



SHIL



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प्रस्तुतकर्ता अथवा प्रार्थी द्वारा ग्राह्य जाने वाला

प्रतिक्रमिक संख्या का क्रम 2025234009252

आवेदन संख्या: 202500820007794  
वेब या प्रारंभिक पत्र प्रस्तुत करने का दिनांक 2025-03-04 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनुसूचित वर्ग

वेब का प्रकार विक्रय पत्र

प्रतिफल की अनुगति 17050000 / 17050000.00

1. रजिस्ट्रिकरण शुल्क 170500

2. प्रतिनिधित्वकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. सूचना के अधिप्रमाणों करण लिए शुल्क

5. बर्तमान शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 170580

शुल्क प्रयत्न करने का दिनांक 2025-03-04 00:00:00

दिनांक जब वेब प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-04 00:00:00

रजिस्ट्रिकरण अधिकारों के हस्तांतर

Antiqua Augsburg

dermunt

Walter  
Paul

**Sold Land Khasra No. 851 AA,**  
**Village-Madiyaon, Tehsil-Baksi Ka Talab, District-Lucknow.**



*Anjan Aggarwal*

*Ram Mohan*

*Anjan Aggarwal*

*Hanish Aggarwal*

For SPRING GARDEN

*Ashutosh*  
PARTNER





Consideration	Rs.1,70,50,000/-
Market Value	Rs.1,70,50,000/-
Stamp Duty	Rs. 11,95,000/-

**SALE DEED IN SHORT**

Nature of Property	: Agriculture land
Ward/Pargana	: Mahona
Mohalla/Village	: Madiyaon
Construction if any	NIL
Detail of Property	: Part of Khasra No 851AA measuring area 0.2750 Hectare out of its total area 4.5520 Hectare, situated in Village Madiyaon, Tehsil Baksi Ka Talab, District-Lucknow
Standard of Measurement	: Hectare
Area	: 0.2750 Hectare
Location Road	: Not situated on any segment road
Type of Property	: Agriculture Land (in ambit of Nagar Nigam Lucknow)
Consideration	: ₹ 1,70,50,000/-
	: East- Border of Village Atarauli

*Ran Mishra*  
*Anjana Agarwal*  
*Harsh*

For SPRING GARDEN  
  
*Ashwini*  
 PARTNER



Boundaries of Property Khasra No. 851AA.	:	West- Part of Khasra No. 851AA
	:	North- Khasra No. 847 & 848
	:	South- Part of Khasra No. 851
Whether belong to S.C or S.T.		No
<b>Details of Seller:</b> 1) <b>Mr. Brij Mohan</b> ; and (2) <b>Mr. Ram Mohan</b> , sons of Mr. Manohar Lal R/o New Building, Sarai, Hasanganj, Lucknow (3) <b>Mr. Harshit Agrawal</b> s/o Late August Kumar R/o 494/135, Sarai Hasanganj, Lucknow (4) <b>Smt. Anjana Agrawal</b> w/o Late August Agrawal R/o House No 494/135 Sarai Hasanganj, Lucknow		<b>Details of Purchaser/Buyer:</b> <b>M/s Spring Garden (PAN-ADPF9990R)</b> registered office CP 138, Viraj Khand, Gomti Nagar, Lucknow through its Partner Mr. Ashutosh Khare S/o Late P.D. Khare R/o Flat No. G-05, Tower C, Shalimar Grand, 10 Jopling Road, Lucknow U.P. Aadhar No XXXX XXXX 4169, MOBILE NO- 9415339594
Number of First Party (4)		Number of Second Party (1)

### SALE DEED IN DETAIL

THIS DEED OF SALE is made and executed on 27<sup>th</sup> day of February 2025 at Lucknow BY:

1. **Mr Brij Mohan**; and
2. **Mr. Ram Mohan**, sons of Mr. Manohar Lal, R/o New Building, Sarai, Hasanganj, Lucknow
3. **Mr. Harshit Agrawal** s/o Late August Kumar R/o 494/135, Sarai Hasanganj, Lucknow
4. **Smt. Anjana Agrawal** W/o Late August Agrawal both R/o House No 494/135 Sarai Hasanganj, Lucknow  
(Hereinafter called the "SELLER").

