

4279/14

1204

Ashutosh Jaiswal, Executive
SHCIL, G4, LDA Center, 2 SP Marg,
Civil Lines, Allahabad-211001

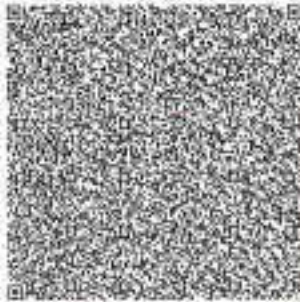


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00531047895828M
Certificate Issued Date	: 01-Aug-2014 11:27 AM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100623082128749M
Purchased by	: PARAS GREENS
Description of Document	: Article 23 Conveyance
Property Description	: HOUSE NO 74 A CHAK MUNDERA ALLAHABAD. AREA 240.54 SQMTR
Consideration Price (Rs.)	: 60,00,000 (Sixty Lakh only)
First Party	: EVER LIKE WINCOM PVT LTD THR DIR SUDHANSHU JAISWAL
Second Party	: M S PARAS GREENS THR PARTNER SANJEEV JAIN
Stamp Duty Paid By	: M S PARAS GREENS THR PARTNER SANJEEV JAIN
Stamp Duty Amount(Rs.)	: 4,00,000 (Four Lakh only)



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

[Signature]

[Signature]

[Signature]

[Signature]



YL 0000023552

Statutory Alert:

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

SKIL





उत्तर प्रदेश UTTAR PRADESH

AK 877270



2



Photo Attached
Sanjay

Photo Attached
Sanjay

SUMMARY OF DEED

Date of execution	1 st day of August 2014
Mohalla	Chak Mundera
Tehsil	Sadar
Type of property	Residential/Commercial
Road	G.T. Road [code 0147 page 28]
Property No.	House No. 74A,
Sold area	240.54 sq. mtr,
Sale Consideration	Rs. 60,00,000.00
Valuation	Rs. 58,21,068.00
Stamp Duty paid	Rs. 04,20,000.00

Sanjay
Sanjay

Sanjay
Sanjay

क्रमांक (12) दिनांक 31/3/14 वर्ष 1900

स्थापक केता का नाम मेजर एम. ए. ए. जी. नरसिंहराव पटेल संजीव जी

निवासी विनिक काठुनर इलाहाबाद

स्टाम्प लिस्ट का नाम अहनव

दिनांक 24/4/14 पटेल-इलाहाबाद

पत्र नं० 553 अन्विष्ट 31 मार्च 2015 तक इलाहाबाद

संजीव





AK 877271

3

SALE DEED


This deed of Sale is made on 1st day of August, 2014.

Ever Like Wincom Pvt. Ltd. A domestic company registered with the registrar of companies under companies Act of 1956} having its registered office at 282, Nai Basti, Kydeganj, Allahabad through its Directors Sudhanshu Jaiswal S/o Sri Padum Jaiswal and Abhisekh Jaiswal S/o late Prem Narain Jaiswal R/o 282, Nai Basti, Kydeganj, Allahabad.

(Hereinafter called the Vendor-first party which terms shall means and include their heirs, successors and legal representatives and assigns in office).

First Party (Vendor)



क्रमांक 32 दिनांक 31/3/14 मूल्य 500/-

हस्ताक्षर क्रेता का नाम श्री संजीव जैन द्वारा पट्टा संजीव जैन

निवासी श्री अशोक साहू द्वारा

हस्ताक्षर विक्रेता का नाम

श्री सुधांशु जायसवाल

क्रमांक 553 दिनांक 31 मार्च 2015

32

विक्रय पत्र

6,000,000.00 / 5,822,000.00

10,000.00

20

10,020.00

800

प्रतिफल वास्तव्य
श्री सुधांशु जायसवाल
पुत्र श्री पद्म जायसवाल

श्री संजीव

नकल व प्रति धुलक

योग

शब्द लगभग



प्राप्त

निवासी स्थायी 282 नई बस्ती कीडगंज इलाहाबाद

अस्थायी पता

ने पत्र लेखपत्र इस कार्यालय में

दिनांक 1/8/2014

समय 3:21PM

बड़े निबन्धन हेतु पत्र किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी0 के0 सिंह (प्र0)

उप निबन्धक (प्रथम)

इलाहाबाद

1/8/2014

निष्पादन लेखपत्र बाद सुनने व समझने बज्जुन व प्राप्त धनराशि रु. प्रलेखनानुसार उक्त

