

SHIL



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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर वारांकी क्रम 2025068031075

आवेदन संख्या : 202500898024776

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-07-07 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विवेक पाण्डेय

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 449000 / 448000.00

1. रजिस्ट्रीकरण शुल्क 4490
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 4570

शुल्क वसूल करने का दिनांक 2025-07-07 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-07-07 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



DETAILS OF INSTRUMENT IN SHORT

| | | |
|-------------------------|---|-------------------|
| Ward/Pargana | : | Dewa |
| Mohalla/Village | : | Khajoor Gaon |
| Details of Property | : | Khasra No. 51 Min |
| Standard of measurement | : | Hectare |
| V-Code | : | 1109 |
| Area of land | : | 0.00995 Hectare |
| Type of Property | : | Residential |



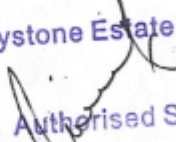
Baystone Estate Pvt.Ltd.

Authorized Signatory



| | | |
|--|---|----------------|
| Consideration | : | Rs. 4,49,000/- |
| Valuation | : | Rs. 4,48,000/- |
| Stamp Duty | : | Rs. 22,600/- |
| No. of persons in First Part (1) | | |
| Details of Seller : | | |
| DR. ANURAG YADAV (Aadhaar No. XXXX XXXX 6598 PAN-AATPY6761F Mob. No. 9415516906) , son of Late Raj Narain Yadav, permanent and present resident of C-1279, Indira Nagar, Lucknow | | |
| No. of persons in Second Part (1) | | |
| Details of Purchaser : | | |
| BAYSTONE ESTATE PVT. LTD., a Company registered under the Companies Act, having it's registered office at Villa No. 4, Shalimar Grand, 10 Jopling Road, Lucknow, (PAN-AAKCB1254A) through it's Authorized Signatory VIVEK PANDEY son of Sri R.S. Pandey, Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR No. XXXX XXXX 1487, Mob. No. 9506011114) | | |




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SALE DEED

THIS SALE DEED MADE on this 17th day of June, 2025, by **DR. ANURAG YADAV, son of Late Raj Narain Yadav, permanent and present resident of C-1279, Indira Nagar, Lucknow** (hereinafter referred to as the 'SELLER').

IN FAVOUR OF

BAYSTONE ESTATE PVT. LTD., a Company registered under the Companies Act, having it's registered office at Villa No. 4, Shalimar Grand, 10 Jopling Road, Lucknow, (PAN-AAKCB1254A) through it's Authorized Signatory VIVEK PANDEY son of Sri R.S. Pandey, Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR No. XXXX XXXX 1487, Mob. No.



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STATE DEED

THIS DEED WAS MADE ON THE 17th day of June
1902 by the ANNUAL MEETING of the Board of
Trustees of the City of Chicago and passed
at a regular meeting held on the 17th day of
June 1902.

IN FAVOR OF

THE CHICAGO TRUSTEES COMPANY
as shown under the Commission and
approved at the office of the City Clerk
at the City Hall, Chicago, Illinois, on the
17th day of June 1902, by the Board of
Trustees of the City of Chicago, and of the
City of Chicago, Treasurer & Board of
Trustees of the City of Chicago, and of the
City of Chicago, Treasurer & Board of
Trustees of the City of Chicago.



9506011114) (hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land comprising of Khasra No. 51 Min total measuring 0.00995 Hectare = 99.5 Sq.Mtr., situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki, more specifically detailed in the Schedule of Property given at the foot of this sale deed, (hereinafter referred to as the "**Said Property**").

AND WHEREAS the Seller purchased the said property from it's ex-owners Kamlesh Chandra & others through the Sale Deed dated 22.03.2013 vide Book No. I, Jild No. 6520 at Pages 365/394 at Serial No. 5352 on 25.03.2013 in the office of Sub-Registrar-Sadar, Barabanki.




Baystone Estate Pvt.Ltd.

Authorized Signatory



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33001114 (continued) referred to as the

PROPERTY

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company ...

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District ...

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beneficial ...

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AND WHEREAS the name of the Seller is duly mutated in the Revenue Records.

AND WHEREAS the Seller as absolute owner of the said property agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 4,49,000/- only (Rupees Four Lakh Forty Nine Thousand only) free from all encumbrances whatsoever.


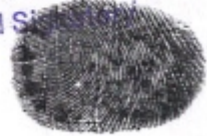
AND WHEREAS Seller has received the said consideration amount through RTGS vide UTR No. HDFCR52025060377459013 dated 03.06.2025.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, the Seller doth hereby sell, convey and assign absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and




Baystone Estate Pvt.Ltd.

