNDARIES:

East : A.N. Jha Marg

South : Plot of Nav Jeevan Hospital

West : Common Road

North : Land of Jyoti Hospital

FOR PIYUSH BUILDCON INDIA PVT. LTD.

DIRECTOR

क्रमांक .....  
 स्टांप केता का नाम मेलर पिपूष विल्डकम इण्डिया प्रा. लि.  
 निवासी 19 लाड्डर रोड, इलाहाबाद  
 स्टांप विक्रेता शिव जयपुर सिविल कार्ट, इलाहाबाद

*W. P. [Signature]*

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2. Tulsi Das 200902 Dr. N. S. Rao

19. 7/13/21

17.07.2022

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01/01/2014 6 7

२०५ श्री लक्ष्मणजी मेरी सखी निजामन मेरी प्रभुता दिला ।

Nigesh Ranjan Agrawal

उप निदेशक  
इलाहाबाद (प्रशा.) 01/01/2014

संसाधन की कमी में 1994 तक की तुलना में 1995 तक

के अश्वत्थ लेखक के विषय में कुछ बातें 133

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1. Shanty Town

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AK 885631

2

This Deed of sale is made this 01<sup>st</sup> day of January, 2014, by and between M/s. A.K. Bansal, (HUF), situated at 162, Bai Ka Bagh, (Lowther Road), Allahabad, through Karta Sri Ashwani Kumar Bansal, S/o. Late Som Dutt Bansal, R/o. 60, A.N. Jha Marg, Allahabad, hereinafter called the "VENDOR" which expression shall unless contrary to context mean and include his heir, successors, executors and assignees;

— VENDOR

AND

M/s. Piyush Buildcon India Private Limited, having its registered office at Flat No. 13, First Floor, Ansari Market, in front of Ram Mandir, Dariyaganj, Delhi - 110002 and branch office at 19, Lowther Road, Allahabad through one of the Director, Sri Piyush Ranjan Agarwal, S/o Late Satish Chandra Agarwal, R/o. 19, Lowther Road, Allahabad, hereinafter referred to as the "VENDEE". Which term mean and include its heirs, successors, legal representatives and assignees.

— VENDEE

Whereas the vendor namely M/S. A.K. Bansal (HUF), through Karta Sri Ashwani Kumar Bansal S/o. Late Som Dutt Bansal, is the exclusive owner in possession of 415.80 Sq. Mtr. of open land, which is part portion of Bungalow No. 246/62, M.G. Marg, Allahabad of which present Nagar Nigam Number is 246-G, M.G. Marg, Allahabad is also part portion of Free Hold Site No. 61, George Town, Allahabad.

Whereas previously one Sri Suraj Prasad was the lessee of the lease hold rights of site No. 61, M.G. Marg, (George Town), Allahabad, vide registered lease deed dated 04.04.1919, which is registered in the office of the Sub-Registrar, Allahabad. Later on, the Collector, Allahabad, on behalf of the Rajyapal, Uttar Pradesh, vide his order dated 10.02.1922, allowed the lessee Suraj Prasad to transfer the lease hold rights of Nazul Site No. 61, George Town, Allahabad, in favour of Late Jagmal Raja. The said Suraj Prasad on 29<sup>th</sup> March, 1922, executed the registered sale deed regarding the lease hold right of site No. 61, George Town, Allahabad, in favour of Jagmal Raja, and after the purchase of

FOR PIYUSH BUILDCON INDIA PVT. LTD.

*[Signature]*

*[Signature]*

01/07/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

28 DEC 2013

L 312430

3

the lease hold rights Jagmal Raja constructed a house on the said land and the Nagar Nigam, Allahabad allotted its number as 246/62, George Town, Allahabad.

Whereas, after the death of Jagmal Raja, the Collector, Allahabad, vide his order S.N.L. 8/608 (95-96) dated 28-02-1997, sanctioned to mutate the names of his heirs (1) Dheeraj Shyamji Chauhan, (2) Jayanti Lal Shyamji Chauhan, (3) Arun Shyamji Chauhan, (4) Gautam Shyamji Chauhan, all sons of late Jagmal Raja, in the records of Bhukhand Sankhya 61, George Town, Allahabad, in place of Late Shyamji Jagmal Raja and thus they became the lessee of said land.

