

12/06/2021

Signature Farah Deeba
ACC Name: Farah Deeba, ACC Code: UPE00LUP14171901
ACC Address: 78/14/15, Madhyam, Mobile: 7388548281
Licence No.: 507, Tenali & District: Prayagraj

INDIA NON JUDICIAL

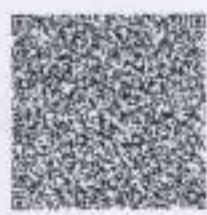
Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No.	: IN-UP14048512494087T
Certificate issued Date	: 23-Jul-2021 03:39 PM
Account Reference	: NEWIMPACC (SV)/ up14171904/ PRAYAGRAJ SADAR&UP-AHD
Unique Doc Reference	: SLBIN-UPUP1417190414051359904989T
Purchased by	: ShreeInfraEstates ThSig RajeshAgarwal SanskarGupta
Description of Document	: Article 23 Conveyance
Property Description	: Part Of Nazul Freehold Site No 133A/1, Civil Station Bearing H, No 230B/28A/01 And 230B/28, Hastings Road Alld
Consideration Price (Rs)	:
First Party	: Satish Tandon And Sudhir Tandon
Second Party	: ShreeInfraEstates ThSig RajeshAgarwal SanskarGupta
Stamp Duty Paid By	: ShreeInfraEstates ThSig RajeshAgarwal SanskarGupta
Stamp Duty Amount (Rs)	: 3,50,03,500 (Three Crore Fifty Lakh Three Thousand Five Hundred only)



..... Please write or type below this line

Satish Tandon 
 


RS 0004022340



Statutory Alert:

1. The e-stamp is in the form of certificate and should be issued at www.infraestates.com or copy of Stamp Duty receipt should be attached.
2. An e-stamp is available on the Certificate and is available on the website www.infraestates.com.
3. Approval of stamp duty is given on the basis of the certificate.

1296/2021



उत्तर प्रदेश UTTAR PRADESH



Identified
S/W Adv



(2)

PRECIS OF THE DEED

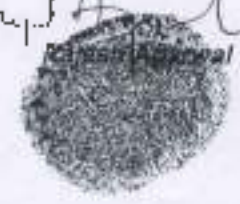
1. Type of Land. - Commercial
2. Ward/ Pargana. - Sadar
3. Mohalla/Village. - Mohalla Hastings Road, Allahabad now Prayagraj
4. Description of Property. - A Part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 1633 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230E/28A/01, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the First Part and A Part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Kishor Agrawal
Kishor Agrawal

Sanskar Gupta
Sanskar Gupta



क्रमांक : 1 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा

स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल

निवास का पता : ऑकलैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अर्थात् 31 मार्च, 2022 तक

हस्ताक्षर Farah Deeba



भाग 1

प्रत्युत्कर्ता अथवा पार्टी द्वारा रखा जाने वाला

उपनिवेशक महर प्रथम प्रयागराज रूप संख्या 2021018013227

आवेदन संख्या: 202100090013682

लेख का पंजीयन एवं प्रस्तुत करने का तिथिक 2021-07-24 00:00:00

प्रत्युत्कर्ता का पार्टी का नाम मतीम टखन

लेख का प्रकार विवरण एवं

प्रतिकूल की दर्यातने 500250000 / 318520000 00

1. एडिस्ट्रीकेशन शुल्क 5002500
2. प्रतिनिधिकरण शुल्क 160
3. निरीक्षण या अन्वेषण शुल्क
4. गुणवत्ता के अधिपत्रपत्रों करण लिए शुल्क
5. कभीतल शुल्क
6. विविध
7. वार्षिक प्रया

1 से 5 तक का योग 5002660

शुल्क वापस करने का तिथिक 2021-07-24 00:00:00

दिनांक तक लेख प्रतिनिधि का प्रयास

प्रयास एवं वापस करने के लिए तैयार होगा 2021-07-24 00:00:00

उपनिवेशक अधिकारी के हस्ताक्षर

रूप निवेशक

सिवर प्रथम, प्रयागराज

भाग 1

प्रत्युत्कर्ता अथवा पार्टी द्वारा रखा जाने वाला

उपनिवेशक महर प्रथम प्रयागराज रूप संख्या 2021018013227

आवेदन संख्या: 202100090013682

लेख का पंजीयन एवं प्रस्तुत करने का तिथिक 2021-07-24 00:00:00

प्रत्युत्कर्ता का पार्टी का नाम मतीम टखन

लेख का प्रकार विवरण एवं

प्रतिकूल की दर्यातने 500250000 / 318520000 00

1. एडिस्ट्रीकेशन शुल्क 5002500
2. प्रतिनिधिकरण शुल्क 160
3. निरीक्षण या अन्वेषण शुल्क
4. गुणवत्ता के अधिपत्रपत्रों करण लिए शुल्क
5. कभीतल शुल्क
6. विविध
7. वार्षिक प्रया

1 से 5 तक का योग 5002660

शुल्क वापस करने का तिथिक 2021-07-24 00:00:00

दिनांक तक लेख प्रतिनिधि का प्रयास

प्रयास एवं वापस करने के लिए तैयार होगा 2021-07-24 00:00:00

उपनिवेशक अधिकारी के हस्ताक्षर

रूप निवेशक

सिवर प्रथम, प्रयागराज

भाग 1

भाग 1 की प्रतिनिधि एवं विवर में लगाया जाने वाला

उपनिवेशक महर प्रथम प्रयागराज रूप संख्या 2021018013227

आवेदन संख्या: 202100090013682

प्रतिकूल की दर्यातने 500250000

प्रत्युत्कर्ता का प्रतिनिधि का प्रयास प्रयास एवं के लिए पार्टी का नाम

मतीम टखन

निवेशक का नाम मतीम टखन

लेख का प्रकार विवरण एवं

प्रतिकूल की दर्यातने 500250000

पंजीयन एवं प्रस्तुत करने का तिथिक 2021-07-24 00:00:00

दिनांक तक लेख प्रतिनिधि

या प्रयास प्रयास एवं वापस करने के लिए तैयार होगा 2021-07-24 00

उपनिवेशक अधिकारी के हस्ताक्षर

रूप निवेशक

सिवर प्रथम, प्रयागराज



उत्तर प्रदेश UTTAR PRADESH

(3)

Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 3350 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230B/28, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the Second Part, Consolidated area of both parts (1633 + 3350) = 4983 Sq. Yards = 4166.72 Sq. Metres, including all structures and trees standing thereon, including boundary wall towards East, West, North and South,

