





28/11/75

LIBRARY OF THE UNIVERSITY OF BOMBAY





**SPECIAL POWER OF ATTORNEY**

**(within Blood Relation Father to Son)**



**EXECUTANT**

UID NO. 213780880859



**ATTORNEY**

UID NO.210346182737

Be it known to all to whom it may concern that **I, ASHOK KAPOOR S/O LATE SH. AVADH BEHARI KAPOOR R/O FLAT NO. 433, PRINCESS PARK APPT, 3<sup>RD</sup> FLOOR, PLOTNO. 33, SECTOR – 6, DWARKA, NEW DELHI- 110075, (hereinafter called the Executant)**

**Do hereby appoint, nominate and constitute my Son:**

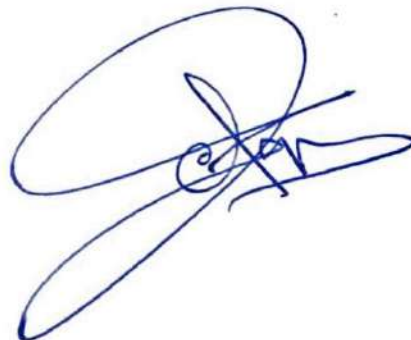
**SH. VIKRAM KAPOOR S/O ASHOK KAPOOR R/O FLAT NO. 433, PRINCESS PARK APPT, 3<sup>RD</sup> FLOOR, PLOT NO. 33, SECTOR – 6, DWARKA, NEW DELHI- 110075 (hereinafter called the Attorney)**



As my lawful legal special power of attorney and authorize him to do the following acts deeds and things for on my behalf and in my name in respect of **'1/4<sup>TH</sup> LEGAL OWNER OF LAND SITUATED AT HOUSE BUILT ON PLOT NO. 414 BEARING MUNICIPAL NO.509/365 (169), PURANA HYDERABAD (1968) HAVING AREA 35707 SQ.FT. I.E. 3318.348 SQ MTS. SITUATED AT T.G. NEW CIVIL LINES SCHEME, LUCKNOW** (hereinafter called the property)

AND WHEREAS the above said property is not an Awarded, G.S. or Govt. Land and the same is neither acquired/booked/awarded nor likely to be acquired/booked/awarded by any Govt. Authority for any Govt. or Public Utility Purposes under any Section of Land Reforms (Registration & Transfer) Act, and there is no restriction in the transfer of the above-mentioned property under any provision of law. And if in this regard any dispute arises, the Registering Authority shall not be held responsible and parties shall bear all the losses to the Govt.

To execute the sale deed, sale agreement deed of transfer in respect of my share in the property in favour of the prospective buyer/s and present it before the registering authority concerned and admit its execution for and on my behalf and to receive the instrument of consideration to be made in my favour in respect of my share in the said property.









# Document Registration Summary 2

Event Date : 09 Aug 2024







Proofing Number : 2024/16/12532

Type Of Deed : Power of Attorney Deed - 48

	Full Address	Party Type	Photo	Fingerprint	Signature
1	ASHOK KAPOOR FLAT NO.433 PRINCESS PARK APTT 3RD FLOOR PLOT NO.33 SEC-6 DWARKA NEW DELHI ... Delhi, Aadhar Card :*****0859 ,Pan No: ,Age78	EXECUTANT			
2	VIKRAM KAPOOR FLAT NO.433 PRINCESS PARK APTT 3RD FLOOR PLOT NO.33 SEC-6 DWARKA NEW DELHI ... Delhi, Aadhar Card :*****2737 ,Pan No: ,Age51	ATTORNEY			

The Executant /s/ Vikram Kapoor The Execution  
Stamp No. 3 at On Dated 09 Aug 2024 11:05:27 am

Witness

	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	ANJU KAPOOR S/o/D/o :-VIKRAM KAPOOR Address :-FLAT NO.433 PRINCESS PARK APTT 3RD FLOOR PLOT NO.33 SEC-6 DWARKA NEW DELHI			
2	RUPESH SHARMA S/o/D/o :-PAPPU SHARMA Address :-VILLAGE NARSINGPUR UP			

Stamp No. 4 at 09-Aug-2024 11:06:22 am

South West Kapiashetra



To handover the possession of my share in the said property to the prospective buyer after execution of the sale deed and receipt of the instrument of consideration.

To sign/ represent the executant before the Concerned Registering Authority concerned for the signing of the said sale deed on behalf of the executant.

To sign/verify/execute documents necessary for the sale of the property before the concerned authority. Execution and registration and sign the sale deed in respect of above said property in favour any person or persons, in the office of concerned SUB-REGISTRAR and get the same registered, to physically present before the S.R. office and to receive the sale consideration amount from the intending purchaser in my name, on my behalf through cheque /DD.

To do all other acts, deeds and things as may be necessary for effectively carrying out the powers hereby conferred on the said attorney.

The Executant hereby agrees that all acts, deeds and things lawfully done by said attorney shall be construed as acts, deeds and things done by the Executant and the Executant undertakes to ratify and confirm all and whatsoever that said attorney shall lawfully do or cause to be done for the Executant by virtue of the power hereby given. This SPA is revocable and attorney is not authorize to appoint/nominate further attorney in future.



IN WITNESSES WHEREOF the EXECUTANT has signed this deed on 09

day of August 2024 at Delhi in the presence of the following witnesses: -

WITNESSES: -







EXECUTANT

MRS. ANJU KAPOOR  
W/O SHRI VIKRAM KAPOOR  
R/O FLAT NO.433, PRINCESS PARK APARTMENT  
PLOT NO.33, DWARKA WEST DELHI  
A.NO.636678611583

2.





SHRI RUPESH SHARMA  
S/O SHRI PAPPU SHARMA  
R/O VILLAGE NARSINGPUR  
UP-212217, A.NO.634856786112



SPECIAL ATTORNEY


Proofing Number: 2024/16/12532  
Presenter Name: ASHOK KAPOOR

## Certificate (Section 60)

### Office of the South West Kapashera

Registration No: **2024/16/IV/1086** in Book No : **IV**, Volume No : **2275**,  
Page No. on page **183** to **194** on this date **09-Aug-2024** day **Friday**.

Date:- **09-Aug-2024**

  
Registering Officer  
South West Kapashera





Government of National Capital Territory of Delhi  
e-Registration Fee Receipt



Receipt No DL1816202213474  
Issue Date 08-AUG-2024 18:07  
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE  
ESI Certificate No IN-DL33265211886154W  
Purchased By ASHOK KAPOOR  
Registration Fees Paid By ASHOK KAPOOR  
Property Description PLOT NO.414 BEARING MUNICIPAL NO.509/365 (169) PURANA HYDERABAD (1968) SITUATED AT T G NEW LUCKNOW  
Purchase Article 4B Power of attorney -SPA

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

**LOCKED**

( Rupees One Thousand One Hundred Seventeen Only )

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.  
<https://www.shcilestamp.com/Registration/>



\*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

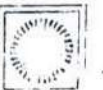
CIN U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

*Signature*

*Signature*





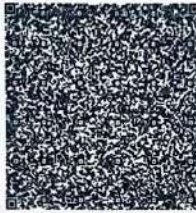


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2016/00332/65854

To  
धर्मंद सिक्का  
Dharmendra Sikka  
S/O: Chandrabhan Sikka,  
Sikka House,  
6 La Place Bungalows,  
Hazratganj,  
VTC: Lucknow,  
PO: Lucknow G.p.,  
Sub District: Bakshi Ka Talab,  
District: Lucknow,  
State: Uttar Pradesh,  
PIN Code: 226001,  
Mobile: 9839023900



Signature Not Verified  
Digitally signed by Unique  
Identification Authority of India  
DN: cn=2024.08.19 09:29  
3947-0230

आपका आधार क्रमांक / Your Aadhaar No. :

4197 2913 1405

VID : 9154 8609 1123 6252

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Aadhaar no. issued: 10/06/2017



धर्मंद सिक्का  
Dharmendra Sikka  
जन्म तिथि/DOB: 06/10/1963  
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

4197 2913 1405

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Details as on: 11/09/2024

पता:  
आमज: चंद्रभान सिक्का, सिक्का हाउस, 6 ला प्लास बंगला,  
हजरतगंज, लखनऊ, लखनऊ जी-पी, लखनऊ,  
उत्तर प्रदेश - 226001  
Address:  
S/O: Chandrabhan Sikka, Sikka House, 6 La  
Place Bungalows, Hazratganj, Lucknow, PO:  
Lucknow G.p, DIST: Lucknow,  
Uttar Pradesh - 226001



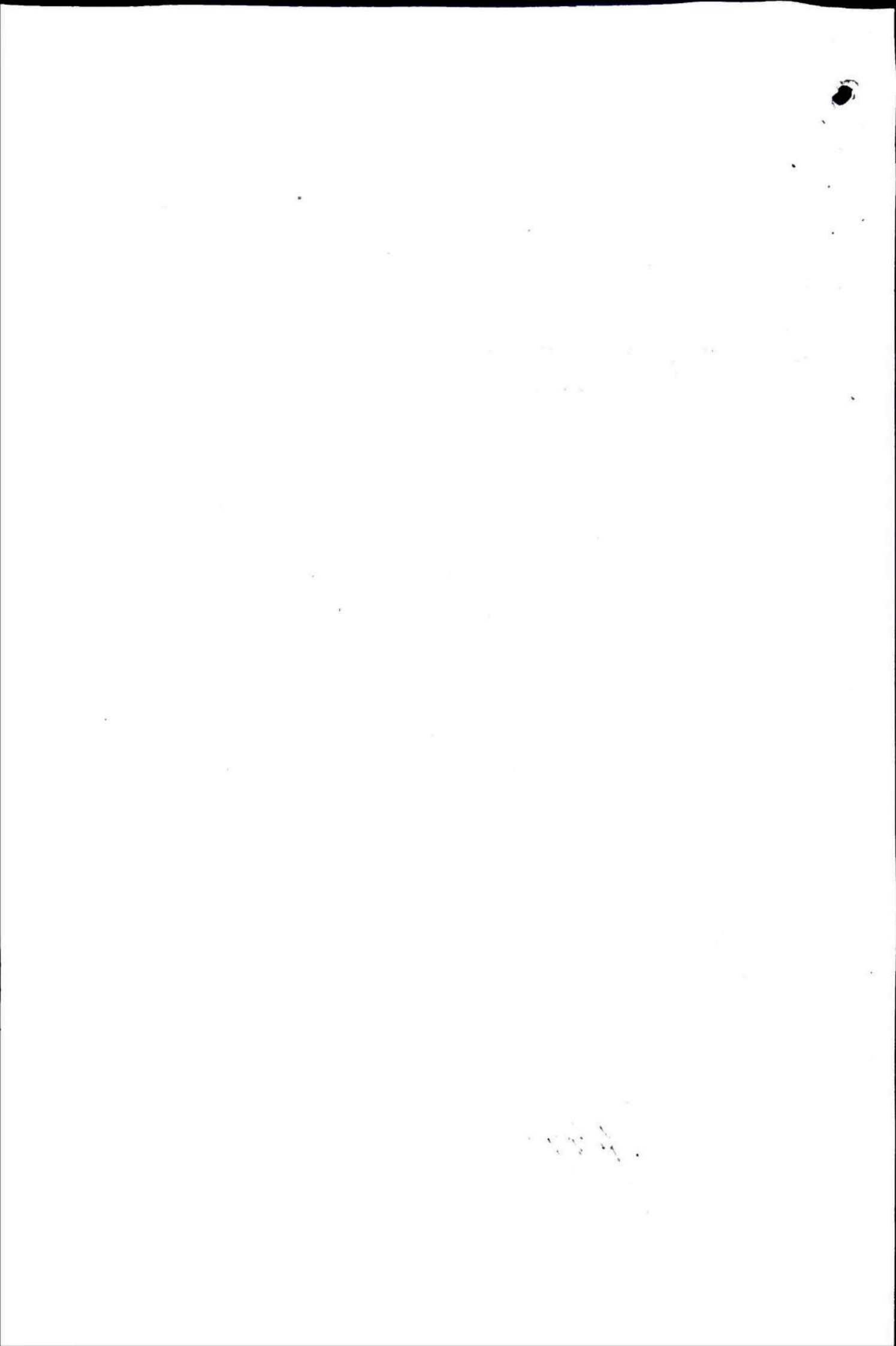
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VID : 9154 8609 1123 6252

