

SHIL



0001838528

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम लखनऊ क्रम 2025231008910

आवेदन संख्या : 202500821024245

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशुतोष खरे

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 29000000 / 28460000.00

- 1 . रजिस्ट्रीकरण शुल्क 290000
- 2 . प्रतिलिपिकरण शुल्क 80
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 290080

शुल्क वसूल करने का दिनांक 2025-03-29 00:00:00

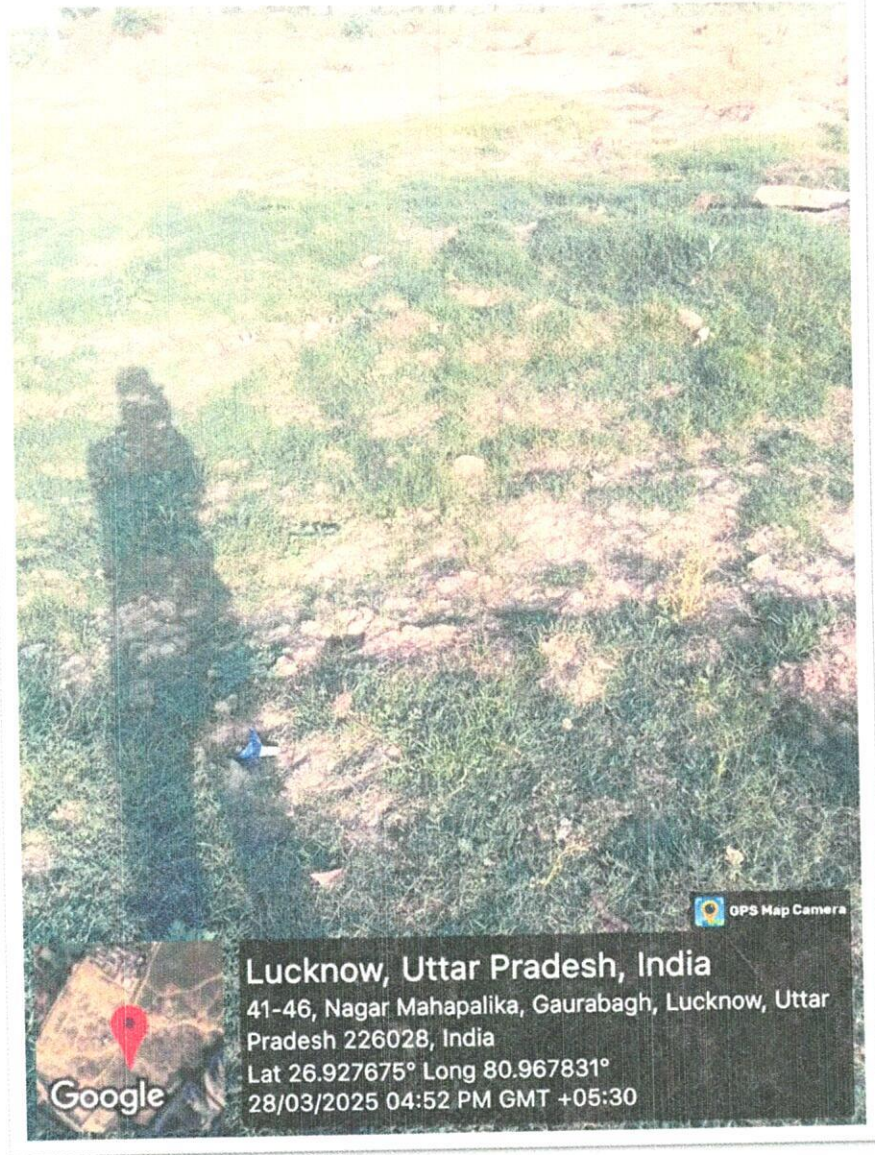
दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



