

6833/19



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

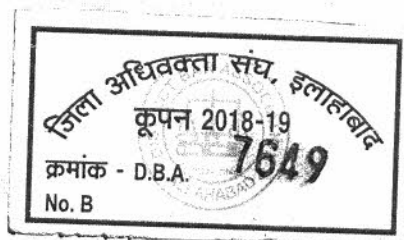
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP06988085843809R  
 : 06-Dec-2019 04:03 PM  
 : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
 : SUBIN-UPUPSHCIL0108311342306158R  
 : SHERVANI INDUSTRIAL SYNDICATE LIMITED  
 : Article 23 Conveyance  
 : Part of House No.36C Sarojini Naidu Marg Nazul Freehold No.26C/3  
 : Naseebpur Chhikatpur Prayagraj  
 : 92,05,000  
 : (Ninety Two Lakh Five Thousand only)  
 : Azher Nisar Shervani And Zehra Shervani  
 : SHERVANI INDUSTRIAL SYNDICATE LIMITED  
 : SHERVANI INDUSTRIAL SYNDICATE LIMITED  
 : 6,45,000  
 : (Six Lakh Forty Five Thousand only)

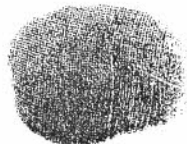


Please write or type below this line-----

*[Signature]*

*[Signature]*

*[Signature]*



0003601611

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2019018027939

आवेदन संख्या : 201900890022633

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-12-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अजहर निसार शेरवानी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 9205000 / 9205000

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 20060

शुल्क वसूल करने का दिनांक 2019-12-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-12-06 00:00:00

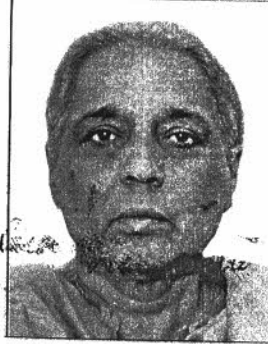
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
उपनिबन्धक

सदर प्रथम प्रयागराज

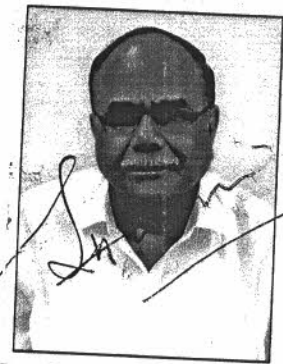


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### SALE DEED

#### Short Description



*Identified the photograph*

*(D. Kumar)*

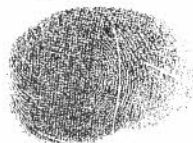
*06.12.19*

1. Type of Land - Residential
2. Ward/Pargana - Sadar
3. Mohalla/Village - Sarojini Naidu Marg, Prayagraj
4. Description of Property - Part of House No.36C Sarojini Naidu Marg , Nazul Free Hold Plot No.26C,Civil Station, Prayagraj (Allahabad) bearing No.26C/3 Nassebpur Bakhtiyara,Mazra Chhikatpur, Pargana and Tehsil-Sadar, District- Prayagraj. measuring 203.62Sq.mtr
5. Unit of Measurement - Sq. Mtrs.  
(Hectare/Sq. Meter)
6. Area of Plot - 203.62Sq. Mtrs.
7. Situation of Road - Less then 9 meters wide road
8. Other Description .... X  
(9 Meters Road/ Corner etc.)
9. Type of Property - Open Land
10. Value of Trees - Nil
11. Boring/well/Other - Nil
12. Constructed Area - Nil
13. Whether belong to member of Co-operative Housing Society - No.
14. (I) Amount of sale consideration - Rs. 92,05,000/-  
(II) Market Value - Rs. 92,05,000/-  
(III) Stamp Duty paid - Rs. 6,45,000/-