1947 | [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)

*(Handwritten signature)*

983, 700  
(Business)



**CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SIKKA RIVERSIDE RESIDENCY PVT. LTD. HELD ON 9<sup>TH</sup> DAY OF AUGUST, 2024.**

**AUTHORITY FOR AUTHORISED SIGNATORY IN FAVOUR OF MR. DHARMENDRA SIKKA, DIRECTOR**

“At the meeting of the Board of Directors of the Company held at Sikka House, 6, La Place Bungalows, Hazratganj, Lko-1 on the 9<sup>th</sup> day of August 2024 at 11:00 a. m. the following resolution was passed.”


“M/s Sikka Riverside Residency Pvt. Ltd. incorporated on 27.10.2023 having PAN Number ABLCS9992A hereby decided to purchase House built on Plot No. 414 T. G. New Civil Lines Scheme, Lucknow Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968) having area 35707 sq. ft. i.e. 3318.49 sq. mtrs. Lucknow from its present owners Mrs. Meera Kapoor Aadhaar No. 419229320381, Mr. Ashok Kapoor Aadhaar No. 213780880859 through his Son and Legal Attorney Holder Mr. Vikram Kapoor Aadhaar No. 210346182737, Mrs. Madhu Mehrotra Aadhaar No. 438975773220, Mr. Tarun Kapoor Aadhaar No. 623091403994 and Mr. Varun Kapoor Aadhaar No. 641551226050.”

“Further resolved that Dharmendra Sikka, Director is authorized to sign all documents in respect to the Free Hold Sale deed and Registry of the above mentioned House.”

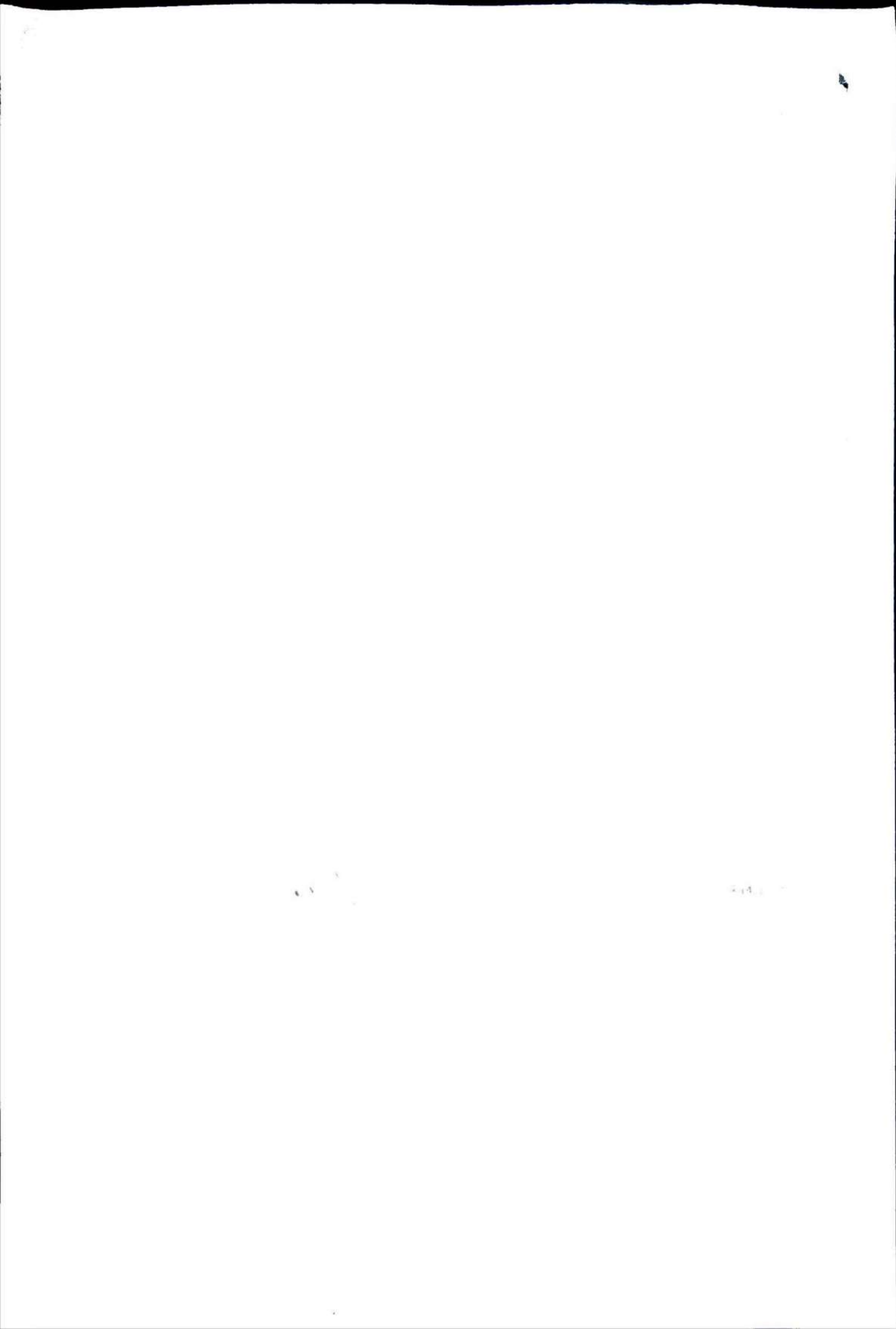
“Resolved that the above Resolution be communicated to the above remain in force until the same is cancelled or modified by the Board of Directors by any other Resolution and extract whereof forwarded by chairman or any one of the directors of the company in writing.”

For SIKKA RIVERSIDE RESIDENCY PVT. LTD.

( Sarthak Sikka ) Director  
Director  
DIN Number:- 08327010

  
( Dharmendra Sikka )  
Director  
DIN Number:- 03205425

**DHARMENDRA SIKKA**  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow - 226001



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABLCS9992A

नाम / Name

SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation 27/10/2023



Signature Not Verified

Digitally signed by  
Income Tax Deptt.  
Date: 2023.10.27 09:40:31  
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABLCS9992A</p> <p>नाम / Name SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 27/10/2023</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सोटाएं: आयकर पैन सेवा इकाई, प्रोटीम ईगव टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसडी ई-गवर्नेंस इंफ्रास्ट्रक्चर लिमिटेड) चौथी मंजिल, सफ़ायर चैंबर, बानेर रोड, बानेर, पुणे - 411045</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Proteam eGov Technologies Limited (formerly NSDL e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 8080, e-mail: tininfo@proteamtech.in</p>
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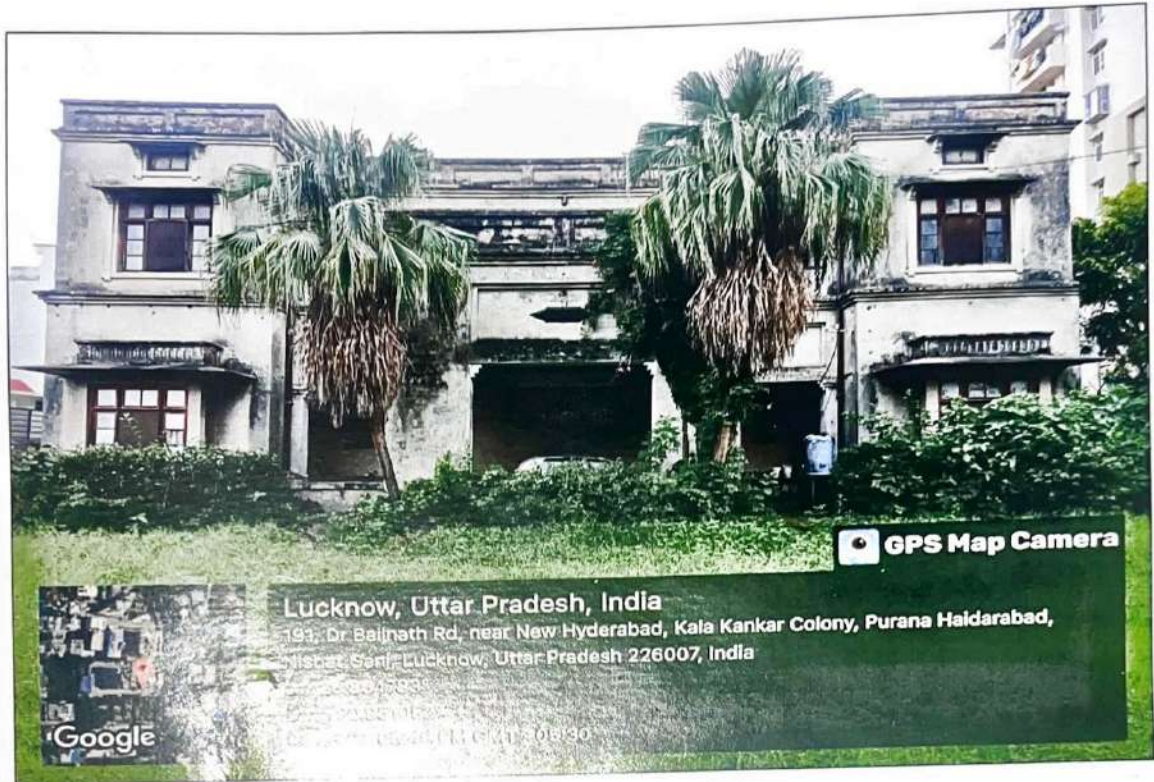
Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

