

7878113

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



INDIA NON JUDICIAL
 Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP00207819020083L

Certificate Issued Date

: 31-Dec-2013 03:14 PM

Account Reference

: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD

Unique Doc. Reference

: SUBIN-UPUPSHCIL0100231774464013L

Purchased by

: SHUBHAM AGARWAL

Description of Document

: Article 23 Conveyance

Property Description

: PartPortionOfOldNo.246 E M G Marg
 AllahabadAlsoPartPortionofFreeHold
 SiteNo61GeorgeTownAllahabad

Consideration Price (Rs.)

: 1,33,06,000
 (One Crore Thirty Three Lakh Six Thousand only)

First Party

: ARPIT BANSAL

Second Party

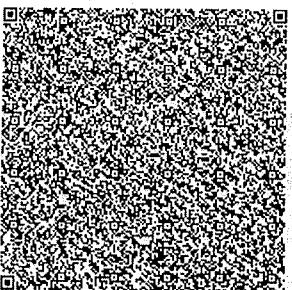
: PIYUSH BUILDCON INDIA PVT LTD

Stamp Duty Paid By

: PIYUSH BUILDCON INDIA PVT LTD

Stamp Duty Amount(Rs.)

: 11,11,000
 (Eleven Lakh Eleven Thousand only)



.....Please write or type below this line.....

Arpit Bansal



PIYUSH BUILDCON INDIA PVT LTD



0000020705

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.



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7278/13

भारतीय गैर-न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

उत्तर प्रदेश UTTAR PR



AK 885129

PRECIS OF THE DEED

1. Nature of Land	:	Residential
2. Ward/Pargana	:	Sadar, Allahabad
3. Mohalla	:	George Town, Allahabad
4. Details of property	:	246-E, 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/-
12. Stamp duty paid	:	Rs. 11,27,000/-

BOUNDARIES:

East : A.N. Jha Marg

West : Common Road

South : Plot of M/s. Arpit Hospital Ltd.

North : Land of Harshit Bansal

Niyosh Ranjan Agrawal

Niyosh Ranjan Agrawal

Harshit Bansal



2632

क्रमांक २०० तिथि ३०.१२.२०३५ मुल्य ५००० प्राप्ति बमा १२१

स्टाप श्रेता का नाम डॉ रमेश पिथूल, विस्तर लेता है, स्टाप प्राप्ति ४०,
पीव्यूषर एजेन्ट अग्रवाल पुरुष हातीश चतुर्वेद अग्रवाल
पूरा पता १९ डोउर्दुर सोइ, इलाहाबाद

स्टाम्प विक्रेता सुरेन्द्र कुमार R आयसीएल एनवाई न्यायालय परिसर-इलाहा
बगू नं 502 अवधि 31 मार्च 2014 इस्तेहसर

इत्यादि

80

भारतीय गैर-न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

AK 885130

(2)

This Deed of sale is made this 31st day of December, 2013, by and between Arpit Bansal S/o. Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal), R/o. 60, A.N. Jha Marg, Allahabad, hereinafter referred to as 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 Arpit 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 which 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,

Arpit Bansal

Piyush Ranjan Agarwal

क्रमांक 2633, तिथि 30/12/2013, रुपय 5000/- दरमाएँ व 5000/-

इस विवरण का नाम... पियुष रजन अग्रवाल चूक सतीश चन्द्र अग्रवाल
 पूरा नाम... 19 भाजदर होड इलाहाबाद
 साप्त विक्रेता सुरेन्द्र कुमार नायर शाल व बदल नायर लाल शर्मा इलाहाबाद
 न्यौ 502 अधिकारी 31 मार्च 20 (पहले)
 हस्ताक्षर
 8/15

विक्रय पत्र	10,000.00	20	10,020.00	800
13,306,000.00 / 16,100,000.00				

प्रतिफल	मालियत	नकल व पति धुलक	वीण	प्रदद लगभग
श्री अर्पित बंसल	Amrit Bansal			
पुत्र श्री डा० अश्वनी कुमार बंसल				

