



अरविंद कुमार शर्मा

राधनेश शर्मा

For TruScape Realty

Sharma

Authorised Signatory



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	: Bijnoure
Mohalla/Village	: Bhagu Khera
V-Code	: 1075
Details of Property	: Khasra No. 559, 597,599, 603 and 604
Standard of measurement	: Hectare
Area of Property	: 0.4740 Hect.
Unique Code	: 1435380559000012 (559) 1435380597000012 (597) 1435380599000012 (599) 1435380603000012 (603) 1435380604000012 (604)
Type of Property	: Agriculture
Consideration	: Rs. 80,00,000/-
Valuation	: Rs. 15,54,000/-
Stamp duty paid	: Rs. 5,60,000/-
No. of persons in First Part (2)	

महेश चंद्र शर्मा

राजेश अग्नि

For Truscape Realty
Shalish
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Details of SELLERS:
Mr. Arvind Kumar Tiwari son of Mr. Prakash Narayan Tiwari resident of 248 Nigoha, District-Lucknow, (PAN-APUPT9508B), Mob No. 9450110117 and Mr. Raghvendra Singh son of Mr. Devi Shanker Singh resident of Sarai Sahjadi Benthra, Lucknow (PAN-DYCPS0579B), Mob No. 9984775826.
No. of persons in Second Part (1)
Details of PURCHASER :
Truscapse Realty, (PAN-AAWFT5921D) a Limited Liability Partnership Firm, having it's registered office at 11/12 Sector-11, Vrindavan Colony, Lucknow, through it's authorized Partner Mr. Shashank Srivastava son of Sri Vinod Kumar Srivastava, Mob. No.-9616222620 Occupation-Business

SALE DEED

THIS SALE DEED MADE ON this 22nd day of April, 2025 BY **Mr. Arvind Kumar Tiwari son of Mr. Prakash Narayan Tiwari resident of 248 Nigoha, District-Lucknow and Mr. Raghvendra Singh son of Mr. Devi Shanker Singh resident of Sarai Sahjadi Benthra, Lucknow;** (hereinafter collectively referred to as the "**SELLERS**") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.

IN FAVOUR OF

Truscapse Realty, (PAN-AAWFT5921D), a Limited Liability Partnership Firm, having it's registered office at 11/12, Sector-11, Vrindavan Colony, Lucknow, through it's authorized Partner Mr. Shashank Srivastava son of Sri Vinod Kumar Srivastava; (hereinafter referred to as the "**PURCHASER**") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.

Arvind Kumar Tiwari

Shashank Srivastava

For Truscapse Realty
Shashank Srivastava
Authorized Signatory

Hectare, Total measuring 0.4740 Hectare, situated at Village- Bhagu Khera, Pargana-Bijnoure, Tehsil-Sarojini Nagar, District-Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Sellers in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from anybody whosoever.

2. That the Sellers have delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Sellers hereby declare and have assured the Purchaser that they are the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
4. That the Sellers have further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Sellers prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Sellers will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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For Truscape Realty

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Authorized Signatory

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5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Sellers, the Purchaser shall be entitled to recover from the Sellers, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Sellers, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Sellers doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.
6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Sellers and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and their representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.
8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Sellers" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road/Pakki Road. There are no trees, wells, constructions or tube wells whatsoever on the aforesaid part

21/10/2012

21/10/2012

For Truscape Realty

Authorised Signatory

of property hereby conveyed. The property is not situated at any segment road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits. There is no residential activity present in radius of 200 Meter.

10. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.
11. The Sellers further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.
12. That the land hereby sold is agricultural situated at Village-Bhagu Khera, which is not under Nagar Nigam area and situated in rural area. The total area of the land hereby sold is 0.4740 Hectare. The market value whereof for the purposes of Stamp duty as per rates fixed by Collector, Lucknow for 0.4740 Hectare i.e. @ Rs. 40,00,000/- only, comes to Rs. 18,96,000/-. The sale consideration is Rs. 80,00,000/-. Thus the total stamp duty Rs. 5,60,000/- through e-stamp has been paid on Consideration Amount which is higher than market value.
13. That the Sellers are not members of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
14. That this deed has been drafted as per statement and facts narrated by the parties of this deed. Identification of Sellers and Purchaser has been done by the witnesses of this deed.

SCHEDULE OF PAYMENT

1. Sellers have received Rs. 40,00,000/- through RTGS having UTR No. UTIBR52025040900361786 dated 09.04.2025 from Purchaser.
2. Sellers have received Rs. 40,00,000/- through RTGS having UTR No. UTIBR52025040900363100 dated 09.04.2025 from Purchaser.