*h*



*del*



*Imran*



SALE DEED

THIS INDENTURE made on this 6<sup>th</sup> day of December, 2019

BETWEEN

1. Azher Nisar Shervani  
[Aadhaar No. 9933 9306 8361& PAN- AAPPS0071A ]  
Occupation: Business  
Son of Late M.R. Shervani  
Presently residing at Lane W-22/9, KH. No. 596/2,  
Western Avenue, Sainik Farms,  
New Delhi-110062.  
Mobile. 9811020000
2. Zehra Shervani alias Fatima Zehra Shervani  
[Aadhaar No.5000 3367 6314& PAN- AAAPS2120B]  
Occupation: House Wife  
Wife of Sri Azher Nisar Shervani  
Presently residing at Lane W-22/9, KH. No. 596/2,  
Western Avenue, Sainik Farms,  
New Delhi-110062.  
Mobile. 9811020000

Hereinafter called "THE **VENDOR**" ); which term shall always mean and include their heirs, Legal Representatives, executors and assignees; unless expressly excluded.

**A N D**

M/s Shervani Industrial Syndicate Limited,

[CIN L45202UP1948PLC001891 & PAN AAHCS3869D];

a Limited Company duly registered within the meaning of the Companies Act, 2013 having its registered office at Shervani Nagar, Sulem Sarai, Harwara, Allahabad through its Authorized Signatory/ Director (Corporate Affairs), Sri Sadiq Husain Siddiqui (Voter ID No. YYU0591735) son of Late Faiyaz Husain Siddiqui Resident of Plot No. 30, Muir Road, Allahabad.  
(Mobile No. 9415218149)

(Hereinafter called "**THE PURCHASERS**"); which term shall always mean and include its legal representatives, successors, administrators, assignees and nominees; unless expressly excluded.








[4]

WHEREAS the vendors are exclusive owners in possession of part of Nazul Free Hold Plot No. 26C, Civil Station, Prayagraj (Allahabad) bearing No. 26C/3, Nassebpur Bakhtiyara, Marza.Chhikatpur, Pargana and Tehsil – Sadar, District- Prayagraj (Allahabad) having building thereon bearing Municipal No.36C, Sarojini Naidu Marg, Prayagraj (Allahabad) total Area – 1123.35 Sq. Meter/1343.56 Sq. Yard.

WHEREAS State of U.P. by registered Lease Deed dated 15.3.1994 conferred lease hold right in respect of Nazul Plot No. Part of Site no. 26C, Civil Station, Prayagraj (Allahabad) numbered as 26C/3, Village Naseebpur,Bakhtiyara, Mazra. Chhikatpur, Pargana and Tehsil – Sadar, District- Prayagraj (Allahabad) Area 1123.35 Sq. Meter/1343.56 Sq. Yard in favour of Sri Azher Nisar Shervani, his wife Mrs. Zehra Shervani alias Fatima Zehra Shervani and his daughter Km. Aisra Fatima Shervani for a term of 30 years from 10.3.1988 which is registered in Bahi No.1, Zild 533, in pages 295 to 312 at Sl. No. 358 registered on 4.2.1995.

WHEREAS Government of U.P. by registered Free Hold Deed dated 11.11.2008 conferred free Hold right in favour of aforementioned lessees in respect of aforesaid plot Area – 1123.35 Sq.Meter/ 1343.56 Sq. Yard which is registered in Bahi No.1, Zild-6152in pages 271 to 296 at No. 5035 registered on 11.11.2008 in the Office of Sub Registrar (First), Prayagraj (Allahabad).

WHEREAS Aisra Amra Fatima Shervani, the daughter of the vendors was also one of the co-owner of the said property. However, by oral Hiba on 17.03.2016, she gifted all her right, title and interest in the aforesaid plot out of love and affection in favour of her parents namely Shri Azher Nisar Shervani, father and Smt. Zehra Shervani alias Fatima Zehra Shervani, mother and accordingly their names have been






  
  
  
  
  


[5]

mutated in the records of Nagar Nigam, Prayagraj. Thereafter Shri Azher Nisar Shervani and Smt. Zehra Shervani alias Fatima Zehra Shervani are exclusive owners in possession of her share as well and thus the vendors are absolute owners of the aforesaid property.

WHEREAS the aforesaid property is unyielding property to the vendors and therefore they have decided to transfer, sell and assign the aforesaid property.