Whereas the heirs of Late Raja Jagmal under the scheme of the government for the conversion of the lease hold rights into free hold applied for the conversion of the lease hold rights of Site No. 61, George Town, Allahabad, into free hold. The Collector, Allahabad, after taking the free hold conversion amount/charge from Sri Dheeraj Shyamji Chauhan and others on 19-08-1997, executed a free hold deed in favour of Sri Dheeraj Shyamji Chauhan and others which is registered in Book No. 1, at Serial No. 2778, in the office of Sub-Registrar, Allahabad and thus the said land has become the free hold land and Sri Dheeraj Shyamji Chauhan and others became the absolute owners of the said Nazul Plot No. 61, George Town, Allahabad with full rights.

Whereas on 29-10-1998, the said Dheeraj Lal Shyamji Chauhan and others sold part portion of free hold Site No. 61, George Town, Allahabad, which is also part portion of premises No. 246/62, Mahatma Gandhi Marg, Allahabad, measuring 207.90 Sq. Mtrs., which is registered in Book No. 1, Volume No. 1395 at pages 39 to 110 at Serial No. 3911 in the office of the Sub Registrar Chail, Allahabad, to the vendor/1<sup>st</sup> party and again on 31-10-1998, the said Dheeraj Lal Shyamji Chauhan and others sold to the Vendor 207.90 Sq. Mtrs. out of the above same free hold site No. 61, George Town, Allahabad, and part of premises No. 246/62, M.G. Marg, Allahabad, which is registered in Book No. 1, Volume No. 1393 on pages 343 to 375 at Serial No. 3896 in the office of Sub-Registrar, Chail, Allahabad.

Whereas on the basis of and by the above two sale deeds, the vendor/1<sup>st</sup> party became absolute owner in possession of the said property i.e. 415.80 sq. mtrs. and has got his name mutated over in the record of Nagar Nigam, Allahabad and other records of other departments as owner in possession thereof.

FOR PIYUSH BUILDCON INDIA PVT. LTD.

*[Signature]*

*[Signature]*  
DIRECTOR



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क्रमांक

दिनांक 11/1/14

मूल्य

प्रशोधन

स्टाम्प क्रेता का नाम ~~मैसर्स विप्लव मिल्स लिमिटेड इण्डिया प्राइवेट लिमिटेड~~

निवासी 19 लाहौर रोड, इमाठ

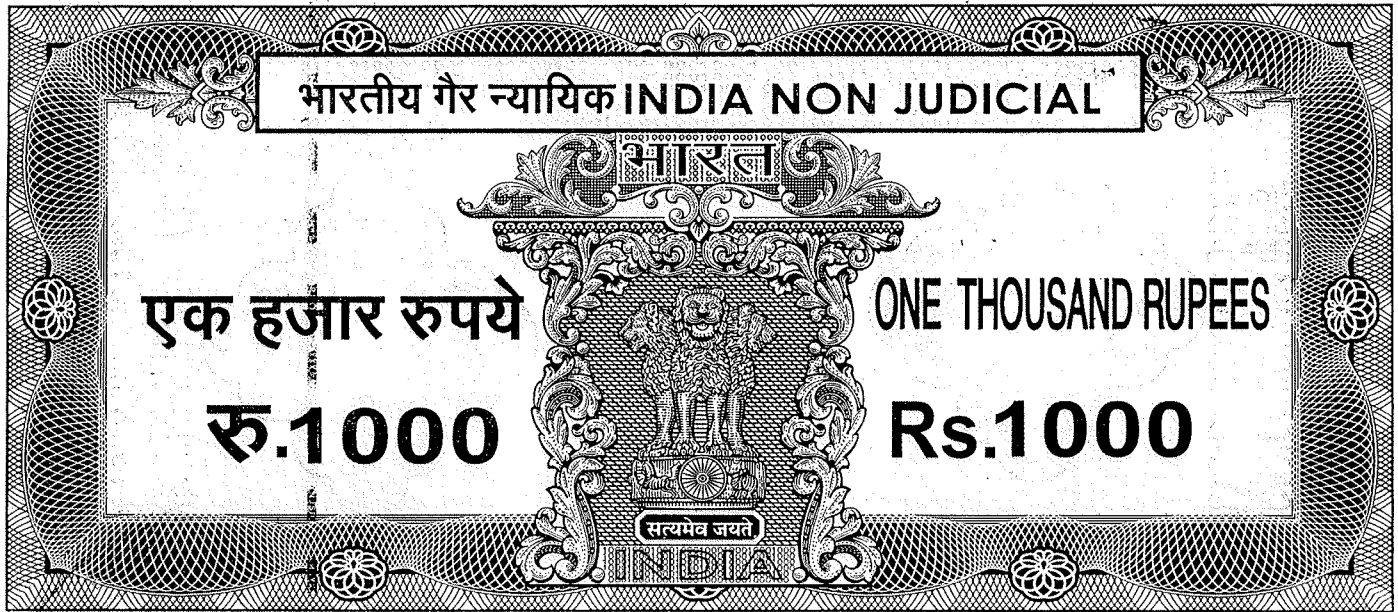
स्टाम्प विक्रेता विन मोहन अग्रहरी सिविल कोर्ट इलाहाबाद