5.	Unit of Land (Hectare/Sq. Metre) -	Sq. Metres
6.	Extent of Land/ Proportionate Land -	4166.72 Sq. Metres
7.	Situation of Road. -	Hastings Road, Allahabad now Prayagraj
8.	Other description/ 9 metre road/corner etc. -	Muir Road, Allahabad Now Prayagraj
9.	Type of Property. -	Open Land with Residential building
10.	Total area of the property (In case of Multistorey Building) -	X
11.	Total Covered Area (In case of Multistorey Building) -	X
12.	Stage-Finished/Semi-Finished/etc. -	X

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Sanghar Gupta
Sanghar Gupta



क्रमांक : 2 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंनामा

स्टाम्प क्रेता का नाम : श्री इन्द्रा हस्टेड्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,

आवेदन सं०- 202100890013682

प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल

निवास का पता : ऑकलैंड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कदोहरी, प्रयागराज विक्रय पत्र

वही सं०: 1

ला० नं०-907, अविश्राम मार्ग, 2022 तक

हस्ताक्षर

Farah Deeba

प्रतिकल- 500250000 स्टाम्प शुल्क- 35017500 बाजारी मूल्य- 116520000 बैंकीकरण शुल्क - 50025000 प्रतिलिपिकरण शुल्क 160 योग - 5002660

श्री सतीश टण्डन,

पुत्र श्री स्व० हरी मोहन दारा टण्डन

अवस्य व्यापार

निवासी: २६, हेस्टिंग्स रोड, व्याय मार्ग, इलाहाबाद, प्रयागराज

Satish Tandon



ने यह लेखपत्र इस कार्यालय में दिनांक 24/07/2021 एवं 06:11:37 PM बजे
निबंधन हेतु पेश किया।

Satish Tandon

रजिस्ट्रार के हस्ताक्षर

[Signature]
कमला देवी
उप निबंधक, सदर प्रथम

प्रयागराज
24/07/2021

[Signature]
हसनैन अहमद नियमित
निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

(4)

13	Valuation of Trees. -	Total Trees 31 valued at Rs. = 3,64,000/-
14	Boring/Well etc .	1 Bore Well valued at Rs. 2,00,000/- and 1 Well valued at Rs. 1,00,000/-
15.	Built up area. -	Value Construction (R.B.) on Ground Floor : 303.807 Sq. metres
16.	Year of Construction. -	1981
17.	Whether Member of Sahkari Awas Samiti- Yes/No -	X
18.	Sale Consideration in Rupees. -	Rs. 50,02,50,000/-
19.	Valuation of Property -	Rs. 31,65,20,000/-
20.	Stamp duty paid. -	Rs. 3,50,17,500/-

Boundary :

East : - Rishikul Uchchar Madhyamik Vidyalay on Part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, now Prayagraj.

West : - Hastings Road, Allahabad, now Prayagraj.

North : - Muir Road, Allahabad, now Prayagraj.

South : - House No. 28, Hastings Road on Part of Nazul Bhukhand Sankhya 133-B, Civil Station, Allahabad, now Prayagraj.

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta
Sanskar Gupta



क्रमांक : ३ दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंकमा

स्टाम्प क्रेता का नाम : श्री इन्का इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत इस्ताभरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल
आवेदन सं०: 2021/00890013682
निवास का पता : ऑवर्लैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज
बही सं०: 1 रजिस्ट्रेशन सं०: 4226
ला० नं०-907, अवधि 31 मार्च, 2022 तक

वर्ष: 2021
हस्ताक्षर *Farah Deeba*

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रत्येकानुसार उक्त

विक्रेता: 1

श्री सतीश टण्डन, पुत्र श्री स्व० हरी मोहन दास टण्डन
निवासी: २८, हेस्टिंग्स रोड (न्याय मार्ग), इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 2

श्री सुधीर टण्डन, पुत्र श्री स्व० हरी मोहन दास टण्डन
निवासी: २८, हेस्टिंग्स रोड (न्याय मार्ग), इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

क्रेता: 1

श्री श्री इन्का इस्टेट के द्वारा राजेश अप्पवाल, पुत्र श्री स्व० विनय
कुमार अप्पवाल

निवासी: डी-१६, ऑकलोट रोड, इलाहाबाद

व्यवसाय: व्यापार

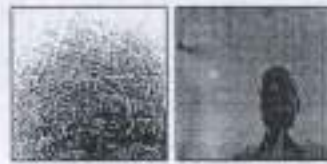
क्रेता: 2

श्री श्री इन्का इस्टेट के द्वारा सरदार गुणधर, पुत्र श्री वृजसोहन
गुणो

निवासी: ६४, बकसिंग मजरा, इलाहाबाद

व्यवसाय: व्यापार

ने निष्पादन स्वाकार किया।
पहचानकर्ता: 1





उत्तर प्रदेश UTTAR PRADESH

(5)

**Number of First Party [2]
Description of Vendors**

- | | |
|-------------------|---|
| 1. Name : | <i>Shri Satish Tandon</i> |
| Father's Name | <i>Late Hari Mohan Das Tandon</i> |
| Permanent Address | <i>28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj</i> |
| Present Address | <i>28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj</i> |
| Occupation | <i>Business</i> |
| Pan No | <i>ABHPT7115K</i> |
| Aadhaar No. | <i>4233 8973 4715</i> |
| Mobile No. | <i>9335143387</i> |
| 2. Name : | <i>Shri Sudhir Tandon</i> |
| Father's Name | <i>Late Hari Mohan Das Tandon</i> |
| Permanent Address | <i>28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj</i> |
| Present Address | <i>28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj</i> |
| Occupation | <i>Business</i> |
| Pan No | <i>AAIPT7127P</i> |
| Aadhaar No. | <i>7905 8245 8664</i> |
| Mobile No. | <i>9918179333</i> |

Satish Tandon

Satish Tandon

Sudhir Tandon

Sudhir Tandon

Rajesh Mohan

Rajesh Mohan

Sanskar Gupta

Sanskar Gupta



क्रमांक : 4 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंनासा

स्टाम्प केता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स

प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल

निवासी 26/8/23, मदीराज, इलाहाबाद

स्टाम्प-विक्रेता का नाम : श्रीमती फराह दीबा

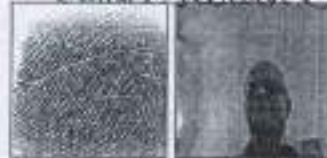
मालिकी-हस्ताक्षरी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2022 तक

निवासी 26, हॉस्टिंग रोड, न्याय मार्ग, इलाहाबाद, प्रयागराज

व्यवसाय अन्य

Mohd Shahid
ADVOCATE



हस्ताक्षर Farah Deeba

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी

उप निबंधक - सदर प्रथम

प्रयागराज

हरानेन अहमद निपणित
निबंधक लिपिक

ने की। प्रवेशक मद्र साक्षिणों के निशान अंगूठे नियमानुसार लिए गए हैं।
लिपिणी :