Authorised Signatory



AND WHEREAS the Board of the ...
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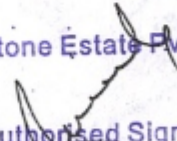



appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.

2. That the Seller has handed over the vacant possession of the said property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the said 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 said property mentioned above or any proprietary right therein, by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the




Baystone Estate Pvt.Ltd.


Authorised Signatory




भावेदन सं०: 202500898024776

विक्रय पत्र

ही सं०: 1 रजिस्ट्रेशन सं०: 19236 वर्ष: 2025

गतिफल- 449000 स्टाम्प शुल्क- 22600 बाजारी मूल्य - 448000 पंजीकरण शुल्क - 4490 प्रतिलिपिकरण शुल्क - 80 योग : 4570

श्री बेस्टोन इस्टेट प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आर एस पाण्डेय
व्यवसाय : नौकरी
निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ



श्री, बेस्टोन इस्टेट प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/07/2025 एवं
06:00:06 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक :सदर
बाराबंकी
07/07/2025

अमरेन्द्र कुमार .
निबंधक लिपिक
07/07/2025



प्रिंट करें

case may be from their other moveable or immoveable properties wherever found in existence at that time.

4. That the land hereby sold is agricultural land, situated in Vikas Sheel Rural Area. The total area sold is measuring 0.00995 Hectare = 99.5 Sq. Mtr., market value whereof as per rates fixed by Collector, Barabanki @ Rs. 4,500/- per Sq.Mtr. comes to Rs. 4,47,750/- only say Rs. 4,48,000/- only. There is no tree. No Tubewell, No construction on the said land. It is not situated on Road. There is no commercial activity within a radius of 50 meter of this land.
5. That the Seller is not a member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.




Baystone Estate Pvt.Ltd.


Authorized Signatory




आवेदन सं०: 202500898024776

बही सं०: 1

रजिस्ट्रेशन सं०: 19236

वर्ष: 2025

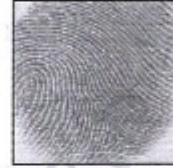
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री डा० अनुराग यादव, पुत्र श्री स्व० राज नारायन यादव

निवासी: सी-1279 इन्दिरा नगर लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री बेस्टोन इस्टेट प्रा० लि० के द्वारा विवेक पाण्डेय, पुत्र श्री आर एस पाण्डेय

निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच पी निगम

निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मनीष कुमार, पुत्र श्री रमाकान्त

निवासी: 10/3, 'इडा' कॉलोनी, राजीव नगर, खरिका, लखनऊ

व्यवसाय: नौकरी

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक : सदर
बाराबंकी
07/07/2025

6. That the expressions "Seller" and "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

IN WITNESS WHEREOF the above named parties hereto have put their respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Khasra No. 51 Min total measuring 0.00995 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

EAST : Part of Khasra No. 53

WEST : Part of Khasra No. 43 & 50




Baystone Estate Pvt.Ltd.

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अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
07/07/2025

प्रिंट करें

SCHEDULE OF FERTILITY



[Faint signature]

NORTH : Khasra No. 52

SOUTH : Khasra No. 54

WITNESSES :-



1. **(Anirudh Kumar Nigam)**
S/o Late H.P. Nigam,
R/o New 62, Puraiyya Khera,
Lucknow
Aadhar : xxxx xxxx 5542
Mob. No. 7887006066 ✓

Anirudh



Anirudh

SELLERS



2. **(Manish Kumar)**
S/o Sri Rama Kant
R/o 10/3, Duda Colony,
Rajeev Nagar, Kharika Lucknow
Aadhar No. xxxx xxxx 1165 ✓
Mob. No. 6391500905

Manish



Baystone Estate Pvt.Ltd.

Authorised Signatory

PUR



Drafted By:

Ranjan

Advocate

Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed By:

Shubham

(SHUBHAM MAURYA)