ला 10 नं 508 अवधि 31 मार्च

14 तक

हरता





उत्तर प्रदेश UTTAR PRADESH

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Whereas after purchasing the said property, the vendor/1<sup>st</sup> party mortgaged the same by way of original deposits of title deeds with Punjab National Bank, Civil Lines, Allahabad at Sangam Place, Civil Lines, Allahabad (hereinafter referred to as the Bank/Mortgagee) with intent to secure repayment of the various credit/loan facilities granted by the bank/mortgagee to the borrowers M/s. Jyoti Hospital Pvt. Ltd. having its registered office at 162, Bai Ka Bagh, Allahabad through one of its directors Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal) and M/s. Arpit Hospital Ltd. having its registered office at 162, Bai Ka Bagh, Allahabad through one of the Directors Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal)

Whereas except subject to the above said encumbrance and charge by way of the above said mortgage by the Vendor in the favour of the above named bank/mortgagee the said property is otherwise free from all other encumbrance and charges.

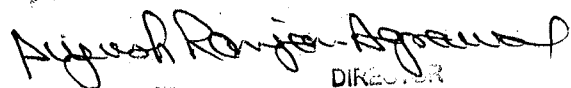
Whereas the vendor/1<sup>st</sup> party is in need of money to regularize and pay the outstanding dues in the various loan accounts of the above principal borrowers and without selling away the said property (morefully detailed and described here into below hereinafter referred to as the property being soled) the vendor is unable to arrange the liquid fund thereof.

Whereas the vendee / 2<sup>nd</sup> party has offered to purchase the said property morefully detailed and described below for Rs. 1,33,06,000/- (One Crore Thirty Three Lakhs and Six Thousand only) which is very reasonable price at the current prevailing rate of the market and no one else is ready and willing to pay more than this price.

And whereas in order to sale of the said property to the vendee by the vendor free from all encumbrance and charge created by the vendor in favour of the bank/mortgagee, there has been executed a tripartite agreement dated 30-12-2013 by and among the vendor, vendee and bank / mortgagee whereby it has been agreed, besides discharging other obligations agreed thereby by and among the said parties thereto, that the vendee shall deposit the balance sale consideration in its Current Account maintained with the bank / mortgagee under lien of the bank / mortgagee with further right and power in favour of and to the bank / mortgagee to debit the said Current Account by the said sum and credit the same into the above various loan accounts of the above principal borrowers in order to redeem the said mortgage;

