



5411



MAHARASHTRA PRIVATE LIMITED

001854834

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACIPA2569A



नाम /NAME

BRIJ MOHAN AGARWAL

पिता का नाम /FATHER'S NAME

MANOHAR LAL AGARWAL

जन्म तिथि /DATE OF BIRTH

01-08-1950

हस्ताक्षर /SIGNATURE

आसकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME TAX LUCKNOW





भारत सरकार

Government of India



ब्रज मोहन अग्रवाल  
Brij Mohan Agarwal  
जन्म तिथि / DOB : 01/08/1950  
पुरुष / Male



6321 9068 4852

आधार - आम आदमी का अधिकार



आय-आधार पहचान प्राधिकरण

Unique Identification Authority of India

पता:

आत्मज: मनोहर लाल अग्रवाल, नई  
बिल्डिंग, हसन गंज, फैजाबाद रोड,  
निराला नगर, निराला नगर, लखनऊ,  
उत्तर प्रदेश, 226020

Address:

S/O: Manohar Lal Agarwal, New  
Building, Hasan Ganj, Faizabad  
Road, Nirala Nagar, Nirala Nagar,  
Lucknow, Uttar Pradesh, 226020

6321 9068 4852



1947  
1800 300 1947

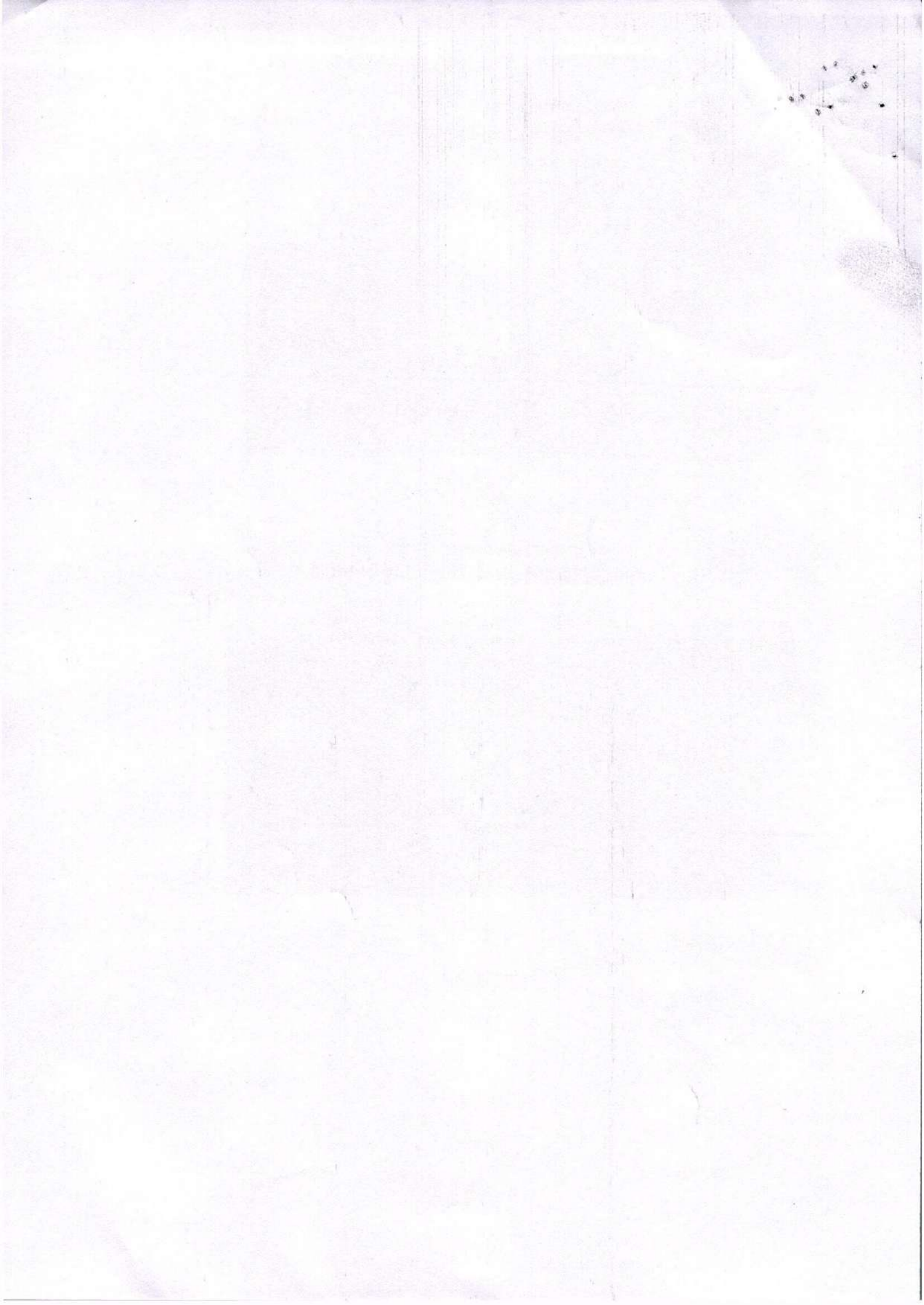


help@uidai.gov.in



www.uidai.gov.in

*Brij Mohan*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAM MOHAN AGARWAL

MANOHAR LAL AGARWAL

04/03/1957

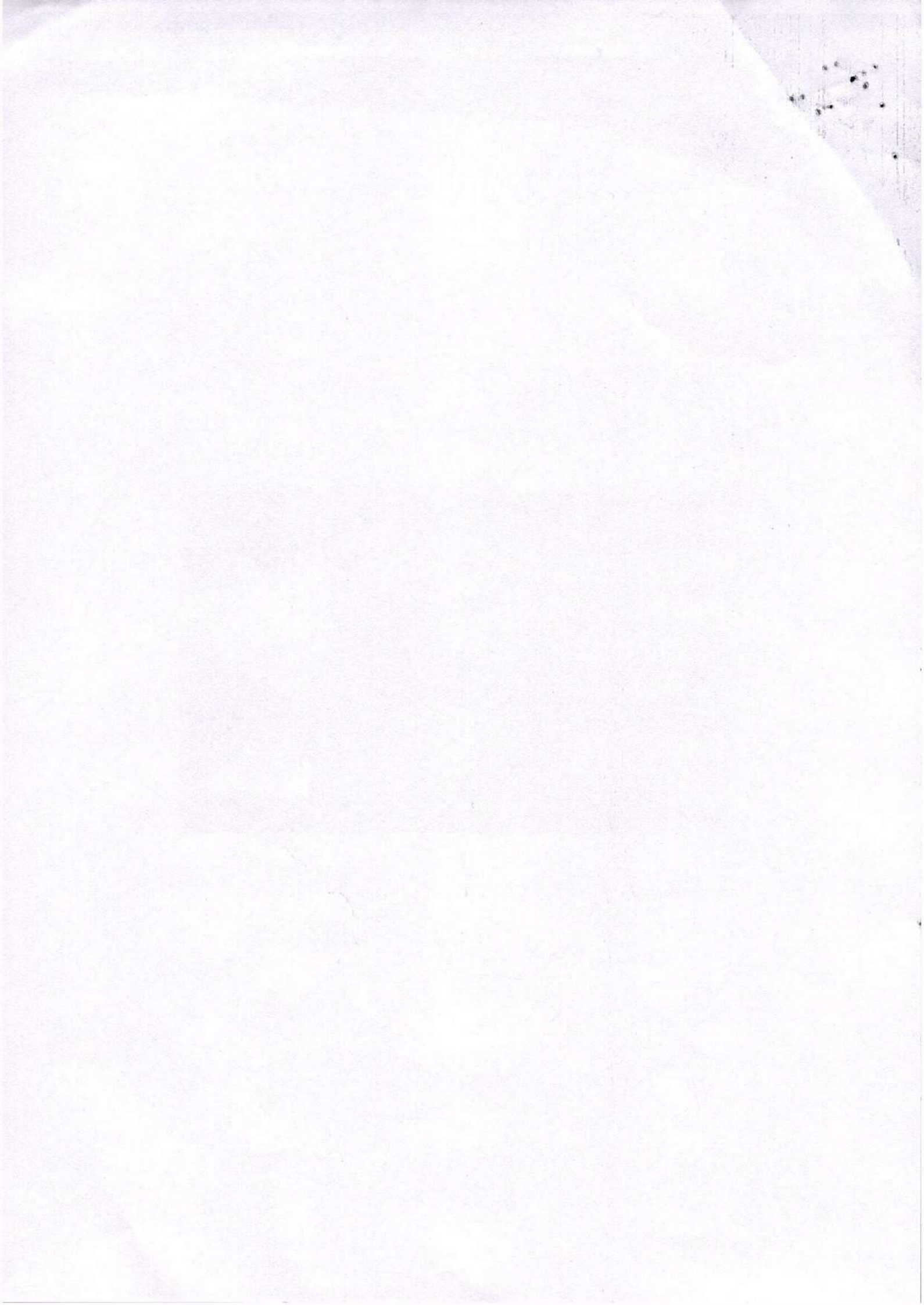
Permanent Account Number

AAUPA108E

Signature



Ram Mohan





Government of India



राम मोहन अग्रवाल  
Ram Mohan Agarwal  
जन्म तिथि / DOB . 26/12/1955  
पुरुष / Male