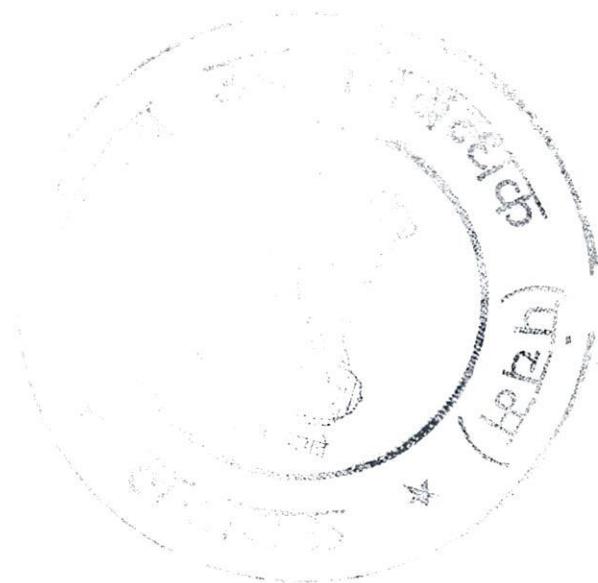
Sold Plot Photo



Rajesh Kumar - Agent
(Rajesh Kumar)

For SPRING GOLDSHINE PRIVATE LIMITED


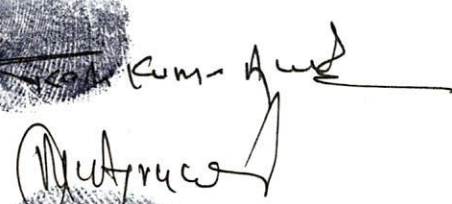

Ashutosh Kumar
Director





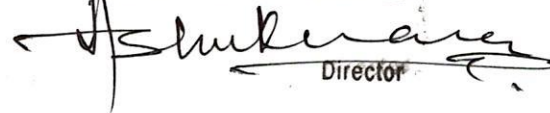
SALE DEED IN SHORT

Nature of Property	:	Agriculture land			
Mohalla/Village	:	Madiyaon			
Construction if any	:	NIL			
Detail of Property	:	Part of Khasra No 845-measuring area 0.05457 Hectare out of its total area 0.9370 Hectare, Part of Khasra No 846-measuring area 0.10117 hectare out of its total area 0.6970 Hectare, Part of Khasra No.847 measuring area 0.24333 Hectare out of its total area 0.7600 Hectare, total purchased area 0.39907 Hectare, situated in Village Madiyaon, Tehsil Bakshi Ka Talab, District Lucknow			
Standard of Measurement	:	Hectare			
Area	:	0.39907 Hectare			
Location Road	:	Not situated on any segment road			
Type of Property	:	Agriculture Land (in ambit of Nagar Nigam Lucknow)			
Consideration	:	₹ 2,90,00,000/-			
Boundaries of Property	:	East	West	North	South
Khasra No 845	:	Khasra No. 844	Khasra No. 846	Khasra No. 841 & 842	Part of Khasra No. 846

