10743/25

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP73247338403630X

e-Stamp

Certificate No.	:	IN-UP73247338403630X
Certificate Issued Date	:	04-Jun-2025 01:52 PM
Account Reference	:	NEWIMPACC (SV)/ up14561904/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUP1456190442990057146623X
Purchased by	:	AKASA EARTH DEVELOPERS PVT LTD
Description of Document	:	Article 23 Conveyance
Property Description	:	PLOT NO.081, PART OF KHASRA NO.1033, AKASA ELITE SIT AT NOOR NAGAR BHADARSA, TEH-SAROJINI NAGAR, LKO
Consideration Price (Rs.)	:	
First Party	:	M S INDUSTRIES AND A P DEVELOPERS
Second Party	:	AKASA EARTH DEVELOPERS PVT LTD
Stamp Duty Paid By	:	AKASA EARTH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	44,600 (Forty Four Thousand Six Hundred only)

Licence No. 356
Teshil Sarojani Nagar District

61

LOCKED SAROJINI NAGAR MOHUCHI

Please write or type below this line

Scanned Total Pages 24

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

PF 0006790806

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of 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.

SHCIL

सत्यमेव जयते

लखनऊ

PHOTOGRAPH OF PROPERTY

MS INDUSTRIES
PROPRIETOR
VENDOR

VENDEE

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director



MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

BRIEF DETAIL OF SALE DEED

1.	Type of property	:	Residential
2.	Pargana	:	Bijnaur
3.	Mohalla/Village	:	Noor Nagar Bhadarsa
4.	Property Details	:	Plot No. 081, Part of Khasra No. 1033, Type-G, Akasa Elite, situated at, Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, Lucknow, (U.P.)
5.	Measurement Unit	:	Square Meter
6.	Area of Property	:	97.875 (Ninety Seven Point Eight Seven Five) square meter (1053.526 square feet)
7.	Situation of Road	:	Not situated on any segment road.
8.	Other Description	:	Situated at 9.00 Mtr. wide road.
9.	Park Facing	:	N.A.
10.	Constructed area	:	N.A.
11.	Pertaining to the member of House Society	:	N.A.
12.	Sale Consideration	:	Rs. 6,37,000/-
13.	Market Value	:	Rs. 6,36,188/-
14.	Stamp Duty	:	Rs. 44,600/-

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

सत्यमेव जयते

लखनऊ

No. of First Party: 2	No. of Second Party: 1
Details of Vendor	Details of Vendee
M. S. Industries (PAN-CBVPP7252F a proprietorship firm having its office at Plot No. 02, Sector-B, Kanpur Road, Lucknow, U.P. through its proprietor **Mr. Akhilesh Pandey son of Mr. Brij Narayan Pandey** resident of Tikuri Dashrathpur, District Pratapgarh, U.P. **and A. P. Developers** (PAN-BEBPP9694H) a proprietorship firm having its office at House No. 71, Senani Vihar, Ganga Sinchai Puram, Raibareli Road, Lucknow, U.P. through its proprietor **Mr. Anil Pandey son of Mr. Ghanshyam Pandey** resident of House No. 71, Senani Vihar, Ganga Sinchai Puram, Raibareli Road, Lucknow, U.P.	**Akasa Earth Developers Private Limited** (PAN-AAYCA7530N) a company incorporated under the Company Act 2013 having its registered office at C/o Kunvar Durgesh Singh Saleh Nagar, Ruchi Khand, Aashiana, Lucknow, U.P.-226012 through its authorized signatory **Mr. Anil Pandey son of Mr. Ghanshyam Pandey.**

SALE DEED

This DEED OF SALE is made at Lucknow on this 04th day of June, 2025.

BETWEEN

M. S. Industries a proprietorship firm having its office at Plot No. 02, Sector-B, Kanpur Road, Lucknow, U.P. through its proprietor **Mr. Akhilesh Pandey son of Mr. Brij Narayan Pandey** resident of Tikuri Dashrathpur, District Pratapgarh, U.P. and **A. P. Developers** a proprietorship firm having its office at House No. 71, Senani Vihar, Ganga Sinchai Puram, Raibareli Road, Lucknow, U.P. through its proprietor **Mr. Anil Pandey son of Mr. Ghanshyam**

Akasa Earth Developers Pvt. Ltd.