9746 1007 5908

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता:

आरमान मनोहर लाल, 647बी-2/1,  
निराला नगर 8 न के पास, क्रॉसिंग,  
निराला नगर, लखनऊ, निराला नगर,  
उत्तर प्रदेश, 226020

Address:

G/O: Manohar Lal, B-2/1, nirala  
nagar, near 8 no. crossing, Nirala  
Nagar, Lucknow, Nirala Nagar,  
Uttar Pradesh, 226020

9746 1007 5908

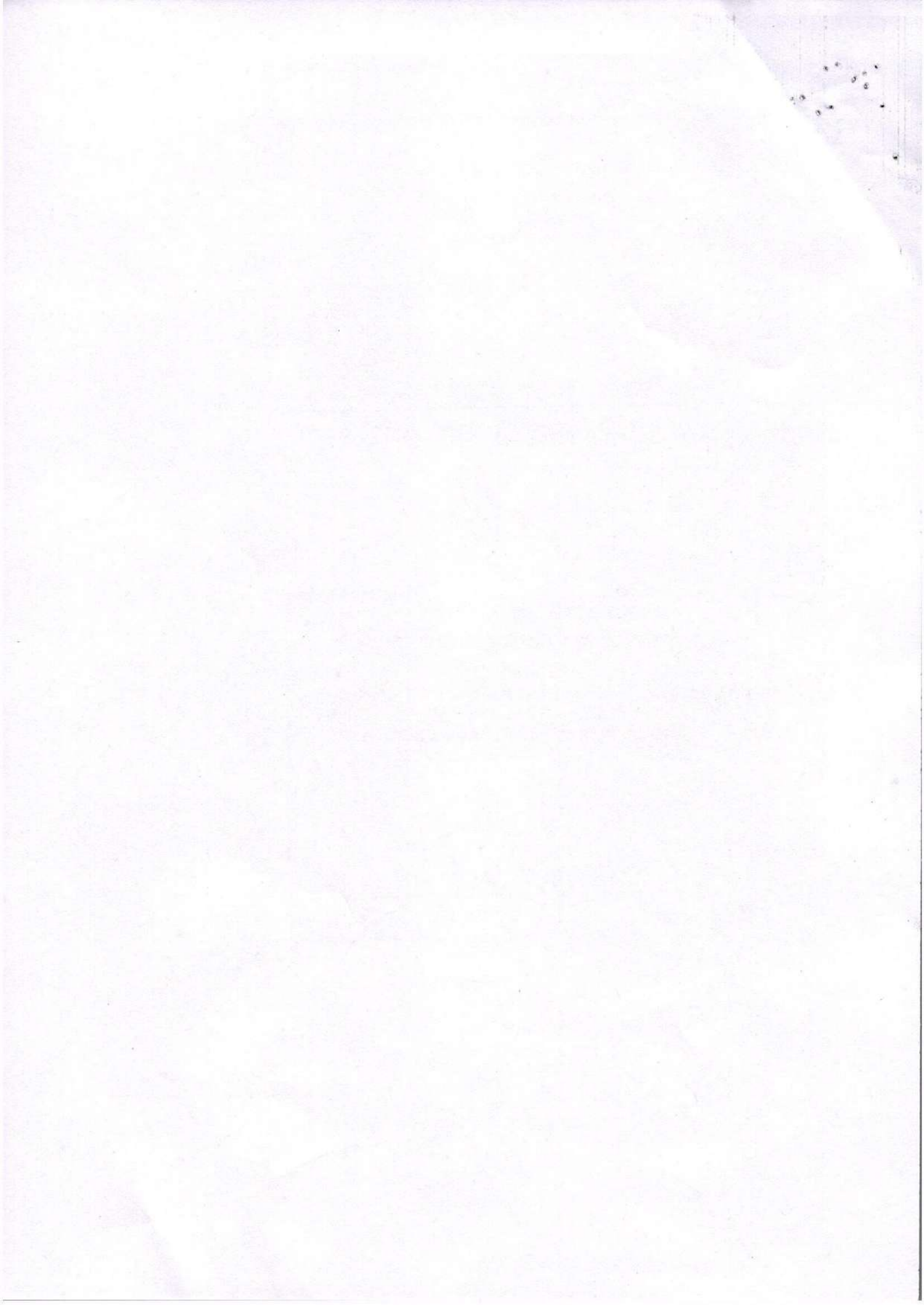
194  
1800 300 1947



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www.uidai.gov.in

Ram Mohan



बिना लक्ष्मी न रखा

/PERMANENT ACCOUNT NUMBER



ABWPA3172G



नाम /NAME

ANJANA AGARWAL

पिता का नाम /FATHER'S NAME

PURSHOTTAM DAS AGARWAL

जन्म तिथि /DATE OF BIRTH

15-08-1961

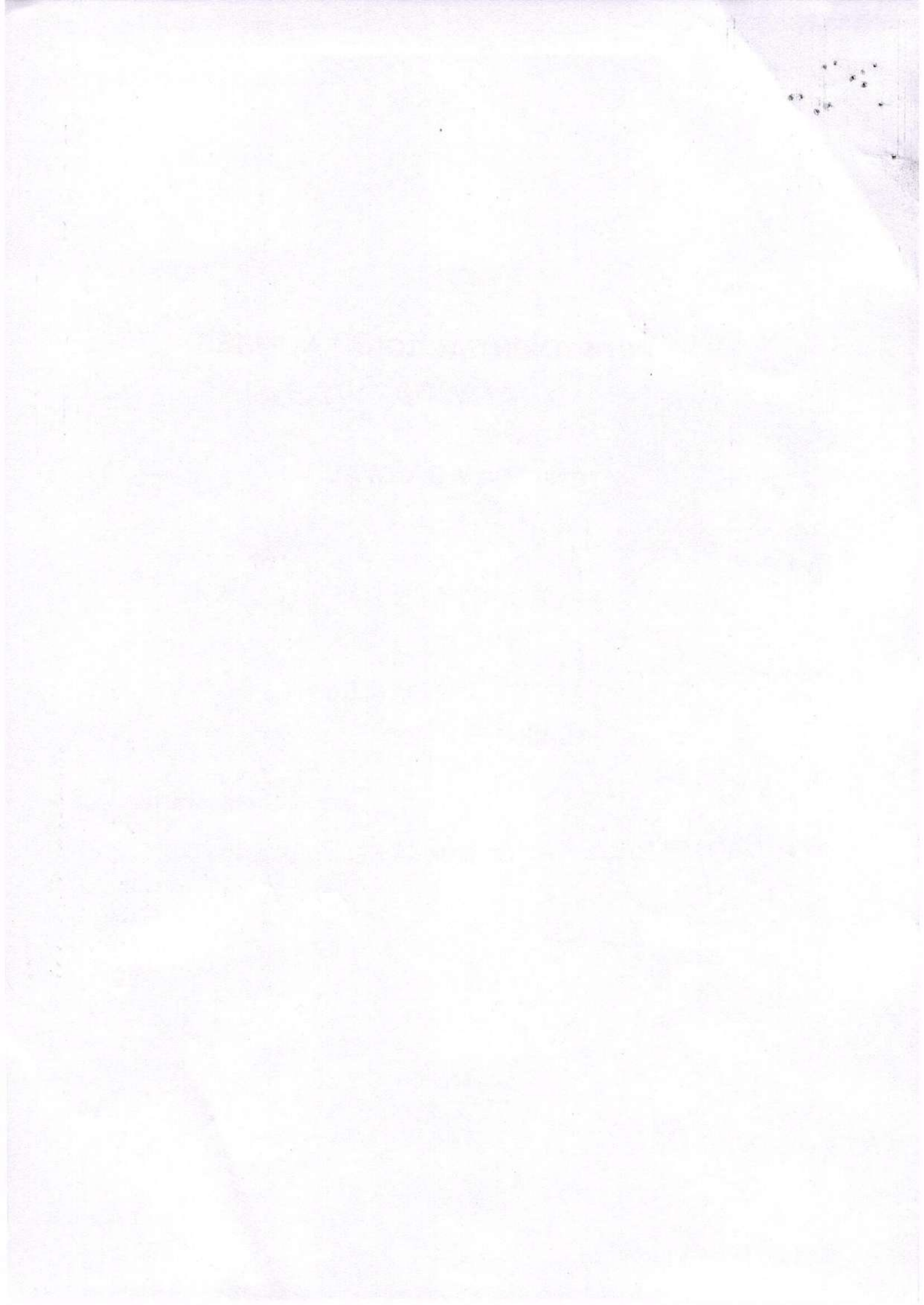
संकेत /SIGNATURE

Anjana Agarwal

आयकर अधिकारी, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW

Anjana Agarwal