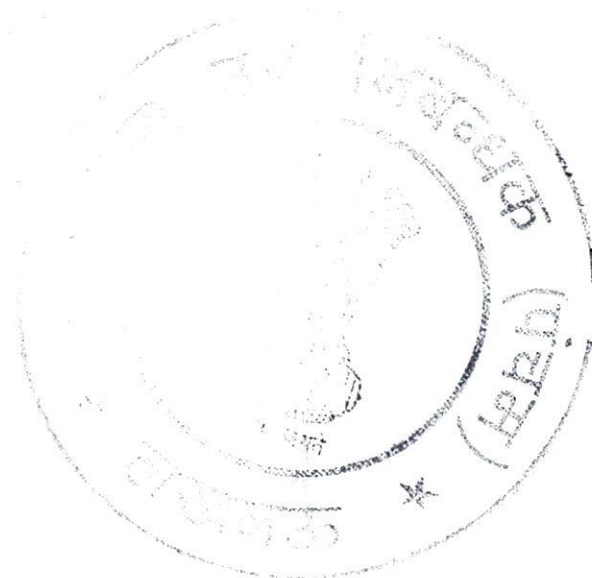






For SPRING GOLDSHINE PRIVATE LIMITED


Director

THE STATE LIMITED

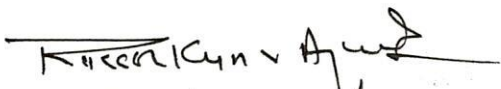



Khasra No 846	:	Khasra No. 845	Khasra No. 848	Khasra No. 841	Part of Khasra No. 846
Khasra No.847	:	Khasra No. 844	Khasra No. 848	Khasra No. 846	Part of Khasra No. 847
Whether belong to S.C or S.T. Details of Seller: 1) Mr. Rakesh Kumar Agarwal (PAN – ACPPA0579H) Son of Shri Kanahiya Lal Agarwal Resident of 498/88, Faizabad Road, Near Gopeshwar Mahadev Mandir, Sarai Hasangaj, Lucknow North, Nirala Nagar, Lucknow, Uttar Pradesh-226020; and 2) Mr. Rajendra Kumar Agarwal (PAN – ACLPA8501F) Son of Shri Kanahiya Lal Agarwal Resident of 498/88, New Building, Faizabad Road, Near Gopeshwar Mandir, Hasangaj, Nirala Nagar, Lucknow, Uttar Pradesh-226020		No			
		Details of Purchaser/Buyer: Spring Goldshine Private Limited (PAN-ABMCS3685D) registered office CP-138 Viraj Khand, Gomti Nagar, Lucknow through its Director Mr. Ashutosh Khare S/o Late P. D. Khare, resident of G-05, Tower-C, Shalimar Grand, 10 Jopling Road, Lucknow U.P. Aadhar No XXXX XXXX 4169, MOBILE NO- 9415339594			
Number of First Party (2)		Number of Second Party (1)			

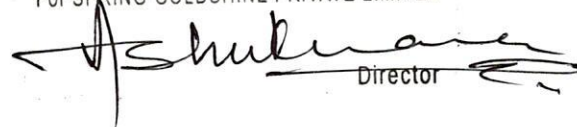
SALE DEED IN DETAIL

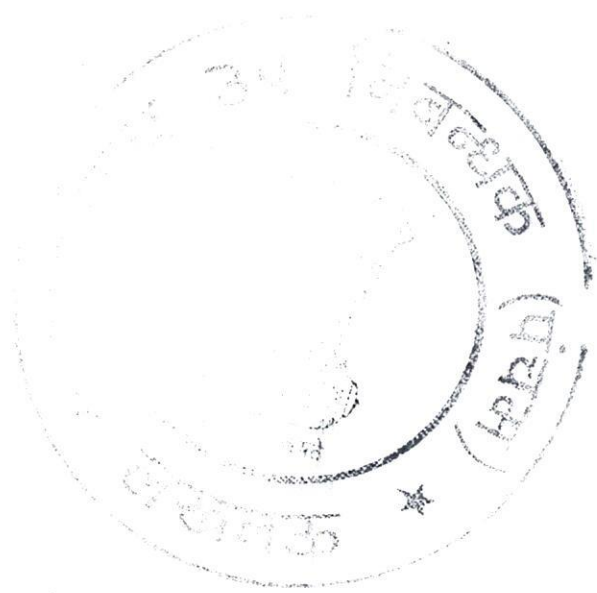
THIS DEED OF SALE is made and executed on 29th day of March 2025 at Lucknow BY:

1. **Mr. Rakesh Kumar Agarwal (PAN – ACPPA0579H)** Son of Shri Kanahiya Lal Agarwal Resident of 498/88, Faizabad Road, Near Gopeshwar Mahadev Mandir, Sarai Hasangaj, Lucknow North, Nirala Nagar, Lucknow, Uttar Pradesh-226020; and
2. **Mr. Rajendra Kumar Agarwal (PAN – ACLPA8501F)** Son of Shri Kanahiya Lal Agarwal Resident of 498/88, New Building, Faizabad Road, Near Gopeshwar Mandir, Hasangaj, Nirala Nagar, Lucknow,

For SPRING GOLDSHINE PRIVATE LIMITED


 Director



Uttar Pradesh-226020

(Hereinafter called the "SELLER").

