

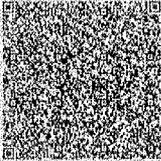


Government of Uttar Pradesh

e-Stamp

372/23

Certificate No. : IN-UP847434862127150
 Certificate Issued Date : 20-Dec-2022 03:46 PM
 Account Reference : NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1431670462879686506018U
 Purchased by : SM AND SH BUILDZONE LLP
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO-557 MIN, SITUATED AT VILL KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party : ANKIT DIXIT
 Second Party : SM AND SH BUILDZONE LLP
 Stamp Duty Paid By : SM AND SH BUILDZONE LLP
 Stamp Duty Amount(Rs.) : 1,75,000
 (One Lakh Seventy Five Thousand only)



VERIFY-BY



Please write or type below this line

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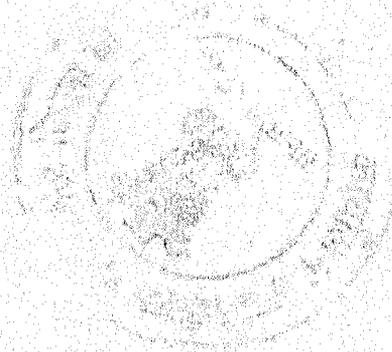


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JD 0031612729

Category Alert

The authenticity of this Stamp can be verified at www.uptstamp.gov or using e-Stamp Mobile App of Clock Holding



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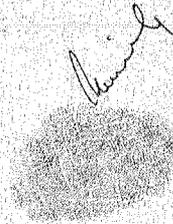
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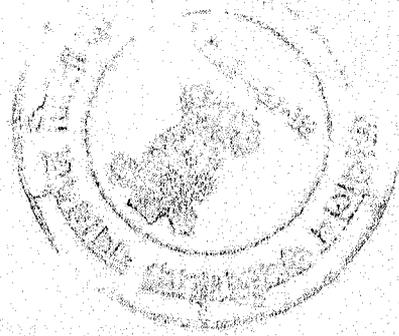
SALE DEED

DATE OF EXECUTION: 21.12.2022
PLACE OF EXECUTION: Barabanki
SALE CONSIDERATION: ₹ 35,00,000/-
MARKET VALUE: ₹ 21,18,000/-
STAMP DUTY PAID: ₹ 1,75,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Village/Mohalla	:	Kewadi
V-Code	:	1097





Details of Property	:	Land Khasra No. 557 Min
Standard of measurement	:	Hectare
Nature of Property	:	Agriculture
Area of Property	:	0.1506
No. of persons in First Part (1)		
Details of Seller :		
ANKIT DIXIT (PAN – AGGPD1345P), son of Rama Shanker Dixit, permanent and present resident of 525A/624, Sector-A, Chapartala Chauraha, Mahanagar, Lucknow (Aadhar No. xxxx xxxx 5290 Mob. No. 9621777779)		
No. of persons in Second Part (1)		
Details of Purchaser :		
S.M & S H BUILDZONE LLP (PAN AEVFS4469L), a registered partnership firm registered under the partnership Act, having its registered office at 1 ST Floor, Gallantt Landmark, Bank Road, Gorakhpur through its Authorized Signatory Vivek Pandey, son of Sri R.S. Pandey, resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow (AAadhar No. xxxx xxxx 1487, Mob. No. 9506011114)		

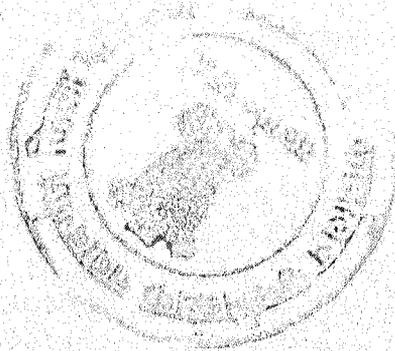
SALE DEED

THIS SALE DEED MADE ON this 21st day of
December, 2022 BY ANKIT DIXIT (PAN – AGGPD1345P),









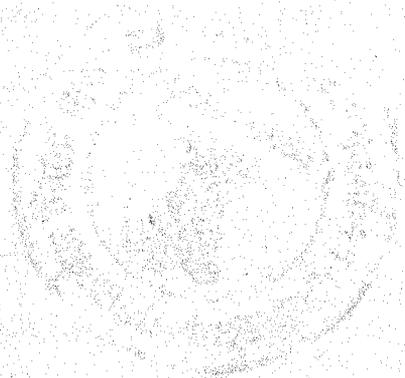
son of Rama Shanker Dixit, permanent and present resident of 525A/624, Sector-A, Chapartala Chauraha, Mahanagar, Lucknow (Aadhar No. xxxx xxxx 5290 Mob. No. 9621777779) (hereinafter referred to as 'SELLER').