WHEREAS the purchaser offered to purchase Part of Nazul Free Hold Plot no. 26C, Civil Station, Allahabad bearing no. 26C/3, Naseebpur Bakhtiyara, Mazra-Chhikampur, Pargana and Tehsil – Sadar, Prayagraj (Allahabad) bearing Municipal No. 36C, Sarojini Naidu Marg, Allahabad i.e. 203.62 Sq. Meters out of total area 1123.35 Sq. Meter fully described at the end of this Deed and also shown to be bounded by red lines in the annexed plan against a total sale consideration of Rs. 92,05,000/- (Rupees Ninety Two Lakh Five Thousand Only); which sum is quite reasonable and therefore the vendors have decided to transfer, sell and assign part of the aforesaid property Area 203.62 Sq. Meter fully described at the end of this Deed and also shown to be bounded by red lines in the annexed plan to the aforesaid purchasers against a sale consideration of Rs. 92,05,000/- (Rupees Ninety Two Lakh Five Thousand Only).

  
 *Zehra Shervani*  
  
  


**NOW THIS DEED WITNESSESSTH AS UNDER:**

I. In consideration of Rs. 92,05,000/- (Rupees Ninety Two Lakh Five Thousand Only) paid by the purchaser to the vendors, as per details given in schedule of payment, given at the end of this deed and the receipts of which is hereby acknowledged by the vendors, the vendors hereby sell, alienate, transfer and assign their all right, title and interest in part of Nazul Free Hold Plot No.26C/3, Naseebpur Bakhtiyara, Prayagraj (Allahabad) bearing Municipal No. 36C, Sarojini Naidu Marg, Allahabad total area sold- 203.62 Sq. Meters out of total – 1123.35 Sq. Meters fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan UNTO THE PURCHASER TO HOLD THE SAME AS ABSOLUTE OWNERS FOREVER and the vendors have also withdrawn their possession from over the vended property and put the purchaser in actual, physical and proprietary possession over the same.

II. The vendors and the purchaser hereby agree as under:

1. That the property hereby sold shall be quietly entered into and held and enjoyed by the purchaser as absolute owners without any hindrance or interference from the vendors or any person claiming through or under the vendors.
2. That the property hereby sold is free from all encumbrance, lien or charge.
3. That the purchaser shall be entitled to get its names mutated in the record of Nagar Nigam, Prayagraj (Allahabad), and in any other relevant Govt. record over the property hereby sold.
4. That liability to pay House Tax, Electricity charges or any other property tax in respect of property hereby sold up to the date of execution of this sale deed shall be exclusive liability of the vendors and from the date of execution of this sale deed the same shall be paid by the purchaser.
5. That if at any time in future the property hereby sold goes out of possession of the purchaser due to defect in the title of the vendors, the vendors shall indemnify the purchaser of such losses.
6. That the vendors will at the cost of the purchaser shall execute and do every such assurance, deeds or things that may be necessary for more perfectly assuring the title to the purchaser as and when required by the purchaser.





7. That the entire cost and expenses including payment of Stamp Duty and Registration fee regarding the execution of this sale deed has been borne by the purchaser.

### **SCHEDULE OF PAYMENT**

Sl No	Cheque No./UTR No.	Date	Bank Name	Amount in Rs.
1.	12067280	11.10.2019	Union Bank of India	59,40,000/-
3.	12063122	06.12.2019	Union Bank of India	31,72,950/-
4.	In the above amount of Rs.92,05,000/- (Rupees Ninety Two Lakh Five Thousand Only); Rs. 92,050/- (Rupees Ninety Two Thousand Fifty Rupees Only) [1% of actual amount of sale consideration Rs.92,05,000/- (Rupees Ninety Two Lakh Five Thousand Only) has also included which has been deposited as T.D.S. amount U/s 194(IA) of Income Tax Act vide challan No.00582 dated 11.11.2019 for Rs.60,000/- and Vide challan No.01035 dated 06.12.2019 for Rs.32,050,-	06.12.2019 & 11.11.2019	State Bank Of India & State Bank Of India	92,050/-

Total (Rupees Ninety Two Lakh Five Thousand Only)

Rs. 92,05,000/-

### **SCHEDULE OF PROPERTY HEREBY SOLD**

Part of Nazul Free Hold Plot no. 26C, Civil Station, Allahabad bearing no. 26C/3, Naseebpur Bakhtiyara, Mazra- Chhikatpur, Pargana and Tehsil – Sadar, Prayagraj (Allahabad); bearing Municipal No. 36C, Sarojini Naidu Marg, Allahabad total Area sold 203.62 Sq. Meters out of total 1123.35 Sq. Meter Vended Property is bounded as below:

North - House of Tahir Hasan.

