

प्रत्युत्कर्षी अथवा प्रार्थी दारा रगत जाने वाला

उपनिर्वाह संशुद्धि क्र. नमस्तः रगत 2022234044812

अवेत संख्या : 20220820034922

अथ वा प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-12-06 00:00:00

प्रत्युत्कर्षी वा प्रार्थी का नाम सुभाकर प्रसाद निवासी

पंच का प्रकार विवाह पत्र

अभिमत की प्रतिलि 3220000 / 3220000.00

1. नैतिकतायुक्त मुल्य 32200

2. धार्मिकतायुक्त मुल्य 60

3. विधीयतायुक्त मुल्य

4. सुजात के अतिप्रमाण का मुल्य

5. कतिपय मुल्य

6. विवाह

7. धार्मिक अथवा

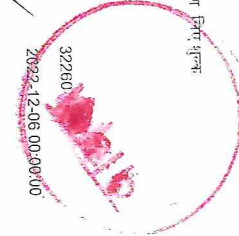
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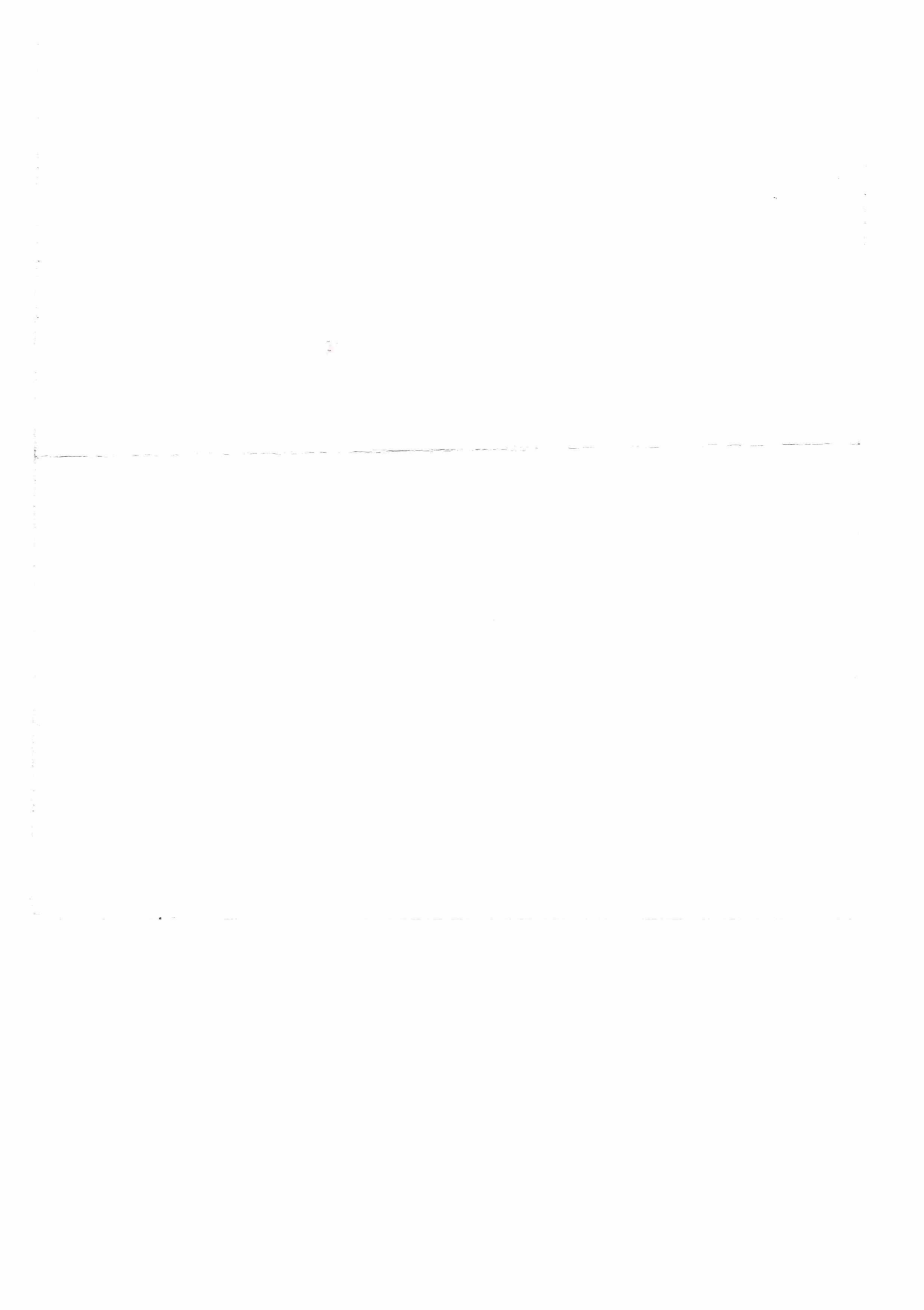
अथ वा प्रस्तुत करने का दिनांक