IN FAVOUR OF

Spring Goldshine Private Limited (PAN- ABMCS3685D) registered office CP-138 Viraj Khand, Gomti Nagar, Lucknow through its Director Mr. Ashutosh Khare S/o Late P. D. Khare, resident of G-05, Tower-C, Shalimar Grand, 10 Jopling Road, Lucknow U.P.

Aadhar No XXXX XXXX 4169, MOBILE NO- 9415339594

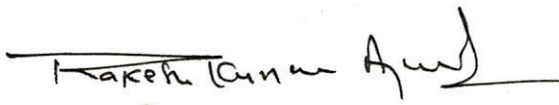
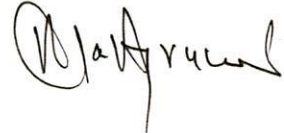
(Hereinafter called the "BUYER/PURCHASER")

(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 845, 846 and 847 measuring area 0.39907 Hectare out of its total area 2.3940 Hectare, situated in Village Madiyaon, Tehsil Bakshi Ka Talab, District Lucknow

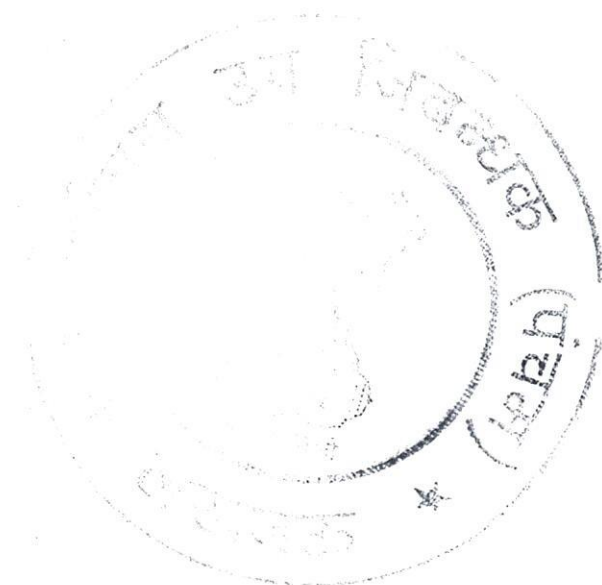
Sr. No.	Khasra No.	Total Land Area	Share of Mr. Rakesh Kumar Agarwal	Share of Mr. Rajendra Kumar Agarwal	Total Purchased Land
1.	845	0.9370		0.054567	0.054567
2.	846	0.697		0.101167	0.101167
3.	847	0.7600	0.116667	0.126667	0.243333
Total Land (in Hect.)		2.3940	0.116667	0.28240	0.39907

[hereinafter referred to as the 'PROPERTY'].

For SPRING GOLDSHINE PRIVATE LIMITED


Director



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 **₹2,90,00,000/-** [Rupees Two Crore Ninety Lac Only] and the above-mentioned purchaser is also agreeing to purchase the said property from the seller for the said sale consideration.

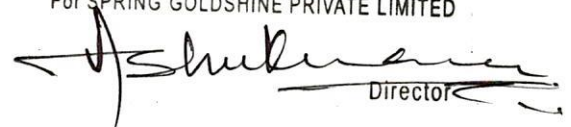
AND WHEREAS, the seller has received the said amount from the purchaser as per the schedule of payment given at the foot of this sale deed.

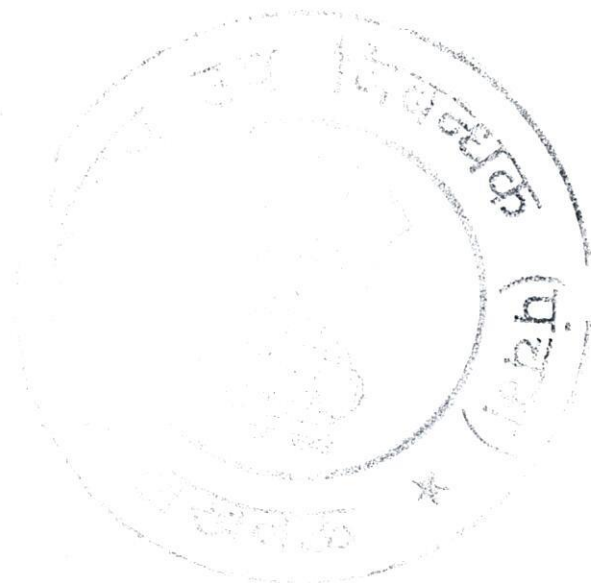
NOW THIS SALE DEED WITNESSES AS UNDER: -