*Brij Mohan*

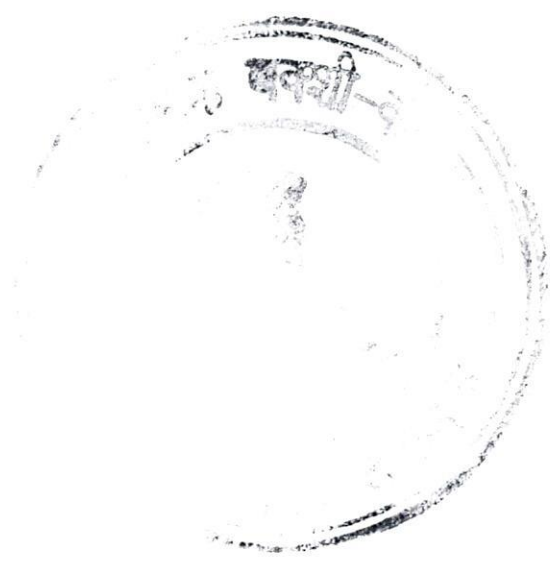
*Ram Mohan*

*Anjana Agrawal*

*Harshit Agrawal*

For SPRING GARDEN

*Ashutosh Khare*  
PARTNER



**IN FAVOUR OF**

**M/S Spring Garden (PAN-ADPF9990R)** registered office CP 138, Viraj Khand, Gomti Nagar, Lucknow through its Partner **Mr. Ashutosh Khare** S/o Late P.D. Khare R/o Flat No. G-05, Tower C, Shalimar Grand, 10 Jopling Road, Lucknow U.P.

Aadhar No XXXX XXXX 4169,

MOBILE NO- 9415339594

(Hereinafter called the "**PURCHASER**")

(The terms "SELLER" and "PURCHASER" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.)

**WHEREAS**, above mentioned seller, being the absolute owner and in possession of an Agriculture land Part of Khasra No 851AA measuring area 0.2750 Hectare out of its total area 4.5520 Hectare, situated in Village Madiyaon, Tehsil Bakshi Ka Talab, District Lucknow [hereinafter referred to as the '**PROPERTY**'].

**AND WHEREAS**, aforesaid property has been earned by Seller through Varasat from Ancestors and seller name is recorded as tenure holder with transferable right in Revenue Records Khatauni of Village Madiyaon Tehsil BKT District Lucknow.

**AND WHEREAS** the Partition of the said property has been done among co - tenure holders of the property and each & every tenure holder in possession of their share of the property.

**AND WHEREAS** the seller, being the absolute owner of the said property wants to sell and transfer the aforesaid property for a sale consideration of **₹1,70,50,000/- (Rupees One Crore Seventy Lac Fifty Thousand only)**

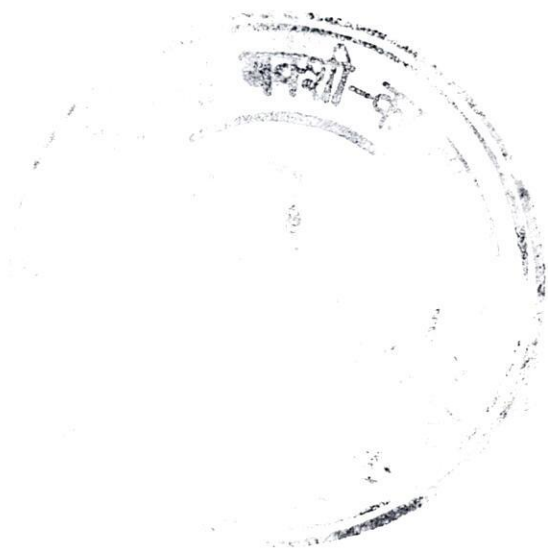
*[Handwritten signature]*

*Ram Mohan*  
*Anjan Aggarwal*

*[Handwritten signature]*  
*[Handwritten signature]*

For SPRING GARDEN

*[Handwritten signature]*  
PARTNER



and the above-mentioned purchaser is also agree to purchase the said property from the seller for the said sale consideration.