IN FAVOUR OF

S.M & S H BUILDZONE LLP (PAN AEVFS4469L), a registered partnership firm registered under the partnership Act, having its registered office at 1ST Floor, Gallantt Landmark, Bank Road, Gorakhpur through its Authorized Signatory Vivek Pandey, son of Sri R.S. Pandey, resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow (AAdhar No. xxxx xxxx 1487, Mob. No. 9506011114) (hereinafter referred to as the 'PURCHASER')

WHEREAS the seller is the owner/Bhumidhar of land Khasra No. 557 M measuring 0.1506 Hectare., situated at Village Kewadi, Pargana Dewa, Tehsil





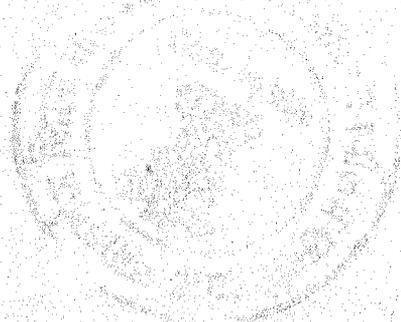
Nawabganj, District Barabanki, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the '**SAID PROPERTY**'). having obtained the same from Imperial Green Infratech Pvt. Ltd. through the Sale deed dated 11.10.2018 which instrument is duly 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.

AND WHEREAS the seller as owner of the said land, which is free from all encumbrances whatsoever agreed to sell, transfer and assign the said land to the purchaser for a consideration of ₹ 35,00,000/- only (Rupees Thirty Five Lakhs only).

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

Handwritten signature and a fingerprint impression of the seller.

Handwritten signature and a fingerprint impression of the purchaser.



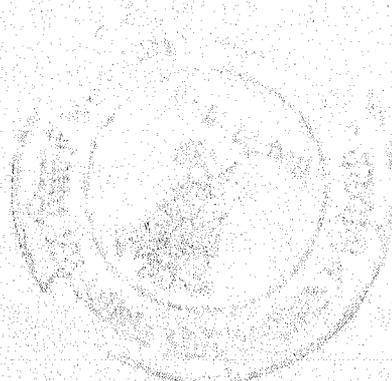
- i. ₹ 15,00,000/- through RTGS vide UTR No. HDFCR52022113064273828 dated 30.11.2022
- ii. ₹ 10,00,000/- through RTGS vide UTR No. HDFCR52022120264740167 dated 02.12.2022
- iii. ₹ 10,00,000/- through RTGS vide UTR No. HDFCR52022120565302572 dated 05.12.2022

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 purchaser 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 purchaser with all its 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 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 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 case may be.
4. That the total area of the land hereby sold is 0.1506 Hectare. It is in Vikas Sheel Gram, the



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A handwritten signature in black ink is written above a circular fingerprint impression.



market value whereof for the purposes of Stamp duty as per rules and rates notified by Collector, Barabanki for First 250 Sq. Mtr. @ ₹ 4200/- per sq.mtr. comes to ₹ 10,50,000/- only and for balance $0.1506 - 0.025 = 0.1256$ Hectare @ ₹ 85,00,000/- per Hectare it comes to ₹ 10,67,600/-. Thus total valuation of the said land comes to ₹ 21,17,600/- only say ₹ 21,18,000/- only. It has no construction & No trees, No Tube well. It is not situated on any Road. There are no commercial activity within a radius of 200 meters of the said land.

5. 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.
6. 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.



7. 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 WE the above named Seller and Purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 557 Min, situated at Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki, measuring 0.1506 Hectare, and bounded as below :-

BOUNDARY OF KHASRA NO. 557 MINJUMLA

East : Khasra No. 561
West : Khasra No. 554 & Nali



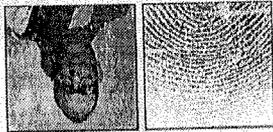
वर्ग सं.: 1 रजिस्ट्रेशन सं.: 372

दि.: 2023

निष्कर्ष: निष्कर्षित कि प्रत्येक व्यक्ति को अपने अधिकारों का उपयोग करना चाहिए

दिनांक: 1

श्री अशोक शिंदे, पुत्र श्री राम शंकर शिंदे
निवासी: 525V/624, रॉक-ए, परमाणु शोध, मंगलूर,
राज्य: महाराष्ट्र
व्यवसाय: व्यापार
वर्ग: 1



श्री एन एन एन एन एन निष्कर्षित प्रत्येक व्यक्ति को अपने अधिकारों का उपयोग करना चाहिए
पुत्र श्री अशोक शिंदे
निवासी: सी-1/190 विंग एच अशोक शिंदे
व्यवसाय: शोध
श्री अशोक शिंदे का निष्कर्षित प्रत्येक व्यक्ति को अपने अधिकारों का उपयोग करना चाहिए

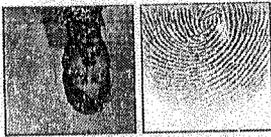


पुत्राधिकारी: 1

श्री अशोक शिंदे, पुत्र श्री अशोक शिंदे
निवासी: 51-ए अशोक शिंदे निवासी निवासी
व्यवसाय: शोध
पुत्राधिकारी: 2