Director

M S INDUSTRIES

PROPRIETOR

AP DEVELOPERS

Proprietor

सत्यमेव जयते

लखनऊ

Pandey resident of House No. 71, Senani Vihar, Ganga Sinchai Puram, Raibareli Road, Lucknow, U.P. hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

Akasa Earth Developers Private Limited a company incorporated under the Company Act 2013 having its registered office at C/o Kunvar Durgesh Singh Saleh Nagar, Ruchi Khand, Aashiana, Lucknow, U.P.-226012 through its authorized signatory **Mr. Anil Pandey son of Mr. Ghanshyam Pandey** (hereinafter referred to as the "Vendee", which expression shall include its/his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREVER the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

WHEREAS there is more than one Vendee, the expression buyer in this sale deed shall be construed as including each of such buyer, its heirs, executor, administrators, representative, assignees etc.

AND WHEREAS vendor is the absolute and lawful owner of Land Khasra No. 1033, area 0.1490 Hectare situated at Village Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, District-Lucknow purchased through two sale deed registered in the office of Sub-Registrar Sarojini Nagar, Lucknow at Bahi No. 1, Zild No. 9511, Pages 201 to 216, at Serial No. 37229, on 07.10.2022

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

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from Mr. Ravi Shanker Pandey and second sale deed from Mr. Ram Sewak which is registered in Bahi No. 1, Zild No. 9684, Pages 311 to 326, at Serial No. 40936, on 05.11.2022 for development of land in the name and style of **"Akasa Elite"** situated at Village Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, District-Lucknow in the State of U.P.

AND WHEREAS the lay out plan of the project has been approved by the Uttar Pradesh State Industrial Development Authority by Certificate No. UPSIDA/202504280154/2024/12/18/S/4284 on 28.04.2025.

AND WHEREAS the land use of the proposed site conforms to the development of project as per the master plan of Lucknow 2031.

AND WHEREAS all the development work on the land is to be based on layout plan only.

AND WHEREAS in terms of the development of project, the vendor has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

AND WHEREAS, the Vendor represents, declares and assures the Vendee as under:-

(a) That the Vendor is absolute owner of the **Plot No. 081, Part of Khasra No. 1033, Type-G, Akasa Elite, area measuring 97.875 sq.mtr., situated at Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, Lucknow, (U.P.)** (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien,

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).

(b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

(c) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.

(d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

AND WHEREAS, upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendee has paid the entire sale consideration of Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.

Akasa Earth Developers Pvt. Ltd.

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Director

कार्यालय उप रजिस्ट्रार (सदर) लखनऊ

सत्यमेव जयते

2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Plot No. 081, Part of Khasra No. 1033, Type-G, Akasa Elite, area measuring 97.875 sq.mtr., situated at Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, Lucknow, (U.P.)** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold the same unto the Vendee absolutely and forever.

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.

4. That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Vendor or its nominated agency.

5. That the Vendor shall hand over the vacant, peaceful possession of the said plot to the Vendee and physical possession of the plot shall be handed over after laying of all the services and completion of development and vendee shall not claim the possession before the offer of possession offered by the vendor.

6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/their name(s), on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.

7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is

Akasa Earth Developers Pvt. Ltd.

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Director

कार्यालय उप रजिस्ट्रार (सोसायटी) (पूर्व) लखनऊ

सत्यमेव जयते

proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.

8. That the Vendee has become absolute owner of the said plot.

9. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area and shall not obstruct/ block the common area of the colony, common amenities/ facilities etc.

10. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.

11. The property is situated at Noor Nagar Bhadarsa and not situate on any segment road and nothing is constructed upon the plot. As the property is situated at 9.00 mtr. wide road and for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 6500/- per sq mts., accordingly the market value of the plot measuring 97.875 sq.mts. comes to Rs. 6,36,188/-, thus the stamp duty is calculated on sale consideration, so total stamp duty of Rs. 44,600/- is being paid on the sale consideration by the vendee.

Akasa Earth Developers Pvt. Ltd.

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Director

आवेदन सं०: 202501041028284

विक्रय पत्र

बही सं०: 1 रजिस्ट्रेशन सं०: 10743 वर्ष: 2025

प्रतिफल- 637000 स्टाम्प शुल्क- 44600 बाजारी मूल्य - 637000 पंजीकरण शुल्क - 6370 प्रतिलिपिकरण शुल्क - 80 योग : 6450

श्री अकासा अर्थ डेवलपर्स प्राइवेट लिमिटेड द्वारा
अनिल पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री घनश्याम पाण्डेय
व्यवसाय : अन्य
निवासी: सालेह नगर, रुचि खंड, आशियाना, लखनऊ, उ.प्र.