दिनांक जमा लेन प्रतिलि वा नमस्तः

प्राण वा दाया कर के लिए अथवा रगत 2022-12-06 00:00:00

प्रत्युत्कर्षी अथवा प्रार्थी





RECIPROCAL PARK LLP

CP-138, VIRAJ KHAND, GOMTI NAGAR, LUCKNOW-226010

☎ 0522-3511241 ✉ reciprocallep@yahoocoin PAN-ABFFR9617Q

Date -02/12/2022

Authority Letter

That the partner of the firm decided to authorized Mr. Sudhakar Prasad Tiwari (Advocate), S/o Late Shitla Prasad Tiwari R/o D- 201, 2nd Floor Spring Greens Apartment, Faizabad Road, Near Indira Canal, Anaura Kalan, Lucknow U.P.-227105 as authorised signatory and is hereby authorized to sign on applications, compromise, counter/rejoinder, Purchase deed only in favour of **Reciprocal Park LLP** (PAN-ABFFR9617Q), address- CP-138, 3rd Floor Viraj Khand, Gomti Nagar, Lucknow-226010, Lucknow regarding land situated at Village- Madiyaw, Pargana-Mahona, Distt.- Lucknow, Submit all the necessary papers, for registration before Sub- registrar office, Lucknow for and on behalf of **Reciprocal Park LLP**.

For and on behalf on the Firm

For Reciprocal Park LLP

Galla

Jay Ram Jalan
(Partner)

For Reciprocal Park LLP

Ashutosh Khare

Ashutosh Khare
(Partner)

For Reciprocal Park LLP

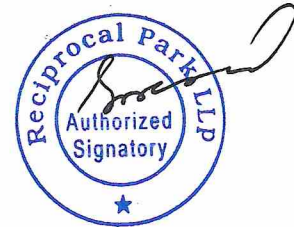
For RECIPROCAL INFRASTRUCTURES PVT. LTD.

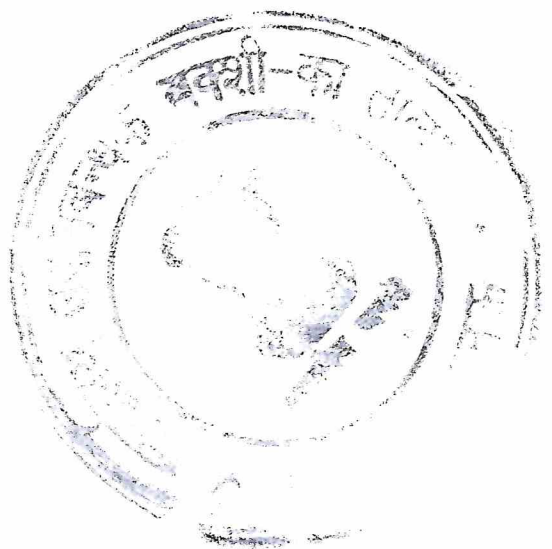
Sarika

M/s Reciprocal Infrastructures Private Limited
(Partner)

DIRECTOR

[Signature]



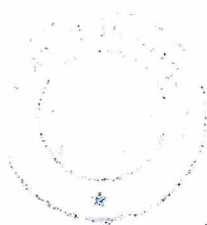


Sold Plot



Clonville





Consideration : Rs. 32,20,000/-
Market Value : Rs. 32,20,000/-
Stamp Duty : Rs. 2,25,500/-

DETAILS OF PROPERTY

1. Nature of Land : Residential
2. Ward / Pargna : Lucknow
3. Mohalla / Village : **Madiyaw, Lucknow**
4. Details of property : **Plot Part of Khasra No. 844**
5. Standard of measurement : Square Meter
6. Area of Property : **350 sq. mtr. only**
7. Location Road : No any segment Road.
8. Other Details :
9. Type of Property : Plot

- : Boundary :-

- East** - **LDA Apartment Shrishti etc.**
West - **Khasara number 847**
North - **Remain part of Khasra number 844**
South - **Khasara number 850 chakmarg**

Number of First Party (1) Number of Second Party (1)

Details of Seller

Mr. Rakesh Singh son of Late Ram Pal Singh Resident of House No. 497/110, Babujanj, Opposite Ramadheen Singh Girls College, Ghajila, Lucknow, U.P.

Mob. No. 9044701085

PAN – AIOPS3089B



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Details of Purchaser

Reciprocal Park LLP registered office CP-138 Viraj Khand, Gomti Nagar, Lucknow through its Authorized signatory **Sri Sudhakar Prasad Tiwari son of Late Shitala Prasad Tiwari**, resident of D-201 Spring Greens Apartment Faizabad Road, Anaura, Lucknow U.P.