श्री अशोक शिंदे, पुत्र श्री अशोक शिंदे
निवासी: 202/115, अशोक शिंदे निवासी, अशोक शिंदे,
व्यवसाय: शोध
श्री अशोक शिंदे का निष्कर्षित प्रत्येक व्यक्ति को अपने अधिकारों का उपयोग करना चाहिए



रजिस्ट्रेशन आवेदन के अनुसार

पुत्राधिकारी: अशोक शिंदे

पुत्राधिकारी: अशोक शिंदे

दिनांक: 05/01/2023

दिनांक: 05/01/2023

पुत्राधिकारी: अशोक शिंदे

निष्कर्षित प्रत्येक व्यक्ति को अपने अधिकारों का उपयोग करना चाहिए

दिनांक: 05/01/2023

पृष्ठ सं.

North : Khasra No. 558

South : Nali

WITNESSES :

1. (Ram Sajivan Pandey)
S/o Prem Narayan Pandey
R/o 51-A, Anushka Green,
Salarganj, Chinhath, Lucknow
Aadhar- xxxx xxxx 8867
Mobile- 9554192001



SELLER

2. (Sumit)
S/o Sri Rajesh
R/o 202/115, Mankameshwar
Mandir, Barouliya, Daliganj,
Diguria, Lucknow.
Aadhar- xxxx xxxx 6883
Mobile- 8564093218



PURCHASER

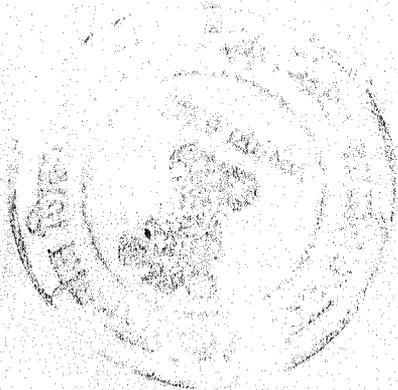
Drafted By:

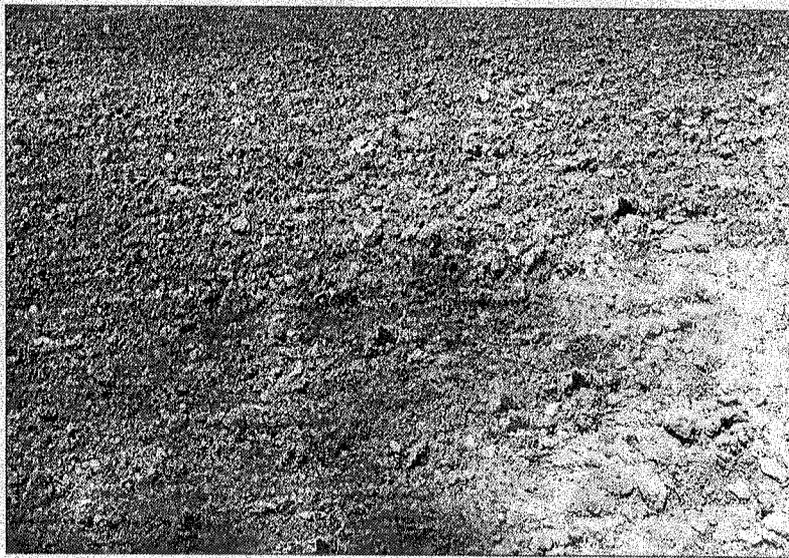
Advocate

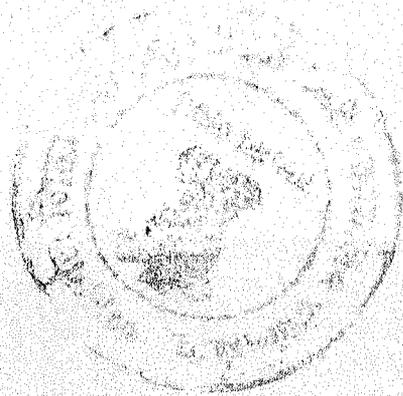
Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320 of 1972

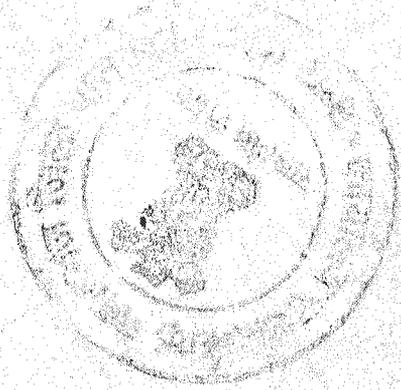
Typed by:

(SHUBHAM MAURYA)
Civil Court, Lucknow.









राजस्थान सरकार
स्वास्थ्य विभाग
उप निदेशक : राधिका
05/01/2023

बही संख्या 1 निदेश संख्या 15836 के पृष्ठ 397 से 420 तक का माफ
372 पर दिनांक 05/01/2023 को राजस्थान किया गया।

आवेदन सं०: 202200898038197