Bauer





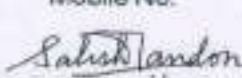
उत्तर प्रदेश UTTAR PRADESH

(6)

**Number of Second Party [2]
Description of Vendees**

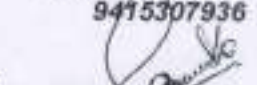
1. Name : *"Shree Infra Estates" through its authorised signatory*
Shri Rajesh Agarwal
Late Binay Kumar Agarwal
Father's Name
Permanent Address *D-16, Auckland Road, Allahabad, Now Prayagraj*
Present Address *D-16, Auckland Road, Allahabad, Now Prayagraj*
Occupation *Business*
Pan No. *AEKFS4961A*
Adhaar No. *6371 0315 4399*
Mobile No. *9935594806*

2. Name *"Shree Infra Estates" through its authorised*
signatory Shri Sanskar Gupta
Shri Brij Mohan Gupta
Father's Name
Permanent Address *64, Balrampur House, Allahabad, Now Prayagraj*
Present Address *64, Balrampur House, Allahabad, Now Prayagraj*
Occupation *Business*
Pan No. *AEKFS4961A*
Adhaar No. *8267 1827 9360*
Mobile No. *9415307936*


Satish Tandon


Sudhir Tandon


Rajesh Agarwal


Sanskar Gupta



क्रमांक : 5 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : वैनाभा
स्टाम्प क्रेता का नाम : श्री इम्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह बीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
ला० नं०-907, अद्य 31 मार्च, 2022 तक

हस्ताक्षर *Farah Deeba*





उत्तर प्रदेश UTTAR PRADESH

(7)
SALE DEED

THIS SALE DEED is made on this the 24th day of July, 2021.

BETWEEN

Shri Satish Tandon S/o Late Hari Mohan Das Tandon R/o 28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj, the Vendor of the First part and Shri Sudhir Tandon S/o Late Hari Mohan Das Tandon R/o 28, Hastings Road (Nyaya Marg) Allahabad now Prayagraj, the Vendor of the Second part, hereinafter jointly called the Vendors, which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

AND

"Shree Infra Estates" a Partnership Firm, having its Principal Place of Business at 2, Sardar Patel Marg, Civil Lines, Prayagraj, having its partners Commercial Auto Sales (Pvt.) Ltd. a company registered under the Companies Act, 1956, having its registered office at 4-C, Maharishi Dayanand Marg, Allahabad, through its Director Smt. Madhu Gupta W/o Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad now Prayagraj and Brij Raj Housing LLP., registered as per

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Sariskar Gupta
Sariskar Gupta



क्रमांक : 6 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा .

स्टाम्प क्रेता का नाम : श्री इनफ्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,

प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल

निवास का पता : ऑक्लैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा

मालवीय हाल दीवानी कंचेहरी, प्रयागराज

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उत्तर प्रदेश UTTAR PRADESH

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(8)

LLP Act 2008, having its registered office at 1, Gibson Lane (Beside Onent Cinema), Room No. 102, First Floor, Kolkata, through its partner **Shri Rajesh Agarwal** S/o Late Binay Kumar Agarwal R/o D-16, Auckland Road, Allahabad now Prayagraj and **Innovative Formations Pvt. Ltd.**, a company registered under the Companies Act, 2013, having its registered office at F-7 C, Panki Site 1, Kanpur, through its Director **Shri Manish Gujral** S/o Shri J. P. Gujral R/o 52/25B, Muir Road, Allahabad now Prayagraj and **Shri Sanskar Gupta** son of Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad, hereinafter called the Vendees, represented through their authorised signatory **Shri Rajesh Agarwal** S/o Late Binay Kumar Agarwal R/o D-16, Auckland Road, Allahabad now Prayagraj and **Shri Sanskar Gupta** son of Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad now Prayagraj, which term unless excluded by the context shall mean and include their heirs, successors in office, legal representatives and assigns.

WHEREAS the Vendor of the First part is the absolute owner and in possession of Nazul now Freehold Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, measuring 1633 Sq. Yards. out of 4166.72 Sq. Metres, situated in Mohalla Hastings Road, Civil Station, Allahabad, together with Bungalow No. 230/26, Haslings Road, Allahabad and the name of the Vendor

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Sanskar Gupta
Sanskar Gupta



क्रमांक : 7 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : शैनामा

स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स लिमिटेड 2, सरदार पटेल मार्ग, सिविल लाइन्स,

प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल

निवास का पता : ऑवरलैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

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उत्तर प्रदेश UTTAR PRADESH

(9)

stands recorded over the aforesaid freehold land, with structures and trees standing thereon, in the records of Nagar Nigam, Allahabad now Prayagraj as well as in Nazul Department and in other relevant records. The aforesaid property belonging to the Vendor of the First Part is presently numbered as 230B/28A/01, Hastings Road, Allahabad now Prayagraj;

AND WHEREAS the Vendor of the Second part is the absolute owner and in possession of Nazul now Freehold Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, measuring 3350 Sq. Yards, out of 4166.72 Sq. Metres, situated in Mohalla Hastings Road, Civil Station, Allahabad, together with Bungalow No. 230/28, Hastings Road, Allahabad and the name of the Vendor stands recorded over the aforesaid freehold land, with structures and trees standing thereon, in the records of Nagar Nigam, Allahabad now Prayagraj as well as in Nazul Department and in other relevant records. The aforesaid property belonging to the Vendor of the Second Part is presently numbered as 230B/28, Hastings Road, Allahabad now Prayagraj;

AND WHEREAS prior to the transfer of the aforesaid property in favour of the present Vendors, initially the lease of Nazul Bhukhand Sankhya 133, Civil Station, Allahabad, for an area measuring 15 acres 2791 Sq. Yards, was demised, by an indenture dated 30.06.1921 by the Secretary of State for India in Council in favour of Shri Madho Prasad S/o Late Rai Bahadur Lala Ram Charan Das for

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : ॐ दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंकनामा
स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
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(10)

a period of 50 years, which was valid with effect from 08.10.1918 upto 07.10.1968, which was registered in Additional file Book No. 1/Jild Sankhya 869 on page 44 as document No. 1373 in the office of Sub-Registrar, Distt. Allahabad on 20.09.1921;

AND WHEREAS after the death of Shri Madho Prasad the name of his son Lala Man Mohan Das Tandon was recorded as lessee in the nazul records;