श्री, अकासा अर्थ डेवलपर्स प्राइवेट लिमिटेड द्वारा

अनिल पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 04/06/2025 एवं 02:52:28 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह
उप निबंधक :सरोजनीनगर द्वितीय
लखनऊ
04/06/2025

सुनील कुमार तिवारी
निबंधक लिपिक
04/06/2025

उप रजिस्ट्रार (सरोजनीनगर) द्वितीय ★ लखनऊ ★

SCHEDULE OF PROPERTY

All that piece and parcel of **Plot No. 081, Part of Khasra No. 1033, Type-G, Akasa Elite, area measuring 7.25 Mtr. x 13.50 Mtr. = 97.875 sq. mtr., situated at Noor Nagar Bhadarsa, Pargana Bijnaur, Tehsil Sarojini Nagar, Lucknow, (U.P.)** delineated and marked in the annexed site plan which is bounded as under:-

East : Plot No. 080
West : Plot No. 082
North : 9.00 Meter wide road
South : Plot No. 079

SCHEDULE OF PAYMENT

1. Rs. 3,37,000/- through Cheque No. 163914, dated 03.06.2025, Bank- Axis Bank.
2. Rs. 3,00,000/- through Cheque No. 163915, dated 03.06.2025, Bank- Axis Bank

Thus Vendor has received Rs. 6,37,000/- (Rupees Six Lac Thirty Seven Thousand Only) from the Vendee and Vendor has acknowledge this receipt.

MS INDUSTRIES
PROPRIETOR

AP DEVELOPERS
Proprietor

Akasa Earth Developers Pvt. Ltd.
Director

श्री मोनू रावत, पुत्र श्री जगदीश प्रसाद

निवासी: पिपरौली साउथ सिटी, लखनऊ, उ०प्र०

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अमित कुमार पाण्डेय, पुत्र श्री शशि भूषण पाण्डेय

निवासी: टिकुरी दशरथपुर, प्रतापगढ़

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह
उप निबंधक : सरोजनीनगर द्वितीय
लखनऊ
04/06/2025

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

सुनील कुमार तिवारी
निबंधक लिपिक लखनऊ
04/06/2025

उप रजिस्ट्रार (सरोजनीनगर) द्वितीय
सत्यमेव जयते
लखनऊ

IN WITNESS WHERE OF, the Vendor and Vendee have set their respective hands with healthy and free mind on this present on the day, month, and year first above written in presence of the following witnesses.

WITNESSES:-

1.

Mr. Monu Rawat
S/o Jagdeesh Prasad
R/o Piprauli, South City, BRA
University, Lucknow, U.P.-226025

2.

Mr. Amit Kumar Pandey
S/o Mr. Shashi Bhushan Pandey
R/o Tikuri Dashrathpur,
Pratapgarh, U.P.

MS INDUSTRIES
PROPRIETOR
VENDOR

AP DEVELOPERS
Proprietor

VENDEE
Akasa Earth Developers Pvt. Ltd.
Director

Typed by :

(Vikash Yadav)

Drafted by :

(VISHWANATH YADAV)
Advocate
Civil Court, Lucknow
Mob. 9838767545

आवेदन सं०: 202501041028284

बही स०: 1 रजिस्ट्रेशन स०: 10743 वर्ष: 2025

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

विक्रेता: 1

श्री एम. एस. इंडस्ट्रीज के द्वारा अखिलेश पाण्डेय , पुत्र श्री बृज नारायण पाण्डेय

निवासी: प्लॉट नं. 02, सेक्टर-बी, कानपुर रोड, लखनऊ, उ.प्र.

व्यवसाय: अन्य

विक्रेता: 2

श्री ए.पी.डेवलपर्स के द्वारा अनिल पाण्डेय , पुत्र श्री घनश्याम पाण्डेय

निवासी: मकान नंबर 71, सेनानी विहार, गंगा सिंचाई पुरम, रायबरेली रोड, लखनऊ

व्यवसाय: अन्य

क्रेता: 1

श्री अकासा अर्थ डेवलपर्स प्राइवेट लिमिटेड के द्वारा अनिल पाण्डेय , पुत्र श्री घनश्याम पाण्डेय

निवासी: सालेह नगर, रुचि खंड, आशियाना, लखनऊ, उ.प्र.