Hazratganj, Lucknow-226001  
Sikka House, 6 La Place Bungalows  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Director  
DHARMENDRA SIKKA

**PHOTOGRAPH OF PROPERTY**

*House built on Free Hold Plot No. 414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No.509/365(169), Purana Hyderabad (1968), having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, NewHyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow.*



Sellers

Purchaser

Meera Kapoor  
Rashmi Nishiotia

**DHARMENDRA SIKKA**  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001





### SALE DEED

Sale Consideration : Rs. 21,50,00,000/-  
Market value : Rs. 7,89,42,518/-  
Stamp duty : Rs. 1,50,50,000/-  
Ward : Colvin College

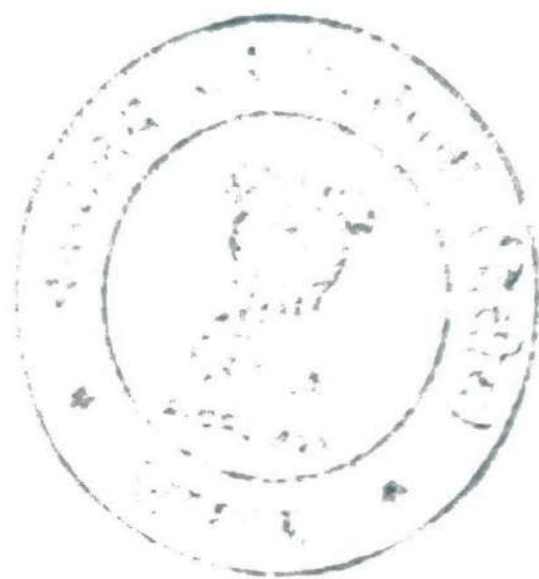
### DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	:	Residential
2.	Ward/Pargana	:	Colvin College
3.	Mohalla/Village	:	Dr Baij Nath Road, New Hyderabad, Hyderabad Road, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow
4.	Details of Property (Property No.)	:	House built on Free Hold Plot No. 414 T. G. New Civil Lines Scheme, Lucknow Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968) having area 35707 sq. ft. i.e. 3318.49 sq. mtrs.
5.	Standard of measurement	:	Square Metres
6.	Area of Property	:	35707 sq. fts. i.e. 3318.49 sq. mtrs
7.	Location Road	:	Not on any segment Road
8.	Other Details	:	On more than 9 mtr. wide Road and not a corner property
9.	Type of Property	:	Free Hold Plot with construction
10.	Total construction	:	1194 sq. mtrs.
11.	Consideration	:	Rs. 21,50,00,000/-
12.	Boundaries	:	East: 48 Feet Road West: Plot No.422 (Beverly Park Apartment) North: Plot No.415 (Eldeco Emperour Apartment) South: Plot No. 413 (Government Office)

Tarun Kapoor

DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

Meera Capoor  
Anshu Mehrotra



13.	No of persons in first part (5)	No of persons in second part (1)
14.	<b>Details of Sellers</b>	<b>Details of Purchaser</b>
	<p>(1) <b>Mrs. Meera Kapoor</b> w/o Shri Anoop Kapoor R/o C-55, Nirala Nagar, Lucknow (2) <b>Mr. Ashok Kapoor</b> S/o Late Shri Awadh Kapoor R/o Flat No. 433, Princess Park App. 3<sup>rd</sup> Floor, Plot No. 33, Sec-6, Dwarka, New Delhi through his lawful attorney <b>Mr. Vikram Kapoor</b> S/o Mr, Ashok Kapoor R/o Flat No. 433, Princess Park App. 3<sup>rd</sup> Floor, Plot No. 33, Sec-6, Dwarka, New Delhi duly Registered in the Office of the South West Kapashera, Delhi with Registration No. 2024/16/IV/1086 in Book No.: 2275 , Page No. on page 183 to 194 on this date 09/08/2024 day Friday which is still operative and enforceable and has not been revoked or cancelled.</p> <p>(3) <b>Mrs. Madhu Mehrotra</b> w/o T N Mehrotra R/o BB-11A, DDA Flats, South west Delhi (4) <b>Mr. Tarun Kapoor</b> S/o Shri Arun Kapoor, R/o H-502 Ajnara Landmark Plot no. 18 Vaishali, sec 4 Ghaziabad, U P (5) <b>Mr. Varun Kapoor</b> S/o Shri Arun Kapoor, R/o A 9-1304 Elita Promenade, J P Nagar, 7<sup>th</sup> Phase, Bangalore, Karnataka.</p>	<p><b>M/s Sikka Riverside Residency Private Limited</b>, having its registered office at Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow through its Authorized Signatory / Representative <b>Dharmendra Sikka S/o late C.B. Sikka</b> R/o Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow.</p>



Meera Kapoor




**DHARMENDRA SIKKA**  
 Director  
**SIKKA RIVERSIDE RESIDENCY PVT. LTD.**  
 Sikka House, 6 La Place Bungalows  
 Hazratganj, Lucknow-226001



**THIS SALE DEED EXECUTED ON THIS 12<sup>th</sup> day of August , 2024 between**

(1) **Mrs. Meera Kapoor** w/o Shri Anoop Kapoor R/o C-55, Nirala Nagar, Lucknow (2) **Mr. Ashok Kapoor** S/o Late Shri Awadh Kapoor R/o Flat No. 433, Princess Park App. 3<sup>rd</sup> Floor, Plot No. 33, Sec-6, Dwarka, New Delhi through his lawful attorney **Mr. Vikram Kapoor** S/o Mr, Ashok Kapoor R/o Flat No. 433, Princess Park App. 3<sup>rd</sup> Floor, Plot No. 33, Sec-6, Dwarka, New Delhi duly Registered in the Office of the South West Kapashera, Delhi with Registration No. 2024/16/IV/1086 in Book No.: 2275 , Page No. on page 183 to 194 on this date 09/08/2024 day Friday which is still operative and enforceable and has not been revoked or cancelled. (3) **Mrs. Madhu Mehrotra** w/o T N Mehrotra R/o BB-11A, DDA Flats, South west Delhi (4) **Mr. Tarun Kapoor** S/o Shri Arun Kapoor, R/o H-502 Ajnara Landmark Plot no. 18 Vaishali, sec 4 Ghaziabad, U P (5) **Mr. Varun Kapoor** S/o Shri Arun Kapoor, R/o A 9-1304 Elita Promenade, J P Nagar, 7<sup>th</sup> Phase, Bangalore, Karnataka. (Hereinafter called the "**SELLERS / FIRST PARTY**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns) of the ONE PART,

AND

**M/s Sikka Riverside Residency Private Limited**, having its registered office at Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow through its authorized signatory/representative **Dharmendra Sikka** (Hereinafter called the "**PURCHASER/SECOND PARTY**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of OTHER PART.

Meera Kapoor

Tarun Kapoor

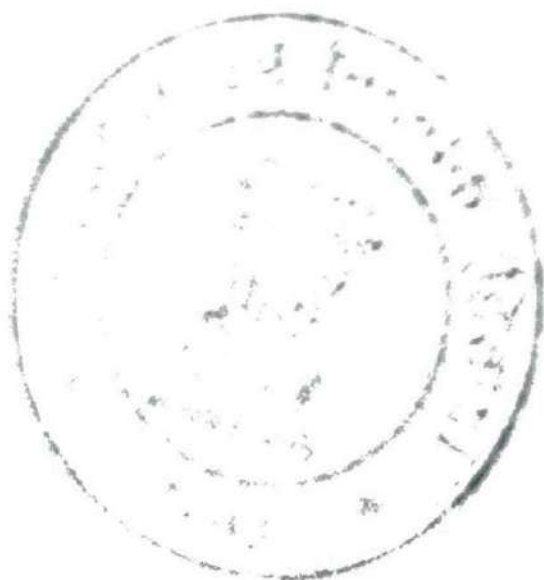


Madhu Mehrotra





DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

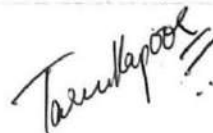


**WHEREAS-**

- a) Initially Lucknow Improvement Trust, Lucknow sold the Free Hold Plot through Auction and thereafter executed registered Free Hold Sale Deed dated 10.11.1937 regarding **Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow** having area **35707 sq. ft. i.e. 3318.49 sq. mtrs** in favour of Shri Bankey Behari Lal Kapoor s/o Shri Kunj Behari duly registered in the office of Sub-Registrar, Lucknow as Document No. 3126 in Additional File Book No. 1, Zild No - 1024 on pages 313/316, Book No- I, Zild No- 1030 on Page 393, Dated 12.11.1937.
- b) Shri Bankey Behari Lal Kapoor s/o Late Kunj Behari during his life time executed Will dated 04.10.1959 in favor of Shri Awadh Bihari Kapoor s/o Shri Bankey Behari Lal Kapoor.
- c) Shri Bankey Behari Lal Kapoor left for his heavenly abode and in accordance with his last Will and Testament dated 04.10.1959, Shri Awadh Bihari Kapoor became the owner of Plot No. 414 ,having area 3318.49 sq. mtrs, situated at Dr Bajj Nath Road, New Hyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist- Lucknow.
- d) Shri Awadh Bihari Kapoor s/o Late Bankey Behari Lal Kapoor during his life time had executed a registered will dated 15.02.2008 in favour of Shri Ashok Kapoor, Smt Madhu Mehrotra, Smt Meera Capoor, Shri Tarun Kapoor & Shri Varun Kapoor duly registered in the office of Sub-Registrar-II, Lucknow, vide Book No.3, Zild No.124 on pages 143/154 as Serial No.54.
- e) Upon the sad demise of Awadh Bihari Kapoor s/o Late Bankey Behari Lal Kapoor, by virtue of his last Will and testament dated 15.02.2008, Shri Ashok Kapoor, Smt Madhu Mehrotra, Smt Meera Capoor, Shri Tarun Kapoor & Shri Varun Kapoor all of them became the owners of **House built**



Meera Capoor




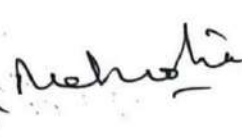
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001




*on Free Hold Plot No.414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No . 509/365 (169), Purana Hyderabad (1968), having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, New Hyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow and have their clear and marketable title over the said property and have Full Rights to Mortgage/Sell the Same.*

- f) As per the arrangement, Shri Ashok Kapoor, Smt Madhu Mehrotra, Smt Meera Capoor will have  $\frac{1}{4}$  share each and the remaining  $\frac{1}{4}$  share shall be equally divided between Shri Tarun Kapoor & Shri Varun Kapoor in the aforesaid property.
- g) That the Sellers being absolute owner of the aforesaid property are fully empowered to sell, mortgage, gift, and transfer etc. the said Property. There is no attachment order from any court of law nor Taxation Authorities and the Sellers have not been restrained by any injunction order of any court from selling the said property and the Said Property is free from all kind of encumbrances.
- h) The Sellers are desirous to sell the *House built on Free Hold Plot No.414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No. 509/365(169), Purana Hyderabad (1968), having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, New Hyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow* (hereinafter referred to as the "Said Property" more particularly described in **Schedule-A**) to the Second Party and the Second Party are interested in purchasing the same, and offered the price of **Rs. 21,50,00,000/- (Rupees Twenty One Crore and Fifty Lakhs only)**, which is acceptable to the Sellers.
- i) The sellers have received the entire sale consideration from the purchaser at the time of execution of this sale deed.