Civil Court, Lucknow

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PHOTOGRAPH

**KHASRA NO. 51 MIN, SITUATED AY VILLAGE-KHAJOOR GAON,
PARGANA-DEWA, TEHSIL-NAWABGANJ, DISTRICT-BARABANKI**



Johy

SELLER

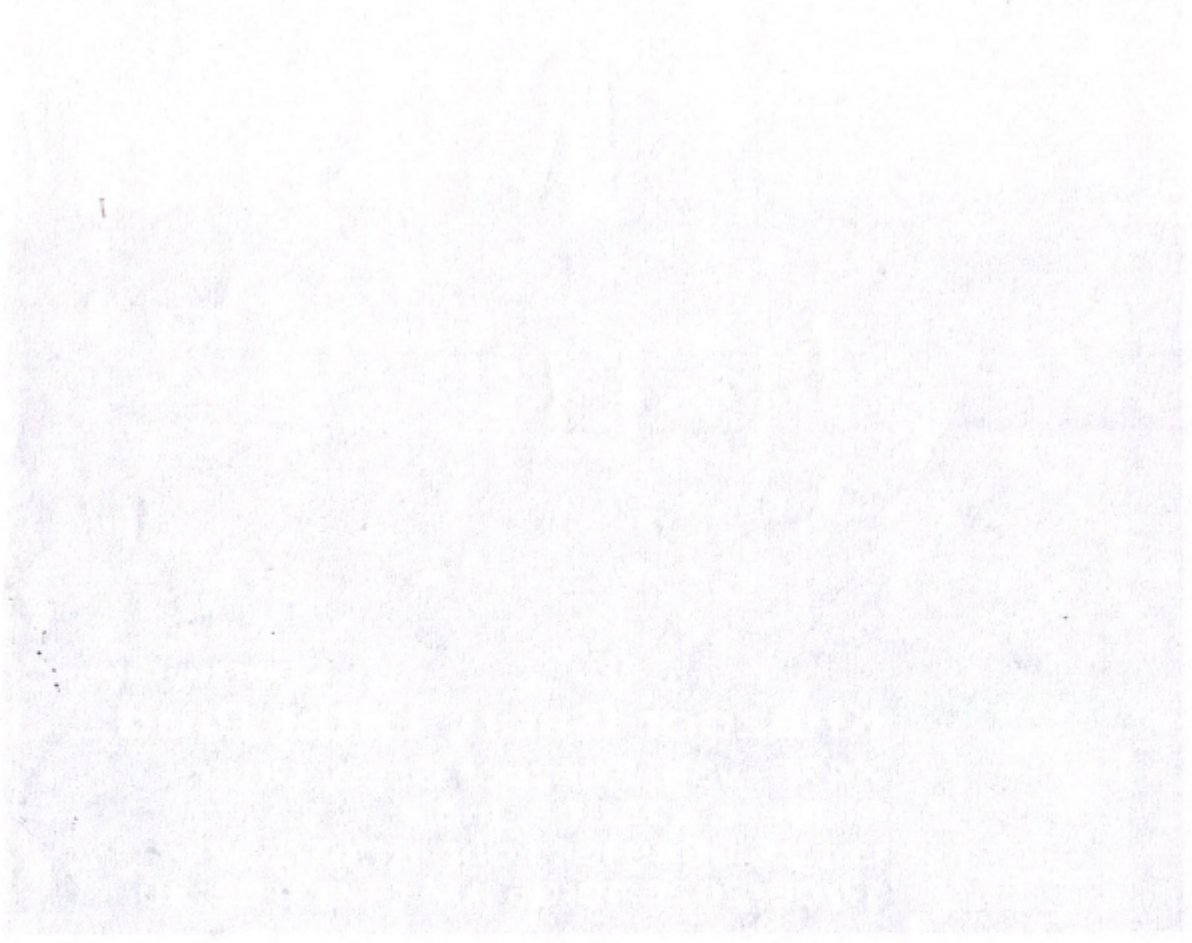
Baystone Estate Pvt.Ltd.

[Signature]
Authorised Signatory


PURCHASER

PHOTOGRAPH

PHOTOGRAPHED BY THE PHOTOGRAPHIC SECTION
MADRAS DISTRICT COLLEGE LIBRARY, MADRAS




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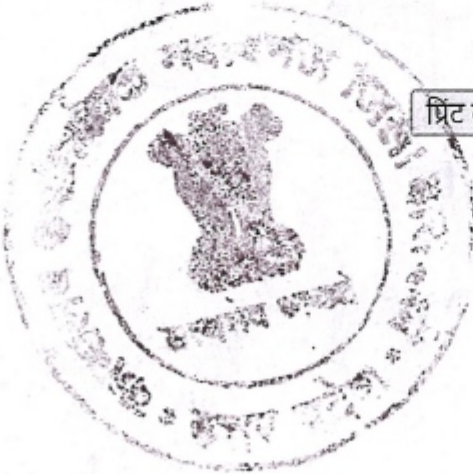


आवेदन सं०: 202500898024776

बही संख्या 1 जिल्द संख्या 19077 के पृष्ठ 289 से 312 तक क्रमांक 19236 पर
दिनांक 07/07/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक : सदर
बाराबंकी
07/07/2025



प्रिंट करें