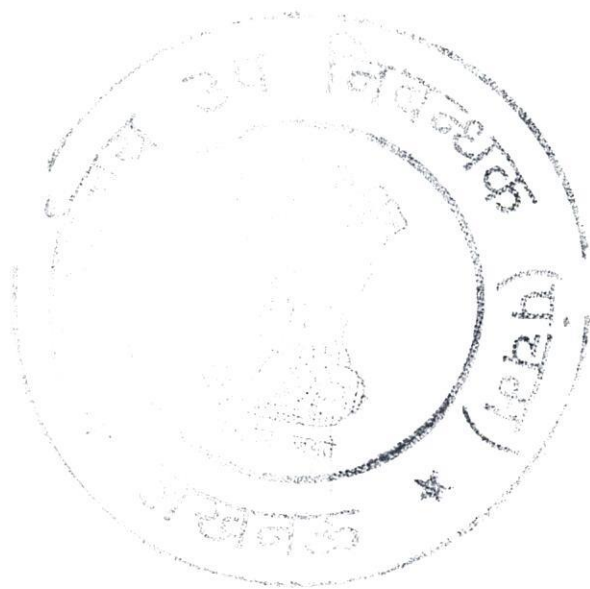
1. That the seller declares that the said property is being a land is absolutely owned by the seller and the same is FREE FROM ALL ENCUMBRANCES sale, mortgage, gift, attachment, security, litigation or disputes etc.
2. That having received the sale consideration amount from the purchaser in the manner 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

For SPRING GOLDSHINE PRIVATE LIMITED


Director

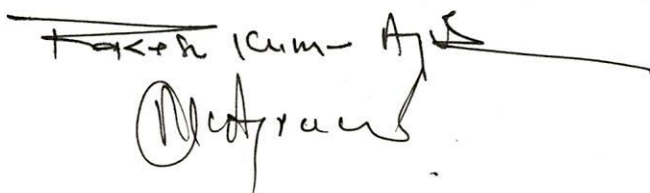




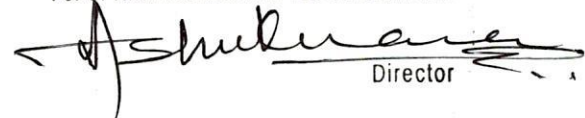
8. That no prior agreement to sell in respect of the above-mentioned property have taken place between any other than the parties to this sale deed.
9. That the purchaser shall be at liberty to get his name mutated in relevant records mentioned by the local authorities regarding the demise property and the seller will co-operate 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. 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


M. Prasad

For SPRING GOLDSHINE PRIVATE LIMITED


Director



rate for Village Madiyaon ₹9200/- per sq.mtr. As per rule, first 1000 sq.mtr calculate @ ₹9200/- sq.mtr and remaining area calculated 30% deduction of ₹9200/- which is ₹6400/-. Total market value comes ₹2,84,59,893/-. Because the sale consideration is higher than market value hence Stamp Duty @7%paid by buyer on market value ₹20,30,000/- through E-Stamp.

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 BKT District Lucknow given below: -


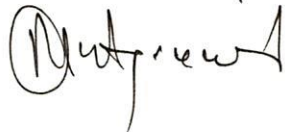
Sr. No.	Khasra No.	Total Land Area	Share of Mr. Rakesh Kumar Agarwal	Share of Mr. Rajendra Kumar Agarwal	Total Purchased Land
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2.	846	0.697		0.101167	0.101167
3.	847	0.7600	0.116667	0.126667	0.243333
Total Land (in Hect.)		2.3940	0.116667	0.28240	0.39907