  
Meera Capoor

  
Madhu Mehrotra

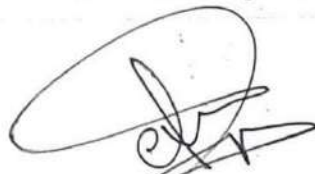
  
Tarun Kapoor

  
  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001




**THE SELLERS HERE BY REPRESENTS TO THE PURCHASER THAT :**

- a. They are the Title Holders, Owners in possession of all that Piece and Parcel of land along with building i.e *House built on Free Hold Plot No. 414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No .509/365 (169), Purana Hyderabad (1968) ,having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, New Hyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist - Lucknow* The Sellers are the joint owners with right and interest in the Land by way of Title deed and succession. The Owners are in peaceful possession and enjoyment of the Land and House, free from all Encumbrances, the Sellers have all the right, title and interest and they have all such rights to deal with their Property in a manner prescribed under the Law.
- b. There is no easement impediment, prohibition, restriction or negative covenant running with the Property, whereby the sellers are in any manner restrained, prohibited or prevented from selling, transferring the title, ownership, rights, realizing the sale consideration etc in favor of the Purchaser.
- c. The Property is not affected by any other development plan reservation or setback and there is no impediment, prohibition or restriction upon the present or future development of the Property.
- d. The provisions of the Urban Land (Ceiling and Regulation) Act,1976 or UL Crepeal Act, 1999 are not applicable to the Property or any part thereof and the ULC authorities/competent authorities have not sought possession of any part of the Property (actual or symbolic) and no part of the Property has been handed over to the authorities under the said ULC Act.
- e. Save and except the said Property which is being handed-over simultaneously



Meere Capor

Meere Capor



DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Ghatganj, Lucknow-226001



upon execution and registration of this deed of sale has not in any way encumbered by the sellers to create any encumbrance including by way of mortgage, charge, lien, trust, sale, pledge, lease, easements or other rights or otherwise howsoever on the Property or any part thereof.

- f. There are no prohibitory orders or restrictive orders or otherwise passed by any competent authority including the Central or State Government or revenue and statutory authorities or the Collector or by any court of law or before any tribunal or before any statutory authorities or before any arbitrator or before any labour court and there is no application and/or proceeding pending before any of the above named authority with respect to the Property or any part thereof whereby the sellers are prohibited or restrained from sale of the subject Property.
- g. The Property is not subject to any litigation or proceedings in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings or is there any attachment on the Property either before or after judgment or in custody/symbolic or physical possession of the Court Receiver and there is no money decree passed against the sellers and/or predecessors which shall prejudicially affect the said Property or any part thereof and/or the Title, Ownership, right set of the Purchaser.
- h. The Land owner has paid up to the date hereof all property taxes, rates, duties, cesses, levies including assessments, other assessments, water charges, electricity charges or any other amount payable to any authority in respect of the Property.
- i. There is no proceeding pending under the Income Tax Act, 1961 against the sellers with respect of the Property or any part thereof.
- j. There are no encroachments, trespassers or tenants or occupants or any rights created in favor of third parties with respect to the Property or any part thereof.
- k. The Land owner has not omitted to disclose to the Purchaser any fact in respect of the Property which could materially impact the subject matter of this Agreement.

8 | Page



Meera Kapoor

Meera Kapoor

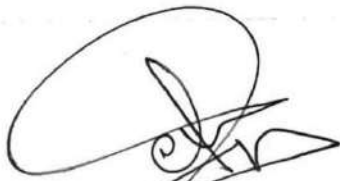


DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



**NOW THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in consideration of Rs. 21,50,00,000/- (Rupees Twenty One Crore Fifty Lakhs only) paid by the Purchaser to the Sellers, the detail of payment is given in schedule of payment, of this deed, and receipt whereof the Sellers hereby acknowledge, the Sellers hereby transfer, convey and assign" *on as is where is basis*" by way of absolute sale of all that *House built on Free Hold Plot No. 414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968), having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, New Hyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow* (fully described at the foot of this deed) together with liberties, privileges, easementary rights, and appendages and appurtenances whatsoever to the said property and or any part thereof, occupied herewith and all the estate, right, title and interest upon the same and every part thereof, and to have and to hold the same unto and to the use of the Purchaser, their successors, assigns, administrators, executors, as absolute owner, forever and at all time.
2. That the purchasers have also got examined the exclusive possession and title of the sellers and the purchasers shall not dispute the title of the sellers being agreed to be sold and the purchasers have also verified the title and area on the spot and taking into account all the facts and circumstances and that the sellers have the transferable rights and the purchasers have agreed to buy this Free Hold Property on as is where is basis.
3. That the Purchaser has paid to the Sellers total sale consideration, as full and final payment, in respect of the aforesaid transaction of sale, as per the details



Meera Kapoor

Meera Kapoor

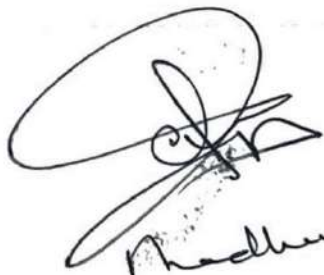


DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Azratganj, Lucknow-226001



herein below mentioned, the receipt whereof is acknowledged by the Sellers.

4. That the Sellers have delivered the actual, physical vacant possession of the aforesaid Free Hold Property in favor of the Purchaser with all their rights, approvals, and accordingly as mutually agreed the purchasers have obtained and paid all expenses and fees etc. for LDA Letter No.: LDA/BP/23-24/1339/NOC dated 11.07.2023 and 11.12.2023, NOC's from Office of Chief Fire Officer vide Reference No. UPFS/2023/101086/LCK/LUCKNOW/4947CFO dated 27.11.2023 issued on 30.11.2023 & amended on 12.12.2023, UP Pollution Control Board vide Reference No. 198012/UPPCB/ Lucknow(UPPCBRO)/CTE/Lucknow/2023 dated 26/12/2023, Improvement Trust Lucknow Development Authority vide Reference No. 203/NO/TRUST/2024 dated 04/03/2024, Jalkal Vibhag Nagar Nigam Lko vide Reference No. 4032A/E.E.HQ/23-24 dated 05/03/2024, Nagar Nigam Lucknow vide Reference No. 161/ MU0 VA0/23 dated 11/03/2024, Permissions, etc given or received till this date by any competent authority or government department in respect to this Free Hold Property which shall always be considered as part of transfer from Sellers to Purchaser including LDA Letter No.: LDA/BP/23-24/1339 with Project name Sikka Riverside Residency ( A Project of Sikka Riverside Residency Private Limited ) for which all LDA demands and formalities etc. shall be paid and dealt with by the purchaser with complete rights of LDA Online Portal for Sanction of Map as per this Sale Deed.
5. That the Sellers have assured and undertaken that the aforesaid property is free from all sort of encumbrances i.e. sale, mortgage, attachments, disputes, gift, will, exchanges, court injunction and the Sellers have not at anytime gone, executed or perform or suffered to the contrary or been a party or privy



Meera Kapoor



DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



to any act, deed, things hereby by reason or by means whereof the said property is or may be impeached, charged, encumbered or affected adversely or whereby the Sellers be prevented from transferring or conveying the said property or by reason of defect in the title, in any manner aforesaid, and if it is ever proved otherwise, in that event the Sellers undertakes to indemnify the Purchaser their successors, assigns, executors and administrators, of the loss or losses which may be suffered, incurred, undergone and or sustained by the Purchaser as a result thereof to the extent of the total sale consideration plus all expenses along with interest which shall be assessed till the date of such losses, incurred by the Purchasers from the Sellers or from their successors, otherwise movable or immovable property wherever found in existence at that time, at the expense of the Sellers.

6. That the Sellers, directly or indirectly, has not created any charge on the said property, and if any person or persons claims himself or through or on behalf of the Sellers any rights or privileges in respect of the property herein above mentioned, the same shall be rendered illegal and void by virtue of the present deed of sale.
7. That the Sellers has paid all the taxes, levy & charges up to date to the Nagar Nigam, Jal Sansthan, U.P. Power Corporation Ltd., Maintenance Society or any other concerned authorities, and no amount of any nature is outstanding against the Seller in respect of the property hereby sold up to the date of execution of this deed of sale, and if any amount, under the above heads, subsequently, is found to be due, which relates prior to the execution of the deed of sale, the said amount shall be fully, payable by the Sellers and all original bill receipt must be duly paid and given to purchasers. And further, if the Sellers fail to pay the same, after it is brought to their notice, in such an

  
Meere Capoor

  
Tarun Kapoor

  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



event, the Purchaser shall pay on behalf of the Sellers and thereafter, will recover the same from the Sellers, at their cost.

8. That after the execution and registration of this deed of sale, the Purchaser will be liable to pay all the taxes, in respect of the Free Hold Property hereby sold, to the concerned authorities.
9. That the Purchaser are entitled to get its name mutated in the records of competent authority, or in any other local authority or with respect to the said Free hold Property herein before conveyed to the Purchaser for which the Sellers hereby given their consent.
10. That all the expenses for the execution and registration of this deed of sale which includes stamp paper, registration fees etc. shall be paid by the Purchaser.
11. That the Sellers shall perform all such others acts and things which so ever may be required by the law as per government orders/directions etc. for transferring the property in question.
12. That the Sellers covenant with the Purchaser to do all future acts to execute any document in respect of the property hereby sold as may be required for Holding and peaceably enjoying the sold property from time to time, if there be any such need and the same if required be done at the cost and the expense of the Purchaser.
13. That the Sellers have delivered all the original/certified copy of documents of title in respect to the Free Hold Property hereby transferred to the Purchaser including All NOC's etc. related to Sanction of Map from LDA vide File No.: LDA/BP/23-24/1339 dated 11.07.2023 as per details mentioned in above Para 4 of this Sale Deed.