South - House of Saleem Iqbal Shervani.

East - House of Tahir Hasan.

West - 16 Ft Road.



The block contains handwritten signatures and fingerprints. On the left, there is a signature and two fingerprints. In the center, there is a signature and one fingerprint. On the right, there is a signature and one fingerprint.



[8]

And also shown to be bounded by red lines in the annexed plan.

**Note:** The vended property situated in Mohalla- Sarojini Naidu Marg, Prayagraj at 16 ft wide road mentioned in Praroop 4 at page 51 in the Circle Rate fixed by Collector, Prayagraj for the year 2019-20 w.e.f. 14.09.2019.

**Valuation of property for the purpose of payment of Stamp Duty:**

Area – 203.62 Sq. Meters

i) Value of Land

@ Rs. 45,200/- per Sq. Meters ... 203.62 Sq. Meter X Rs. 45,200/-

= Rs. 92,03,624/-

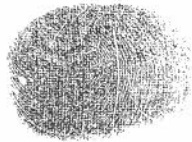
Total Value of Property = Or Rs. 92,05,000/-

**Actual amount of sale consideration is Rs. 92,05,000/-**



Stamp Duty of Rs.6,44,350/- is payable on Rs. 92,05,000/- as per G.O. No. 2756/11 dated 30.06.2008 of Govt. of U.P.




Total Stamp of Rs. 6,44,350/- is payable on Rs. 92,05,000/-

**Stamp Duty of Rs. 6,45,000/- is paid through e-Stamp bearing Certificate No.IN-UP06988085843809A dated -06 - 12 - 2019.**



IN WITNESS WHEREOF We the vendors and the purchasers have signed and executed this deed of agreement to sell out of our own free will and accord in the presence of witnesses.

  
(Purchasers)  
  
**WITNESSES:**

  
  
(Vendor)  


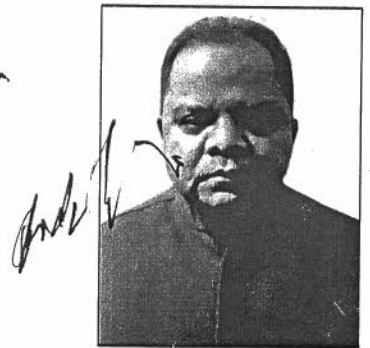
1. Shri Bal Krishna Misra  
[Passport ID No. M1626339]  
Occupation. Service  
Son of Shri. Ram Randhir Misra  
Resident of 57, Tularam Bagh, Allahabad  
Distt. Prayagraj  
(Mobile No. 9415601003)





2. Shri Abdur Rahim Siddiqui  
[Aadhar Identity No. 6003 7461 1518]  
Occupation. Service  
Son of Mr. Abdul Jabbar  
Resident of B-674/4, G.T.B. Nagar Kareili  
Allahabad - 211016  
(Mobile No. 9307398818)





Drafted by:  Amit Kumar Upadhyay (Advocate)  
Typed by :  Mannu Yadav

## SITE PLAN

Area = Area sold 203.62 Sq. Meters out of total 1123.35 Sq. Part of Nazul Free Hold Plot no. 26C, Civil Station, Allahabad bearing no. 26C/3, Naseebpur Bakhtiyara, Mazra- Chhikatpur, Pargana and Tehsil – Sadar, Prayagraj (Allahabad); bearing Municipal No. 36C, Sarojini Naidu Marg,



16 Ft Wide Road

Gate  
21'3"

HOUSE OF  
MR. SALEEM I. SHERVANI

103'