AND WHEREAS in the year 1952, a family settlement took place on 30.04.1952, and under the said settlement the aforesaid Nazul Land (property) came in the share of Shri Hari Mohan Das Tandon and thereafter the name of Shri Hari Mohan Das Tandon was recorded over the aforesaid nazul land vide letter no. 342-XXV-2/6(50-51) dated 07.11.1952, in the records of Nazul Department in place of Lala Man Mohan Das Tandon;

AND WHEREAS in the year of 1964, by Government order No. U.O. 398-B/XI-K-H-33 R/61 dated 09.06.1964, the aforesaid nazul land was resumed (acquired) by the Government and out of total area of 15 Acres 2791 Sq. Yards, an area measuring 10.315 Acres was reserved for construction of Circuit House. The remaining 5 Acres 1266 Sq. Yards was further leased out in two parts. The

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : ५ दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंकमौजुद

स्टाम्प क्रेता का नाम : श्री इन्फ्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल

निवास का पता : अक्लैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

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ला० नं०-१०७, अवधि 31 मार्च, 2022 तक

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(11)

Lease of the First Part was granted/sanctioned in favour of Shri Hari Mohan Das Tandon and the Lease of the Second Part was granted/sanctioned jointly in favour of Shri Purshottam Das Tandon and Shri Beni Prasad Tandon (Elder Brothers of Shri Hari Mohan Das Tandon). The information of the aforesaid Government order was given to Shri Hari Mohan Das Tandon vide Letter No. 1680/N.C.-XXV-1/12(63-64) dated 13.06.1964 of Collector, Allahabad;

AND WHEREAS as such in pursuance of the aforesaid order the aforesaid nazul land was divided into three parts and Nazul Bhukhand Sankhya 133, Civil Station, Allahabad, measuring 10 Acres 1525 Sq. Yards, was given to The Administrator General Department U P. State Government (Circuit House) and Bhukhand Sankhya 133A, Civil Station, Allahabad, measuring 2 Acres 2185 Sq. Yards was leased jointly in favour of Shri Purshottam Das Tandon and Shri Beni Prasad Tandon and Nazul Bhukhand Sankhya 133-B, Civil Station, Allahabad, measuring 2 Acres 3921 Sq. Yards was leased in favour of Shri Hari Mohan Das Tandon, which was recorded in relevant records;

AND WHEREAS Shri Beni Prasad Tandon the co-Lessee of Nazul Bhukhand Sankhya 133A, measuring 2 Acres 2185 Sq. Yards = 11865 Sq.

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



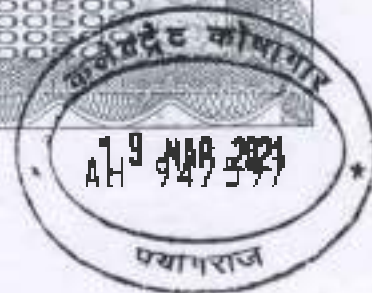
क्रमांक : [० दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा
स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सनदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिष्ठित हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
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(12)

Yards = 9920.32 Sq. metres, died on 02.06.1976, leaving four daughter namely Smt. Asha Rani Kapoor W/o Shri Jagan Nath Kapoor, Smt. Usha Rani Kapoor W/o Shri Krishna Gopal Kapoor, Smt. Shashi Rani Kapoor W/o Shri Vijay Kumar Kapoor and Smt. Umarani Khunnah W/o Shri Shyam Lal Khunnah;

AND WHEREAS Shri Purshottam Das Tandon on 17.08.1987, Smt. Asha Rani Kapoor on 19.12.1994, Smt. Usha Rani Kapoor on 30.12.1994, Smt. Shashi Rani Kapoor on 30.12.1994 and Smt. Umarani Khunnah on 19.12.1994, made a nomination for executing a new Lease deed in favour of Shri Hari Mohan Das Tandon and also filed a no objection/Sahmati for conversion of Nazul land into freehold land, for an area measuring 5067.78 Sq. Metres in favour of Shri Hari Mohan Das Tandon through their no objection/Sahmati dated 27.06.2000, 28.06.2000, 28.06.2000, 30.06.2000 and 28.06.2000;

AND WHEREAS on coming into force of the Government Order No. 3278/9-अत-4-2000-534N/97 dated 26.06.2001, Shri Hari Mohan Das Tandon as nominated beneficiary, made an application for conversion of leasehold rights in the aforesaid Nazul Site No. 133A, Civil Station, Allahabad, measuring 5067.78 Sq. metres and after deducting an area measuring 779.83 Sq. Metres,

S. Hari Mohan Das Tandon
S. Hari Mohan Das Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



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स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अध्याल पुत्र स्वर्गीय विनय कुमार अध्याल
नियामक का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
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(13)

the land affected under the master plan for the widening of Hastings road and an area of 121.23 Sq. metres for road widening of Muir Road, total 901.06 Sq. Metres, the Collector Allahabad, has allowed the conversion of lease hold right of remaining Nazul Site No. 133A, Civil Station, Allahabad, measuring 4166.72 Sq. Metres, situated in Mohalla Hastings Road, Civil Station, Allahabad, vide Government Order No. 2268/9-आ-4-98-704एन/97 dated 01.12.1998 and the Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh has executed a Freehold Deed dated 10 12 2003 for Commercial Use (अनावासीय भू-उपयोग) in respect of the aforesaid Nazul Land in favour of Shri Hari Mohan Das Tandon, which is registered in Pustak Sankhya 1, Khand Sankhya 4221 on Pages 57/88 at Serial No. 14229 on 11.12.2003 in the Office of Sub-Registrar (Sadar), Allahabad and thus Shri Hari Mohan Das Tandon, became the absolute owner of Nazul now Freehold Site No. 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, measuring 4166.72 Sq. metres, situated in Mohalla Hastings Road, Allahabad;

AND WHEREAS an old bungalow No 28, Hastings road, Allahabad, stood


Satish Tandon


Sudhir Tandon


Rajesh Agarwal


Sanskar Gupta



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स्टाम्प केला का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
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हस्ताक्षर Sarah Deeba





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(14)

over a part of aforesaid Nazul now Freehold Site No. 133A, Civil Station, Allahabad and the name of Shri Hari Mohan Das Tandon, stood recorded over the aforesaid bungalow in the records of Nagar Nigam, Allahabad;

AND WHEREAS Shri Hari Mohan Das Tandon during his life time, executed a registered WILL dated 25.06.2007, which is registered in Bahi Sankhya 3 Jild Sankhya 172 on pages 263 to 284 at serial No. 301 in office of Sub-Registrar (First) Allahabad;

AND WHEREAS Shri Hari Mohan Das Tandon died on 30.07.2012, leaving the aforesaid WILL and under the provisions contained in the the aforesaid WILL a part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, an area measuring 1633 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, which is marked as Portion 'A' in the aforesaid WILL, devolved on his son Shri Satish Tandon and thus Shri Satish Tandon, became the absolute owner of aforesaid property, measuring 1633 Sq. Yards which is presently numbered as 230B/28A/01, Hastings Road, Allahabad now Prayagraj and further a part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad.