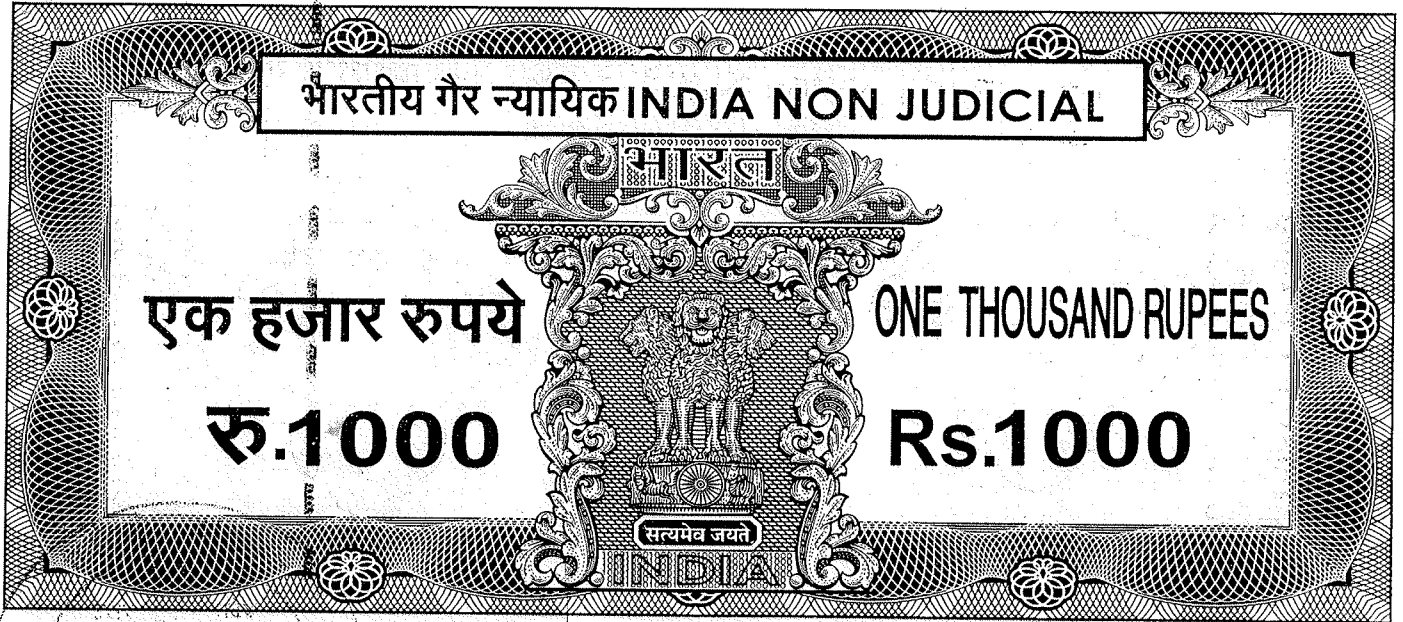
FOR PIYUSH BUILDCON INDIA PVT. LTD.





DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

28 DEC 2013

L 312428

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Whereas on dated 07-08-2013 the vendor has entered into Registered Agreement to Sell the property mentioned at the foot of the deed numbered is 246-G. M.G. Marg, Allahabad a part portion of Bungalow No. 246/62, M.G. Marg, Allahabad which is also part portion of the free hold site No. 61, George Town, Allahabad in favour of the vendee which is registered at Sub-Registrar of Allahabad (First) on dated 07-08-2013 as book No. 1, Volume 8027 pages 309 to 324 at Sl. No. 4498.

The vendor in the interest of justice and equity has decided to executed the sale deed in respect of open land measuring 431.16 sq. mtrs. of which present Nagar Nigam, Allahabad No. 246-G, M.G. Marg,, Allahabad for a net sale consideration of Rs. 1,33,06,000/- in favour of vendee.

As per agreement of sell the vendee has already paid Rs. 10,00,000/- (Ten Lakhs only) vide cheque No. 973560 dated 07-08-2013 of State Bank of Bikaner & Jaipur at the time of Registered Agreement to sell thus vendee is to pay the remaining amount i.e. Rs. 1,23,06,000/- (One Crore Twenty three Lakh and Six Thousand only) according to the aforesaid agreement to sell.