अधाराय

निवारी श्यामी 60 ए एन झा मार्ग इलाहाबाद
 अथारी पता
 न यह लेखपत्र इस कार्यालय में दिनांक 31/12/2013 अम्ब 4:46 PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के लिए शिवधन हेतु पेश किया।

मदनमोहन तिवारी (प्र)
 उप निबन्धक (प्रथम)
 इलाहाबाद
 31/12/2013

प्रियेता

श्री अर्पित बंसल

पुत्र श्री डा० अश्वनी कुमार बंसल

पेशा

निवारी 60 ए एन झा मार्ग इलाहाबाद

में निपादन स्थीकार किया।

शिवारी पंचान श्री विजय कुमार गुप्ता

पुत्र श्री रव शम्भूनाथ गुप्ता

पेशा

निवारी 6/8 टी बी सप्लॉ रोड सिविल लाइंस इलाहाबाद

व श्री करन पाण्डेय

पुत्र श्री रव राम संजोग पाण्डेय

पेशा

निवारी टीकरडीह भरवारी कौशाम्बी

न की।

प्रध्यक्षतः भद्र भाक्षियों के निधान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मदनमोहन तिवारी (प्र)
 उप निबन्धक (प्रथम)
 इलाहाबाद
 31/12/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

28 DEC 2013

L 312719

(3)

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 29th 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 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. 8/603 (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 became 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. 1393 at Serial No. 3913 in the office of the Sub Registrar Chail,

Anupit Banar

Piyush Ranjan Agarwal

क्रमांक 2634

स्थाय क्रेता का नाम डॉ. अर्पित बंसल, मूल्य 100 रुपये, वर्षा बंगाल
वीश्व रेजन अवाल एवं एस इतिहास-प्राचीन, भाग बाहु
पूरा वर्ता, 19. 10. 2010 दो रुपये, दाता इलाहाबाद
स्थाय विक्रेता सुरेन्द्र कुमार जायसदाल अवाल व्यापार इलाहाबाद
लाभ 502 अवधि 31 मार्च 2014 तक

हस्ताक्षर

8/27

विवेता

Registration No.: 7278

Year : 2013

Book No. : 1

0101 अर्पित बंसल

लाभ अवधि कुमार बंसल

60 ए एन आ मार्ग इलाहाबाद

Arpit Bansal



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
₹.1000

ONE THOUSAND RUPEES
Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 312720

(4)

Allahabad, to the vendor/1st 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 311 to 341 at Serial No. 3895 in the office of Sub-Registrar, Chail, Allahabad.

Whereas on the basis of and by the above two sale deeds, the vendor/1st 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.

Whereas after purchasing the said property, the vendor/1st 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/1st 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.

Arpit Bansal



Dheeraj Lal Shyamji Agarwal



क्रमांक 263

तिथि 30.12.2013

मूल्य 1000/- रुपये क्रमांक वर्तनामा

स्थाय विक्रेता का नाम राम राज रेखर पी.सी.ए. निष्ठा कार्पोरेशन उचित
पूरा नाम राम राज रेखर इलाहाबाद अग्रवाल
पूरा नाम 19 लाउदर रोड इलाहाबाद

स्थाय विक्रेता बुद्धेन्द्र कुमार जायसवाल जनसद व्यापार दुर्गा नगर
गो 502 अवधि 31 मार्च 2014 रुपये

लालमार्ग

8865

क्रेता

Book No. : 1

Year : 2013

Registration No. : 7278

0201 पियूष रंजन अग्रवाल

रघु सतीश चन्द्र अग्रवाल

19 लाउदर रोड इलाहाबाद

Piyush Ranjan Agarwal



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

L 312721

28 DEC 2013

(5)

Whereas the vendee / 2nd 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;

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 sale consideration as per G.O. No.

Amrit Bansal

Niyush Ranjan Agrawal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

01/09/2013

L 312722

(6)

A-1-678/nl-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 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/1st party hereby covenant that all right title and interest in the said property heretofore enjoyed by the vendor/1st party, shall hereafter vest in the vendee/2nd party who shall be the full and absolute owner thereof are the said vendee/2nd 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/1st party his heirs or any other person or person's claiming through or under him..