**AND WHEREAS**, the seller has received the said 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 declares that the said property is being a land is 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 do 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 property 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 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





Anjan Aggarwal



For SPRING GARDEN

  
PARTNER



the purchaser to the extent of such loss or losses as the case may be from her 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 in respect of the property towards Government bodies, or Nagar Nigam, Jal Nigam, or any other government and semi government or private institutions 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 cooperate with the purchaser for the same.
10. That above-mentioned property is not situated on **9.0-meter-wide road** and corner, the property under this sale deed is in the shape Agriculture Land AND the said property is within the ambit of Nagar Nigam.
- 11) That the seller declares that one writ petition bearing Writ No.- WRIC/24519/2017 is pending in respect of the said property before the Hon'ble High Court, Lucknow Bench which has been filed by the seller.

*[Handwritten signature]*

*Ram Mohan*  
*Anjan Agari*

*[Handwritten signature]*

For SPRING GARDEN

*[Handwritten signature]*  
PARTNER



Whatever will be final verdict of the court, will be acceptable to both the parties. Since the seller at the moment is in immense need of money for his individual and household expenses, therefore the seller do hereby transfers all of his interests in the said property along with its title, ownership and possession to the purchaser. The seller do hereby undertakes that after execution of the present sale deed, all the rights of plaintiff in the aforesaid petition will be transferred to the purchaser. The seller also undertakes that after execution of the present sale deed, whenever and wherever the presence of the seller or submission of any letter or affidavit shall be required, the seller shall readily be available to provide his services in that regard for which no extra amount shall be chargeable from the purchaser.

**12). CALCULATION OF MARKET VALUE AND STAMP DUTY:**

That The agricultural land/ property under this Sale deed situated in the ambit of Lucknow Nagar Nigam Lucknow, and DM Lucknow declare circle rate for Village Madiyaon ₹3,92,00,000/- per Hectare and ₹9000/- per sq.mtr. As per rule, first 1000 sq.mtr calculate @ ₹9000/- sq.mtr and next 500 sq.mtr calculate 30% deduction of ₹9000/- which is ₹6300/- remaining area calculate @3,92,00,000/- per Hectare.

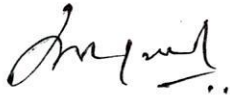
₹9000×1000 sq. mtr = ₹90,00,000/-


₹6300×500 Sq. Mtr.= ₹31,50,000/-

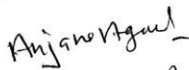
₹3,92,00,000×0.125 Hectare =₹49,00,000/-

**Total market value comes ₹1,70,50,000/-**

Because the consideration is equal to market value hence Stamp Duty @7%paid by buyer on consideration of ₹11,95,000/- through E-Stamp Certificate No. IN-UP18898269363803X dated 25.02.2025.









For SPRING GARDEN

  
PARTNER

विक्रय पत्र

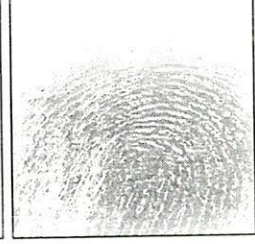
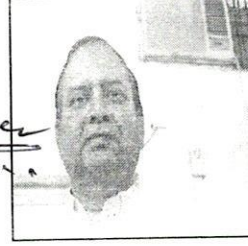
बही सं०: 1

