T 12836/22

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

₹1,61,000

e-Stamp

Certificate No.	:	IN-UP90306140052542U
Certificate Issued Date	:	13-May-2022 04:42 PM
Account Reference	:	NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1431670471914566748444U
Purchased by	:	MENKA SUREKA AND PUJA JALAN
Description of Document	:	Article 23 Conveyance
Property Description	:	KHASRA NO-562 A MINJUMLA AND 557 MINJUMLA, SITUATED IN VILLAGE-KEWADI, PARGANA-DEWA, DISTT-BARABANKI
Consideration Price (Rs.)	:	
First Party	:	ANKIT DIXIT
Second Party	:	MENKA SUREKA AND PUJA JALAN
Stamp Duty Paid By	:	MENKA SUREKA AND PUJA JALAN
Stamp Duty Amount(Rs.)	:	1,61,000 (One Lakh Sixty One Thousand only)

VERIFY-BY

Please write or type below this line

Original by Received

RS Pandey

9554192001

JD 0000810166

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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 बाराबंकी क्रम 2022068020480

आवेदन संख्या : 202200898011844

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 2022-06-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मेनका सुरेका

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 3600000 / 2909000.00

1 . रजिस्ट्रीकरण शुल्क 36000

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रमाणीं करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 36080

शुल्क वसूल करने का दिनाँक 2022-06-17 00:00:00

दिनाँक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-06-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