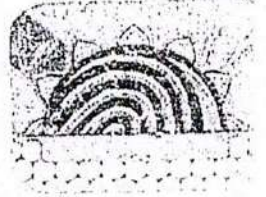




भारत सरकार  
Government of India



हर्षित अग्रवाल  
Harshit Agarwal  
जन्म तिथि / DOB : 30/11/1988  
पुरुष / MALE



3006 8726 4647

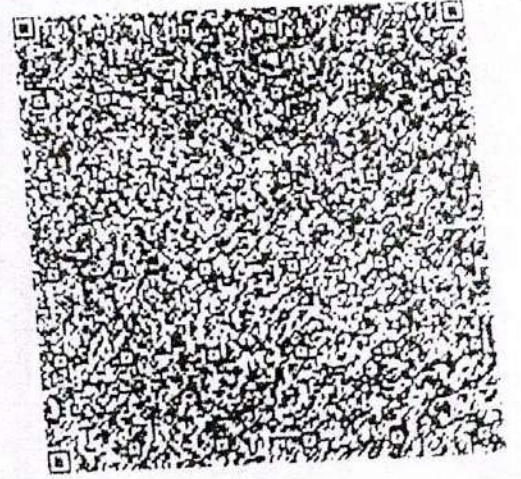
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

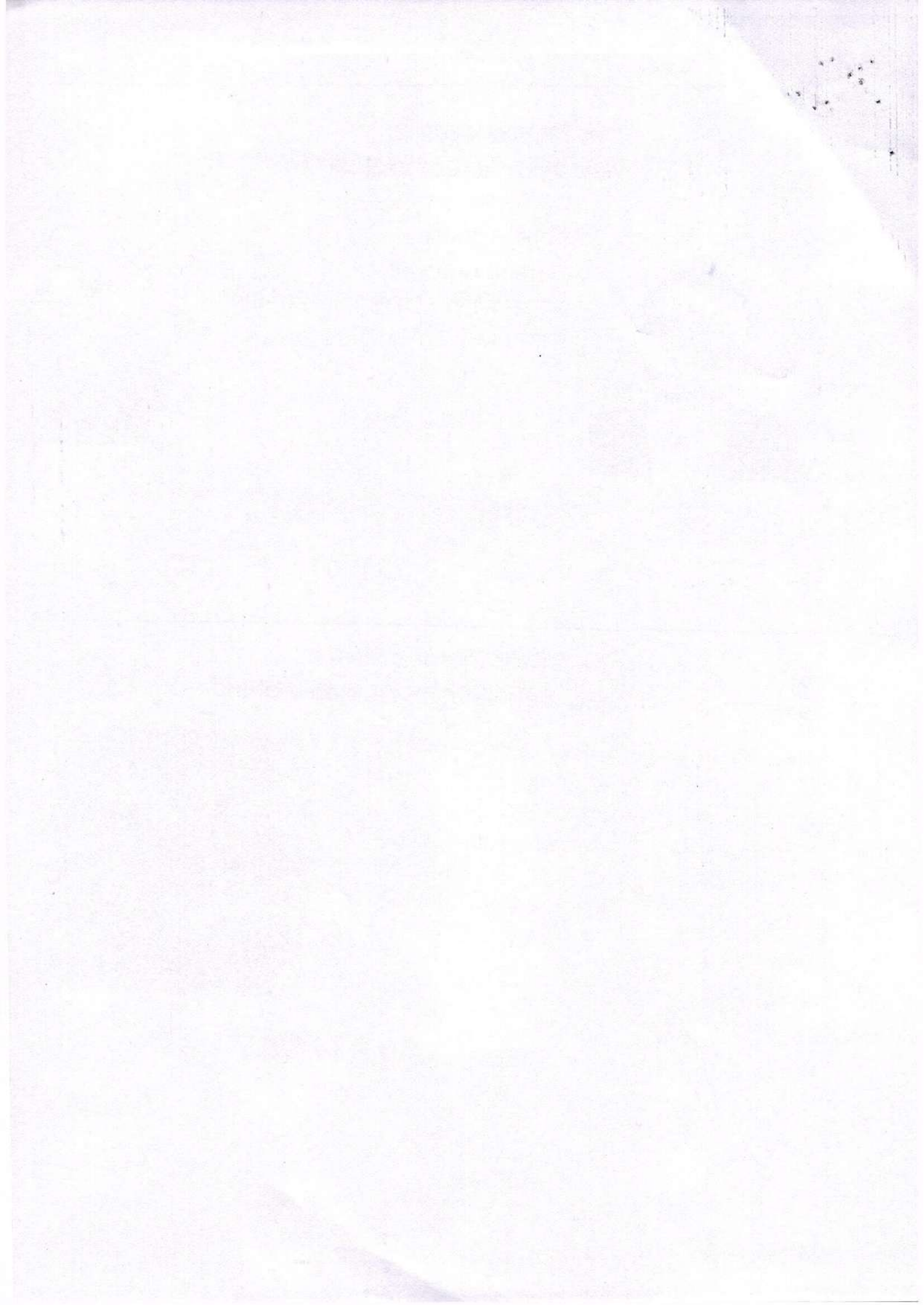


पता: आत्मज: ऐ.के.अग्रवाल, कला कुज बी - 2 /  
1, निराला नगर, 8 न चौराहा के पास, निराला  
नगर, लखनऊ, उत्तर प्रदेश, 226020  
Address: S/O: A.K.Agarwal, Kala Kunj B - 2 /  
1, Nirala Nagar, Near 8 No. Chauraha, Nirala  
Nagar, Lucknow, Uttar Pradesh, 226020



3006 8726 4647

Harshit  
Agarwal



GOVERNMENT OF INDIA



अंजना अग्रवाल

Anjana Agarwal

जन्म तिथि/ DOB: 01/02/1960

महिला / FEMALE

Anjana Agarwal



5964 1111 3668

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

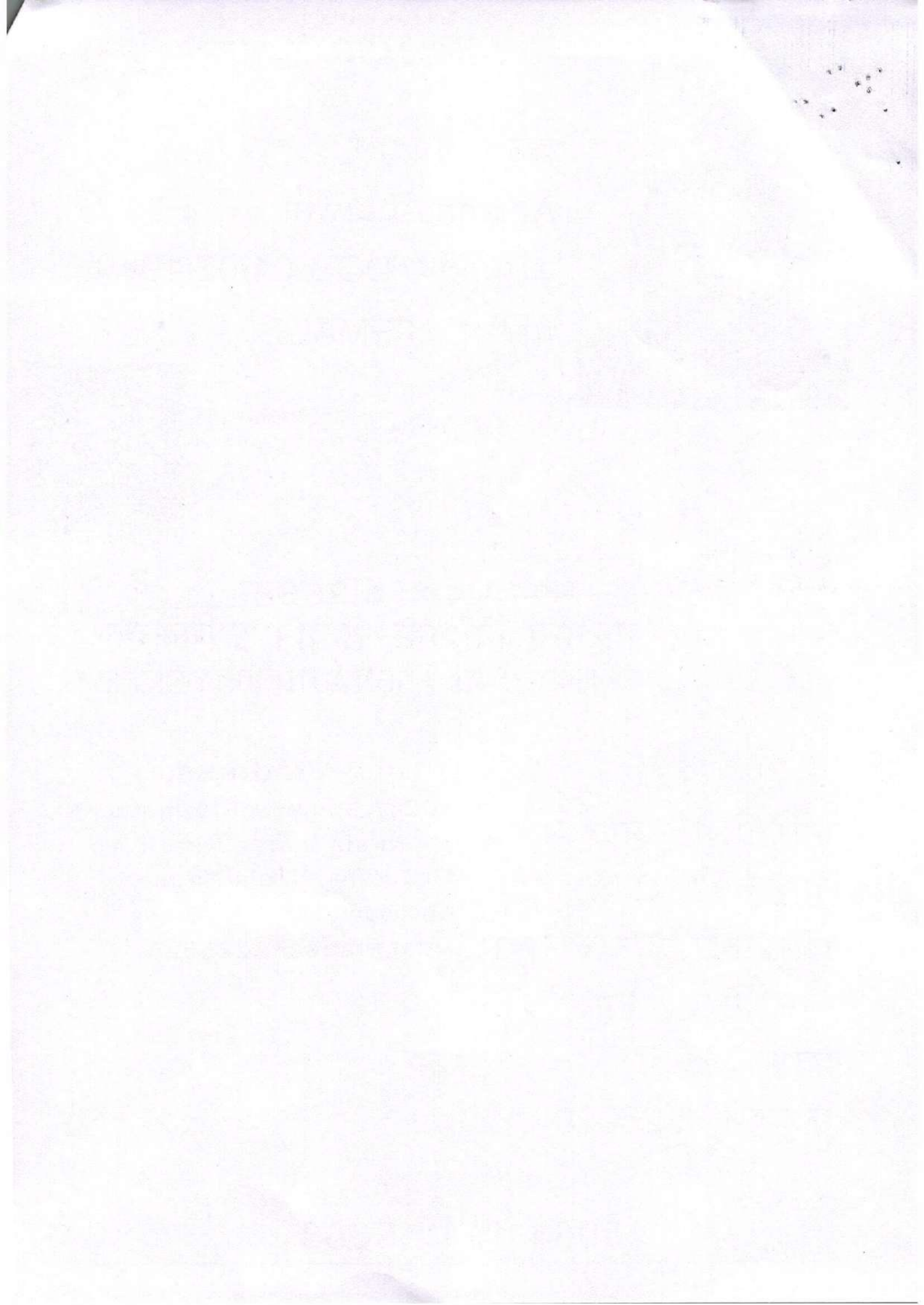
पता:

अर्धांगिनी: ऐ.के.अग्रवाल,  
काला कुंज बी - 2 / 1,  
निराला नगर, 8 न.चौराहा  
के पास, निराला नगर,  
लखनऊ,  
उत्तर प्रदेश - 226020

Address:

W/O: A.K.Agarwal, Kala Kunj B - 2  
/ 1, Nirala Nagar, Near 8 No.  
Chauraha, Nirala Nagar,  
Lucknow,  
Uttar Pradesh - 226020

5964 1111 3668



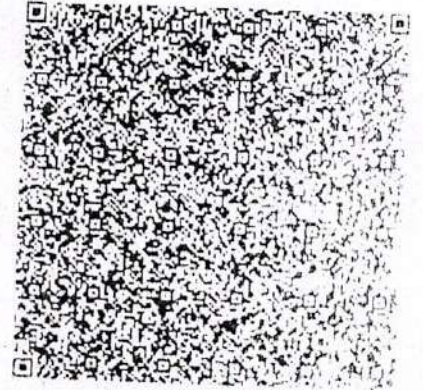
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
APRPA5739G



नाम / Name  
HARSHIT AGARWAL

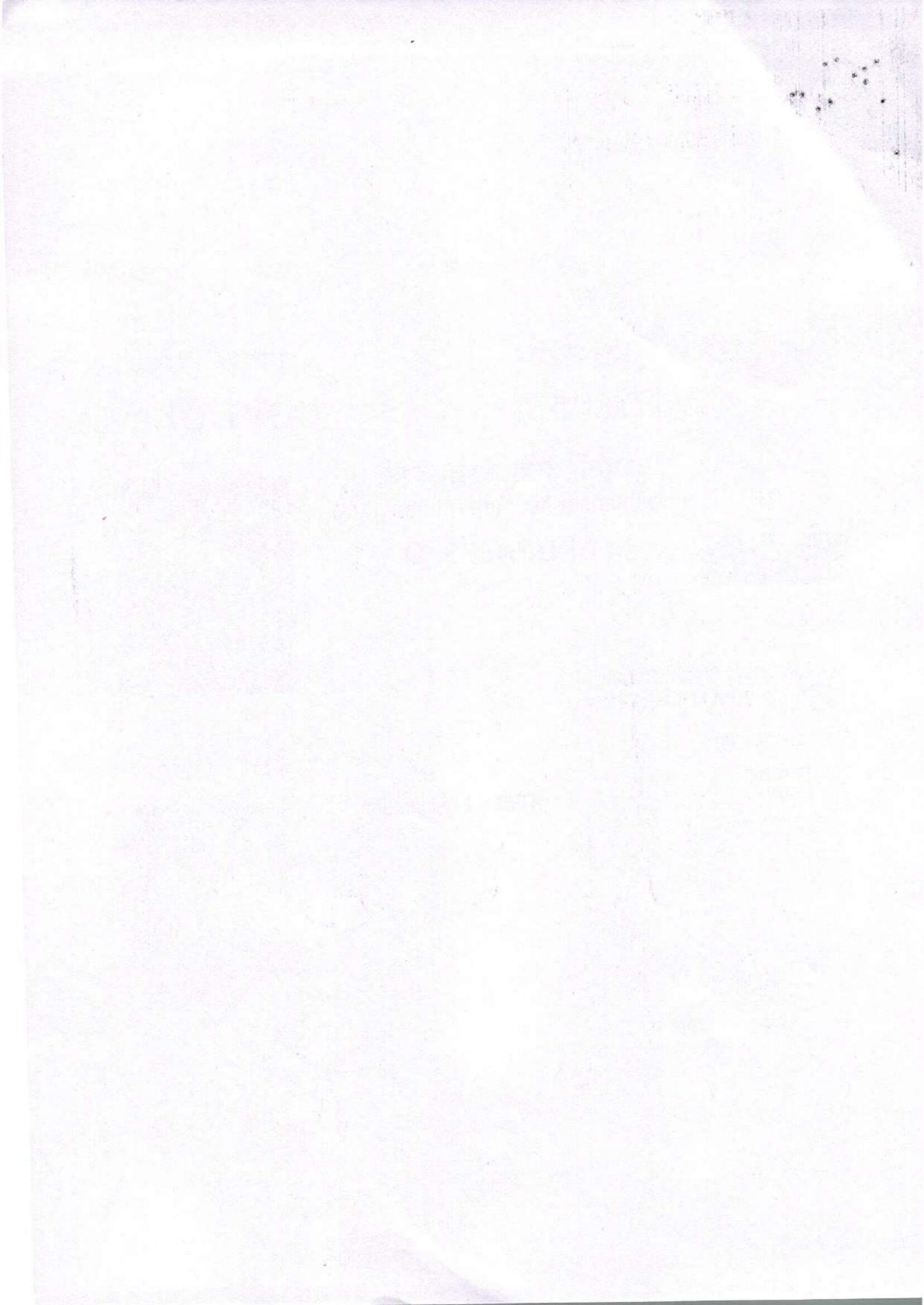
पिता का नाम / Father's Name  
AUGUST KUMAR AGARWAL

जन्म की तारीख  
Date of Birth  
30/11/1988

*Harshit Agarwal*  
हस्ताक्षर / Signature

07122019

*Harshit Agarwal*





ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABMCS3685D

नाम / Name SPRING GOLDSHINE PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation / Formation 26/12/2023



Signature invalid

Digitally  
Income Tax  
Date: 2023  
GMT+05:30

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". मलयालम पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीबर्ड "Enhanced QR Code Reader for PAN Card" है।