रजिस्ट्रेशन सं०: 5930

वर्ष: 2025

प्रतिफल- 17050000 स्टाम्प शुल्क- 1195000 बाजारी मूल्य - 17050000 पंजीकरण शुल्क - 170500 प्रतिलिपिकरण शुल्क - 80  
योग : 170580

श्री M/s Spring Garden द्वारा  
आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० पी०डी० खरे  
व्यवसाय : अन्य  
निवासी: फ्लैट नं०-जी-05, टावर सी, शालिमार ग्रांड, 10  
जॉपलिंग रोड, लखनऊ



श्री. M/s Spring Garden द्वारा

आशुतोष खरे अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में  
दिनांक 04/03/2025 एवं 11:04:38  
AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
04/03/2025  
अनूप कुमार वर्मा  
निबंधक लिपिक  
04/03/2025

प्रिंट करें



- 13) 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**

The Sold property of Agriculture Land situated at Village-Madiyaon Pargana-Mahona, Tehsil-Baksi Ka Talab, District-Lucknow given below-

Seller No.	Khasra No.	Share of Seller in Total Area (4.5520 Hectare)	Sold Area (hectare)	Share Of Seller
1.	851AA	1.51733	0.0916	1/3
2.	851AA	1.51733	0.0916	1/3
3.	851AA	0.75867	0.04583	1/6
4.	851AA	0.75867	0.04583	1/6
		<b>Total Area</b>	<b>0.2750</b>	

Grand total of sold Land area 0.2750 Hectare out of total area 4.5520 Hectare of khasra No 851AA.

**Boundary of Khasra No 851AA**

<b>East</b>	Border of Village Atarauli
<b>West</b>	Part of Khasra No. 851AA
<b>North</b>	Khasra No. 847 & 848
<b>South</b>	Part of Khasra No. 851

*[Handwritten signature]*

*[Handwritten signature]*

Anjano Agwal

*[Handwritten signature]*

For SPRING GARDEN

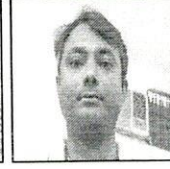
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PARTNER

श्री अमन अग्रवाल, पुत्र श्री राम मोहन  
अग्रवाल

निवासी: बी-2/1, निराला नगर, लखनऊ, उ०प्र०

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अंकित पाण्डेय, एडवोकेट

निवासी: सिविल कोर्ट, लखनऊ, उ०प्र०

व्यवसाय: वकालत

*Ankit Pandey*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान  
अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी :

*[Signature]*  
संतोष कुमार  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
04/03/2025

*[Signature]*  
अनूप कुमार वर्मा  
निबंधक लिपिक लखनऊ  
04/03/2025

प्रिंट करें



**SCHEDULE OF PAYMENT**

Sr. No.	Date	Amount	Reference
1.	22.06.2022	Rs. 56,18,250/-	Cheque No.- 035827 Union Bank of India
2.	20.07.2022	Rs. 56,750/-	Through TDS
3.	21.06.2022	Rs. 56,18,250/-	Cheque No.- 035825 Union Bank of India
4.	20.07.2022	Rs. 56,750/-	Through TDS
5.	21.06.2022	Rs. 28,09,125/-	Cheque No.- 035821 Union Bank of India
6.	20.07.2022	Rs. 28,375/-	Through TDS
7.	21.06.2022	Rs. 28,09,125/-	Cheque No.- 035820 Union Bank of India
8.	20.07.2022	Rs. 28,375/-	Through TDS
9.	27.02.2025	Rs. 6,188/-	Cheque No.- 000573 Axis Bank
10.	27.02.2025	Rs. 63/-	Through TDS
11.	27.02.2025	Rs. 6,187/-	Cheque No.- 000573 Axis Bank
12.	27.02.2025	Rs. 62/-	Through TDS
13.	27.02.2025	Rs. 6,188/-	Cheque No.- 000573 Axis Bank
14.	27.02.2025	Rs. 63/-	Through TDS
15.	27.02.2025	Rs. 6,187/-	Cheque No.- 000573 Axis Bank
16.	27.02.2025	Rs. 62/-	Through TDS