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



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स्टाम्प क्रेता का नाम : श्री इन्का इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल
निवास का पता : ऑक्सैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
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(15)

Upkhand Sankhya 133A/1. Situated in Mohalla Hastings Road, Allahabad, an area measuring 3350 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, which is marked as Portion 'B' in the aforesaid WILL, devolved on his son Shri Sudhir Tandon and thus Shri Sudhir Tandon, became the absolute owner of aforesaid property. measuring 3350 Sq. Yards, which is presently numbered as 230B/28, Hastings Road, Allahabad now Prayagraj and thus the name of Satish Tandon, the Vendor of the First Part and the name of Sudhir Tandon, the Vendor of the Second Part, stands recorded over the aforesaid property in the records of Nagar Nigam, Allahabad as well as in other relevant records;

AND WHEREAS the property belonging to the Vendor of the First Part (Shri Satish Tandon) and Vendor of the Second Part (Shri Sudhir Tandon) are adjacent to each other and no boundary wall exists between the two portions of Land and Building standing thereon along with all structures and trees, including boundary wall towards East, West, North and South and the Vendor of the First Part (Shri Satish Tandon) and Vendor of the Second Part (Shri Sudhir Tandon), the Present Vendors are jointly enjoying the benefits of the aforesaid property

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : 14 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : दैनामा
स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल
निवास का पता : ऑडलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
मालवीय हल दीवानी कचेहरी, प्रयागराज
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उत्तर प्रदेश UTTAR PRADESH

(16)

and having absolute right title and interest in respect of aforesaid freehold land with building and structures and trees standing thereupon and the Vendors have all and every right to sell, transfer and alienate the same:

AND WHEREAS the aforesaid property is not yielding much profit to the Vendors and as such they have decided to dispose off the aforesaid freehold property;

AND WHEREAS the Vendees (Shree Infra Estates, through its partners) aforesaid want to purchase a part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 1633 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230B/28A/01, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the First Part and a part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 3350 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230B/28, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the Second Part, Consolidated area of both parts (1633 + 3350) = 4983 Sq. Yards = 4168.72 Sq Metres. including all structures and trees standing

Safish Tandon
Safish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Sanskar Gupta
Sanskar Gupta



क्रमांक : 15 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : खैनासा
स्टाम्प क्रेता का नाम : श्री हनुका इस्टेट्स स्थित 2, सखार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑर्लैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
ला० नं०-907, अवधि 31 मार्च, 2022 तक

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(17)

thereon, including boundary wall towards East, West, North and South, described and detailed in the schedule below and offered a sum of Rs. 50,02,50,000/- (Rupees Fifty Crores Two Lakhs Fifty Thousand Only) as its sale consideration which is the maximum and most adequate price which the said freehold property could fetch at present and the Vendors have agreed to with the said Vendees for absolute sale of the aforesaid freehold property with all their right, title and interest in respect of the said freehold Property, more fully described and detailed in the schedule annexed hereto. for a sale consideration of Rs. 50,02,50,000/- (Rupees Fifty Crores Two Lakhs Fifty Thousand Only).

NOW it is necessary to execute the deed of sale in respect of the aforesaid property.

NOW THIS DEED WITNESSETH

That in consideration of a sum of Rs. 50,02,50,000/- (Rupees Fifty Crores Two Lakhs Fifty Thousand Only) having been paid by the Vendees to the Vendors in the following manner, the receipt of which is hereby acknowledged by the Vendors and the Vendors do hereby sell, transfer, convey and alienate to unto and in favour of "Shree Infra Estates" a Partnership Firm, having its Principal Place of Business at 2, Sardar Patel

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : 16 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैंनासा
स्टाम्प क्रेता का नाम : श्री हुन्का इस्टेट्स लिमिटेड 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल
निवास का पता : ऑक्लैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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Marg, Civil Lines, Prayagraj, having its partners **Commercial Auto Sales (Pvt.) Ltd.** a company registered under the Companies Act, 1956, having its registered office at 4-C, Maharishi Dayanand Marg, Allahabad, through its Director **Smt. Madhu Gupta W/o Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad now Prayagraj and Brij Raj Housing LLP.**, registered as per LLP Act 2008, having its registered office at 1, Gibson Lane (Beside Orient Cinema), Room No. 102, First Floor, Kolkata, through its partner **Shri Rajesh Agarwal S/o Late Binay Kumar Agarwal R/o D-16, Auckland Road, Allahabad now Prayagraj and Innovative Formations Pvt. Ltd.**, a company registered under the Companies Act, 2013, having its registered office at F-7 C, Panki Site 1, Kanpur, through its Director **Shri Manish Gujral S/o Shri J. P. Gujral R/o 52/25B, Muir Road, Allahabad now Prayagraj and Shri Sanskar Gupta son of Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad, the Vendees, represented through their authorised signatory Shri Rajesh Agarwal S/o Late Binay Kumar Agarwal R/o D-16, Auckland Road, Allahabad now Prayagraj and Shri Sanskar Gupta son of Shri Brij Mohan Gupta R/o 64, Balrampur House, Allahabad now Prayagraj, the said Vendees, all their rights, title and interest in respect of part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad,**

Sudhir Tandon
Sudhir Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : 17 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : दैनामा
स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
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उत्तर प्रदेश UTTAR PRADESH

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Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 1633 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230B/28A/01, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the First Part and a part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, Upkhand Sankhya 133A/1, Situated in Mohalla Hastings Road, Allahabad, measuring 3350 Sq. Yards, together with part of Bungalow No. 230/28, Hastings Road, Allahabad, presently numbered as 230B/28, Hastings Road, Allahabad now Prayagraj, belonging to Vendor of the Second Part, Consolidated area of both parts (1633 + 3350) = 4983 Sq. Yards = 4166.72 Sq. Metres, including all structures and trees standing thereon, including boundary wall towards East, West, North and South, morefully described and detailed in the schedule and marked with red colour in the site plan annexed hereto.