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For Truscapse Realty

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Authorised Signatory



आवेदन सं०: 202501041020217

विक्रय पत्र

बही सं०: 1

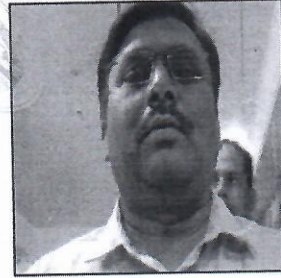
रजिस्ट्रेशन सं०: 7586

वर्ष: 2025

प्रतिफल- 8000000 स्टाम्प शुल्क- 560000 बाजारी मूल्य - 1554000 पंजीकरण शुल्क - 80000 प्रतिलिपिकरण शुल्क - 80 योग : 80080

श्री नृसंकुप रियलिटी द्वारा
शशांक श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री विनोद कुमार श्रीवास्तव
व्यवसाय : व्यापार
निवासी: 11/12 Sector-11, Vrindavan Colony, Lucknow

Shashank



श्री, नृसंकुप रियलिटी द्वारा

शशांक श्रीवास्तव अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/04/2025 एवं
01:07:34 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ता

सरोध कुमार सिंह

उप निबंधक : सराजनीनगर द्वि

लखनऊ

22/04/2025

सुनील कुमार तिवारी

निबंधक लिपिक

22/04/2025

Thus the Sellers have acknowledged **Rs. 80,00,000/- (Rupees Eighty Lakh Only)** from Purchaser and Sellers have acknowledged the receipt.

SCHEDULE OF PROPERTY

Land Khasra No. 559 area 0.1260 Hectare, Khasra No. 597 area 0.0130 Hectare, Khasra No. 599 area 0.0130 Hectare, Khasra No. 603 area 0.0060 Hectare, and Land Khasra No. 604 area 0.3160 Hectare, Total measuring 0.4740 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnoure, Tehsil-Sarojini Nagar, District-Lucknow, shown in the plan annexed and bounded as below:-

Boundaries of Land Khasra No. 559

EAST : Land Shivdhar Singh
WEST : Land Dinesh and others
NORTH : Land Shobhnath
SOUTH : Land Moolchandra

Boundaries of Land Khasra No. 597

EAST : Land Khasra No. 598
WEST : Land Khasra No. 559
NORTH : Land Khasra No. 596
SOUTH : Land Khasra No. 598

Boundaries of Land Khasra No. 599

EAST : Land Khasra No. 598
WEST : Land Khasra No. 557
NORTH : Land Khasra No. 598
SOUTH : Land Khasra No. 556

Boundaries of Land Khasra No. 603 and 604

EAST : Land Khasra No. 601
WEST : Land Khasra No. 556
NORTH : Land Khasra No. 602
SOUTH : Land Khasra No. 605 and 606

म. अ. १. मूल अ. १
१२-१-१९८६

For Truscape Realty

Shahid
Authorised Signatory



श्री उमेश सिंह , पुत्र श्री चन्दर सिंह

निवासी: Village- Banthra Sikander Pur, Lucknow

व्यवसाय: अन्य

उमेश सिंह

पहचानकर्ता : 2



श्री विजय कुमार सिंह, पुत्र श्री चंडिका नंदन सिंह

निवासी: House No. 404, Ailwal, Azamgarh, Uttar Pradesh- 276001

व्यवसाय: अन्य

विजय



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी : प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह

उप निबंधक, सराजनीनगर द्वितीय

लखनऊ

22/04/2025

सुनील कुमार तिवारी

निबंधक लिपिक लखनऊ

22/04/2025



IN WITNESS WHEREOF WE the above named SELLERS and the Purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

WITNESSES:-



1. उमेश सिंह
(Mr. Umesh Singh)
S/o Sri Chandar Singh,
R/o Village- Banthra Sikander Pur, Lucknow
Mob. No. 7607070700
Occupation- Other



म.स.स. सिंह

SELLERS/S

स.स.स. सिंह



2. (Mr. Vijay Kumar Singh)
S/o Sri Chandrika Nandan Singh
R/o House No. 404, Ailwal, Azamgarh,
Uttar Pradesh- 276001
Mob-7860027661

Vijay Singh



PURCHASER

For Truscaps

Shahid

Aut



DRAFTED BY:

B. R. Singh
(B. R. SINGH)
Advocate

COMPOSED BY:

Aditya Tripathi
(ADITYA TRIPATHI)
Civil Court, Lucknow.



आवेदन सं०: 202501041020217

बही सं०: 1

रजिस्ट्रेशन सं०: 7586

वर्ष: 2025

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

विक्रेता: 1

श्री अरविन्द कुमार तिवारी, पुत्र श्री प्रकाश नारायण तिवारी

निवासी: 248 Nigoha, District-Lucknow

व्यवसाय: अन्य

विक्रेता: 2

अरविन्द कुमार तिवारी



श्री राघवेंद्र सिंह, पुत्र श्री देवी शंकर सिंह

निवासी: Sarai Sahjadi Benthra, Lucknow

व्यवसाय: अन्य

क्रेता: 1

राघवेंद्र सिंह



श्री ब्रुक्रेप रियालिटी के द्वारा शशांक श्रीवास्तव, पुत्र श्री भिनाद कुमार श्रीवास्तव

निवासी: 11/12 Sector-11, Vrindavan Colony, Lucknow

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1





आवेदन सं०: 202501041020217

बही संख्या 1 जिल्द संख्या 1119 के पृष्ठ 55 से 76 तक क्रमांक 7586 पर दिनांक 22/04/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह

उप निबंधक : सरोजनीनगर द्वितीय

लखनऊ

22/04/2025