  
Meera Kapoor

*Tarun Kapoor*

  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



14. That the Valuation of the demised Property for the Purpose of Payment of Stamp duty is as under:-

i)	That the total area of the demised Plot is 3318.49 sq. mtrs. The Value of the same will be assessed @ Rs.26,000/-Per sq mts as fixed by D.M. Lucknow, the said house is situated on one side road but not next to Park, as such the value of the first 1,000 sq. mt. @ Rs.26,000/- comes 2,60,00,000/- and the value of remaining land area 2318.49, after deducting 30% in rate @ Rs. 18,200/-comes to 4,21,96,518/-	6,81,96,518/-
ii)	Value of construction measuring 1194 sq. mtrs. Being first class in nature value @ 9,000/- sq. mtrs. comes	1,07,46,000/-
iii)	Total market value of the property comes	7,89,42,518/-
iv)	However the sale consideration is Rs. 21,50,00,000/-,which is more than market value, where upon stamp duty @7%	1,50,50,000/-
E-Stamp Certificate No- IN-UP44981615042349W, Dated 12August 2024		

  
Meera Mehrotra  
Meera Kapoor



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DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



15. That the map showing the Layout of the Property is annexed with this sale deed and forms part of this sale deed.
16. That the parties to the sale deed have gone through the contents of this sale deed and have understood the contents very well.
17. This deed is being drafted as per the instructions of seller and purchasers.

**SCHEDULE OF PROPERTY**



*House built on Free Hold Plot No .414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No.509/365(169), Purana Hyderabad (1968), having area 35707 sq. ft. i.e. 3318.49 sq. mtrs, situated at Dr Baij Nath Road, NewHyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow, bounded as below*

East	:	48 Feet Road
West	:	Plot No.422 (Beverly Park Apartment)
North	:	Plot No.415 (Eldeco Empereur Apartment)
South	:	Plot No. 413 (Government Office)

**DIMENSIONS OF PROPERTY**

East	:	115 Feet
West	:	115 Feet
North	:	306 Feet
South	:	315 Feet

  
Meera Kapoor  
Meera Kapoor

  
  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



## **SCHEDULE OF PAYMENT**

**(Details of the Payments hereby made)**

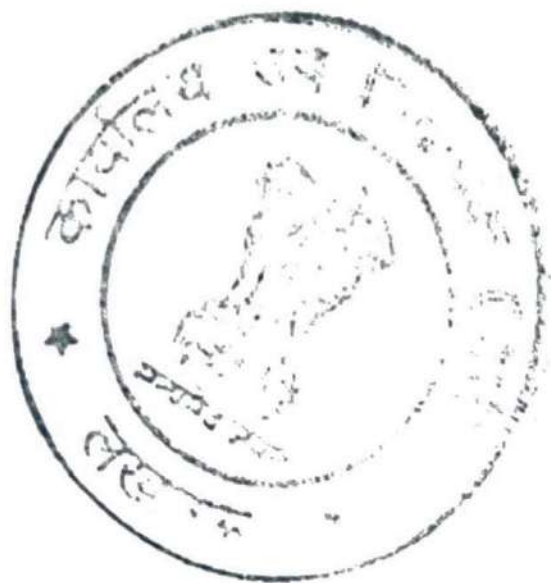
- 1- **Mrs. Meera Kapoor- Rs. 5,37,50,000/-**
- Rs. 1,00,000/- (One lakh only) through online payment Ref. no. FT-50100691094662/0000000000000000 dated 19/02/2024.
  - Rs. 1,00,000/- (One lakh only) through online payment Ref. no. FT-50100691094662/0000000000000006 dated 20/02/2024.
  - Rs. 5,00,000/- (Five lakh only) through online payment Ref. no. FT-50100691094662/0000000000000010 dated 02/04/2024.
  - Rs. 4,37,50,000/- (Four Crore thirty seven lakh fifty thousand only) through Demand Draft No. 813602 dated 03/08/2024 of HDFC Bank.
  - Rs. 87,62,500/- (Eighty seven Lakh sixty two thousand five hundred only) through Bankers Cheque No 102604 dated 09/08/2024 Of HDFC Bank.
  - Rs. 5,37,500/- (Five lakh thirty seven thousand five hundred only) as 1% TDS deposited on 12.08.2024 through HDFC Bank vide Challan No - 03755, BSR Code - 0510002, Dated 12/08/2024.
- 2- **Mr. Ashok Kapoor - Rs. 5,37,50,000/-**
- Rs. 1,00,000/- (One lakh only) through online payment Ref. no. NEFT-N050242891359003 dated 19/02/2024.
  - Rs. 1,00,000/- (One lakh only) through online payment Ref. no. NEFT-N051242893281376 dated 20/02/2024.
  - Rs. 5,00,000/- (Five lakh only) through online payment Ref. no. RTGS-HDFCR52024040294753380 dated 02/04/2024.
  - Rs. 4,29,04,167/- (Four Crore twenty nine lakh four thousand one hundred and sixty seven only ) through Demand Draft no. 813600 dated 03/08/2024 of HDFC Bank.
  - Rs. 3,80,625/- (Three lakh eighty thousand six hundred twenty five only) through Demand Draft no. 813603 dated 03/08/2024 of HDFC Bank.
  - Rs. 92,27,708/- (Ninety two lakh twenty seven thousand seven hundred and eight only) through Demand Draft No 051114 dated 09/08/2024 of HDFC Bank.

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Meera Kapoor



  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



- g. Rs. 5,37,500/- ( Five lakh thirty seven thousand five hundred only ) as 1% TDS deposited on 12.08.2024 through HDFC Bank vide Challan No – 04340, BSR Code – 0510002, Dated 12/08/2024



3- **Mrs. Madhu Mehrotra – Rs. 5,37,50,000/-**

- a. Rs. 1,00,000/- (One lakh only) through online payment Ref. no. NEFT-N050242891365236 dated 19/02/2024.
- b. Rs. 1,00,000/- (One lakh only) through online payment Ref. no. NEFT-N051242893284228 dated 20/02/2024.
- c. Rs. 5,00,000/- (Five lakh only) through online payment Ref. no. RTGS-HDFCR52024040294765348 dated 02/04/2024.
- d. Rs. 4,37,50,000/- (Four Crore thirty seven lakh fifty thousand only) through Demand Draft no. 813601 dated 03/08/2024 of HDFC Bank.
- e. Rs. 87,62,500/- (Eighty seven Lakh sixty two thousand five hundred only) through Demand Draft no. 051115 dated 09/08/2024 of HDFC Bank.
- f. Rs. 5,37,500/- (Five lakh thirty seven thousand five hundred only) as 1% TDS deposited on 12.08.2024 through HDFC Bank vide Challan No – 05202, BSR Code – 0510002, Dated 12/08/2024.

4- **Mr. Varun Kapoor – Rs. 2,68,75,000/-**

- a. Rs. 50,000/- (Fifty thousand only) through online payment Ref. no. NEFT-N050242891346390 dated 19/02/2024.
- b. Rs. 50,000/- (Fifty thousand only) through online payment Ref. no. NEFT-N051242893252236 dated 20/02/2024.
- c. Rs. 2,50,000/- (Two Lakh Fifty thousand only) through online payment Ref. no. RTGS-HDFCR52024040294753925 dated 02/04/2024.
- d. Rs. 2,18,75,000/- (Two Crore Eighteen lakh seventy five thousand only) through Demand Draft no 813598 dated 03/08/2024 of HDFC Bank.
- e. Rs. 43,81,250/- (Forty three lakh eighty one thousand two hundred fifty only) through Demand Draft no. 051117 dated 09/08/2024 Of HDFC Bank.
- f. Rs. 2,68,750/- (Two lakh sixty eight thousand seven hundred fifty only) as 1% TDS deposited on 12.08.2024 through HDFC Bank vide Challan No – 05655, BSR Code – 0510002, Dated 12/08/2024

  
Madhu Mehrotra  
Meera Kapoor

  
  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

## कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202400821061652

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8437

वर्ष: 2024

प्रतिफल- 215000000 स्टाम्प शुल्क- 15050000 बाजारी मूल्य- 78943000 पंजीकरण शुल्क - 2150000 प्रतिलिपिकरण शुल्क - 100 योग : 2150100

प्रार्थना पत्र कमीशन दिनांक द्वारा  
श्रीमती, मीरा कपूर के क्रम में  
में उप निबंधक, नमिता श्रीवास्तव प्रभारी  
जनपद : सदर द्वितीय लखनऊ

श्रीमती, मीरा कपूर  
पत्नी श्री अनूप कपूर  
व्यवसाय : गृहिणी  
निवासी : सी-55, निराला नगर, लखनऊ

पर उपस्थित हुआ। उक्त श्रीमती मीरा कपूर द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष  
समय 12/08/2024 एवं 06:24:33 PM बजे उक्त निबंधक अन्य स्थान पर प्रस्तुत किया गया।



Meera Kapoor

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नमिता श्रीवास्तव प्रभारी  
उप निबंधक : सदर द्वितीय  
लखनऊ

12/08/2024

निबंधक अधिकारी  
राजेश कुमार यादव

प्रिंट करें



5- **Mr. Tarun Kapoor – Rs. 2,68,75,000/-**

- a. Rs. 50,000/- (Fifty thousand only) through online payment Ref. no. NEFT-N050242891351095 dated 19/02/2024.
- b. Rs. 50,000/- (Fifty thousand only) through online payment Ref. no. NEFT-N051242893250528 dated 20/02/2024.
- c. Rs. 2,50,000/- (Two Lakh Fifty thousand only) through online payment Ref. no. RTGS-HDFCR52024040294770198 dated 02/04/2024.
- d. Rs. 2,18,75,000/- (Two Crore Eighteen lakh seventy five thousand only) through Demand Draft no. 813599 dated 03/08/2024 of HDFC Bank.
- e. Rs. 69,87,500/- (Sixty Nine lakh eighty Seven thousand Five hundred only) as 26% TDS.


(Note – Payment paid to party (a+b+c+d+e) Rs. 2,92,12,500 – to be paid Rs. 2,68,75,000 = Extra payment paid Rs. 23,37,500/-

Mr. Tarun Kapoor refunded Rs. 23,37,500/- (Twenty three lakh Thirty Seven thousand Five hundred only) to Ms Sikka Riverside Residency Private Limited through Cheque No – 329730, Dated 12/08/2024, of IDBI Bank, Ghazibad.

Thus the total amount of **Rs. 21,50,00,000/- (Rupees Twenty One Crore Fifty Lakhs Only)** has been received by the Sellers from the second party, the receipt whereof Sellers hereby acknowledge.

  
Madhu Mehrotra  
Meera Kapoor

  
Tarun Kapoor  


  
17 | Page  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नमिता श्रीवास्तव प्रमारी  
उप निबंधक  
लखनऊ  
12/08/2024

राजेश कुमार आदर  
निबंधक लिपिक लखनऊ  
12/08/2024

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

प्रिंट करें



In witnesses whereof the Sellers and the Purchasers, have signed this deed and put their thumb impressions, after going through the entire contents of this Free Hold Sale deed, in their sound position of mind, without any pressure or compulsion from any body who-so-ever at Lucknow in presence of the following two witnesses.