9621777779

9935144044

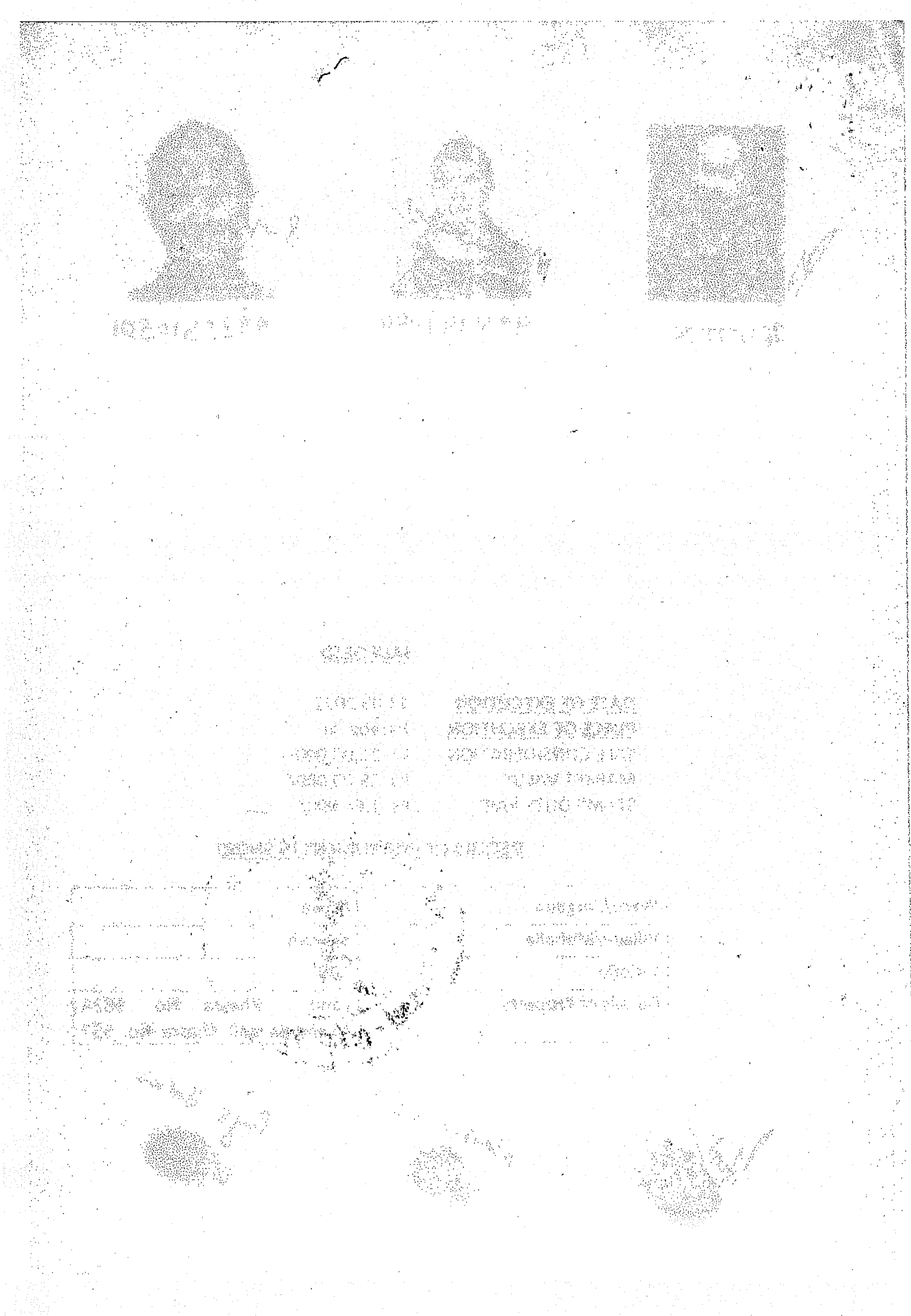
9935510501

SALE DEED

DATE OF EXECUTION	: 13.05.2022
PLACE OF EXECUTION	: Barabanki
SALE CONSIDERATION	: Rs. 36,00,000/-
MARKET VALUE	: Rs. 29,09,000/-
STAMP DUTY PAID	: Rs. 1,61,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Village/Mohalla	:	Kewadi
V-Code	:	1097
Details of Property	:	Land Khasra No. 562A Minjumla and Khasra No. 557



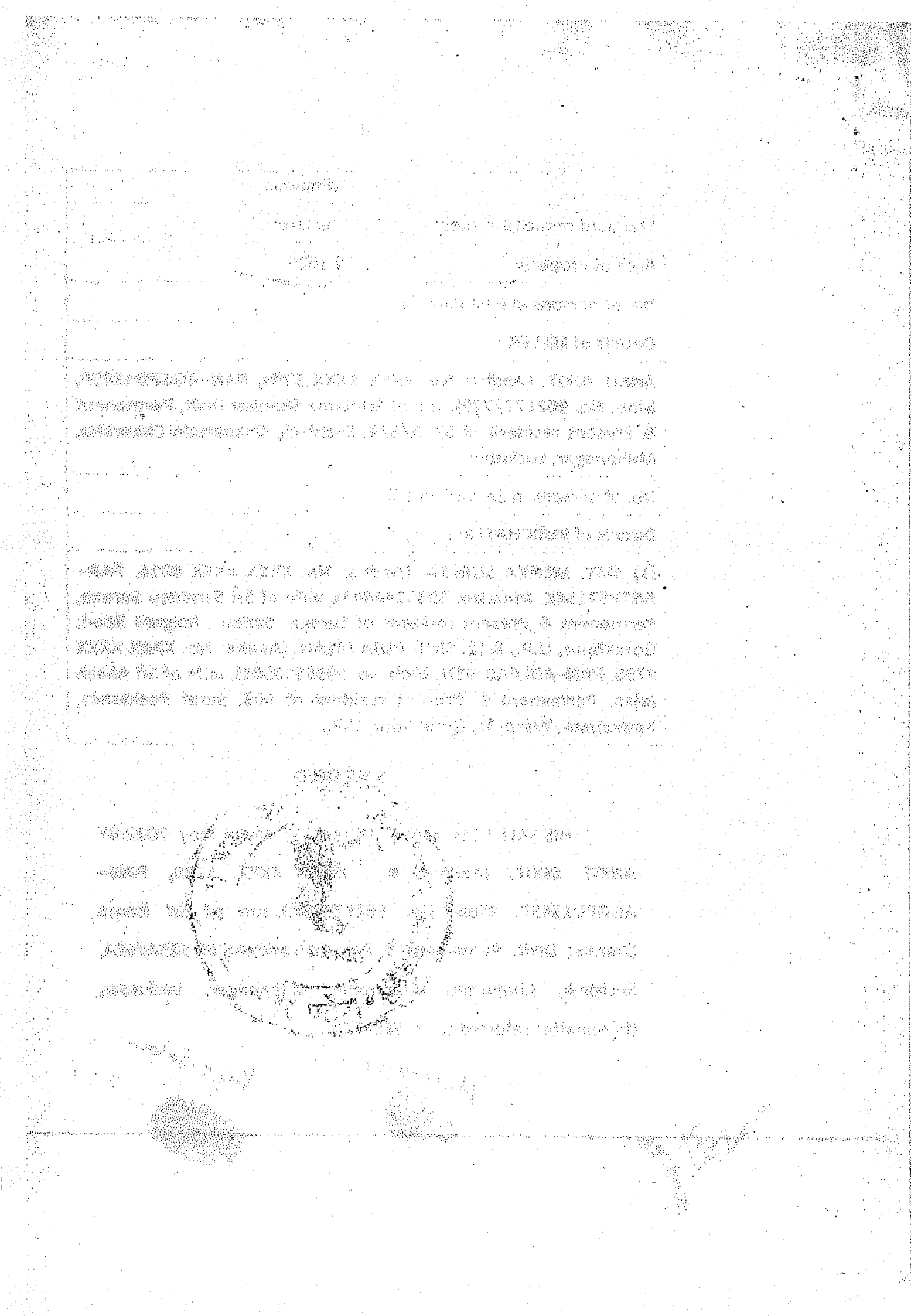
		Minjumla
Standard of measurement	:	Hectare
Area of Property	:	0.1625
No. of persons in First Part (1)		
Details of SELLER :		
ANKIT DIXIT, (Aadhar No. XXXX XXXX 5290, PAN–AGGPD1345P, Mob. No. 9621777779), son of Sri Rama Shanker Dixit, Permanent & Present resident of 525A/624, Sector-A, Chapartala Chauraha, Mahanagar, Lucknow		
No. of persons in Second Part (2)		
Details of PURCHASERS:		
(1) SMT. MENKA SUREKA, (Aadhar No. XXXX XXXX 8016, PAN–ANTPS3154K, Mob.No. 9935144044), wife of Sri Sandeep Sureka, Permanent & Present resident of Sureka Sadan , Raiganj Road, Gorakhpur, U.P., & (2) SMT. PUJA JALAN, (Aadhar No. XXXX XXXX 9796, PAN–ADLPA0195N, Mob.No. 9935510501), wife of Sri Akash Jalan, Permanent & Present resident of 603, Saraf Residency, Betiyahata, Ward-33, Gorakhpur, U.P.,		