—Cut—

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABMCS3685D

नाम / Name  
SPRING GOLDSHINE PRIVATE LIMITED

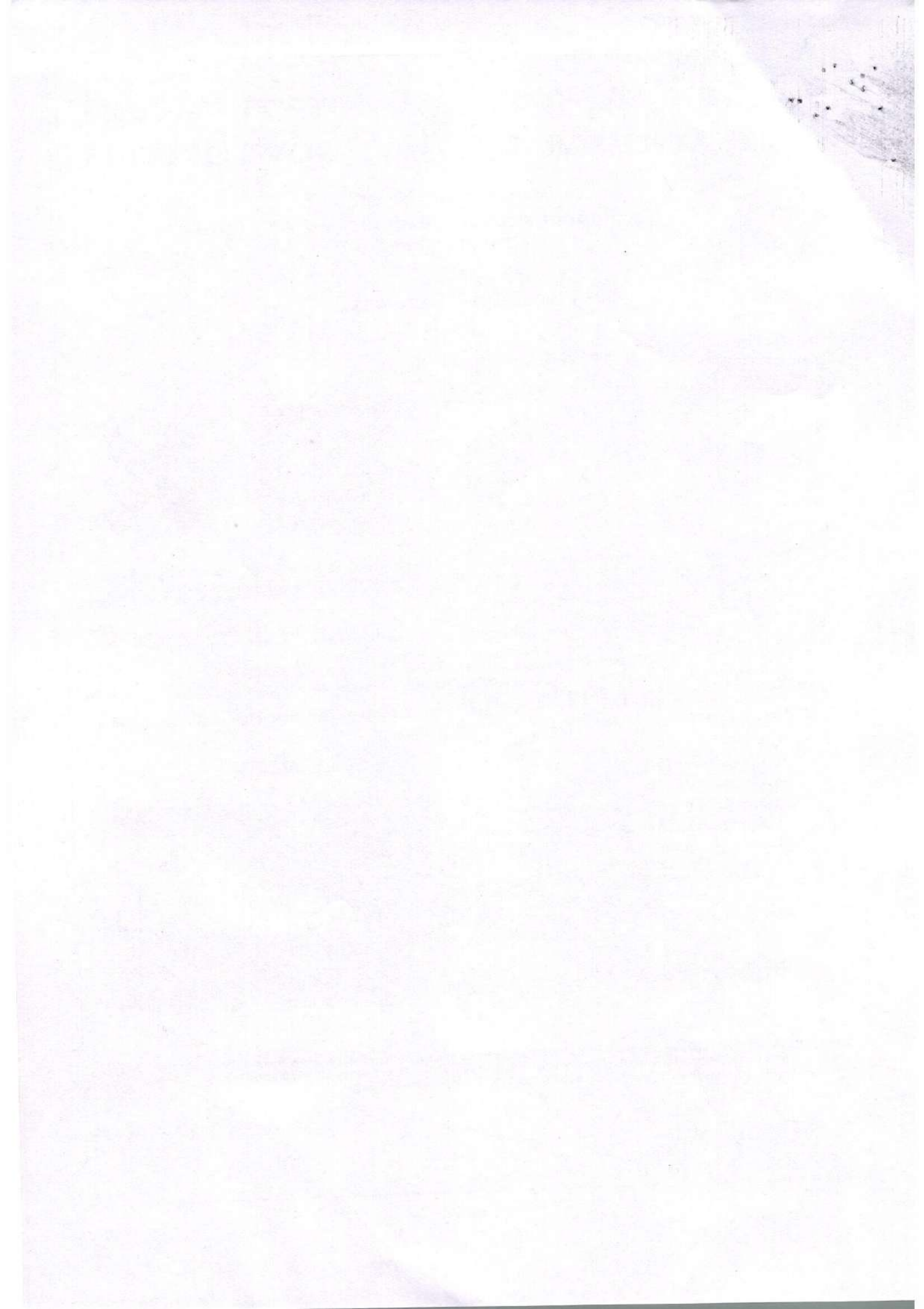
निगमन/गठन की तारीख  
Date of Incorporation/Formation  
26/12/2023

इस कार्ड के खाने/पाने पर कृपया साक्षर करें/सील करें।  
आयकर विभाग द्वारा जारी, प्रोटीपन रूप में तकनीकी विधि से  
(पूर्व में एनएलटीएल इ-गवर्नंस इन्फ्रास्ट्रक्चर लिमिटेड)  
द्वारा जारी, सफाई किया।  
बानेर रोड, बांगुर,  
पुणे - 411005

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, Proprietary Technologies Limited  
(Formerly NSDL e-Governance Infrastructure Limited)  
4th Floor, Seashore Chambers,  
Bauer Road, Baugur,  
Pune - 411005  
Tel: 91-20-27278080, Email: [pan@pan-services.in](mailto:pan@pan-services.in)

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For SPRING GOLDSHINE PRIVATE LIMITED



**HIGH COURT LUCKNOW**

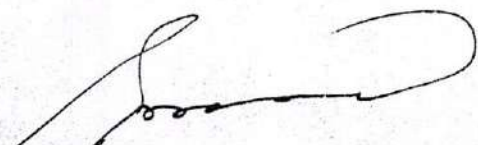


Name : SUDHAKER PRASAD TIWARI  
Father's Name : Late Shitala Pd. Tiwari  
D.O.B : 25.08.1976  
Blood Group : B+  
M.S. Date : 16.11.2013  
Bar Council No.: UP6175/2011  
Mobile No. : 9450212350  
A-O-R-No. : B/S 1885

ADDRESS:  
D-201 SPRING GREENS APPARTMENT, ANAJRA  
P.S CHINHAT, LUCKNOW



*(General Secretary)*

  
For SPRING GOLDSHINE PRIVATE LIMITED



भारत सरकार  
Government of India

अमन अग्रवाल  
Aman Agarwal

जन्म तिथि / DOB: 22/05/1960  
पुरुष / Male

8384 4483 5878

आधार - आम आदमी का अधिकार

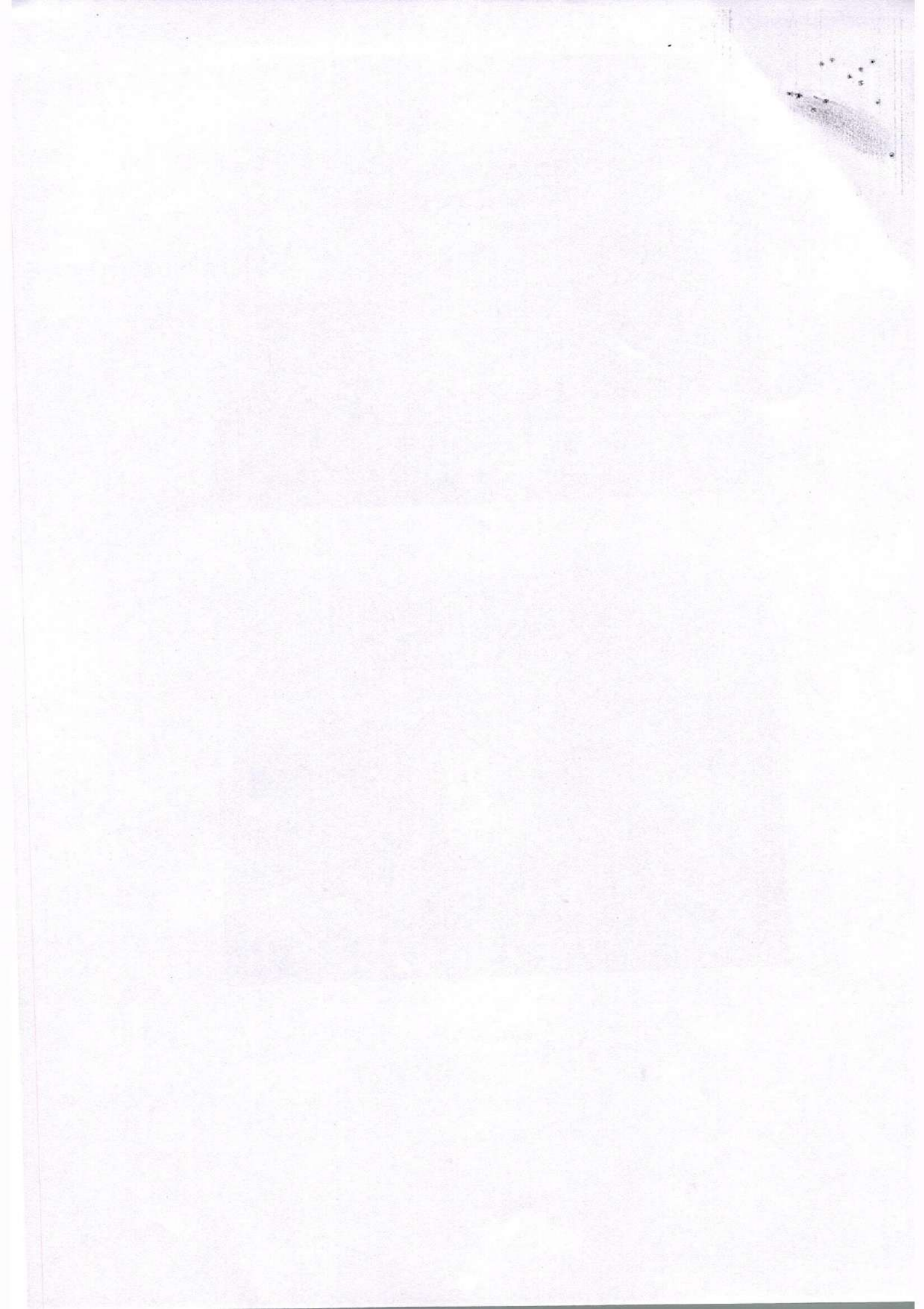
आधार  
Unique Identification Authority of India

पता: अमन अग्रवाल  
647बी-2/1, निराला नगर  
8 नं के पास, क्रॉसिंग, निराला नगर  
निराला नगर, लखनऊ, उत्तर प्रदेश  
226020

Address: S/O: Ram Mohan  
Agarwal, B-2/1, nirala nagar,  
near 8 no. crossing, Nirala  
Nagar, Lucknow, Nirala  
Nagar, Uttar Pradesh,  
226020

8384 4483 5878

*Aman Agarwal*

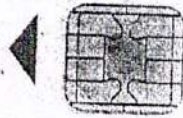




**Indian Union Driving Licence**  
**Issued by Uttar Pradesh**



**UP32 20089019162**



Issue Date: 08-01-2020    Validity (NT): 04-12-2028    Validity (TR):