Details of the Payment of Sale Consideration to Shri Satish Tandon the Vendor of the First Part -

Date	Cheque No.	Amount	Bank Name
15.04.2021	000183	3,00,00,000/-	HDFC Bank, Allahabad

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta
Sanskar Gupta



क्रमांक : 18 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : **बैनामा**
स्टाम्प क्रेता का नाम : श्री इन्का इन्स्टेंस स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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उत्तर प्रदेश UTTAR PRADESH

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- 14.07.2021 RTGS UTR No. HDFCR52021071452892684
3,00,00,000/- HDFC Bank, Allahabad
- 20.07.2021 RTGS UTR No. HDFCR52021072054040379
9,47,66,700/- HDFC Bank, Allahabad
- 22.07.2021 TDS 15,63,300/- Through Challan No. AI2842243(16408)
Total = Rs. 16,63,30,000/-

Details of the Payment of Sale Consideration to Shri Sudhir Tandon the Vendor of the Second Part -

Date	Cheque No.	Amount	Bank Name
15.04.2021	000184	5,00,00,000/-	HDFC Bank, Allahabad
15.04.2021	000188	3,00,00,000/-	HDFC Bank, Allahabad
14.07.2021	FUND TRANSFER 02261000079285	5,50,00,000/-	HDFC Bank, Allahabad
20.07.2021	000001	14,50,00,000/-	HDFC Bank, Allahabad
22.07.2021	000003	6,04,80,800/-	HDFC Bank, Allahabad
22.07.2021	TDS	34,39,200/-	Through Challan No. AI2841112(16443)

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक 19 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा
स्टाम्प क्रेता का नाम : श्री इन्का इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्रवाल पुत्र स्वर्गीय विनय कुमार अप्रवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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उत्तर प्रदेश UTTAR PRADESH

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Total = Rs. 34,39,20,000/-

and thus the Vendors have received the total sale consideration of Rs. 50,02,50,000/- (Rupees Fifty Crores Two Lakhs Fifty Thousand Only), in the aforesaid manner from the Vendees, the receipt of which is hereby acknowledged by the Vendors and the Vendors and Vendees hereby declare and covenant with their heirs, successors and assigns as follows :-

1. That the Vendors have withdrawn their possession from the property hereby sold and transferred and have handed over the vacant and actual/physical possession to the Vendees and the Vendees are now the absolute owners and in possession of the property hereby sold and transferred.
2. That the Vendors hereby covenant that all right, title and interest in the said freehold land heretofore enjoyed by the Vendors, shall hereafter vest in the Vendees who shall be the full and absolute owners thereof and the said Vendees and their heirs, successors and assigns shall and may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendors, their heirs or any other person or persons claiming through or under them
3. That the Vendors hereby further covenant that the Vendors have been the

Setish Tandon
Setish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : २० दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बहनामा
स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पल पुत्र स्वर्गीय विनय कुमार अप्पल
निवास का पता : ऑक्लैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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full and absolute owners of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.

4. That the Vendors, their heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendors in full in the aforesaid manner. The Vendees shall be entitled to get its name mutated over the aforesaid freehold property in place of the Vendors in the records of Nagar Nigam, Prayagraj, Nazul records and in other relevant records.
5. That the Vendees shall also have the right to amalgamate both house numbers of the Vendors and may get single house number allotted in their own name.
6. That in case the Vendee's right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the Vendors, their heirs, successors and representative or any one claiming through or under them or due to defect in the title of the Vendors, the Vendees suffer any loss, in that case the Vendors their heirs, successors and assigns shall be liable to make good the consequent loss and

Satish Tandon
Satish Tandon

Suphir Tandon

Rajesh Agarwal

Sanskar Gupta



Suphir Tandon



Rajesh Agarwal



Sanskar Gupta



क्रमांक : 21 | दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा
स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल साइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑक्सैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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उत्तर प्रदेश UTTAR PRADESH

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damages thus suffered by the Vendees, their heirs and assigns.

7. That by virtue of the present Sale Deed, the Vendors cease to have any right, title and interest in the Vended property and now the Vendees are absolute owners of the vended property.
8. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad now Prayagraj or Jal Sansthan, Allahabad now Prayagraj or P.D.A. or any other authorities upto the date of this sale deed shall be payable by the Vendors and from the date of this sale deed and onwards it will be the liability of the Vendees.
9. That the Vendees shall have the right to make constructions over the vended freehold property in accordance with law, for which the Vendors or their heirs and successors shall have no objection in future.
10. That the Vendees shall have the right to sell, transfer, pledge, assign, mortgage, gift etc. of the aforesaid property to any person or persons of their choice.
11. That the vended property is mostly in the shape of open land surrounded by boundary wall towards East, West, North and South. The vended property does lie on the main road described in praroop 3 of circle rate

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक 22 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बहनामा
स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल
निवास का पता : ऑक्लैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
ला० नं०-907, अवधि 31 मार्च, 2022 तक

हस्ताक्षर *Farah Deeba*



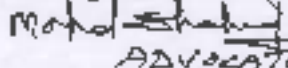


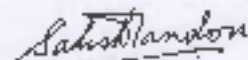
उत्तर प्रदेश UTTAR PRADESH

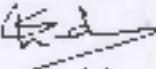
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from Indra Gandhi Gol Chauraha upto Baba Chauraha Via Circuil House, Allahabad on Hastings Road, Allahabad now Prayagraj, having V-Code No. 16. The value of vended Property according to circle rate comes to Rs. 31.65,20,000/- . The sale consideration of the Vended property is Rs. 50,02,50,000/- . The Government Order No. 2756/11 dated 30.06.2006, the stamp duty of Rs. 70/- per thousand is payable on the sale deed executed in favour of a Firm which is a juristic person. The Present sale deed is executed in favour of a Firm which is a juristic person and as such the stamp duty for the sale consideration of Rs. 50,02,50,000/- amounting to Rs. 3,50,17,500/- is paid.

12. That the expenses in regard to the stamps etc. of this sale deed have been borne by the Vendees. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. IN-UP 14046512484087T having serial No. RS 0004022340 dated 22.07.2021 for Rs. 3,50,03,500/- and remaining stamp duty of Rs. 14,000/- has been paid through India Non Judicial Stamps.

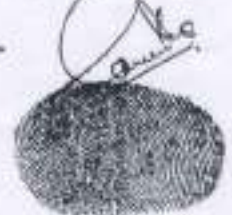
1.  Mohd Shahid Advocate S/o Late Khali Ahmad R/o 743/489, Muthiganj, Allahabad, Now Prayagraj Enrol No UP463/94 Mob 9415363398


Setish Tandon


Sudhir Tandon


Rajesh Agarwal


Sanskar Gupta



क्रमांक : 23 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा
स्टाम्प क्रेता का नाम : श्री इन्फ्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल
निवास का पता : ऑक्सैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
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हस्ताक्षर *Farah Deeba*





उत्तर प्रदेश UTTAR PRADESH

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2. *Satish*

Puneet Tandon S/o Satish Tandon
R/o 28, Hastings Road (Nyaya Marg)
Allahabad now Prayagraj Aadhaar No.
2364 8963 2293 Mobile 9335143387



IN WITNESS WHEREOF the parties hereto have signed this deed of with their own good and free will and accord and without any coercion a sound state of mind and health on this the 24th day of July, 2021 at Allah now Prayagraj.