पिछेला

क्रेता

श्री सुधांशु जायसवाल

पुत्र श्री पद्म जायसवाल

पेशा

निवासी 282 नई बस्ती कीडगंज इलाहाबाद



श्री संजीव जैन

पुत्र श्री प्रकाश वन्द जैन

पेशा

निवासी 1-डी बेली रोड इलाहाबाद

32



श्री अशोक जायसवाल

पुत्र श्री स्व प्रेम नारायण जायसवाल

पेशा

निवासी 282 नई बस्ती कीडगंज इलाहाबाद



श्री सुधांशु जायसवाल

पुत्र श्री स्व मिर्जा लाल जायसवाल

पेशा

निवासी 282 नई बस्ती कीडगंज इलाहाबाद

4/8-1-14





उत्तर प्रदेश UTTAR PRADESH

AK 877272



4

AND

M/s PARAS GREENS a partnership firm registered with the Registrar of firms and societies under The Indian partnership Act of 1929 and having its registered office at P Square, IIrd Floor, 218E/71, M.G. Marg, Allahabad through its partners Sanjeev Jain S/o Shri Prakash Chandra Jain, R/o 1-D Beli Road, New Katra, Allahabad and Padum Narain Jaiswal S/o Late Mithai Lal Jaiswal R/o 282, Nai Basti, Kydganj, Allahabad.

(Hereinafter called the Vendee-Second party which terms shall means and include their heirs, successors and legal representatives and assign's).

Second Party (Vendee)







दिनांक 21/3/14
 स्थान छैता का नाम बेलारि पारस डीनल जय पतिर संजीव अंग
 निवासी सिविल कोर्ट इलाहाबाद
 स्थान सिविल कोर्ट इलाहाबाद
 नं० 553 अर्थात् 31 मार्च 2014 तक इलाहाबाद

Signature

ने निष्पादन स्वीकार किया।
 जिनकी पहचान श्री राजेश कुमार गुप्ता
 पुत्र श्री आर पी गुप्ता
 पेशा
 निवासी 21/19 मेयो रोड इलाहाबाद
 व श्री अनिल कुमार शुक्ल
 पुत्र श्री स्व बी डी शुक्ला
 पेशा
 निवासी सिविल कोर्ट इलाहाबाद
 ने की।

Signature
Signature



प्रत्यक्षता मद साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर
 पी० के० सिंह (प्र०)
 उप निबन्धक (प्रथम)
 इलाहाबाद
 1/8/2014





लेकटेड कोषागार
उत्तर प्रदेश UTTAR PRADESH

AB 062331

25 JUL 2014

इलाहाबाद
VEN

5

Whereas the vendor - first party is the actual owner in possession of house No.74A,Chak Mundera, area 240.54 sq. mtr. which is part portion of Arazi N0. 68Mi Village Chak Mundera, Allahabad and fully detailed at the foot of this deed.

Whereas the vendor-first party had purchased the above property vide registered sale deed dated 15.12.2011 from Gulab Chandra Yadav alias Gulab, Amit Yadav alias Amit, Shani Yadav alias Shani all sons of Late Ram Dulare Yadav and Smt Suneeta Yadav W/o Late Ram Dulare Yadav, all residents of 24/39, Chak Mundera, Allahabad. The said sale deed has been Registered in Prati Pustak No. 1 JILD No.7300 on pages 77 to 122 at Sl. No.6270 dated 15-12-2011 in the office of Sub-Registrar Office, {First} Allahabad.

WHEREAS the Vendor- first party became the absolute owner in possession of the aforesaid property and the vendor- first party is the owner in possession over the same and have full rights of disposal over the same.

[Signature]

[Signature]

क्रमांक 1400 तिथि 31/7/14 मूल्य ६०० प्रयोजन
खरीदार ~~नेपाली चाल श्रमिक द्वारा पहिना रोजीव रैन~~
(पिता वपता) ~~विपिन काइयल रैन~~

जाइसेन्स नं० 467 जारी: 31/7/14 1/2 आविष्करी जायसवाल
सामान्य विवेका दीवानी कोर्टद्वारा इलाहाबाद 28/7/14 514444/1
विक्रेता

Registration No.: 4279

Year 2014

Book No.: 1

0101 सुधांशु जायसवाल

पदम जायसवाल

282 नई बस्ती कीडगंज इलाहाबाद



0102 अभिषेक जायसवाल

स्व प्रेम नारायण जायसवाल

282 नई बस्ती कीडगंज इलाहाबाद





AB 062330

6

Whereas the present time due to necessity of money, vendor -first party has decided to sell the above mentioned house. After knowing the intention of vendor -First Party the vendee -second party offered to purchase the said property details of which given at the foot of this sale deed and shown in map annexed to this deed in red color for a total sale consideration of Rs.60,00,000.00 (Rupees Sixty Lacs only).