Holder's Signature

Name: **DEEPAK PANDEY**  
 Date of Birth: 16-07-1986    Blood Group: O+ VE    Organ Donor: N  
 Son/Daughter/Wife of: **JAGAN NATH PANDEY**  
 Address:  
 153 ISMAIL GANJ FAIZABAD ROAD  
 LUCKNOW 226004

Date of First Issue (05-12-2008)

*दीपक पांडे*

**DL No: UP32 20089019162**

RPDL000002182001



Invalid Carriage (Regn Numbers)\*

Hazardous Validity\*    Hill Validity\*

Class of Vehicle	Code	Issued By	Date of Issue	Vehicle Category	Badge Number	Badge Issued Date	Badge Issued By
MCWG	MCWG	UP32	05-12-2008	NT			
LMV	LMV	UP32	05-12-2008	NT			
MVSD							

Form 7 Rule 16(2)

Emergency Contact Number

Licensing Authority  
 UP32 LUCKNOW T P NAGAR

Ph- 96511 27763



# SPRING GOLDSHINE PVT. LTD.

CP-138, 3<sup>rd</sup> Floor, Viraj Khand, Gomti Nagar, Lucknow-226010, Phone- 9230606063 E-mail: [rec@springpvt.com](mailto:rec@springpvt.com)

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SPRING GOLDSHINE PRIVATE LIMITED ON MONDAY THE 25<sup>th</sup> DAY OF MARCH, 2024 AT 12.00 P.M. AT CP-138, 3<sup>rd</sup> FLOOR, VIRAJ KHAND, GOMTI NAGAR, LUCKNOW, UP-226010.

## PURCHASE OF LAND VILLAGE MADIION, LUCKNOW

"RESOLVED THAT Mr. Sudhakar Prasad Tiwari S/o Late Shitla Prasad Tiwari R/o D-201 2<sup>nd</sup> Floor Spring Greens Apartment, Faizabad Road, Near Indira Canal, Anaura Kalan, Lucknow U.P. - 227105, be and is hereby authorized on behalf of the company to sign, execute and register the Sale Deed, and other related documents, in respect to purchase of land situated at Khasra No. 838, 840, 841, 842, 845, 846, 847 & 851aa Village Madiyaw, District Lucknow District-Lucknow, Uttar Pradesh.


RESOLVED FURTHER THAT Mr. Sudhakar Prasad Tiwari S/o Late Shitla Prasad Tiwari R/o D-201 2<sup>nd</sup> Floor Spring Greens Apartment, Faizabad Road, Near Indira Canal, Anaura Kalan, Lucknow U.P. -227105, be and is hereby authorized on behalf of the company to present the Sale Deed for only Purchase of land, and other related documents for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the company and is also authorized to take the delivery of the Sale Deed and other related documents from the office of the concerned registrar/sub-registrar after its due registration in respect of the above mentioned property.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Spring Goldshine Private Limited

CERTIFIED TRUE COPY

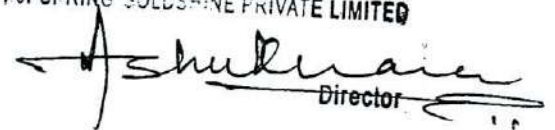
For SPRING GOLDSHINE PRIVATE LIMITED

  
Director

JAY RAM JALAN  
(DIRECTOR)  
DIN: 01221324

CERTIFIED TRUE COPY

For SPRING GOLDSHINE PRIVATE LIMITED

  
Director

ASHUTOSH KHARE  
(DIRECTOR)  
DIN: 01222787

  
For SPRING GOLDSHINE PRIVATE LIMITED



THE NATIONAL BOOK TRUST, INDIA

**SOLD PLOT**



*Sanjay*

*[Signature]*  
For SPRING GOLDSHINE PRIVATE LIMITED

*Ram Mohan*

*Anjana Aggarwal*

*[Signature]*





Consideration  
Market Value  
Stamp Duty

**Rs. 13,80,00,000/-**  
**Rs. 13,77,62,560/-**  
**Rs. 96,60,500 /-**

**DETAILS OF PROPERTY**

- 1. Pargana : Mahona
- 2. Mohalla / Village : **Madiyaon, Lucknow**
- 3. Details of property : **Part of Khasra No. 838 Area 0.2470, 840 Area 0.1590, 841 Area 0.3900, 842 Area 0.4740, 845 Area 0.9370, 846 Area 0.6970, 847 Area 0.7600 & 851aa Area 4.5520.**
- 4. Standard of measurement : Hectare
- 5. Area of Property : **3.3493 Hectare only**
- 6. Location Road : Not any segment Road/N.H. /S.H./ MDR/ Link Road.
- 7. Type of Property : Agriculture

*Signature*

*Signature*

For SPRING GOLDSHINE PRIVATE LIMITED

*Deen Mohamud*

*Anjana Agameel*

*Handwritten signature*



**- : Boundary Khasra No. 838:-**

East - Khasra No. 833  
West - Border Village Madaion  
North -Khasra No. 836  
South - Part of Khasra No. 837 & 838 Land Belongs to Spring Garden

**- : Boundary Khasra No. 840 & 842:-**

East - Khasra No. 833  
West - Khasra No. 843 & 844  
North -Part of Khasra No. 840 & 842 Land Belongs to Spring Garden  
South -Part of Khasra No. 840 & 842 Land Belongs to Seller Family

**- : Boundary Khasra No. 841:-**

East - Khasra No. 833  
West - Khasra No. 842  
North -Khasra No. 840  
South -Khasra No. 845 & 846

**- : Boundary Khasra No. 845:-**

East - Khasra No. 846 & 848  
West - Khasra No. 844  
North -Khasra No. 841 Land Belongs to Seller Family  
South -Khasra No. 847

*Amjad*

*Qam no ham*

*Aijana Agam*

*Harshat Agam*

  
For SPRING GOLDSHINE PRIVATE LIMITED



**- : Boundary Khasra No. 846:-**

**East - Khasra No. 849**  
**West - Khasra No. 845**  
**North -Khasra No. 833**  
**South -Khasra No. 848**

**- : Boundary Khasra No. 847:-**

**East - Khasra No. 849**  
**West - Khasra No. 845**  
**North -Khasra No. 848**  
**South -Khasra No. 850**

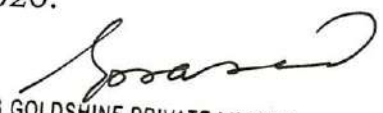
**- : Boundary Khasra No. 851aa:-**


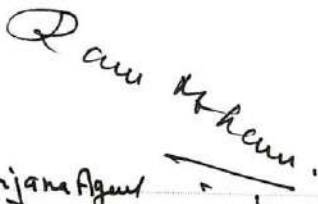

**East - Khasra No. 831**  
**West - Border Village Madiakon**  
**North -Khasra No. 850**  
**South -Khasra No. 852**

**Number of Person First Party (4)**  
**Number of Person Second Party (1)**

**Details of Seller No.-1**

**Mr. Brij Mohan Agarwal (PAN - ACIPA2569A) Son of Shri Manohar Lal Agarwal Resident of New Building, Hasanganj, Faizabad Road, Nirala Nagar, Lucknow, U.P.-226020.**

  
For SPRING GOLDSHINE PRIVATE LIMITED

  
  
Anjana Agarwal  




**Details of Seller No.-2**

**Mr. Ram Mohan Agarwal** (PAN – AAUPA1105E) Son of Shri Manohar Lal Agarwal Resident of 647B-2/1, Nirala Nagar, Near 8 No. Crossing, Lucknow, Uttar Pradesh-226020.

**Details of Seller No.-3**

**Mrs. Anjana Agarwal** (PAN – ABWPA3172G) Wife of Late August Kumar Agarwal Resident of Kala Kunj, B-2/1, Nirala Nagar, Near 8 No. Chauraha, Lucknow, Uttar Pradesh-226020.

**Details of Seller No.-4**

**Mr. Harshit Agarwal** (PAN – APRPA5739G) Son of Late August Kumar Agarwal Resident of Kala Kunj, B-2/1, Nirala Nagar, Near 8 No. Chauraha, Lucknow, Uttar Pradesh-226020.