HOUSE OF  
MR. TAHIR HASAN

103'

PLOT AREA  
203.62 SQ M

21'3"

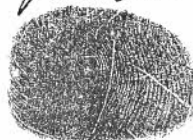
HOUSE OF MR. TAHIR HASAN

( Purchaser )



( Vendors )

*Saleem I. Shervani*

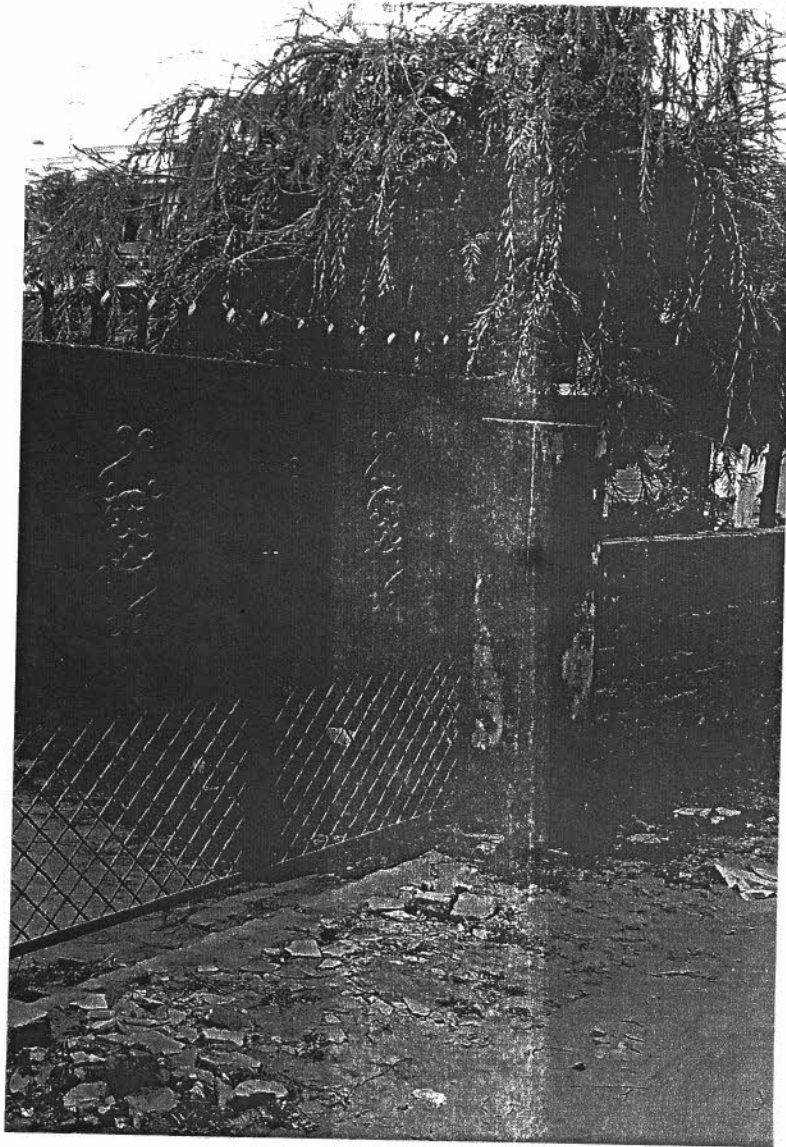


*Tahir Hasan*



## PHOTOGRAPH

Part of Nazul Free Hold Plot no. 26C, Civil Station, Allahabad bearing no. 26C/3, Naseebpur Bakhtiyara, Mazra- Chhikatpur, Pargana and Tehsil – Sadar, Prayagraj (Allahabad); bearing Municipal No. 36C, Sarojini Naidu Marg, Allahabad total Area sold 203.62 Sq. Meters out of total 1123.35 Sq. Meter.



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आवेदन सं०: 201900890022633

बही संख्या 1 जिल्द संख्या 10792 के पृष्ठ 1 से 20 तक क्रमांक 6833 पर  
दिनांक 06/12/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ता

कमला देवी

उप निबंधक : सदर प्रथम

प्रयागराज

06/12/2019