Whereas the offer of the vendee-second party being the most reasonable according to prevailing market rates. The vendor-first party agreed to sell the same to the vendee-second party.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in view of the sale consideration of Rs. Sixty Lacs Only paid by the vendee -second party to the vendor -first party, the vendor-first party here by sells, transfers and alienates all his rights, title and interests in

[Signature]

[Signature]

[Signature]

क्रमांक 1399 तिथि 31/7/14 मूल्य 1000 प्रयोजन *JK*
 खरीदार *जे. एल. जैन*
 (पिता व पता) *निवासी काठमांडू*

लाइसेन्स नं० 467 अवधि 31 जून *JK* आवित्री जायसवाल
 स्टाम्प दिक्केता दीदानी कचहरी इलाहाबाद *शिवजी लाल*

केला

Registration No. : 4219

Year : 2014

Book No. : 1

0201 संजीव जैन
 प्रकाश चन्द्र जैन
 1-डी बेली रोड इलाहाबाद

Sanjiv Jai



0202 पदुम नारायण जायसवाल
 स्व गिराई लाल जायसवाल
 282 नई बस्ती कीडगंज इलाहाबाद

Padm Narayan





लेकटेड कोषागार
उत्तर प्रदेश UTTAR PRADESH

25 JUL 2014

इलाहाबाद
VEN

7

house No. 74A, Chak Mundera having an area of 240.54 Sq. Mtr. which is in the shape of an open land, which is part portion of Arazi N0. 68Mi Village Chak Mundera, Allahabad and more fully detailed and described at the foot of this deed to and in favour of the vendee-second party.

2. That the vendee-second party has paid the entire sale consideration of Rs. Sixty Lacs Only to the vendor-first party in the following manner :-

[Signature]



[Signature]



[Signature]



क्रमांक 13907 तिथि 31/7/14 मूल्य 1000 प्रयोजन के
खरीदार मेजर पाल प्रीनल दादा मर्दिन एंगीव ओ 7
(पितादपता) गिनिक काङ्ग-6 रुमो

लाइसेन्स नं० 467 अर्वाय 31 मार्च 75 रावित्री नारायणवाल
स्टाम्प विक्रेता बीवार्नी कवेहरी-इलाहाबाद साबरन लपक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत
सत्यमेव जयते
INDIA

उत्तर प्रदेश UTTAR PRADESH

25 JUL 2014

इलाहाबाद
VEN

AB 062328

8

Date	RTS UTR No.	Amt.
7/8/2014	HDFCR52014070851566697	10,00,000.00
7/15/2014	HDFCR52014071551776710	13,00,000.00
7/22/2014	HDFCR52014072252013534	13,00,000.00
7/23/2014	HDFCR52014072352087690	13,00,000.00
7/26/2014	HDFCR52014072652179776	11,00,000.00
		60,00,000.00

[Signature]

[Signature]

संज्ञांक 1397 तिथि 31/7/11 मुख्य (000) प्रयोजन *रु*

कारीदार हेतार्त जगत श्रीराम काला पाईरु संजय गैर
(पिता वपला) सिधिर, काद-17 दमारा

लाहरीस नं० 467 अवधि 31 मार्च १८ सवित्री जायसवाल

सामाधिकेता दीवानी कवेहरी-इलाहाबाद *अ. 10/10/11*



भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

K 369642

25 JUL 2014

इलाहाबाद
VEN

9

The Vendor- first party hereby acknowledges the receipt of the entire sale consideration .Nothing remains due from the Vendee -second party in this regard.

3. That the vendor-first party has handed over the possession of the vended property to the vendee- second party.
4. That the vendee- Second Party has become the absolute owner of the vended property. They may use and enjoy the same in the manner they like. They may also get their names in the relevant records.
5. That all the rights of the vendor-first party in respect of the vended property stand transferred to the vendee- Second Party. From today the vendor First-Party ceases to have any concern with the said property.