**NOW THEREFORE, THIS INDENTURE OF SALE WITNESSETH AS UNDER:**

1. That in consideration of sale price Rs. 1,33,06,000/- paid as per the details given hereunto below receipt whereof the vendor acknowledges hereby, the vendor hereby sells away and transfers absolute to the vendee the said property (morefully detailed and described in the schedule given hereunto below and hereinafter referred to as the property sold) with his all rights, title and interest and delivers the possession thereof to vendee with absolute right, title and interest.
2. That as per the above said tripartite agreement dated 30-12-2013 executed by among the vendor, vendee and bank / mortgagee, the vendee has deposit the balance sale consideration after deducting 1% T.D.S. of the sle consideration as per G.O. No. A-1-678/दस-2013-10 (17) 97 Lucknow dated 26-08-2013 Under Section 194/P, of Income Tax Act 1961, i.e. Rs. 1,33,060/- so Rs. 1,31,72,940/- in its current account maintained with the bank / mortgagee under lien of the bank/mortgagee with further right and power

FOR PIYUSH BUILDCON INDIA PVT. LTD.

*[Signature]*

*[Signature]*  
DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

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in favour to the bank / mortgagee to debit the said current account by the said deposited sum and credit the same into the above various loan accounts of the above principal borrowers and thus the total sale consideration agreed hereby has been paid by the vendee to the vendor and now nothing and no part of the sale consideration is due and payable by the vendee to the vendor and the vendor hereby acknowledges receipts thereof.

3. That the vendor/1<sup>st</sup> party hereby covenant that all right title and interest in the said property heretofore enjoyed by the vendor/1<sup>st</sup> party, shall hereafter vest in the vendee/2<sup>nd</sup> party who shall be the full and absolute owner thereof are the said vendee/2<sup>nd</sup> party and its heirs, successors and assignees shall and may possess and enjoy the said property without any hindrance and claim whatsoever from or by the said vendor/1<sup>st</sup> party his heirs or any other person or person's claiming through or underhim..
4. That the vendor/1<sup>st</sup> party have withdrawn his possession from the property hereby sold and have handed over the vacant possession to the vendee and the vendee is now the absolute owner in possession of the property hereby sold.
5. That the vendor/1<sup>st</sup> party hereby further covenant that the vendor/1<sup>st</sup> party have been the full and absolute owner of the property hereby transferred without any other co-sharer therein.
6. 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/1<sup>st</sup> party in full in the aforesaid manner. The vendee/2<sup>nd</sup> party is entitled to get its name mutated over the aforesaid property in the records of Nagar Nigam, Nazul Department, Allahabad and in other relevant records.
7. That except and subject to the above encumbrance and charge by way of the above said mortgage by the vendor in favour of the above named bank/mortgagee, the said property sold hereby is otherwise free from all other encumbrance and charge, is free from all sorts of encumbrances and charges and even by making payment to the bank/mortgagee in the manner stated herein above the said mortgage has also been redeemed.

FOR PIYUSH BUILDCON INDIA PVT. LTD.

*[Signature]*

*[Signature]*  
DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

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8. That in case the vendee/2<sup>nd</sup> party right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the vendor/1<sup>st</sup> party, his heirs, successors and representatives or any one claiming through or under him, the vendors / 1<sup>st</sup> party its heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the vendee/2<sup>nd</sup> party, its heirs and assigns.
9. That all taxes and charges whatsoever payable to Nagar Nigam, Allahaba or Jal Shanthan, Allahabad or Allahabad Development Authority, Allahabad or any other authorities upto the date of this sale deed shall be payable by the vendor/1<sup>st</sup> party and from the date of this sale deed and onwards it will be the liability of the vendee/2<sup>nd</sup> party.
10. That the vendee/2<sup>nd</sup> party has seen and verified the documents of title of the vendor/1<sup>st</sup> party and has satisfied himself about the title of the vendor/1<sup>st</sup> party.
11. That the aforesaid property is part portion of old premises No. 246/62, M.G. Marg, Allahabad where is also part portion of free hold site No. 61, George Town, Allahabad whose present Nagar Nigam, Allahabad No. is 246-G, open land measuring 415.80 Sq. Mtrs. and according to the circle rate fixed by the Collector, Allahabad for purchased of Stamp Duty after adding the 10% of two side roads the value of the aforesaid plot does not exceed Rs. 1,60,99,776/-. As the vendee is male person and thus valuation of the stamp duty is in rounding of Rs. 11,27,000/- i.e. on Rs. 1,61,00,000/- is hereby paid.