Grand total of sold Land area 0.39907 Hectare out of total area 2.3940 Hectare

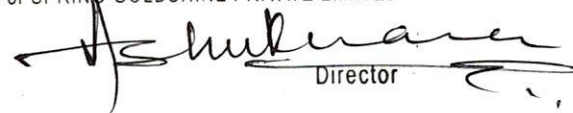
Bounded as Below:

Boundary of Khasra No. 845

Khasra No. 845	East	West	North	South
	Khasra No. 844	Khasra No. 846	Khasra No. 841 & 842	Part of Khasra No. 846

For SPRING GOLDSHINE PRIVATE LIMITED


 Director



Boundary of Khasra No. 846

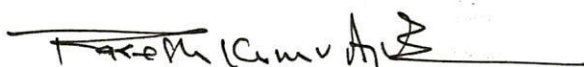
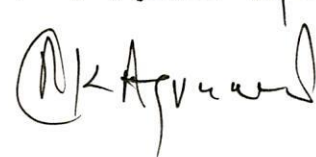
Khasra No. 846	East	West	North	South
	Khasra No. 845	Khasra No. 848	Khasra No. 841	Part of Khasra No. 846

Boundary of Khasra No. 847

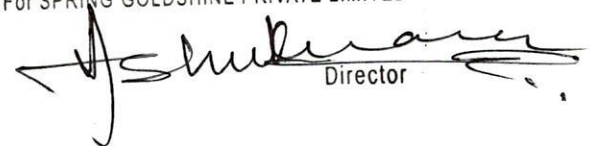
Khasra No. 847	East	West	North	South
	Khasra No. 844	Khasra No. 848	Khasra No. 846	Part of Khasra No. 847

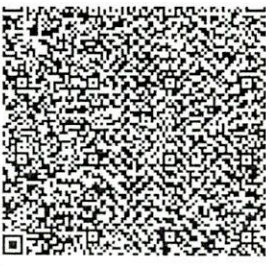
SCHEDULE OF PAYMENT

Sr. No.	Date	Amount	Reference
1.	28/11/2024	Rs. 1,00,00,000/-	Cheque No. 007884 Union Bank of India
2.	21/10/2025	Rs. 84,15,000/-	Cheque No. 007945 Union Bank of India
3.	28/03/2025	Rs. 1,02,95,000/-	Cheque No. 013486 Union Bank of India
4.	29/03/2025	Rs. 85,000/-	TDS Challan
5.	29/03/2025	Rs. 2,05,000/-	TDS Challan
Total payment		Rs. 2,90,00,000/-	

For SPRING GOLDSHINE PRIVATE LIMITED


Director



आवेदन सं०: 202500821024245

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3248

वर्ष: 2025

प्रतिफल- 29000000 स्टाम्प शुल्क- 2030000 बाजारी मूल्य - 28460000 पंजीकरण शुल्क - 2900000 प्रतिलिपिकरण शुल्क - 80 योग : 290080

श्री स्प्रिंग गोल्डसाइन प्रा०लि० द्वारा
आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० पी०डी० खरे
व्यवसाय : व्यापार
निवासी: जी-05, टावर-सी, शालीमार ग्रैंड, 0 जापलिंग रोड, लखनऊ

Ashtotusha



श्री, स्प्रिंग गोल्डसाइन प्रा०लि० द्वारा

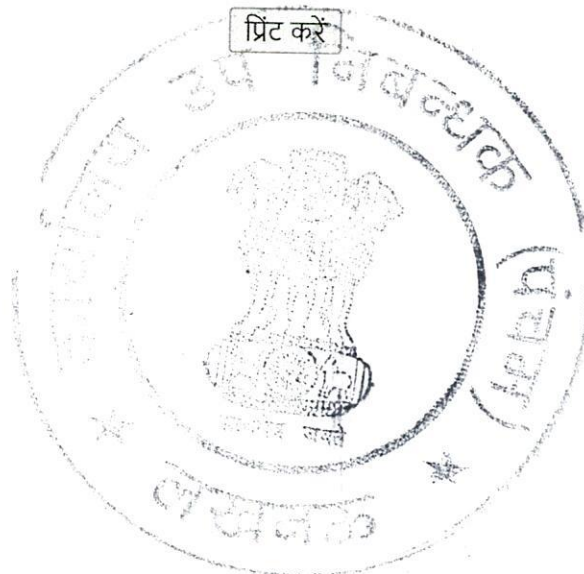
आशुतोष खरे अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 29/03/2025 एवं
05:06:06 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभात . सिंह
उप निबंधक :सदर पंचम
लखनऊ
29/03/2025