SCHEDULE

A PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD, UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD, ALLAHABAD, MEASURING 1633 SQ. YARDS, TOGETHER WITH PART OF BUNGALOW NO. 230/28, HASTINGS ROAD, ALLAHABAD, PRESENTLY NUMBERED AS 230B/28A/01, HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, BELONGING TO THE VENDOR OF THE FIRST PART AND A PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD, UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD,

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta



क्रमांक : 24 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : डीनामा

स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,

प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय बिनय कुमार अप्पवाल

निवास का पता : ऑकलैंड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2022 तक

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उत्तर प्रदेश UTTAR PRADESH

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ALLAHABAD, MEASURING 3350 SQ. YARDS, TOGETHER WITH PART OF BUNGALOW NO. 230/28, HASTINGS ROAD, ALLAHABAD, PRESENTLY NUMBERED AS 230B/28, HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, BELONGING TO THE VENDOR OF THE SECOND PART, CONSOLIDATED AREA OF BOTH PARTS (1633 + 3350) = 4983 SQ. YARDS = 4166.72 SQ. METRES, INCLUDING ALL STRUCTURES AND TREES STANDING THEREON, INCLUDING BOUNDARY WALL TOWARDS EAST, WEST, NORTH AND SOUTH, AS SHOWN AND MARKED WITH RED COLOUR IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

- East :- Rishikul Uchchatar Madhyamik Vidyalay on Part of Nazul Bhukhand Sankhya 133A, Civil Station, Allahabad, now Prayagraj.
West :- Hastings Road, Allahabad, now Prayagraj.
North :- Muir Road, Allahabad, now Prayagraj.
South :- House No. 28, Hastings Road on Part of Nazul Bhukhand Sankhya 133-B, Civil Station, Allahabad, now Prayagraj.

VALUATION FOR PURPOSES OF STAMP DUTY

Total Land : 4166.72 Sq. metres.

Satish Tandon
Satish Tandon

Sudhir Tandon

Rajesh Agarwal

Sanskar Gupta
Sanskar Gupta



क्रमांक : 25 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बेंनामा
स्टाम्प क्रेता का नाम : श्री इन्द्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल
निवास का पता : ऑब्लैन्क रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
ला० नं०-907, अवधि 31 मार्च, 2022 तक

हस्ताक्षर *Farah Deeba*





उत्तर प्रदेश UTTAR PRADESH

(27)

Value of Open Land : 1000 Sq. metres x Rs. 76,350/- per Sq. metres (50,900/- according to circle rate mentioned on page 36 of circle rate and additional 50% according to circle rate mentioned on page 7 para No. 33 of circle rate) = Rs. 7,63,50,000/-

And for 3166.72 Sq. Mts. (4166.72 Sq.Mts. - 1000 Sq. Mts. = 3166.72 Sq. Mts.) 15% reduction on valuation as per point no. 36 on page 8 of the Circle Rate.

The Value of Land = 3166.72 X 64,898/- per Sq. metres = Rs. 20,55,13,795/-

- A. Hence the Total Valuation of open land is Rs. 28,18,63,795/-
- B. Value Construction (R.B.) on Ground Floor : 303.807 Sq. metres x Rs. 14,000/- per Sq. metres = Rs. 42,53,298/-
- C. Value of Boundary Wall Only . 939 running feet 939 x 1000/- = Rs. 9,39,000/-
- D. Value of Gate = Rs. 25,000/-
- E. Value of Bore Well = Rs. 2,00,000/-

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Sansar Gupta
Sansar Gupta



क्रमांक : 26 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा :

स्टाम्प क्रेता का नाम : श्री इन्का इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,

प्रयागराज द्वारा अधिष्ठित हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय विनय कुमार अग्रवाल

निवास का पता : ऑक्टलैन्ड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीवा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2022 तक

हस्ताक्षर Sarah Deeba





उत्तर प्रदेश UTTAR PRADESH

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F. Value of Well = Rs. 1,00,000/-

G. Value of Trees

Mango Tree Valued at Rs. 16,000/- x 7 Trees = 1,12,000/-

Guava Tree Valued at Rs. 9,000/- x 6 Trees = 54,000/-

Bel Tree Valued at Rs. 9,000/- x 3 Tree = 27,000/-

Jamun Tree Valued at Rs. 16,000/- x 2 Tree = 32,000/-

Eucalyptus Tree Valued at Rs. 11,000/- x 4 Tree = 44,000/-

Sehmal Tree Valued at Rs. 9,000/- x 1 Tree = 9,000/-

(other small Tree)

Amala Valued at Rs. 9,000/- x 1 Tree = 9,000/-

(other small Tree)

Barhal Tree Valued at Rs. 16,000/- x 1 Tree = 16,000/-

Gul Mohar Tree Valued at Rs. 9,000/- x 4 Trees = 36,000/-

(other small Tree)

Kathal Tree Valued at Rs. 16,000/- x 1 Trees = 16,000/-

Satish Tandon
Satish Tandon

Sudhir Tandon
Sudhir Tandon

Rajesh Agarwal
Rajesh Agarwal

Satish Kar Bista
Satish Kar Bista

क्रमांक : 27 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा
स्टाम्प क्रेता का नाम : श्री इन्फा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,
प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अप्पवाल पुत्र स्वर्गीय विनय कुमार अप्पवाल
निवास का पता : ऑकलैन्ड रोड, प्रयागराज
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा
मालवीय हाल दीवानी कचेहरी, प्रयागराज
ला० नं०-907, अवधि 31 मार्च, 2022 तक

हस्ताक्षर *Farah Deeba*



(30)

PHOTOGRAPH

A PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD, UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD, ALLAHABAD, MEASURING 1633 SQ. YARDS, TOGETHER WITH PART OF BUNGALOW NO. 230/28, HASTINGS ROAD, ALLAHABAD, PRESENTLY NUMBERED AS 230B/28A/D1, HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, BELONGING TO VENDOR OF THE FIRST PART AND A PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD, UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD, ALLAHABAD, MEASURING 3350 SQ. YARDS, TOGETHER WITH PART OF BUNGALOW NO. 230/28, HASTINGS ROAD, ALLAHABAD, PRESENTLY NUMBERED AS 230B/28, HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, BELONGING TO VENDOR OF THE SECOND PART, CONSOLIDATED AREA OF BOTH PARTS $(1633 + 3350) = 4983$ SQ. YARDS = 4166.72 SQ. METRES, INCLUDING ALL STRUCTURES AND TREES STANDING THEREON, INCLUDING BOUNDARY WALL TOWARDS EAST, WEST, NORTH AND SOUTH,