Mob. No. 9450212350

PAN - ABFFR9617Q

SALE DEED

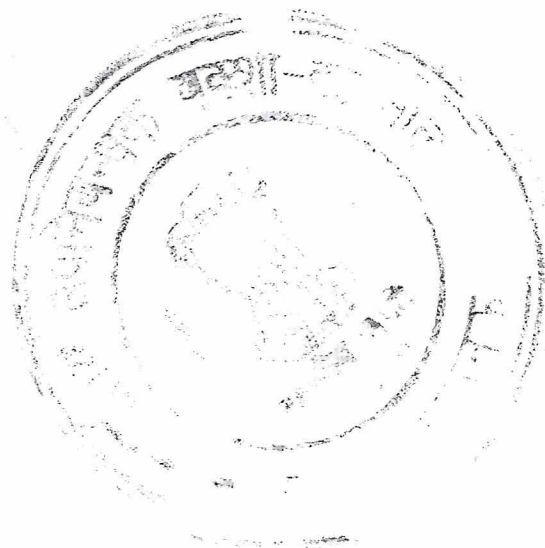
WHEREAS, the seller, being the absolute owner in possession of a **Plot Part of Khasra No. 844 (area 350 Square Meter), Situated at Village Madiyaw, Pargana Mahona, Tehsil BKT and District Lucknow** [hereinafter referred to as the 'PROPERTY']. The aforesaid property has been Earned by Virasat from Ancestors and seller name is recorded as tenure holder with transferable rights in Khatauni khata Number 00136 of Village Madiyaw of fasali year 1429-1434.

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 Rs. **32,20,000/- [Rupees Thirty-Two Lacs Twenty Thousand only]** and the purchaser is 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.



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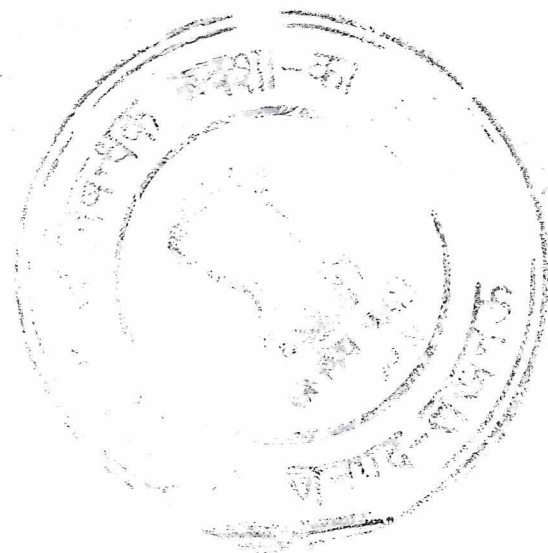


NOW THIS SALE DEED WITNESSES AS UNDER :-

- 1 That the seller declare that the said property is being a plot of 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 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 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 her other movable or movable properties or from his, found in existence at that time.

[Handwritten signature]





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 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.
10. That the above-mentioned property is not situated on **two side road and 9-meter-wide road and Park facing** and the property under this sale deed is in shape of a plot of land having no construction thereon and the said plot is within the limit of Nagar Nigam.
12. That the above-mentioned property sold is **350 sq. mtr.** and the circle rate by the D.M. Lucknow according the valuation of the land hereby sold Rs. **9200/- per sq. meter** market value i.e. **Rs. 9,200/- sq.mt.** hence the valuation of is comes to **Rs. 32,20,000/-** on which the







e-stamp duty of Rs. **2,25,500/-** is being paid @7% by Seller.

- 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.

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.

SCHEDULE OF PROPERTY

Plot part of Khasra No. 844 area 350 sq. mtr. out of its total area 7280 square metre, Situated at Village Madiyaw, Pargana Mahona, Tehsil-BKT and District Lucknow

SCHEDULE OF PAYMENT

1. Seller received from Purchaser Rs. 7,00,000/- through RTGS/ UTR **UBINH22325335538**, Dated **21/11/2022** **Union Bank of India**, Branch **Gomti Nagar, Lucknow.**
2. Seller received from Purchaser Rs. 12,80,000/- through RTGS/ UTR **UBINH22337094707**, Dated **03/12/2022** **Union Bank of India**, Branch **Gomti Nagar, Lucknow.**
3. Seller received from Purchaser Rs. 12,40,000/- through Cheque No. 083564 **Union Bank of India**, Branch **Gomti Nagar, Lucknow.**