SALE DEED

THIS SALE DEED MADE ON this 13th day of May, 2022 BY **ANKIT DIXIT, (Aadhar No. XXXX XXXX 5290, PAN–AGGPD1345P, Mob. No. 9621777779, son of Sri Rama Shanker Dixit, Permanent & Present resident of 525A/624, Sector-A, Chapartala Chauraha, Mahanagar, Lucknow,** (hereinafter referred to as **'SELLER'**).

Menka Sureka

Puja Jalan



IN FAVOUR OF

(1) SMT. MENKA SUREKA, (Aadhar No. XXXX XXXX 8016, PAN–ANTPS3154K, Mob.No. 9935144044), wife of Sri Sandeep Sureka, Permanent & Present resident of Sureka Sadan , Raiganj Road, Gorakhpur, U.P., & (2) SMT. PUJA JALAN, (Aadhar No. XXXX XXXX 9796, PAN–ADLPA0195N, Mob.No. 9935510501), wife of Sri Akash Jalan, Permanent & Present resident of 603, Saraf Residency, Betiyahata, Ward-33, Gorakhpur, U.P., (hereinafter jointly referred to as the **'PURCHASERS)**

WHEREAS the Seller purchased land Khasra No. 562A Minjumla measuring 0.0206 Hectare and Khasra No. 557 Minjumla measuring 0.2925 Hectare, total 0.3131 Hectare situated at Village-Kewadi, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki from its ex-owners Imperial Green Infratech Pvt. Ltd. through the Sale deed dated 11.10.2018 which instrument is duly registered in Book No.I, Zild 11718 at Pages 57 to 80 Serial No. 18192 on 11.10.2018 in the office of Sub-Registrar Sadar, Barabanki.

Menka Sureka

Puja Jalan

AND WHEREAS the Seller as owner of the said land, which is free from all encumbrances whatsoever agreed to sell, transfer and assign Khasra No. 562A Min measuring 0.0206 Hectare i.e. 206 sq.mtr. and contiguous land measuring 0.1419 Hectare i.e. 1419 sq.mtr. being part of Khasra No. 557, Min total 0.1625 Hectare. more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the **'SAID PROPERTY'**) to the Purchaser for a consideration of Rs. 36,00,000/- only (Rupees Thirty Six Lakh only).

AND WHEREAS the Seller has received the said consideration amount from the Purchasers in the manner detailed given below :-

i. **Rs.** 18,00,000/- only by Cheque No. 000001 dated 28.04.2022 drawn on IDFC First Bank

ii. **Rs.** 15,00,000/- only through RTGS vide UTR No. HDFCR52022043065039790 dated 30.04.2022 drawn on HDFC BANK

Menhasuzel

Puja Jalan

iii. **Rs.** 3,00,000/- only through RTGS vide UTR No. HDFCR52022051067311525 dated 10.05.2022 drawn on HDFC BANK

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns absolutely to the Purchasers "the said property" mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.