व्यवसाय: अन्य

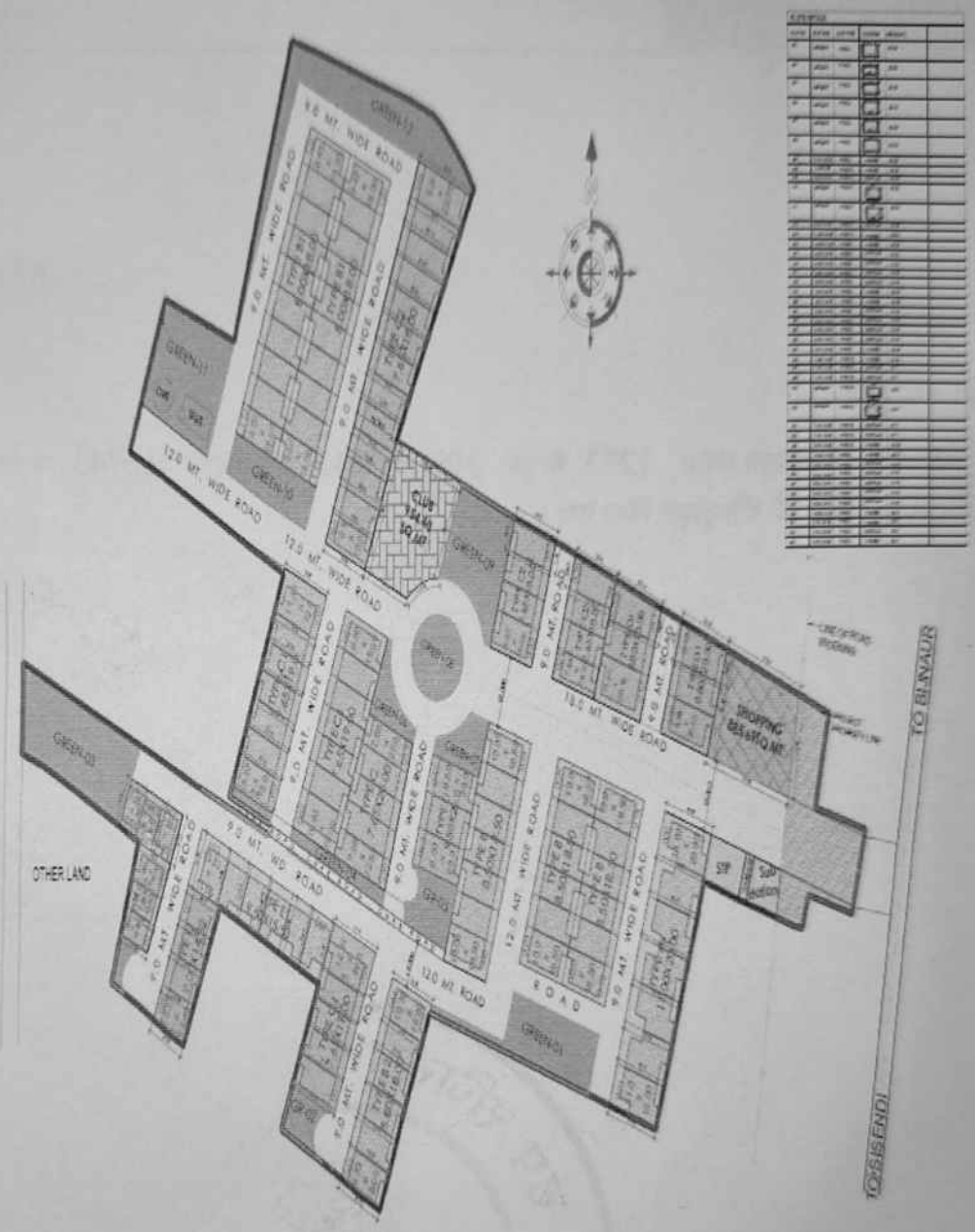
ने निष्पादन स्वीकार किया जिनकी पहचान

पहचानकर्ता : 1

कार्यालय उप निबन्धक (सदर) लखनऊ

सत्यमेव जयते

MAP OF PROPERTY



MS INDUSTRIES
PROPRIETOR

VENDOR

AP DEVELOPERS
Proprietor

VENDEE

Akasa Earth Developers Pvt. Ltd.
Director

आवेदन सं०: 202501041028284

बही संख्या 1 जिल्द संख्या 1273 के पृष्ठ 309 से 332 तक क्रमांक 10743 पर दिनाँक 04/06/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार सिंह
उप निबंधक : सरोजनीनगर द्वितीय
लखनऊ
04/06/2025

कार्यालय उप रजिस्ट्रार
सत्यमेव जयते
लखनऊ