11/01/2023



आवेदन सं०: 202200820034922

विक्रय पत्र

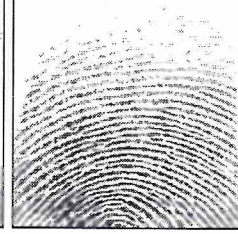
बही सं०: 1

रजिस्ट्रेशन सं०: 27662

वर्ष: 2022

प्रतिफल- 3220000 स्टाम्प शुल्क- 225500 बाजारी मूल्य - 3220000 पंजीकरण शुल्क - 32200 प्रतिलिपिकरण शुल्क - 60 योग : 32260

श्री रेसीप्रोकल पार्क एल एल पी द्वारा
सुधाकर प्रसाद तिवारी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० शीतला प्रसाद तिवारी
व्यवसाय : वकालत
निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेंट, अयोध्या रोड,
लखनऊ



श्री, रेसीप्रोकल पार्क एल एल पी
द्वारा

सुधाकर प्रसाद तिवारी
अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में
दिनांक 06/12/2022 एवं
03:54:22 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार,
उप निबंधक : बवशी का तालाब
लखनऊ
06/12/2022

शिव शंकर लाल
निबंधक लिपिक
06/12/2022

प्रिंट करें



Lucknow/Dated: 06/12/2022

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WITNESSES: -

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1- Mr. Harsh Singh
S/o Mr. Rakesh Singh
R/o- 497/110, Babujanj,
Ghaila, Lucknow, U.P.
Mob. No. 7275272642

SELLER

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2- Mr. Deepak Pandey
S/o Mr. Jagan Nath Pandey
R/o- 153, Ismailganj,
Faizabad Road, Lucknow.
Mob. No. 96511 27763



Typed/Drafted by: -

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[Ranjita Tiwari]
Advocate

High Court, Lucknow
Mo- 9450212350

बही सं०: 1

रजिस्ट्रेशन सं०: 27662

वर्ष: 2022

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

विक्रेता: 1

श्री राकेश सिंह, पुत्र श्री स्व० रामपाल सिंह

निवासी: मकान नम्बर - 497/110,
बाबूगंज, अपोजिट रामदीन सिंह गर्ल्स
कॉलेज, घैला, लखनऊ

व्यवसाय: अन्य

क्रेता: 1



राकेश सिंह

श्री रेसीप्रोकल पार्क एल एल पी के द्वारा
सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला
प्रसाद तिवारी

निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेंट,
अयोध्या रोड, लखनऊ

व्यवसाय: वकालत



सुधाकर प्रसाद तिवारी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री हर्ष सिंह, पुत्र श्री राकेश सिंह

निवासी: 497/110, बाबूगंज, घैला,
लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



हर्ष सिंह

श्री दीपक पाण्डेय, पुत्र श्री जगन्नाथ पाण्डेय

निवासी: 153, इस्माईलगंज, अयोध्या रोड,
लखनऊ

व्यवसाय: नौकरी



दीपक पाण्डेय

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संतोष कुमार

उप निबंधक : बक्शी का तालाब

लखनऊ
06/12/2022

शिव शंकर जालि

निबंधक लिपिक लखनऊ
06/12/2022

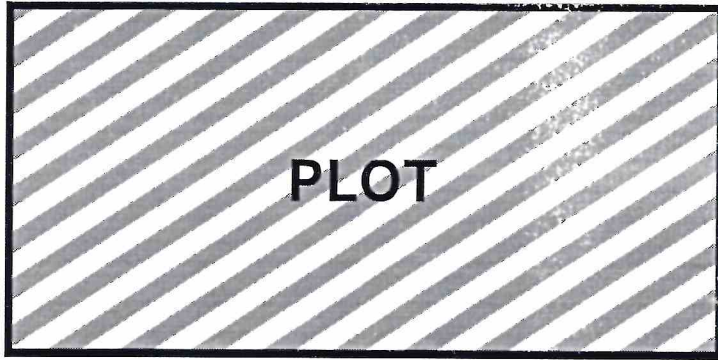
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान
अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

प्रिंट करें

Sold Plot MAP

Remain Part of Khasra No. 844

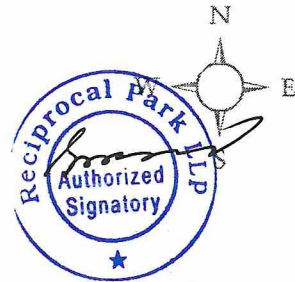
Khasra No. 847



LDA Apartment Shrishti etc

Khasra No. 850 (Chakmarg)

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आवेदन सं०: 202200820034922

बही संख्या 1 जिल्द संख्या 15006 के पृष्ठ 213 से 228
तक क्रमांक 27662 पर दिनांक 06/12/2022 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



संतोष कुमार .

उप निबंधक : बक्शी का तालाब

लखनऊ

06/12/2022

प्रिंट करें