In witness whereof having read and having got read this sale deed and having understood terms and conditions thereof, 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 31st day of December, 2013 at Allahabad.

Schedule of the property hereinafter transferred

415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-G, M.G. Marg, Allahabad which is also part portion of old premises No. 246/62, M.G. Marg, Allahabad which is also part portion of free hold site no. 61, George Town, Allahabad.

*[Signature]*

FOR PIYUSH BUILDCON INDIA PVT. LTD.

*[Signature]*  
DIRECTOR









उत्तर प्रदेश UTTAR PRADESH

K 391238

8

**Boundary**

East : A.N. Jha Marg

South : Plot of Nav Jeevan Hospital

West : Common Road

North : Land of Jyoti Hospital

**Valuation of the property**

Total area of open land property – 415.80 Sq. Mtrs. as the property is residential the circle rate as per Government rate is Rs. 35,200/- per sq. mtrs.

So 415.80 X 35,200

=

1,46,36,160.00

As the plot is situated in two (2) side road so 10% should be added in valuation is Rs. 14,63,616/- i.e. Rs.

1,60,99,776/-

As the buyer is the male person so stamp duty is comes to @ 7% =

11,26,984.32

but is paying in the rounding figure Rs. =

11,27,000/-

stamp duty paid at the time of agreement to sell of Rs.

2,66,120/-

So balance of stamp duty to be paid of Rs.

8,60,880/-

is rounding of


Rs.

8,61,000/-

So the total required Stamp Duty is paid by the e-stamping of valued Rs. 8,46,000/- bearing No. IN-UP00208609632096M on dated 01-01-2014 and balance amount of Rs. 15,000/- is being paid through INDIA NON JUDICIAL STAMP.