That the vendor/1st 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/1st party hereby further covenant that the vendor/1st 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/1st party in full in the aforesaid manner. The vendee/2nd 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.

Avnit Bansal/2

Ajneesh Ranjan Agarwal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
₹.1000

ONE THOUSAND RUPEES
Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

20 DEC 2013

L 312723

(7)

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.
8. That in case the vendee/2nd party right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the vendor/1st party, his heirs, successors and representatives or any one claiming through or under him, the vendors / 1st party its heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the vendee/2nd party, its heirs and assigns.
9. That all taxes and charges whatsoever payable to Nagar Nigam, Allahaba or Jal Shanstan, Allahabad or Allahabad Development Authority, Allahabad or any other authorities upto the date of this sale deed shall be payable by the vendor/1st party and from the date of this sale deed and onwards it will be the liability of the vendee/2nd party.
10. That the vendee/2nd party has seen and verified the documents of title of the vendor/1st party and has satisfied himself about the title of the vendor/1st 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-E, 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.

Amrit Bensa



Aijvech Ranjan Agarwal





उत्तर प्रदेश UTTAR PRADESH

K 391303

(8)

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-E, 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.

Boundary

East : A.N. Jha Marg

West : Common Road

South : Plot of M/s. Arpit Hospital Ltd.

North : Land of Harshit Bansal

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/-

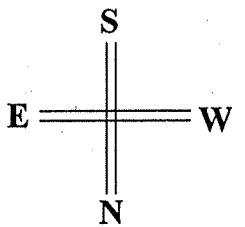
As the buyer is the male person so stamp duty is comes to @ 7% = 11,26,984.32
but is paying in the rounding figure Rs. = 11,27,000/-

So the total required Stamp Duty is paid by the e-stamping of valued Rs. 11,11,000/- bearing No. IN-UP00207819020083L on dated 31-12-2013 and balance amount of Rs. 16,000/- is being paid through INDIA NON JUDICIAL STAMP.

Arpit Bansal


Niyush Ranjan Agarwal


Site Plan of 415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-E, 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.

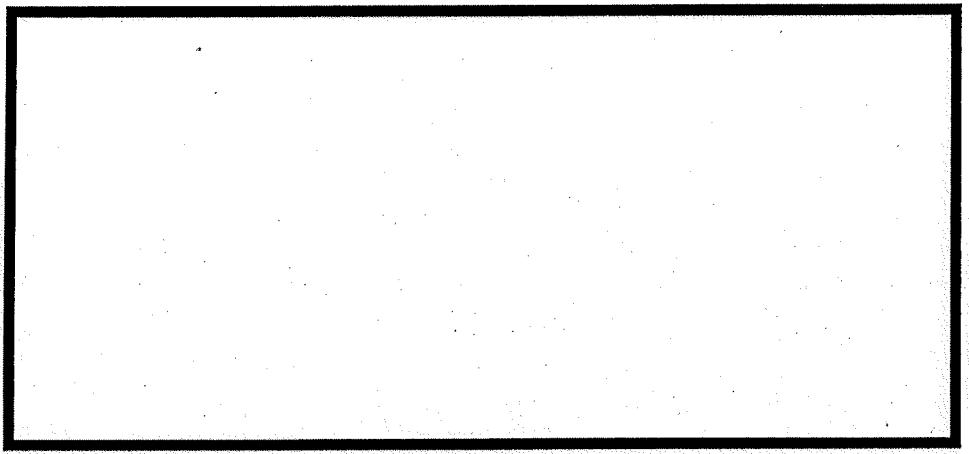


Land of Arpit Hospital Ltd.