2. That the seller has handed over the vacant possession of said property to the Purchasers with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever 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

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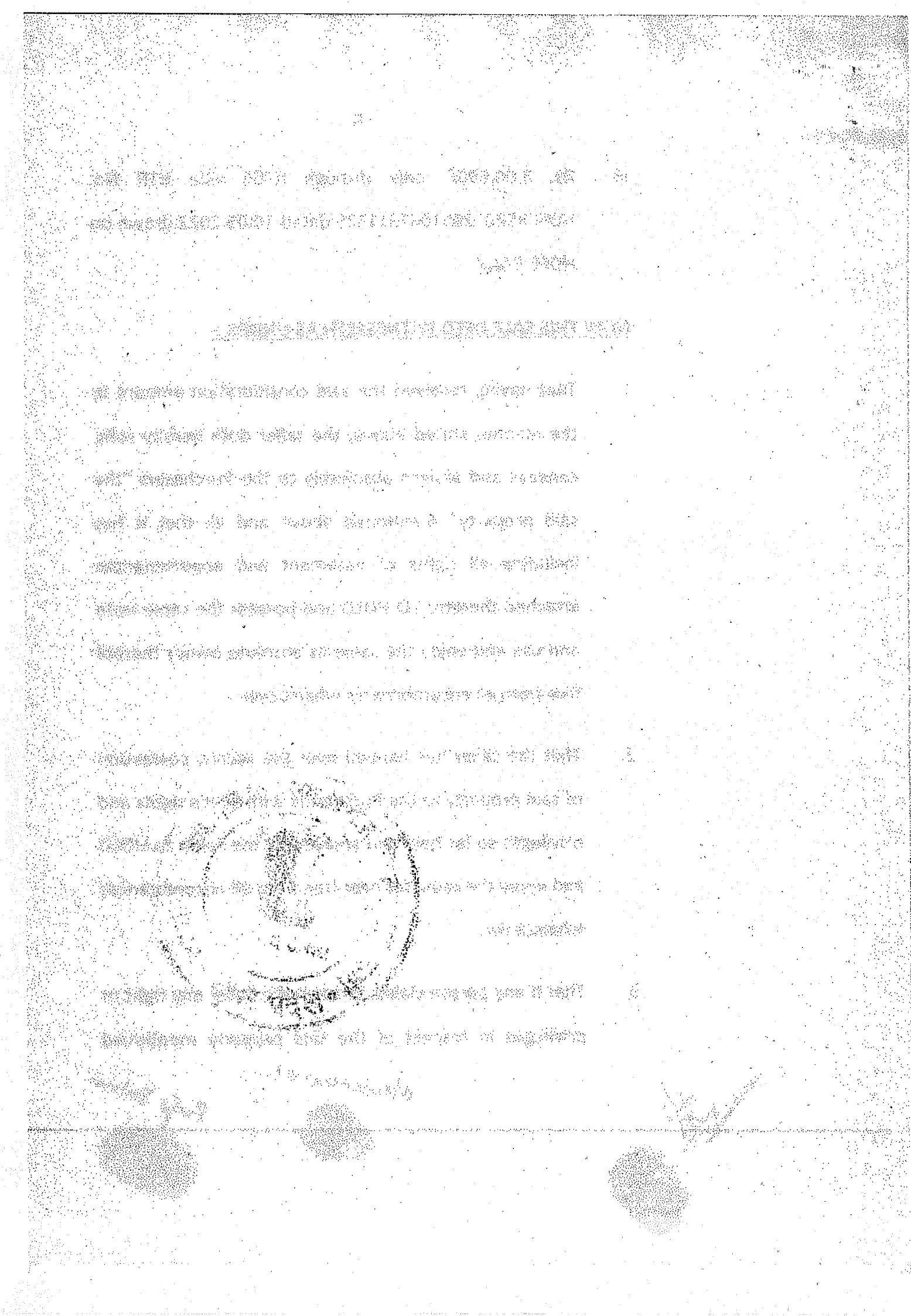
Puja Jalan



above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchasers are deprived of the said property or any portion of the property mentioned above or any proprietary right therein, by reason of any defect in the title, the Seller undertakes to indemnify the Purchasers to the extent of such loss or losses as the case may be.