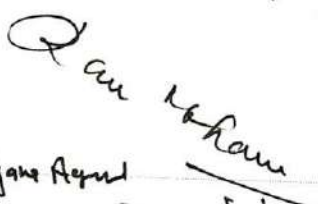

**AND**

**Details of Purchaser**

**Spring Goldshine Private Limited** (PAN- ABMCS3685D) registered office CP-138 Viraj Khand, Gomti Nagar, Lucknow through its Authorized signatory Mr. Sudhakar Prashad Tiwari S/o Late Shitla Prashad Tewari, resident of D-201 2<sup>nd</sup> Floor Spring Greens Apartment, Faizabad Road, Anaura Kalan, Lucknow U.P. Authorization letter dated 25.03.2024 Hereinafter called as **THE PURCHASER/ SECOND PARTY.**

(Hereinafter referred to as **THE PURCHASER / SECOND PARTY**)

  
For SPRING GOLDSHINE PRIVATE LIMITED

  
  
Anjana Agarwal  




## SALE DEED

WHEREAS, the seller, being the absolute owner in possession of a Khasra No. 838, 840, 841, 842, 845, 846, 847 & 851aa Situated at Village Madiyaw, Pargana Mahona, District Lucknow [hereinafter referred to as the 'PROPERTY'] detail given below: -

Sr. No.	Khasra No.	Area (Hectare)	Share of Mr. Brij Mohan Agarwal	Share of Mr. Ram Mohan Agarwal	Share of Mrs. Anjana Agarwal	Share of Mr. Harshit Agarwal	Total Land Area
1.	838	0.2470	0.041167	0.041167	0.020583	0.020583	0.1235
2.	840	0.1590	0.0265	0.0265	0.01325	0.01325	0.0795
3.	841	0.3900	0.0650	0.0650	0.0325	0.0325	0.1950
4.	842	0.4740	0.0790	0.0790	0.0395	0.0395	0.2370
5.	845	0.9370	0.156167	0.156167	0.078083	0.078083	0.4685
6.	846	0.6970	0.116167	0.116167	0.058083	0.058083	0.3485
7.	847	0.7600	0.126667	0.126667	0.063333	0.063333	0.3800
8.	851 aa	4.5520	0.50577	0.50577	0.2529	0.2529	1.5173

<u>Hectare</u>	8.2160	1.116438	1.116438	0.558232	0.558232	3.3493
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### Total Sold Area -3.3493 Hectare

The aforesaid property has been Earned by Virasat from Ancestors and seller name is recorded as tenure holder with transferable rights in Khatauni Khata Number 00629 & 00459 of Village Madiyaw district Lucknow of Fasali year 1429-1434.

And whereas the sellers, being the absolute owner of the said property wants to sell and transfer their complete share of the aforesaid property for a sale consideration of **13,80,00,000/- [Rupees Thirteen Crores Eighty Lac Only]** and the purchaser is

*[Signature]*  
Ram Mohan  
Anjana Agarwal

*[Signature]*  
For SPRING GOLDSHINE PRIVATE LIMITED

*[Signature]*  
Harshit Agarwal



also agreeable to purchase the said property from the seller for the said sale consideration.

AND WHEREAS, the seller has received the said consideration amount from the purchaser as per the schedule of payment given at the foot of this sale deed.

**NOW THIS SALE DEED WITNESSES AS UNDER: -**

1. That the seller declare that the said property absolutely owned by the seller and the same is FREE FROM ALL ENCUMBRANCES sale, mortgage, gift, attachment, security, litigation or disputes etc.
2. That having received the sale consideration amount from the purchaser in the manner detailed below, the seller does hereby sell, transfer, convey and assign absolutely to the purchaser the property mentioned above and all that it has including of rights of easements attaching in favour thereof and other things which may be already recoverable in relation to the premises to the purchaser to HOLD and POSSESS the same unto and use enjoy the same as absolutely owners thereof.
3. That the seller who is in actual possession of said property had handed over the VACANT POSSESSION of the property mentioned above to the purchaser with its rights and privileges so far held and enjoyed by the seller forever free from all encumbrances whatsoever.
4. That, if any, person claims through the seller, any right or privileges in respect of the property mentioned above, it shall

*[Handwritten signature]*

*[Handwritten signature]*  
For SPRING GOLDSHINE PRIVATE LIMITED

*[Handwritten signature]*  
Anjan Agast

*[Handwritten signature]*

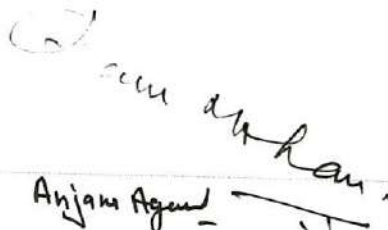


be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above by reasons of any defect in the title the seller undertakes to INDEMNIFY to the purchaser to the extent of such loss or losses as the case may be from his other movable or immovable properties or from his, found in existence at that time.

5. That the seller covenant with the purchaser to do all future acts in respect of the property hereby sold, as may be required for holding the such property with the purchaser, if there be any such need.
6. That the seller hereby declare that he has cleared all the dues as per mutual understanding in respect of the property till this date of execution and registration of the sale deed, if any, dues are found unpaid, the purchaser shall have a right to recover the same from the seller through the court of law.
7. That the seller has handed over all the original documents in respect of the said property to the purchaser at the time of execution of the sale deed.
8. That no prior agreement to sell in respect of the above-mentioned property have taken place between any other than the parties to this sale deed.
9. That the purchaser shall be at liberty to get his name mutated in relevant records mentioned by the local authorities regarding the demise property and the seller will co-operate the purchaser for the same.



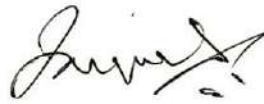
  
For SPRING GOLDSHINE PRIVATE LIMITED

  
Anjam Agent





10. That the total area of the land hereby sold is **3.3493 Hectare** agriculture, the sold land within the limit of Nagar Nigam so the valuation being calculated as per general instructions of DM circle rate V-code 0154, page no. 15. The first 0.100 Hectare calculated @9000/- SQM which comes 1000SQMxRs.9000/-=Rs.90,00,000/- and the next 0.050 Hectare (500 SQM) being calculated after reducing 30% which comes 6300/- SQM which comes 500SQMxRs.6300/-=Rs.31,50,000/- and the next balance area as per V-code 0154, page no. 17 agriculture land 3.1993 Hectare calculated @3,92,00,000/- which comes 3.1993HectarexRs.39200000= Rs.12,54,12,560/- and cost of temporary boundary about rupees 2,00,000/-and the total market value of the sold land becomes **Rs.13,77,62,560/-**. The actual sale consideration of Rs. 13,80,00,000- is higher than the market value. Hence, the stamp duty on sale consideration of Rs. 96,60,500/- which is being paid by the Purchaser through E-Stamp has accordingly been paid by the Purchaser.
11. That the Sold Property is Situated in the ambit of Nagar Nigam Lucknow and also declare as green belt in **Lucknow Master Plan-2031**.
12. That all the khasara of above sold property are connected to each other. And the said property is entirely agriculture land and is being used for agriculture purpose, the second party also agrees that the construction is against the above land use. in case of demolition the second party will be responsible for the legal proceeding including demolition.
13. That the 'Seller' and 'Purchaser' is not belong to Scheduled cast or Schedule Tribe Cast



For SPRING GOLDSHINE PRIVATE LIMITED

91 Page

Ram Mohan

Anjan Aggarwal

Harjit Aggarwal



14. That the expression 'Seller' and 'Purchaser' hereinbefore used, unless repugnant to the context mean and shall always mean and include their heirs, successors, legal representatives and assigns.

### SCHEDULE OF PROPERTY

Sold area 3.3493 Hectare situated Part of Khasra No. 838 Area 0.2470, 840 Area 0.1590, 841 Area 0.3900, 842 Area 0.4740, 845 Area 0.9370, 846 Area 0.6970, 847 Area 0.7600 & 851aa Area 4.5520.