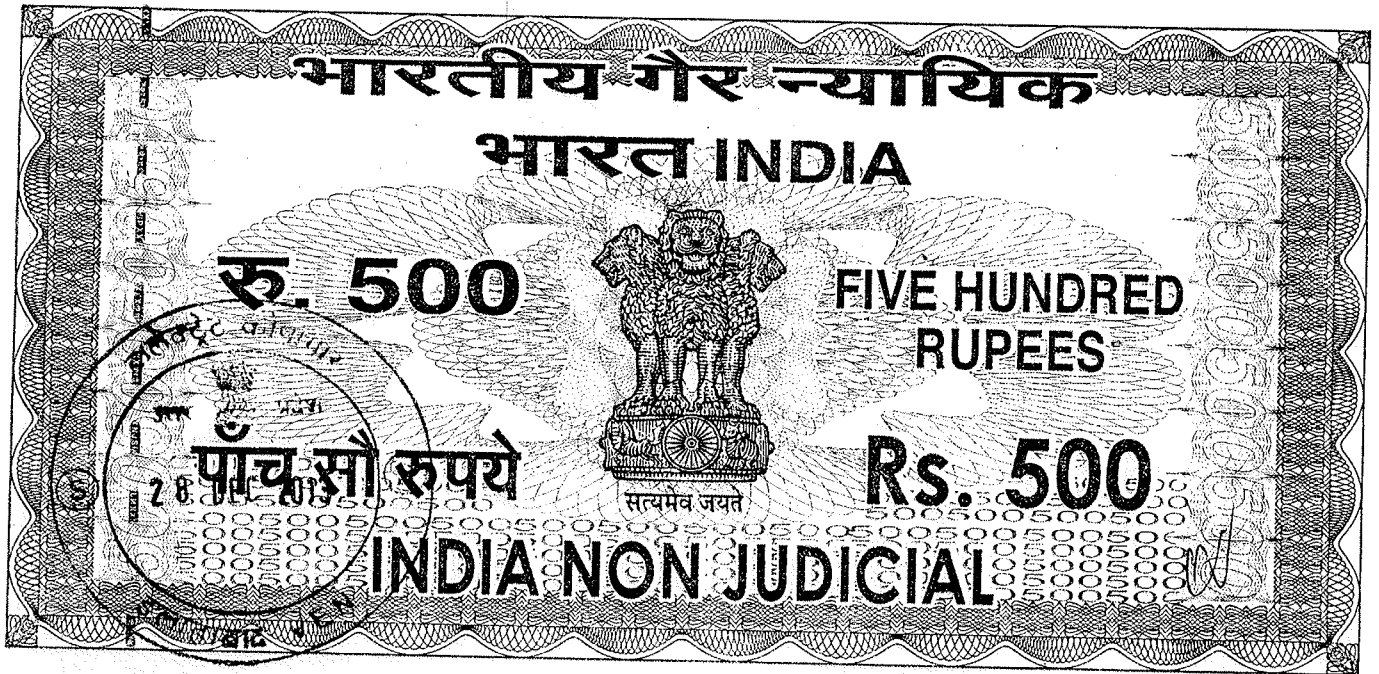
  


FOR PIYUSH BUILDCON INDIA PVT. LTD.

  
DIRECTOR







उत्तर प्रदेश UTTAR PRADESH

K 391237

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A.K. Bansal

Signature of Vendor/1<sup>st</sup> party

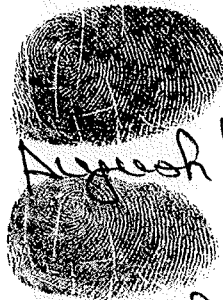
Witness -1 *Vijay Kumar*

Witness -2 *Karan Pandey*

Drafted by: *Atul Kumar Singh*

Typed by: *Atul Kumar Singh*

Dated: 01-01-2014



*Piyush Ranjan Agarwal*

*Piyush Ranjan Agarwal*

Piyush Ranjan Agarwal

Signature of Vendee/2<sup>nd</sup> party

Mr. Vijay Kumar Gupta, S/o.  
Late Shambhu Nath Gupta,  
R/o. 6/8, T.B. Sapru Road, Civil  
Lines, Allahabad

Karan Pandey S/o. Late Ram  
Sanjog Pandey, R/o. Vill.  
Tikardih, Bharwari, Distt.  
Kaushambi

Atul Kumar Singh, Advocate

Joydev, District Court, Allahabad

FOR PIYUSH BUILDCON INDIA PVT. LTD.

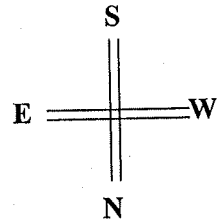
*Piyush Ranjan Agarwal*

DIRECTOR

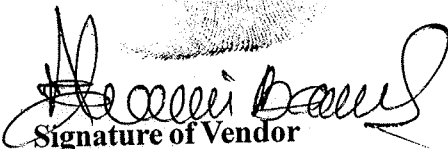





415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-G, M.G. Marg, Allahabad which is also part portion of old premises No. 246/62, M.G. Marg, Allahabad which is also part portion of free hold site no. 61, George Town, Allahabad.



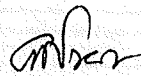
M.G. Marg 166 ft. 6 Inch	
A.N. Jha Marg 193 ft.	1. Dr. A.K. Bansal
	2. Dr. (Smt.) Vandana Bansal
	3. Nav Jeevan Pediatrics Pvt. Ltd.
	4. Dr. A.K. Bansal (HUF) 246-G, M.G. Marg, Allahabad
	5. M/s. Jyoti Hospital Pvt. Ltd.
	6. Arpit Hospital Ltd.
	7. Plot of Dr. Arpit Bansal
	8. Plot of Harshit Bansal
167 ft.	
Common Road 192 ft.	

  
Signature of Vendor

FOR PIYUSH BUILDCON INDIA PVT. LTD.  
  
Signature of Vendor  
DIRECTOR



दिनांक 1-1-2014 को फोटो प्रति  
पुस्तक सं० I खण्ड 8185 के  
पृष्ठ 229 से 250 में संलग्न सं० 16  
पर रजिस्ट्रीकृत किया गया ।

  
उप निदेशक  
इलाहाबाद (प्रथम)

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4498/13  
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