*Amal*  
*Ram N. Ram*  
*Anjan Agast*  
*Aparajit*

For SPRING GARDEN  
*[Signature]*  
PARTNER

बही सं०: 1

रजिस्ट्रेशन सं०: 5930

वर्ष: 2025

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

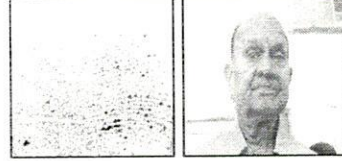
विक्रेता: 1

श्री बृज मोहन, पुत्र श्री मनोहर लाल

निवासी: न्यू बिल्डिंग, सरायं, हसनगंज,  
लखनऊ

व्यवसाय: अन्य

विक्रेता: 2



श्री राम मोहन, पुत्र श्री मनोहर लाल

निवासी: न्यू बिल्डिंग, सरायं, हसनगंज,  
लखनऊ

व्यवसाय: अन्य

विक्रेता: 3

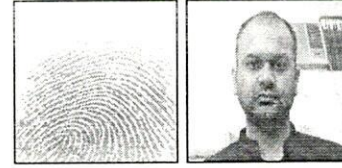


श्री हर्षित अग्रवाल, पुत्र श्री स्व० अगस्त  
कुमार

निवासी: 494/135, सरायं हसनगंज,  
लखनऊ

व्यवसाय: अन्य

विक्रेता: 4



श्रीमती अंजना अग्रवाल, पत्नी श्री स्व० अगस्त  
अग्रवाल

निवासी: हाउस नं०-494/135, सरायं  
हसनगंज, लखनऊ

व्यवसाय: अन्य

विक्रेता: 1



श्री M/s Spring Garden के द्वारा श्री शुकुल  
खरे, पुत्र श्री स्व० पी०डी० खरे

निवासी: फ्लैट नं०-जी-05, टावर सी,  
शालिमार ग्रांड, 10 जॉपलिंग रोड, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1



**IN WITNESS WHEREOF**, we the above-named seller and the purchaser, without any pressure, coercion or undue influence whatsoever, put our hands to the contents of this sale deed in presence of the following witnesses.

Place: Lucknow/ Date: 27.02.2025

**WITNESSES: -**



*Aman Agarwal*

1- Mr. Aman Agarwal  
S/o Mr. Ram Mohan Agarwal  
R/o- B-2/1, Nirala Nagar, Lucknow,  
Uttar Pradesh-226020.

**SELLER**

Mr. Brij Mohan Agrawal

*Brij Mohan Agrawal*



Mr. Ram Mohan Agrawal

*Ram Mohan Agrawal*



Mr. Harshit Agrawal

*Harshit Agrawal*



Mrs. Anjana Agrawal

*Anjana Agrawal*



For ~~SPRING GARDEN~~ **PURCHASER**



*Ashutosh Khare*

**PARTNER**  
**SPRING GARDEN**  
(Shri Ashutosh Khare)

*Adv. Ranjana Singh*  
Type and Drafted by



*Ankit Pandey*

2- Mr. Ankit Pandey  
Civil Court Compound,  
Lucknow.

**Ranjana Singh**  
Advocate

Chamber No.-103, New Malveey Chamber  
Civil Court Compound, Lucknow  
Mobile No 7355788553



बुलन्दा

1

A:



अतरगिरी

Ram Mohan

Anjara Agam

पहाडपुर

पहाडपुर

Handwritten signature in Hindi script.

Shukla  
PARTNER

आवेदन सं०: 202500820007794

बही संख्या । जिल्द संख्या 17696 के पृष्ठ 43 से 66  
तक क्रमांक 5930 पर दिनांक 04/03/2025 को  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

~~संतोष कुमार~~  
उप निबंधक : बक्शी का तालाब  
लखनऊ  
04/03/2025

प्रिंट करे