4. That the total area of the land hereby sold is 0.1625 Hectare = 1625 sq.mtr. It is agricultural land. It is in Vikas Sheel Gram. The market value whereof for the purposes of Stamp duty as per rules and rates notified by Collector, Barabanki is as under :-

Area of Khasra No. 562A Min is 206 sq.mtr. though it is adjoining to Khasra No. 557 Min, in order to avoid any controversy the valuation @ Rs. 4200/- per sq.mtr. may be taken which works out to 4200 x 206 = Rs. 8,65,200/-

Area out of Khasra No. 557 Min is 0.1419 Hectare, valuation whereof for First 250 sq.mtr. @ Rs. 4200/- per sq.mtr. comes to Rs. 10,50,000/- only and for balance

[illegible]

[illegible]

[illegible]

0.1169 Hectare @ Rs. 85,00,000/- per Hectare it comes to Rs. 9,93,650/- total Rs. 20,43,650/- only. Thus grand total of valuation of said property comes to Rs. 29,08,850/- only say Rs. 29,09,000/- only. It has no construction & No trees, No Tube well. It is not situated on any Segment Road. The share of each purchaser is 50:50 the both purchasers are ladies the stamp duty paid as per G.O. No. S.V.K.N.-5-462/11-2006-500(92)2005 dated 23.02.2006 read with G.O. dated 30.06.2008. There are no commercial activity within a radius of 50 meters of the said land.

5. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Housing Board or any other Authority.

6. That the Seller is not member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.

Menhaxwal

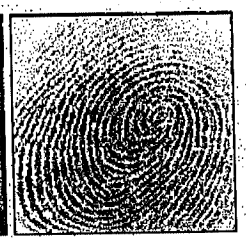
Puja Jalan

आवेदन सं०: 202200898011844

विक्रय पत्र

बही सं०: 1 रजिस्ट्रेशन सं०: 12836 वर्ष: 2022

प्रतिफल- 3600000 स्टाम्प शुल्क- 161000 बाजारी मूल्य - 2909000 पंजीकरण शुल्क - 36000 प्रतिलिपिकरण शुल्क - 80 योग : 36080



श्रीमती मेनका सुरेका ,
संदीप सुरेका
व्यवसाय : गृहिणी
निवासी: सुरेका सदन, रायगंज रोड, गोरखपुर, उ०प्र०-273001

ने यह लेखपत्र इस कार्यालय में दिनाँक 17/06/2022 एवं 12:24:12 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी ,
उप निबंधक :सदर
बाराबंकी
17/06/2022

वीना झा ,
निबंधक लिपिक
17/06/2022

प्रिंट करें

7. That the expressions "SELLER" and "PURCHASERS" 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 WE the above named Seller and Purchasers have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Land Khasra No. 562A Minjumla measuring 0.0206 Hectare, and Khasra No. 557 Minjumla measuring 0.1419 Hectare, situated at Village-Kewadi, Pargana Dewa, Tehsil-Nawabganj, District- Barabanki and bounded as below :-