क्रमांक 1401 तिथि 31/7/18 मूल्य 500 प्रयोजन के
 खरीदार ~~महेश प्रताप प्रेमन द्वारा पहिरे लगी व गैर~~
 (पिता व पत्नी) ~~विशेष कर-11 द्वारा~~

लाइसेन्स नं० 467 अर्थात् नं० 75 सावित्री जायसवाल
 प्राम्प विक्रेता दीवानी कचेहरी-इलाहाबाद सावित्री जायसवाल





उत्तर प्रदेश UTTAR PRADESH

BE 791660

10

6. That all the rights of the property hereby sold stands transferred to the vendee- second party.
7. That the property hereby sold is free from all charges, liens and encumbrances.
8. That all the taxes and other dues of the aforesaid property hereby sold has been paid by the Vendor -first party up to this day and now it is the responsibility of the Vendee-second party to pay the same.
9. That the Vendee- second party shall be fully entitled to sell their property if they like in future.
10. That the 1% T.D.S. have been deposited through Challan N0.89247 on dated 31.07.2014 by M/s PARAS GREENS through it's partners.
11. That if due to any defect in the title of the vendor-First Party the vended property whole or part goes out of the possession of the vendee-second



क्रमांक 1406 तिथि 21/7/44 मूल्य 100 प्रयोजन

खरीदार ज्योति पाल शीतल कला परिषद् संजीव शर्मा
(पिता महा) जिनिफ काइ-17 नगर

लाइसेंस नं० 187 अर्थात् 31 मार्च १५ सावित्री जयशवाल

राम्य विक्रेता दीवानी कदेहरी-इलाहाबाद सा. २५० ५५५५५





BE 791659

11

party. The vendee- second party shall be entitled to recover the damages from the vendor-first party.

In witness whereof the parties have signed this deed of sale with their own free will and without any coercion on this date, month and year first above written in present of witnesses.

DETAILS OF THE PROPERTY HEREBY SOLD

House No. 74A, Chak Mundera having an area of 240.54 Sq. Mtr. In the shape of open land, which is part portion of Arazi N0. 68Mi Village Chak Mundera, Tehsil Sadar, District Allahabad, more fully details shown in the annexed map, bounded as under:-

BOUNDARY :

East-	Land Heera Lal Kesarwani
West-	12' wide Road
North-	G.T. Road
South-	10' Kuchcha Rasta after that Jain Vatika

[Signature]

[Signature]

[Signature]

[Signature]

क्रमांक 1405 तिथि 31/7/14 मूल्य 100 प्रयोजन ~~...~~
 खातीना ~~...~~ ~~...~~ ~~...~~ ~~...~~ ~~...~~
 (पितावचना) ~~...~~ ~~...~~ ~~...~~ ~~...~~ ~~...~~

लाइसेंस नं० 457 आदि का नाम ~~...~~ सावित्री नाथराव
 स्टाम्प दिनेला दीपादी ~~...~~ ~~...~~ ~~...~~ ~~...~~ ~~...~~
 सावित्री नाथराव





उत्तर प्रदेश UTTAR PRADESH



BE 791658



12

Valuation of Property

The vended property is in the shape of Open Land and present time no construction exists there on and being purchase for residential purpose. The circle rate fixed by the Collector, Allahabad is Rs. 22,000.00 Per Sq.Mtrs., the valuation of sold property according to code NO. 0147 page 28 is {22,000.00 x 240.54 Sq.Mtrs.} Rs. 52,91,880.00 and 10% addl. Charges for corner i.e. Rs. 5291880.00 the total valuation of Rs. 5821068.00 and stamp has been paid Rs. 4,00,000.00 through e-stamp certificate NO- IN-UP00531047895828M dated 01.08.2014 and Rs. 20,000.00 by non-judicial stamp sheet. Thus the total stamp was paid Rs. 4,20,000.00 according to G.O. NO- 2756/11 dated 30th June 2008 accordingly.






क्रमांक 1404 तिथि 31/7/14 मूल्य 60 प्रयोजन ^{के}
 खरीदार मेसर्स पाला प्रीत नारायण सिंह एवं नारायण
 (पिताद्वारा) सिंह काश्मीर इलाहाबाद

लाइसेन्स नं० 457 अर्थात् 31 मार्च 15 सावित्री जयसवाल
 स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद सावित्री जयसवाल