Place - Lucknow

Dated - 12-08-2024

**WITNESSES:-**



1-

(HARPREET SOBTI)  
S/o Mr. Late. S.S. Sobti  
R/o - 356/361, Sobti House, Subash  
Mohal, Sadar Bazar, Lucknow



2-

(ANOOP CAPOOR)  
S/o Mr. Mohan Lal Capoor  
R/o - C-55, Near Charan Guest  
House, Nirala Nagar, Lucknow

Meera Capoor  
  
Madhu Mehrotra



SELLER

Tarek Kapoor



PURCHASER

DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

Typed By-   
AKASH DEEP VERMA

Drafted By-   
BRAJESH KUMAR PANDEY  
Advocate  
Office - In Front of Registrar Office,  
Kaisarbagh, Lucknow  
Mob- 9415001452

बही सं०: 1

रजिस्ट्रेशन सं०: 8437

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रत्येक मालिक

*Mehra Kapoor*

विक्रेता: 1

श्रीमती मीरा कपूर, पत्नी श्री अनूप कपूर

निवासी: सी-55, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 2

श्री अशोक कपूर के द्वारा विक्रम कपूर, पुत्र श्री अशोक कपूर

निवासी: फ्लैट संख्या -433, प्रिन्सेस पार्क अपार्टमेंट, तीसरी तल, प्लॉट नं०-33, सेक्टर-6, ट्वारका, दिल्ली

व्यवसाय: अन्य

विक्रेता: 3

श्रीमती मधु मेहरोत्रा, पत्नी श्री टी०एन० मेहरोत्रा

निवासी: बी०बी०-11ए, डीडीए फ्लैट्स, मुनिरका, उत्तर वेस्ट दिल्ली

व्यवसाय: गृहिणी

विक्रेता: 4

श्री तरुण कपूर, पुत्र श्री अरुण कपूर

निवासी: एच-502, अजनारा लैंडमार्क, प्लॉट नं०-1, वैशाली सेक्टर-1, आई०ई० साहिबाबाद, गाजियाबाद

व्यवसाय: नौकरी

विक्रेता: 5

श्री वरुण कपूर, पुत्र श्री अरुण कपूर

निवासी: A10-1501, ELITA PROMENADE, J P NAGAR, 7TH PHASE, BANGALORE, KARNATAKA

व्यवसाय: नौकरी

क्रेता: 1

श्री मे० सिक्का रिवरसाइड रेजिडेंसी प्रा० लि० (MS SIKKA RIVERSIDE RESIDENCY PVT LID) के द्वारा धर्मेन्द्र सिक्का, पुत्र श्री स्व० बंदा भान सिक्का

निवासी: सिक्का हाउस, 6 लॉ फ्लोस बंगला, हजरगिरी, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री हरप्रीत सोबती, पुत्र श्री स्व० सुरजीत सिंह सोबती

निवासी: 356/361, सोबती हाउस, सुभाष मीहान, सदर बाजार, लखनऊ

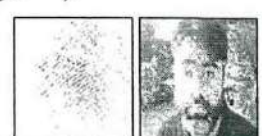
व्यवसाय: नौकरी

पहचानकर्ता: 2

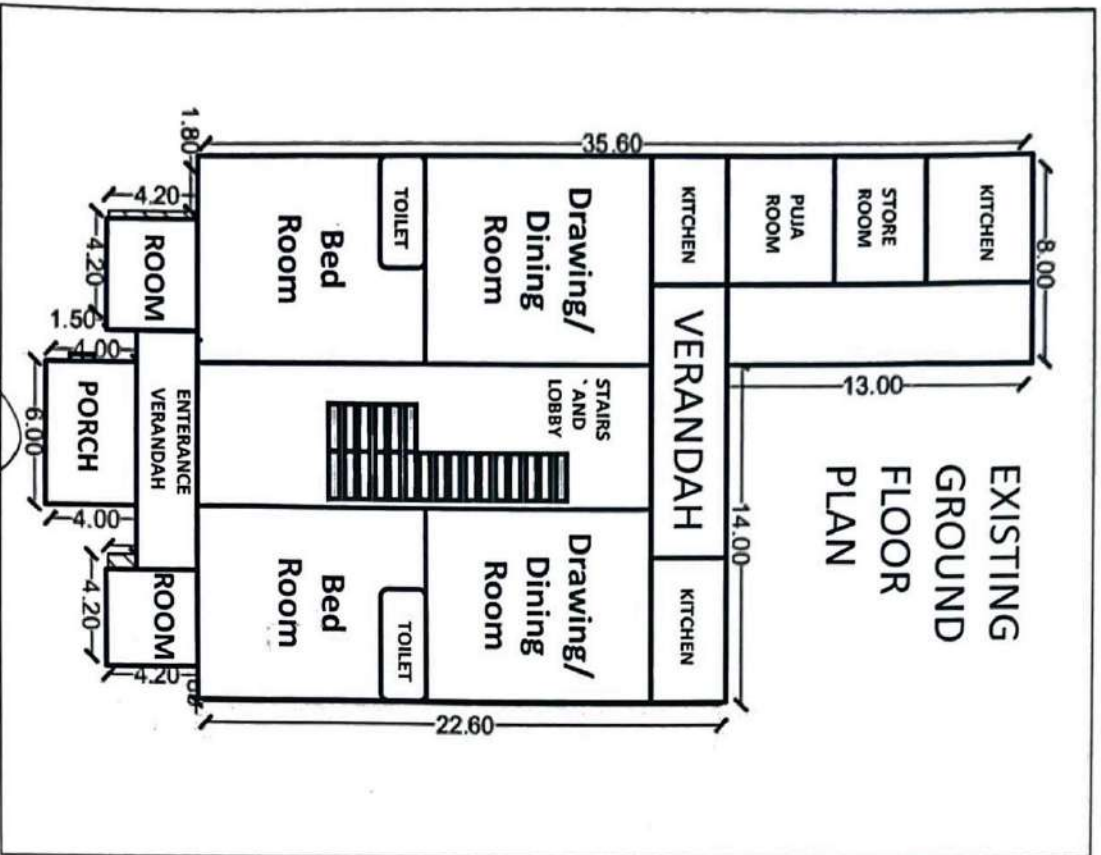
श्री अनूप कुमार, पुत्र श्री मोहन लाल कपूर

निवासी: सी-55, चरन गेस्ट हाउस के पास, निराला नगर, लखनऊ

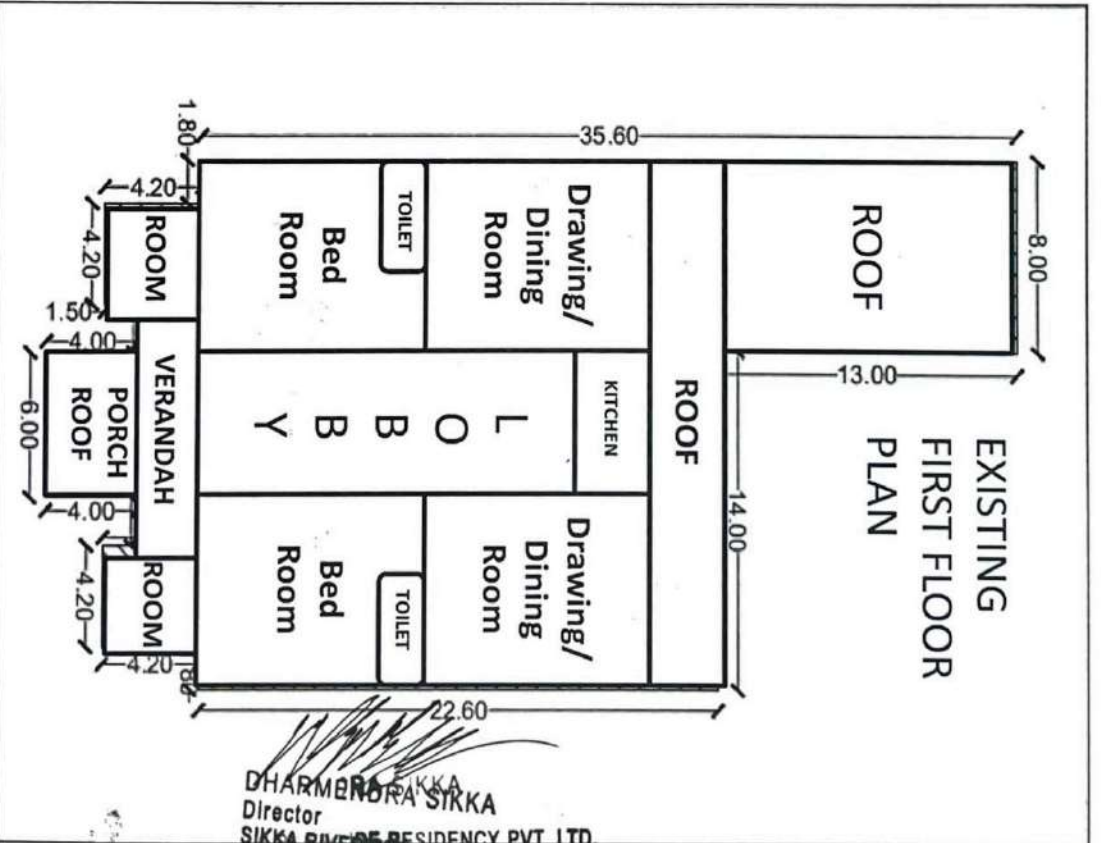
व्यवसाय: सेवानिवृत्त



EXISTING  
GROUND  
FLOOR  
PLAN



EXISTING  
FIRST FLOOR  
PLAN



DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6th Phase, Bangalore  
Hazratganj, LBR Now-226001

LAYOUT PLAN OF HOUSE NO. 414 T. 5. NEW CIVIL LINES BEARING MUNICIPAL NUMBER 509/365 (169) PURANA HYDERABAD (1968), LKO.