BOUNDARY OF KHASRA NO. 557 Min

East : Part of Khasra No. 557

West : Khasra No. 554 & Nali

North : Khasra No. 558

South : Nali

BOUNDARY OF KHASRA NO. 562A Min

East : Part of Khasra No. 562

West : Khasra No. 561

Mankesuel

Puja Jalam

आवेदन सं०: 202200898011844

बही सं०: 1 रजिस्ट्रेशन सं०: 12836 वर्ष: 2022

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

विक्रेता: 1

श्री अंकित दीक्षित, पुत्र श्री रमा शंकर दीक्षित

निवासी: 525ए/624, सेक्टर-ए, छपरतल्ला चौराहा, महानगर, लखनऊ

व्यवसाय: अन्य


क्रेता: 1

श्रीमती मेनका सुरेका, संदीप सुरेका

निवासी: सुरेका सदन, रायगंज रोड, गोरखपुर, उ०प्र०-273001

व्यवसाय: गृहिणी


क्रेता: 2

श्रीमती पूजा जालान, आकाश जालान

निवासी: 603, सर्राफ रेसिडेंसी, वेतियाहाता, वॉर्ड-33, गोरखपुर, उ०प्र०-273001

व्यवसाय: गृहिणी


ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच पी निगम

निवासी: न्यू 62, पुरैय्या खेड़ा, लखनऊ

व्यवसाय: नौकरी


पहचानकर्ता : 2

श्री मनीष कुमार, पुत्र श्री रमाकान्त

निवासी: 10/3, डूडा कॉलोनी, राजीव नगर, खरिका तेलीबाग, लखनऊ

व्यवसाय: नौकरी

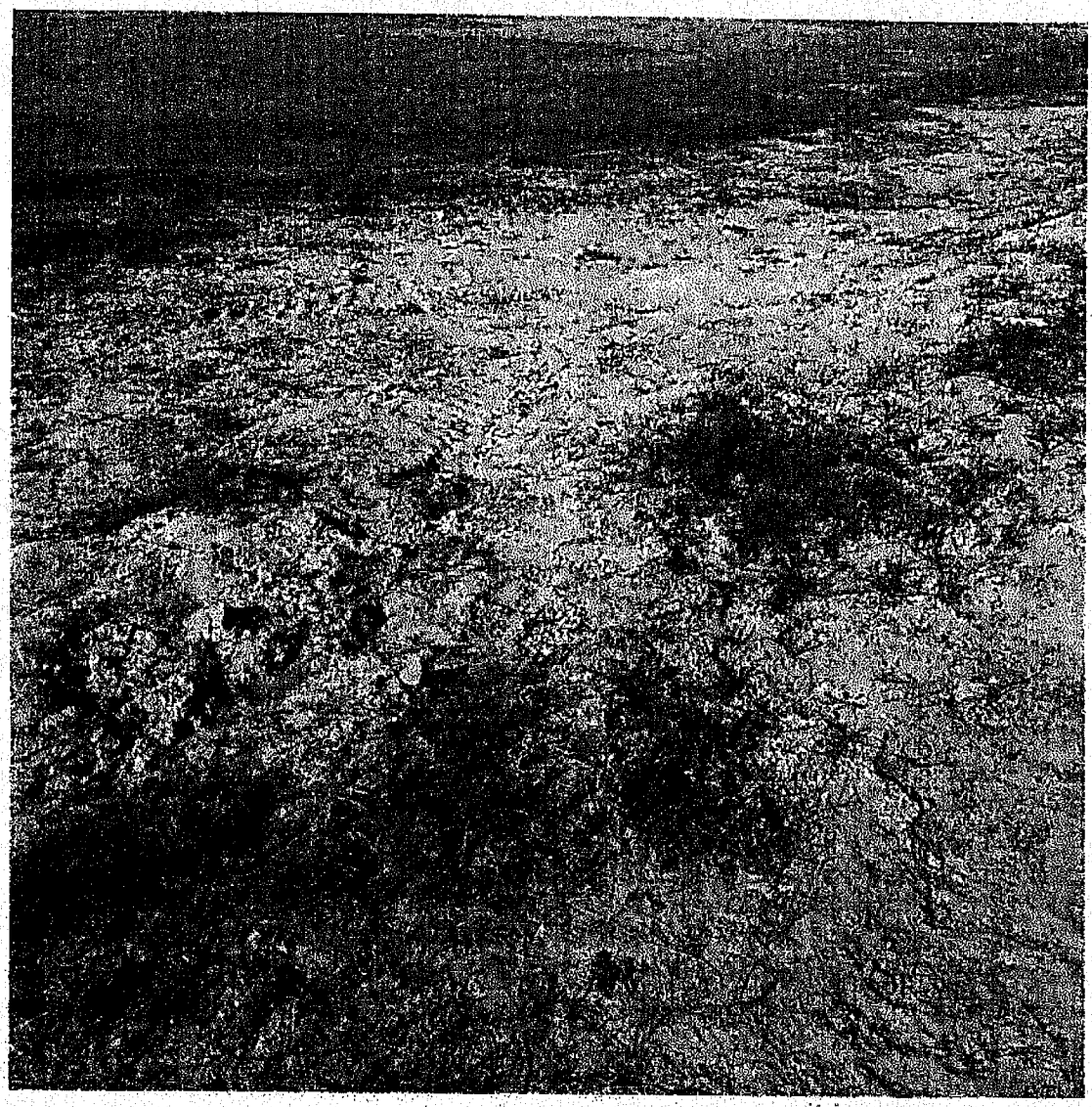

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी :

सुनीता बाजपेयी
उप निबंधक : सदर
बाराबंकी
17/06/2022

वीना झा,
निबंधक लिपिक बाराबंकी
17/06/2022



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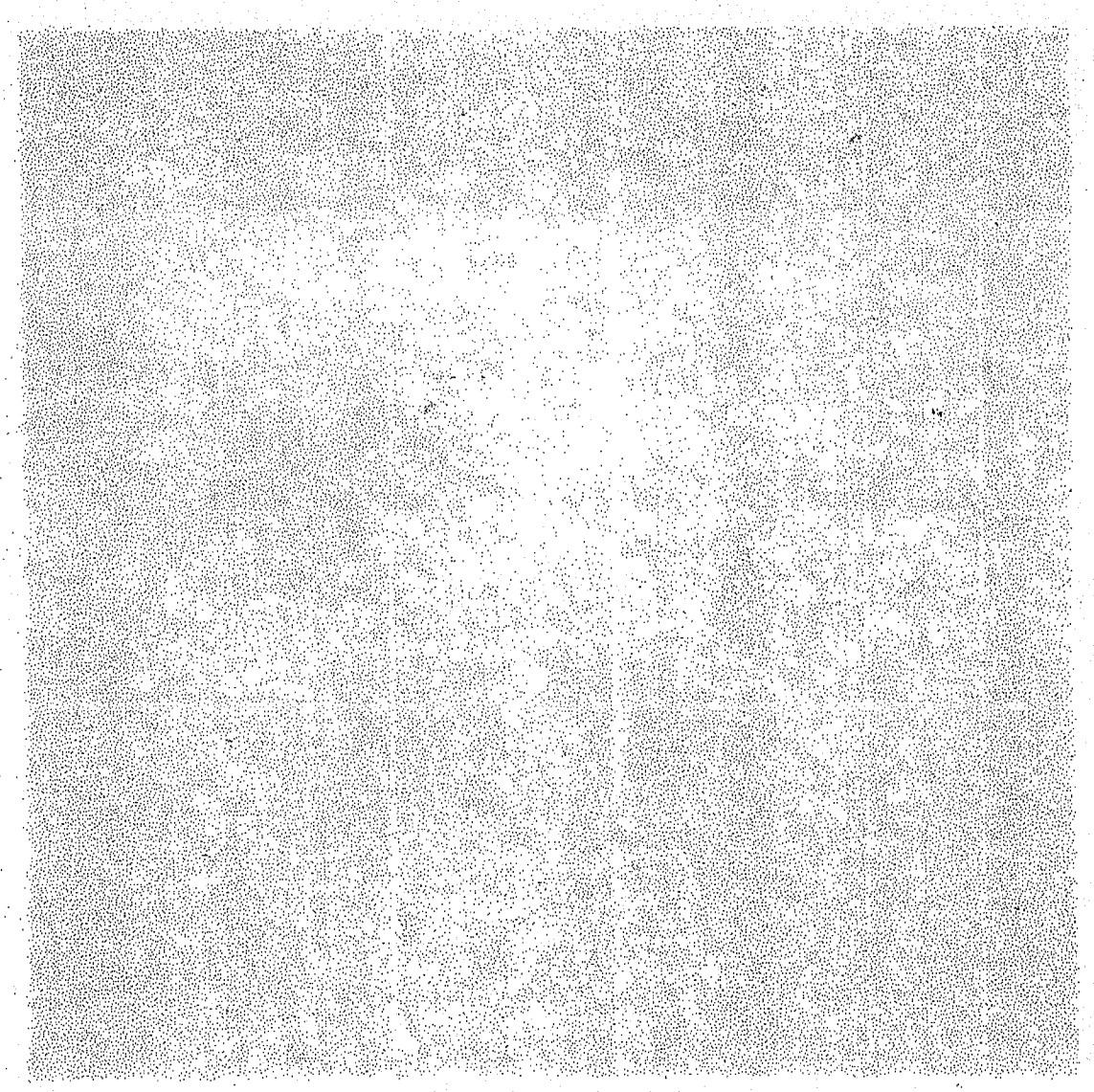
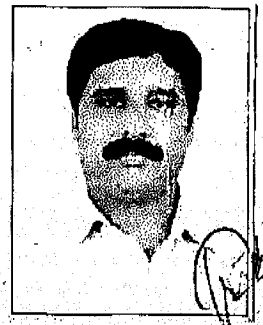
Puja Jalam



North : Khasra No. 560

South : Khasra No. 564 (Nali)

WITNESSES :



1. **(Anirudh Kumar Nigam)**
S/o Late Hanuman Prasad Nigam
R/o New-62, Puraiya Kheda,
Lucknow
(Aadhar - xxxx xxxx 5542)