165.2 Sq. Meter

A.N. Jha Marg

— 27 Sq. Meter —



— 27 Sq. Meter —

Common Road

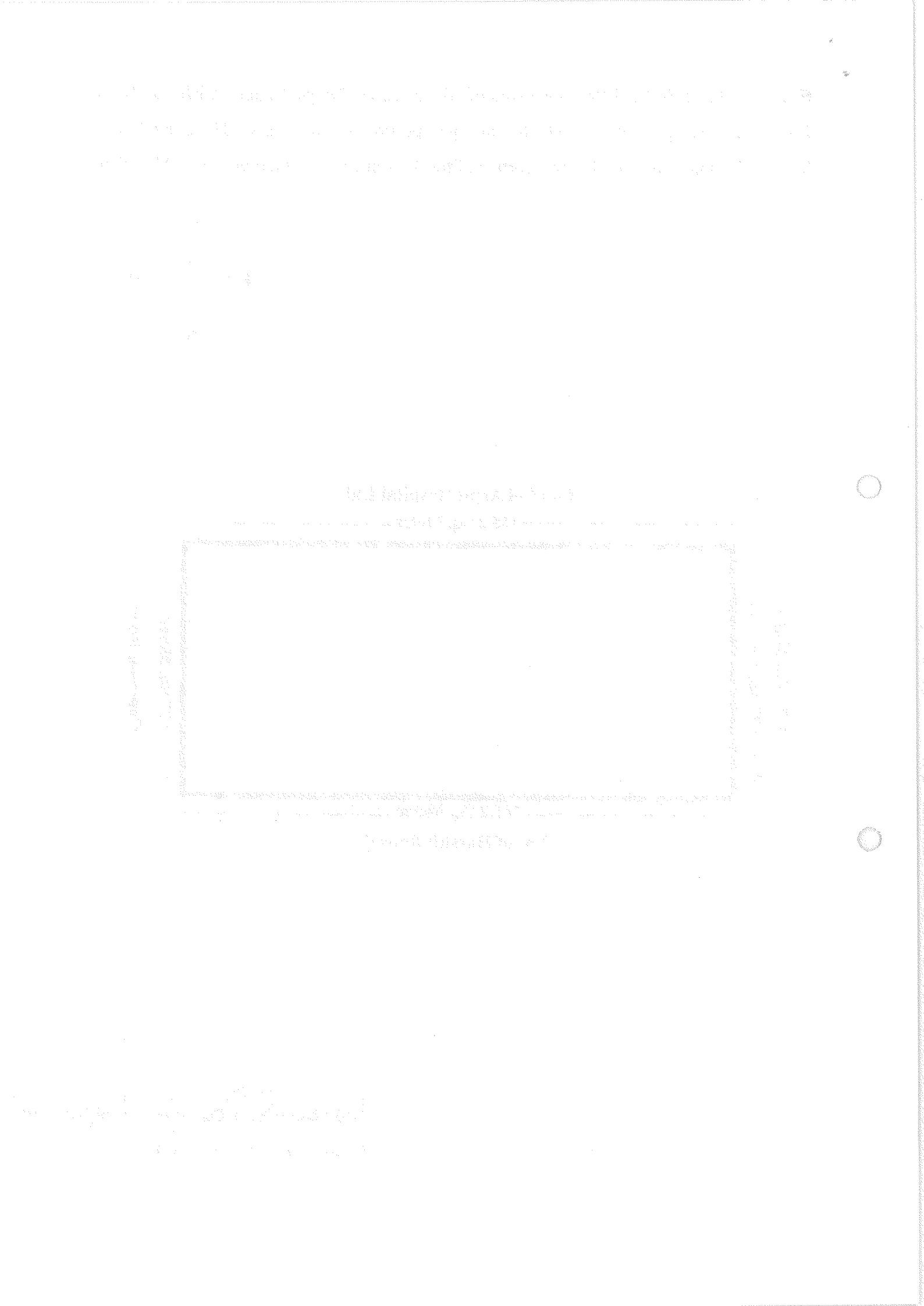
Plot of Harshit Bansal

Arpit Bansal

Signature of Vendor/1st Party

Arpit Bansal Agreed

Signature of Vendee/2nd Party





उत्तर प्रदेश UTTAR PRADESH

K 391304

(9)



Arpit Bansal

Signature of Vendor/1st party



Piyush Ranjan Agarwal

Signature of Vendee/2nd party

Witness -1

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

Witness -2

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

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गजिर्द्दीकरण अधिकारी के हस्ताक्षण

भद्रनमोहन तिवारी (प्र)

उप निबन्धक (प्रथम)

इलाहाबाद

31/12/2013