Meera Eggar

*[Signature]*  
Madhu Nehradia

*[Signature]*

*[Signature]*

आवेदन सं०: 202400821061652

बही संख्या 1 जिल्द संख्या 27659 के पृष्ठ 1 से 38 तक क्रमांक 8437 पर दिनांक 12/08/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

नमित श्रीवास्तव प्रभारी  
उप निबंधक सदर द्वितीय  
लखनऊ  
12/08/2024

प्रिंट करें



AR

43

1B

101

आवेदन संख्या : 202400821061652 आवेदन दिनांक : 12-08-2024

संश्लेषण की प्रकृति : बही संख्या -(1) लेखपत्र का प्रकार : विक्रय पत्र

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : मीरा कपूर नाम (अंग्रेजी में) : MEERA CAPOOR

ई - मेल : मोबाइल : 9452266112

संपत्ति की सं० : 1

सम्पत्ति की स्थिति का विवरण

जनपद : लखनऊ तहसील : लखनऊ

वार्ड/परगना : कत्विन कालेज मोहल्ला/गाँव : न्यू हैदराबाद

सम्पत्ति का विवरण : भवन निर्मित फ्री होल्ड प्लॉट संख्या -414 म्यूनिसिपल नम्बर - 509/365 (169)

सम्पत्ति प्राप्ति का श्रोत : प्राधिकरण/परिषद्/अन्य/विरासत

सम्पत्ति का प्रकार

सम्पत्ति का प्रकार : आवासीय(अकृषक)

क्षेत्रफल : 3318.49 भूमि की इकाई : वर्ग मीटर

प्रतिफल : 215000000 सेगमेंट प्रकार : अकृषक भूमि की दूरी 12 मीटर से अधिक 18 मीटर तक

निर्माण की स्थिति : निर्मित

सम्पत्ति की विशिष्ट संख्या : विद्युत् संयोजन संख्या

जल संयोजन संख्या :

सम्पत्ति मूल्यांकन विवरण

बाजारी मूल्य : 67919000/- वास्तविक बाजारी मूल्य : 78943000.00/-

कुल देय स्टाम्प शुल्क : 15050000/- वास्तविक स्टाम्प शुल्क : 15050000/-

कुल देय निबन्धन शुल्क : 2.15e+06/-

निर्माण सूचना

आवासीय विवरण

तलों की संख्या:- 1

क्रम संख्या	तल का प्रकार	आच्छादित क्षेत्रफल	निर्माण वर्ष	निर्माण की श्रेणी
2	भूतल	687.47 वर्ग मीटर	1937	आर०बी०सी० द्वितीय श्रेणी
3	प्रथम तल	506.53 वर्ग मीटर	1938	आर०बी०सी० द्वितीय श्रेणी

सम्पत्ति की चौहद्दी

DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Mr. Zratganj, Lucknow - 226001

Meera Capoor













आवेदन संख्या	202400821061652	आवेदन दिनांक	12-08-2024
संव्यवहार की प्रकृति	बही संख्या -(1)	लेखपत्र का प्रकार	विक्रय पत्र

पक्षकार का विवरण

क्रम सं	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पैन संख्या/मोबाइल नं०	संलग्न
1	विक्रेता	श्रीमती मीरा कपूर	पत्नी श्री अनूप कपूर	सी-55, निराला नगर, लखनऊ	गृहिणी	स्वयं	N/A ACI 1655J 945 112	
2	विक्रेता	श्री अशोक कपूर के द्वारा श्री विक्रम कपूर	पुत्र श्री अशोक कपूर	फ्लैट संख्या -433, प्रिन्सेस पार्क अपार्टमेंट, तीसरा तल, प्लॉट नं०-33, सेक्टर-6, द्वारका, दिल्ली	अन्य	मुख्तार आम	N/A AB) 520D	
3	विक्रेता	श्रीमती मधु मेहरोत्रा	पत्नी श्री टी०एन० मेहरोत्रा	बी०बी०-11ए, डीडीए फ्लैट्स, मुनिरका, साउथ वेस्ट दिल्ली	गृहिणी	स्वयं	N/A AO) 1841E 921 855	
4	विक्रेता	श्री तरुण कपूर	पुत्र श्री अरुण कपूर	एच-502, अजनारा लेडमार्क, प्लॉट नं०-18, वैशाली सेक्टर-4, आई०ई० साहिबाबाद, गाजियाबाद	नौकरी	स्वयं	N/A ATV 580H 982 327	
5	विक्रेता	श्री वरुण कपूर	पुत्र श्री अरुण कपूर	A10-1501, ELITA PROMENADE, J P NAGAR, 7TH PHASE, BANGALORE, KARNATAKA	नौकरी	स्वयं	N/A API) 05J 983) 144	
6	क्रेता	श्री मे० सिक्का रिवरसाइड रेजिडेंसी प्रा०लि०(MS SIKKA RIVERSIDE RESIDENCY PVT LTD) के द्वारा श्री धर्मेन्द्र सिक्का	पुत्र श्री स्व० चंद्र भान सिक्का	सिक्का हाउस, 6 लॉ प्लास बंगला, हजरतगंज, लखनऊ	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A ABL) 192A	
7	गवाह-प्रथम	श्री हरप्रीत सोबती	पुत्र श्री स्व० सुरजीत सिंह सोबती	356/361, सोबती हाउस, सुभाष मोहाल, सदर बाजार, लखनऊ	नौकरी		N/A 9415 18	
8	गवाह-द्वितीय	श्री अनूप कुमार	पुत्र श्री मोहन लाल कपूर	सी-55, चरन गेस्ट हाउस के पास, निराला नगर, लखनऊ	सेवानिवृत्त		N/A 9838 12	

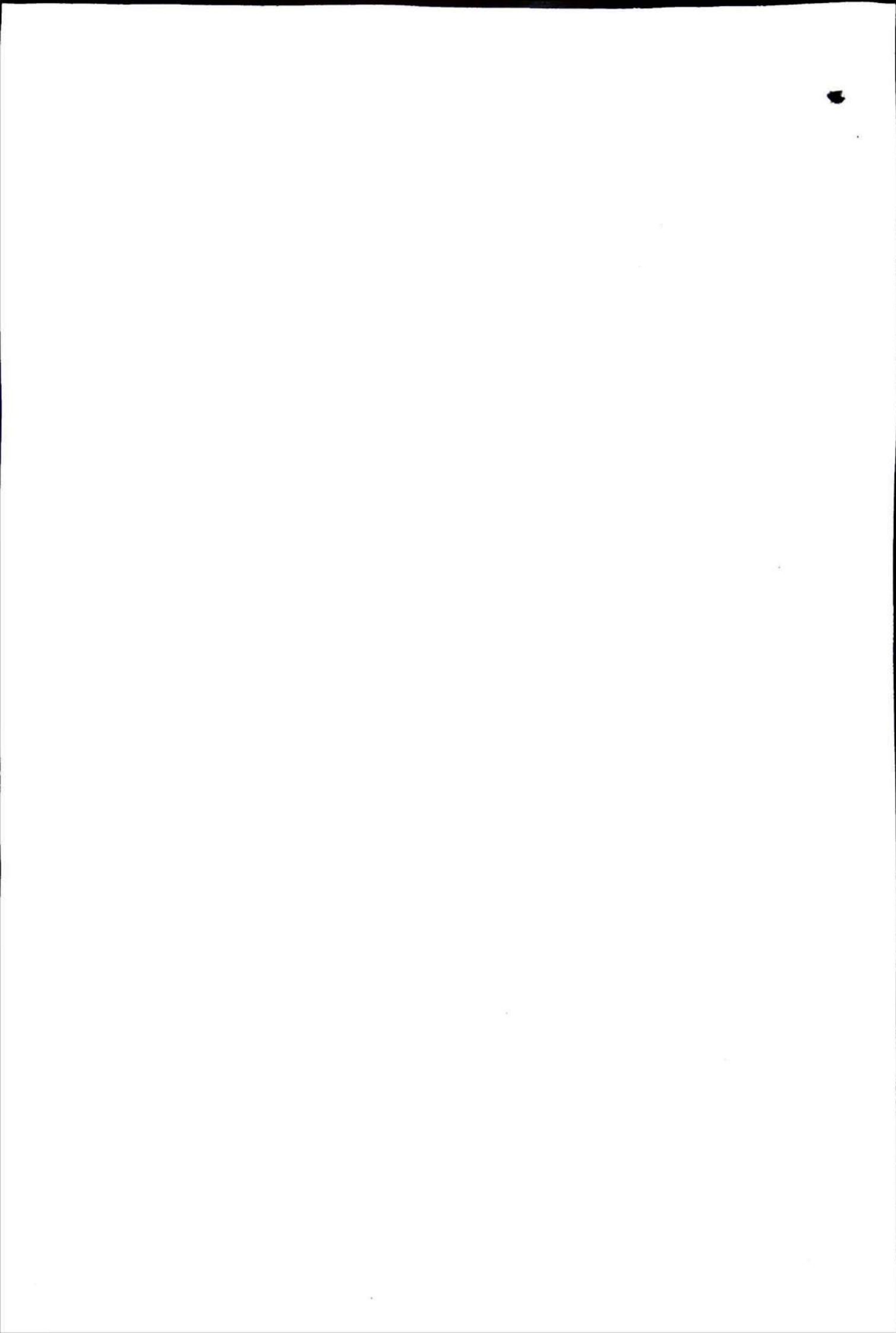
नोट\*:- पंजीकरण हेतु उपनिबंधक कार्यालय : सदर द्वितीय का चयन सफलतापूर्वक संपन्न हुआ।

Meera Kapoor

Mandhu Mehrotra

Tarun Kapoor

DHARMEन्द्र SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



पूर्व	पश्चिम	उत्तर	दक्षिण	खसरा संख्या	प्लॉट संख्या / भवन संख्या / दुकान संख्या	संलग्न नक्शा
49 फिट चौड़ी सड़क	प्लॉट संख्या - 422 (Beverly Park Apartment)	प्लॉट संख्या - 415 (Eldern Empereur Apartment)	प्लॉट संख्या - 413 (Government Office)			

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

बाजारी मूल्य	: 67919000/-	वास्तविक बाजारी मूल्य	: 78943000.00/-
कुल देय स्टाम्प शुल्क	: 15050000/-	वास्तविक स्टाम्प शुल्क	: 15050000/-
कुल देय निबन्धन शुल्क	: 2150000/-		

अन्य विवरण

प्रपत्र में कुल पृष्ठों की संख्या (दोनों तरफ)	: 38	प्रतिलिपिकरण शुल्क-रु०	: 100
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Maera Capoor