2. **(Manish Kumar)**
S/o Sri Ramakant
R/o 10/3, Duda Colony,
Rajeev Nagar, Khareeka
Telibagh, Lucknow
(Aadhar - xxxx xxxx 1165)

SELLER

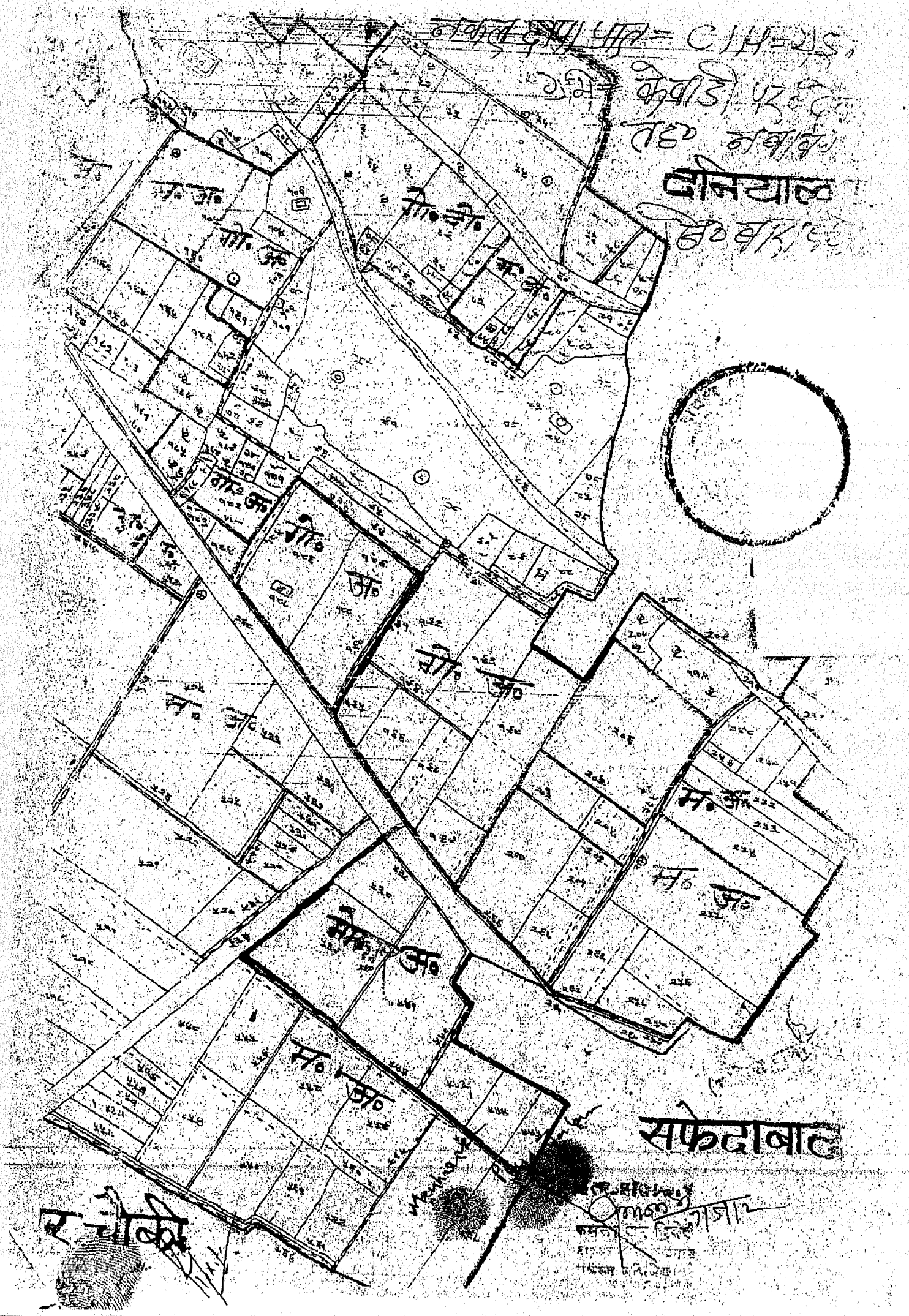
PURCHASERS

Drafted By:

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

Typed by:

(SHUBHAM MAURYA)
Civil Court, Lucknow.


दोनियाल
सफेदाबाद

आवेदन सं०: 202200898011844

बही संख्या 1 जिल्द संख्या 15202 के पृष्ठ 127 से 150 तक क्रमांक 12836 पर दिनाँक 17/06/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी
उप निबंधक : सदर
बाराबंकी
17/06/2022