उत्तर प्रदेश UTTAR PRADESH

BE 791657



13

Photo of sold property



Signature


Signature

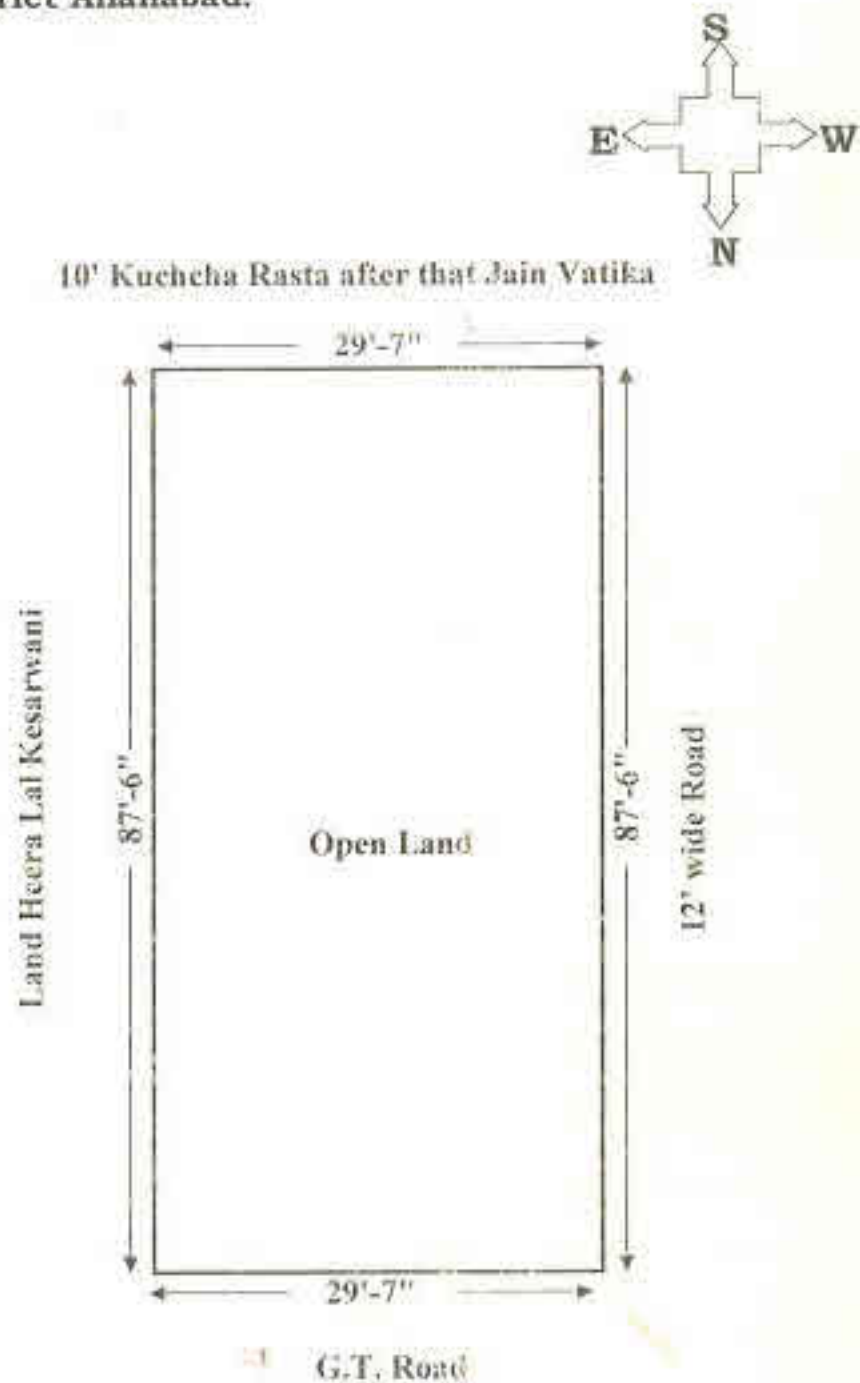

क्रमांक १५०३ तिथि ३१/७/१५ मूल्य १०० प्रयोजन के

सहयोगीदार मेसर्स एम. एन. शिवराम ठापा प्रा. लि. हाजीरा जैत
(पिता वपता) इलाहाबाद जिला इलाहाबाद

लाइसेंस नं० ४६७ अवधि ३१ वर्ष के सावित्री नाथसवाल
स्टेशन विजोता दीवानी कचहरी-इलाहाबाद सावित्री नाथसवाल



SITE PLAN OF House No. 74A, Chak Mundera having an area of 240.54 Sq. Mtr. In the shape of open land, which is part portion of Arazi NO. 68Mi Village Chak Mundera, Tehsil Sadar, District Allahabad.



Signature of First Party/Vendor






Signature of Second Party/Vendee










उत्तर प्रदेश UTTAR PRADESH

BE 791656



14

Vendor- first party

[Signature]

Vendee-second party

[Signature]

WITNESSES :

1. *[Signature]*
Vandana Singh
Rajesh Kumar Gupta
20/07/14

2. Rajesh Kumar Gupta

S/o Shri R. P. Gupta

20/07/14, Maya Road Allahabad

Drafted by : *[Signature]* Anil Kumar Shukla, Advocate

Typed by : *[Signature]* Anoop Kumar Singh

प्रत्योजन

रुद्राक्ष मंत्राणां पीठानीं च जेदरी - रुद्राक्षपाद