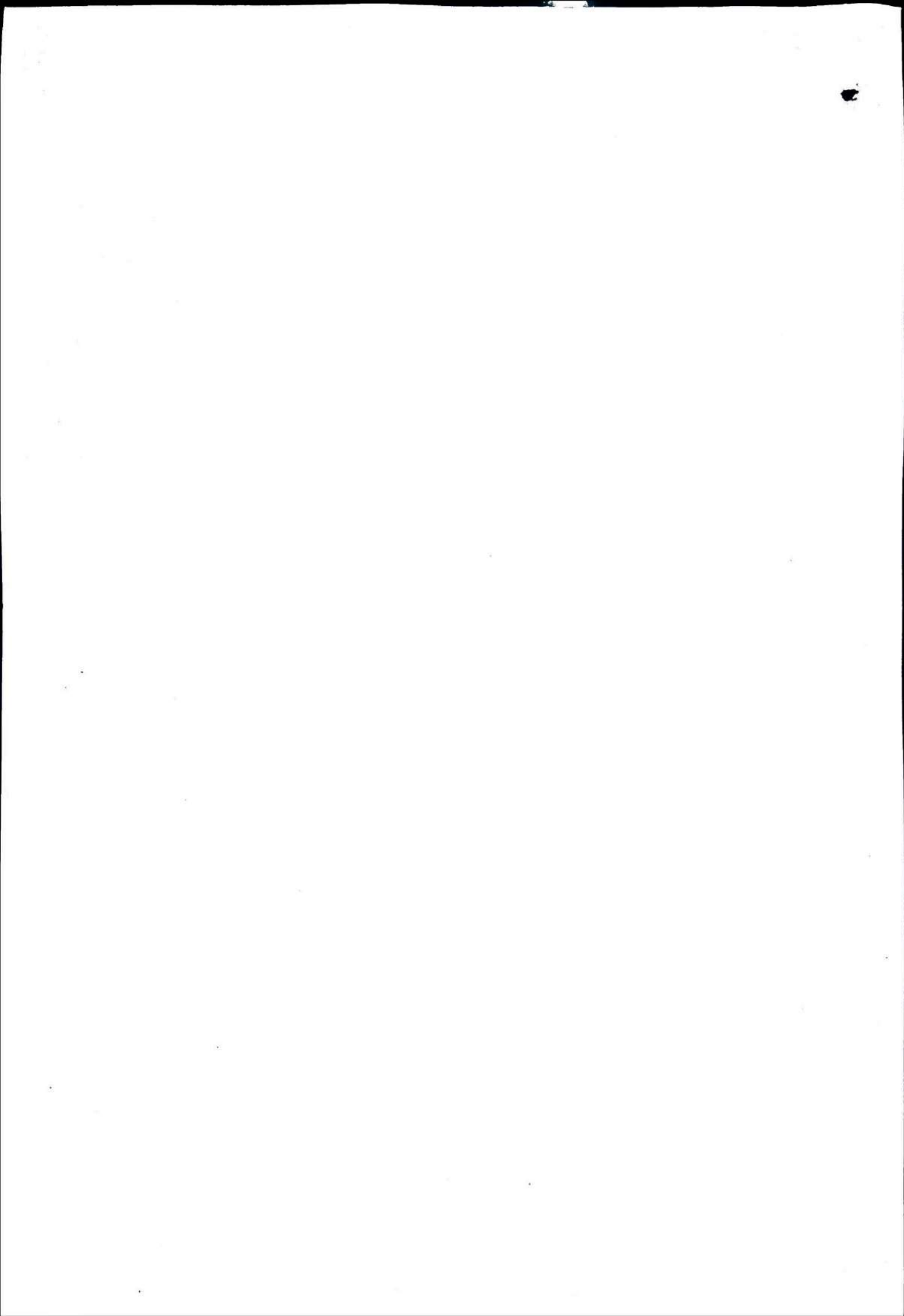


Maehin Mehrotra

Tanujpal







प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2024228035026

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 12/08/2024

प्रस्तुतकर्ता या प्रार्थी का नाम मीरा कपूर द्वारा ब्रिजेश

लेख का प्रकार: प्रार्थना पत्र

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कर्मीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

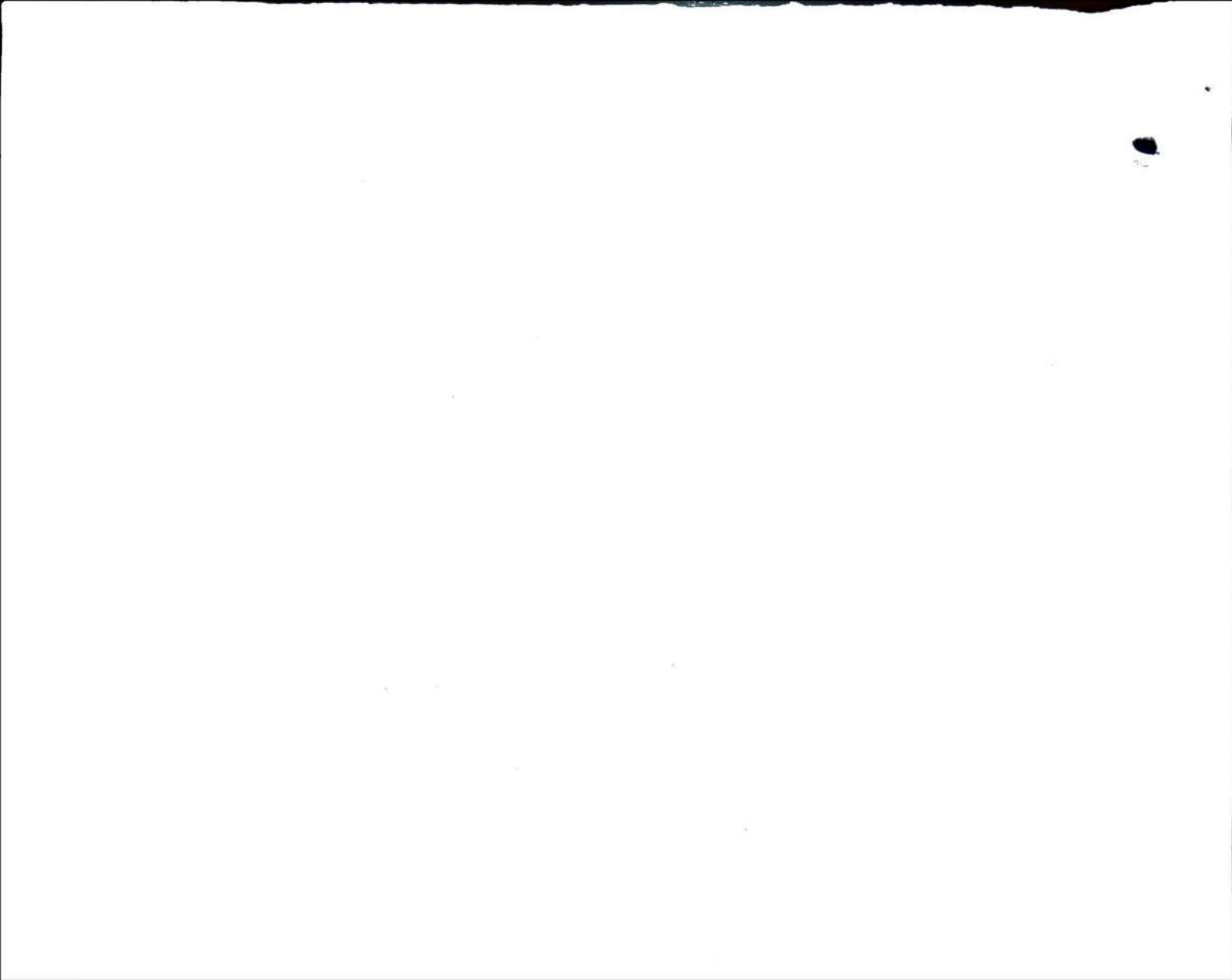
शुल्क वसूल करने का दिनांक 12/08/2024

दिनांक जब लेख प्रतिलिपि या तलाश 12/08/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2024228035031

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 12/08/2024

प्रस्तुतकर्ता या प्रार्थी का नाम मीरा कपूर द्वारा ब्रिजेश

लेख का प्रकार: कमीशन

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या नलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क 5000
6. विविध
7. यात्रिक भत्ता

1 में 6 तक का योग 5000

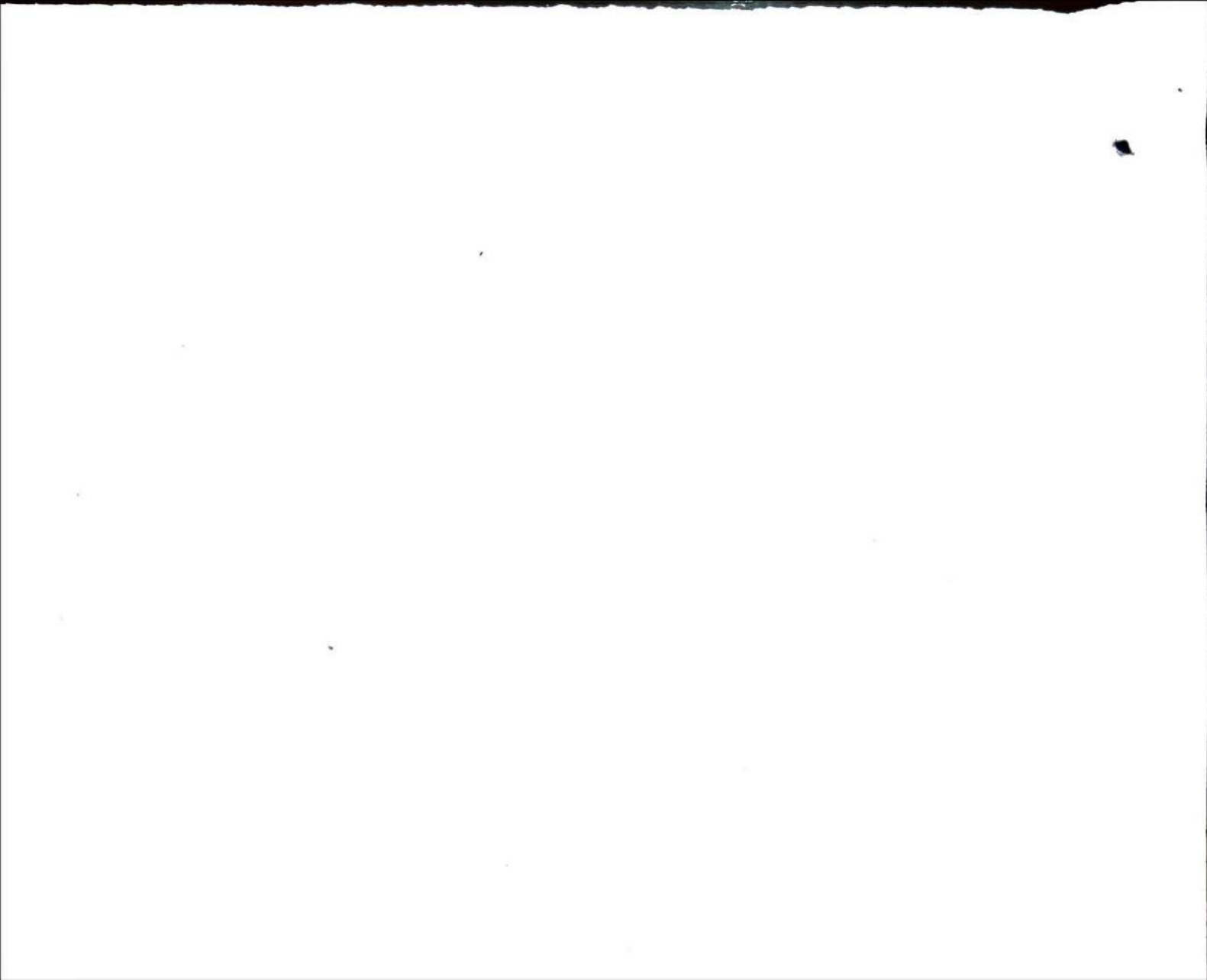
शुल्क वसूल करने का दिनांक 12/08/2024

दिनांक जब लेख प्रतिलिपि या नलाश 12/08/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लखनऊ क्रम 2024228035039

आवेदन संख्या : 202400821061652

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-08-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मीरा कपूर

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 215000000 / 78943000.00

1. रजिस्ट्रीकरण शुल्क 2150000
2. प्रतिनिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुहल्लार के अधिप्रमाणीकरण लिए शुल्क
5. वमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 2150100

शुल्क वसूल करने का दिनांक 2024-08-12 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-08-12 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



I 8437/2024