बिजू प्रसाद यादव
निबंधक लिपिक
29/03/2025



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: 29/03/2025

WITNESSES: -



Sudhakar Prasad Tiwari
Sudhakar Prasad Tiwari
S/o Late Chitala Prasad Tiwari
R/o Spring Greens, D-2
Anand Lucknow
Mob-9450212350



SELLER

Rakesh Kumar Agarwal

Mr. Rakesh Kumar Agarwal



Rajendra Kumar Agarwal

Mr. Rajendra Kumar Agarwal



Akash Deep
Mr. Akash Deep
S/o Shri Prem Chandra
R/o H. No. 592D/628, Rajeev Nagar,
Kharika Telibag, Lucknow.

PURCHASER



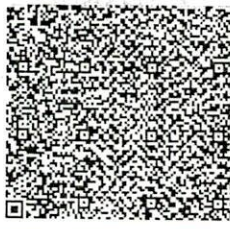
For SPRING GOLDSHINE PRIVATE LIMITED

Shubham
Director

M/S Spring Goldshine Pvt. Ltd.

Type and Drafted by:

Sudhakar Prasad Tiwari
Sudhakar Prasad Tiwari
Advocate
High court Lucknow
Mobile No 9450212350



आवेदन सं०: 202500821024245

बही सं०: 1

रजिस्ट्रेशन सं०: 3248

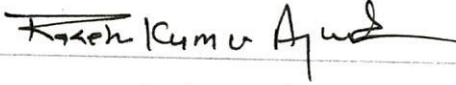
वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री राकेश कुमार अग्रवाल, पुत्र श्री कन्हैया लाल अग्रवाल

निवासी: 498/88, फैजाबाद रोड, निकट - गोपेश्वर महादेव मंदिर, सराय हसनगंज, लखनऊ

व्यवसाय: व्यापार

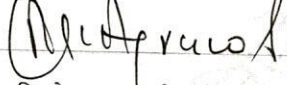
विक्रेता: 2 



श्री राजेन्द्र कुमार अग्रवाल, पुत्र श्री कन्हैया लाल अग्रवाल

निवासी: 498/88, फैजाबाद रोड, निकट - गोपेश्वर महादेव मंदिर, सराय हसनगंज, लखनऊ

व्यवसाय: अन्य

क्रेता: 1 



श्री स्पिंग गोल्डसाइन प्रा०लि० के द्वारा आशुतोष खरे, पुत्र श्री स्व० पी०डी० खरे

निवासी: जी-05, टावर-सी, शालीमार ग्रैंड, 10 जापलिंग रोड, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



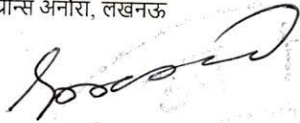


श्री सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला प्रसाद तिवारी

निवासी: डी 201 स्पिंग ग्रीन्स अनौरा, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