Situated village Madiyaw, Pargana Mahona District Lucknow details given below: -

Sr. No.	Khasra No.	Area (Hectare)	Share of Mr. Brij Mohan Agarwal	Share of Mr. Ram Mohan Agarwal	Share of Mrs. Anjana Agarwal	Share of Mr. Harshit Agarwal	Total Land Area
1.	838	0.2470	0.041167	0.041167	0.020583	0.020583	0.1235
2.	840	0.1590	0.0265	0.0265	0.01325	0.01325	0.0795
3.	841	0.3900	0.0650	0.0650	0.0325	0.0325	0.1950
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7.	847	0.7600	0.126667	0.126667	0.063333	0.063333	0.3800
8.	851 aa	4.5520	0.50577	0.50577	0.2529	0.2529	1.5173

<b>Hectare</b>	8.2160	1.116438	1.116438	0.558232	0.558232	3.3493
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**Total Sold Area -3.3493 Hectare**

*Mohd*  
*Ram Mohan*  
*Anjana Agarwal*

*Prasad*  
 For SPRING GOLDSHINE PRIVATE LIMITED

*Harshit Agarwal*



### SCHEDULE OF PAYMENT

Particular	Amount	Cheque No.	Bank
Mr. Brij Mohan Agarwal	Rs. 45,40,000/-	007927	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007851	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007852	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007853	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007854	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007855	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007856	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 50,00,000/-	007857	UBI-28.03.2024
Mr. Brij Mohan Agarwal	Rs. 60,00,000/-	007858	UBI-28.03.2024
Mr. Brij Mohan Agarwal Through TDS	Rs. 4,60,000/-	Challan	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 45,40,000/-	007927	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007859	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007860	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007861	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007862	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007863	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007864	UBI-28.03.2024
Mr. Ram Mohan Agarwal	Rs. 50,00,000/-	007865	UBI-28.03.2024

*[Handwritten signature]*

*[Handwritten signature]*  
For SPRING GOLDSHINE PRIVATE LIMITED

*Ramu Mohan*

*Anjan Agarwal*

*[Handwritten signature]*

आवेदन सं०: 202400820010132

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 7871

वर्ष: 2024

प्रतिफल- 138000000 स्टाम्प शुल्क- 9660500 बाजारी मूल्य- 137763000 पंजीकरण शुल्क - 1380000 प्रतिलिपिकरण शुल्क  
- 80 योग: 1380080

श्री स्पिंग गोल्डशार्इन प्रा०लि० द्वारा  
सुधाकर प्रसाद तिवारी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० शीतला प्रसाद तिवारी  
व्यवसाय: वकालत  
निवासी: डी-201, स्पिंग-ग्रीन्स अपार्टमेंट, फैजाबाद रोड, लखनऊ



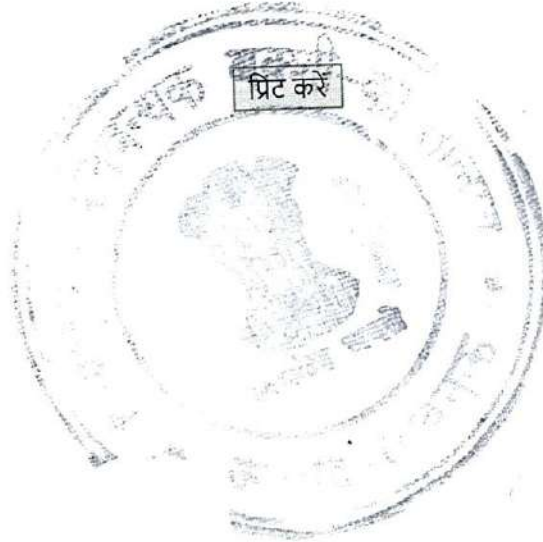
श्री, स्पिंग गोल्डशार्इन प्रा०लि० द्वारा  
सुधाकर प्रसाद तिवारी  
अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में  
दिनांक 28/03/2024 एवं 04:46:58  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनूप कुमार वर्मा प्रभारी  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
28/03/2024

मो० आबाद रब्बानी  
निबंधक लिपिक  
28/03/2024



Mr. Ram Mohan Agarwal	Rs. 60,00,000/-	007866	UBI-28.03.2024
Mr. Ram Mohan Agarwal Through TDS	Rs. 4,60,000/-	Challan	UBI-28.03.2024
Mrs. Anjana Agarwal	Rs. 50,00,000/-	007867	UBI-28.03.2024
Mrs. Anjana Agarwal	Rs. 50,00,000/-	007868	UBI-28.03.2024
Mrs. Anjana Agarwal	Rs. 50,00,000/-	007869	UBI-28.03.2024
Mrs. Anjana Agarwal	Rs. 50,00,000/-	007870	UBI-28.03.2024
Mrs. Anjana Agarwal	Rs. 27,70,000/-	007871	UBI-28.03.2024
Mrs. Anjana Agarwal Through TDS	Rs. 2,30,000/-	Challan	UBI-28.03.2024
Mr. Harshit Agarwal	Rs. 47,70,000/-	007927	UBI-28.03.2024
Mr. Harshit Agarwal	Rs. 50,00,000/-	007872	UBI-28.03.2024
Mr. Harshit Agarwal	Rs. 50,00,000/-	007873	UBI-28.03.2024
Mr. Harshit Agarwal	Rs. 50,00,000/-	007874	UBI-28.03.2024
Mr. Harshit Agarwal	Rs. 30,00,000/-	007875	UBI-28.03.2024
Mr. Harshit Agarwal Through TDS	Rs. 2,30,000/-	Challan	UBI-28.03.2024

IN WITNESS WHEREOF, we the above-named seller and the purchaser, without any pressure, coercion or undue influence

*[Handwritten Signature]*

*[Handwritten Signature]*  
For SPRING GOLDSHINE PRIVATE LIMITED

*[Handwritten Signature]*

Anjana Agarwal

*[Handwritten Signature]*

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री अमन अग्रवाल, पुत्र श्री राम मोहन अग्रवाल

निवासी: बी-2/1, निराला नगर, लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता : 2



श्री दीपक पाण्डेय, पुत्र श्री जगन्नाथ पाण्डेय

निवासी: 153, इस्माईलगंज, फैजाबाद रोड,  
लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिए गए हैं।  
टिप्पणी: विक्रीत सम्पत्ति के स्वत्व से पक्षगण  
अवगत हैं उसके विधिक परिणामों के लिए वह  
स्वयं उत्तरदायी होंगे।

अनूप कुमार वर्मा प्रभारी  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
28/03/2024

मो० आबाद रेब्बानी  
निबंधक लिपिक लखनऊ  
28/03/2024

प्रिंट करें



whatsoever, put our hands to the contents of this sale deed in presence of the following witnesses.

**Lucknow/Dated:28/03/2024**

**WITNESSES: -**



Aman Agarwal  
S/o- Shri Ram Mohan Agarwal  
R/o B-2/1, Nirala Nagar, Near 8 No.  
Crossing, Nirala Nagar, Lucknow,  
Nirala Nagar, Uttar Pradesh-226020.



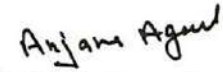
**SELLER**

  
Brij Mohan Agarwal

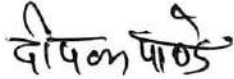
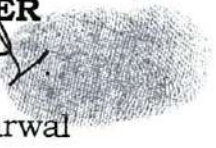
**SELLER**

Ram Mohan Agarwal

**SELLER**

  
Anjana Agarwal

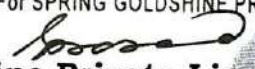
**SELLER**

  
Harshit Agarwal

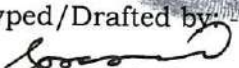
Mr. Deepak Pandey  
S/o Shri Jagan Nath Pandey  
R/o 153, Ismailganj, Faizabad Road,  
Lucknow.

**PURCHASER**

For SPRING GOLDSHINE PRIVATE LIMITED

  
**Spring Goldshine Private Limited**

Typed/Drafted by:

  
[Sudhakar Prashad Tiwari]  
Advocate  
High Court, Lucknow  
Mo- 9450212350

आवेदन सं०: 202400820010132

बही सं०: 1

रजिस्ट्रेशन सं०: 7871

वर्ष: 2024

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

विक्रेता: 1

श्री ब्रज मोहन अग्रवाल, पुत्र श्री मनोहर लाल अग्रवाल

निवासी: न्यू बिल्डिंग, हसनगंज फैजाबाद रोड, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2



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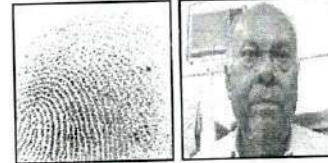
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श्री राम मोहन अग्रवाल, पुत्र श्री मनोहर लाल अग्रवाल

निवासी: 647बी-2/1, निराला नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 3



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श्रीमती अजना अग्रवाल, पत्नी श्री स्व० अगस्त कुमार अग्रवाल

निवासी: बी-2/1, निराला नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 4



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*Handwritten signature*

श्री हर्षित अग्रवाल, पुत्र श्री स्व० अगस्त कुमार अग्रवाल

निवासी: बी-2/1, निराला नगर, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 5



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श्री स्प्रिंग गोल्डशार्इन प्रा०लि० के द्वारा सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला प्रसाद तिवारी

निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेन्ट, फैजाबाद रोड, लखनऊ

व्यवसाय: वकालत



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गुरवा

A:



अतारीली

पहाडपुर

For SPRING GOLDSHINE PRIVATE LIMITED

*Handwritten signature*


Ram Mohan Anjan Agal

*Handwritten signature*

आवेदन सं०: 202400820010132

बही संख्या 1 जिल्द संख्या 16529 के पृष्ठ 373 से 402 तक  
क्रमांक 7871 पर दिनांक 28/03/2024 को रजिस्ट्रीकृत किया  
गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
अनूप कुमार वर्मा प्रभारी  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
28/03/2024