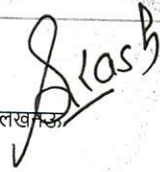




श्री आकाश दीप, पुत्र श्री प्रेमचन्द्र

निवासी: राजीवनगर घोसियाना, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी






रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभात . सिंह

उप निबंधक : सदर पंचम
लखनऊ
29/03/2025


निन्दा प्रसाद यादव
निबंधक लिपिक लखनऊ
29/03/2025

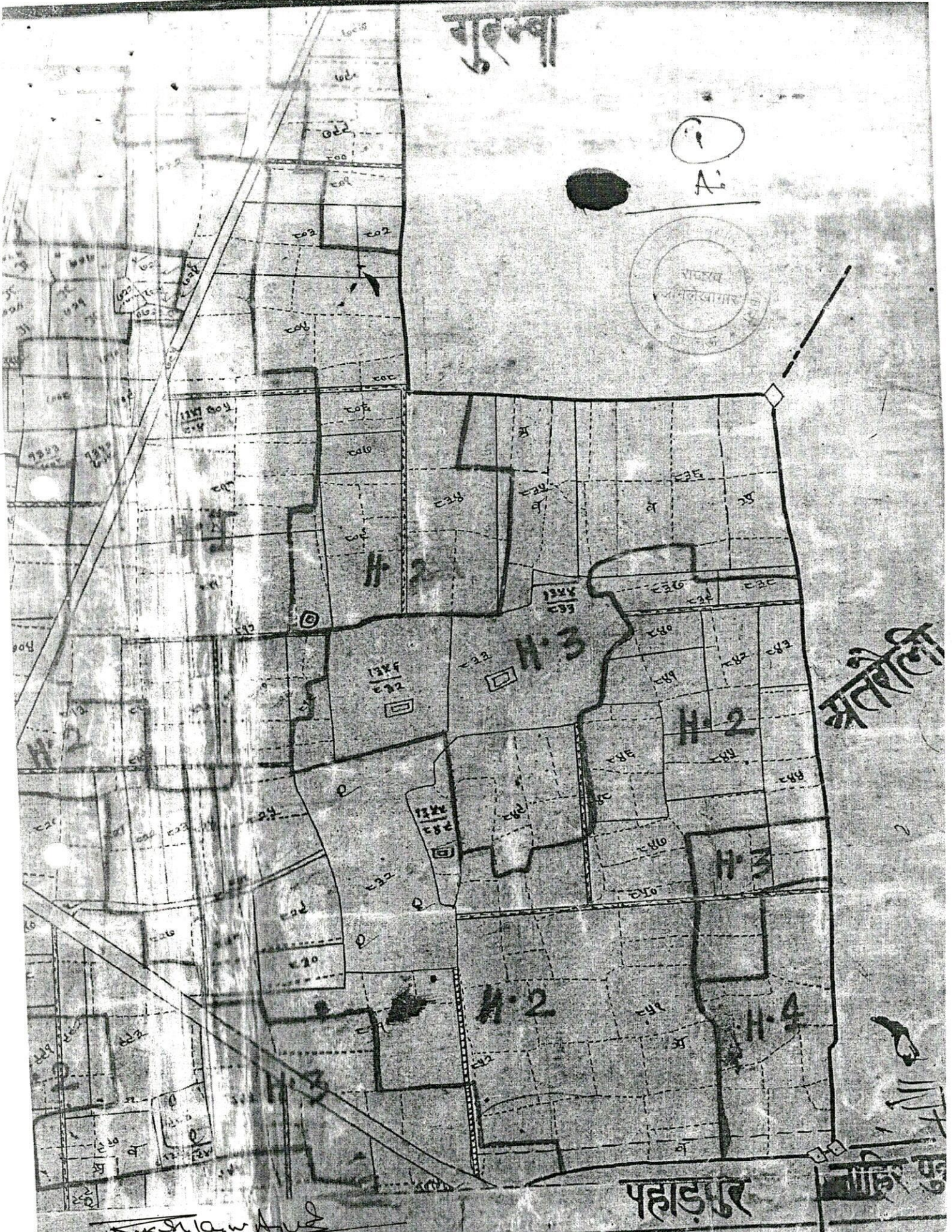
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

प्रिंट करें

गुडगा



A:



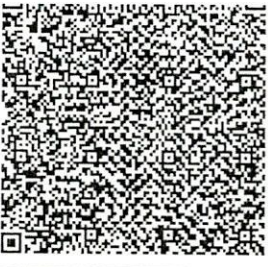
भारत

Handwritten signature and text at the bottom left.

पहाडपुर

FOR SPRING GOLD SHINE PRIVATE LIMITED

Handwritten signature and text at the bottom right.



आवेदन सं०: 202500821024245

बही संख्या 1 जिल्द संख्या 17014 के पृष्ठ 221 से 244 तक क्रमांक
3248 पर दिनांक 29/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभात . सिंह
उप निबंधक : सदर पंचम
लखनऊ
29/03/2025