Satish Tandon
Satish Tandon



Sudhir Tandon
Sudhir Tandon



Rajesh Agarwal
Rajesh Agarwal

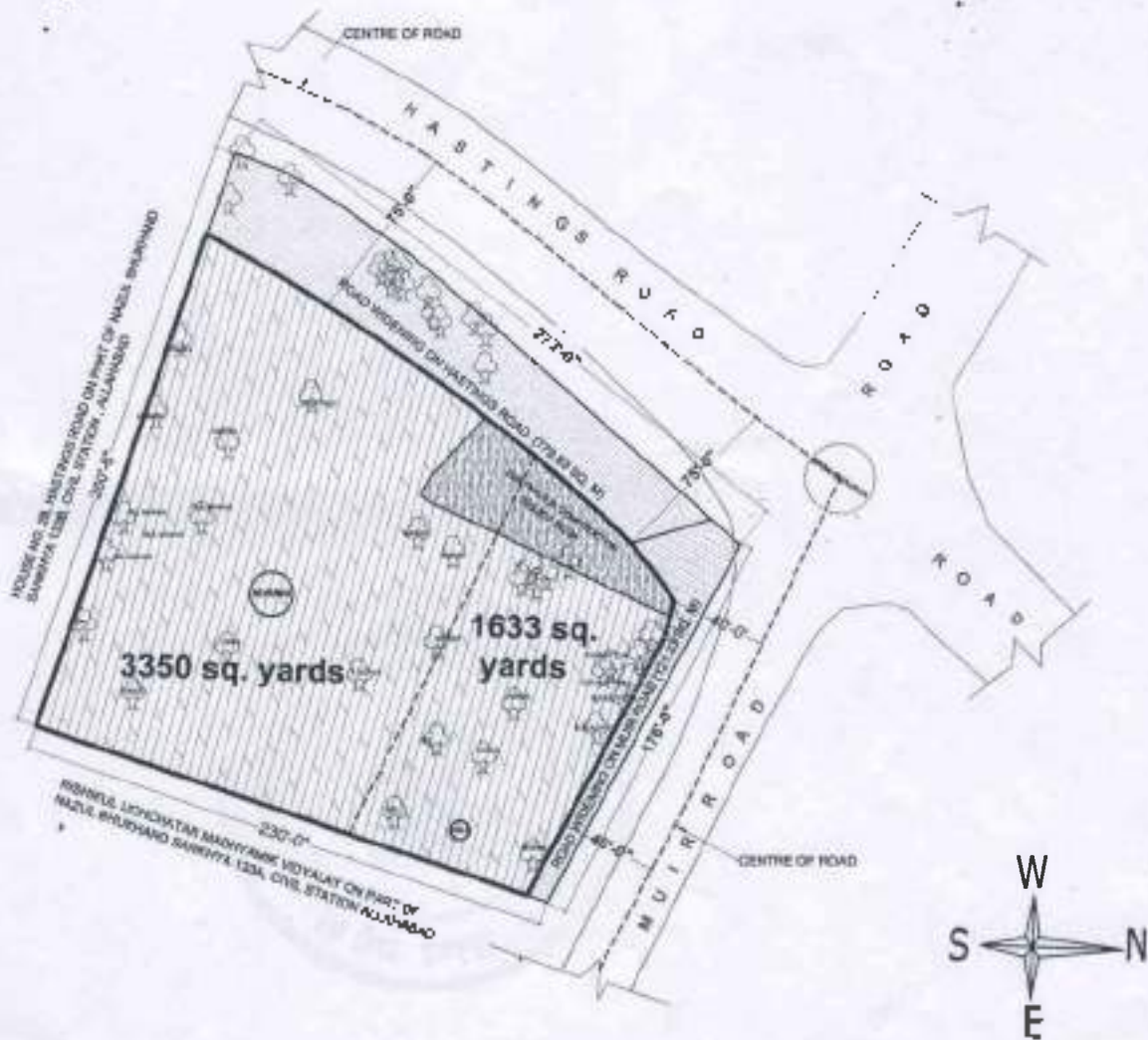


Sanskar Gupta
Sanskar Gupta



A PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD, ALLAHABAD TOGETHER WITH PART OF BUNGALOW NO. 230/2B, HASTINGS ROAD, ALLAHABAD PRESENTLY NUMBERED AS 230B/1, 2B HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, MEASURING 1633 SQ. YARDS, BELONGING TO VENDOR OF THE FIRST PART AND PART OF NAZUL BHUKHAND SANKHYA 133A, CIVIL STATION, ALLAHABAD, UPKHAND SANKHYA 133A/1, SITUATED IN MOHALLA HASTINGS ROAD, ALLAHABAD TOGETHER WITH PART OF BUNGALOW NUMBER 230/2B HASTINGS ROAD ALLAHABAD PRESENTLY NUMBERED AS 230B/1, 2B HASTINGS ROAD, ALLAHABAD NOW PRAYAGRAJ, MEASURING 3350 SQ. YARDS BELONGING TO VENDOR OF THE SECOND PART.

TOTAL CONSOLIDATED AREA OF BOTH PARTS (1633+3350) = 4983 SQ. YARDS
or say 4166.72 SQ. METRES



VENDOR

Satish Dandon *[Signature]*



VENDEE

[Signature] *[Signature]*





उत्तर प्रदेश UTTAR PRADESH

{ 29 }

Banana Tree Valued at Rs. 9,000/- x 1 Tree = 9,000/-

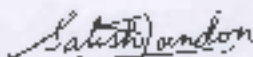
Total Trees 31 valued at Rs. = 3,64,000/-

Total Valuation of A + B + C + D + E + F + G = Rs. 28,77,46,093/-

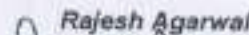
H. 10% OF THE TOTAL VALUE OF VENDED PROPERTY =
28,77,46,000/- X 10% = Rs. 2,87,74,600/- (SINCE THE VENDED
PROPERTY LIES ON ON TWO ROADS)

Total Valuation of A + B + C + D + E + F + G + H =
Rs. 31,65,19,693/-

and thus the total Valuation according to circle rate comes to Rs.
31,65,20,000/-. Since the sale consideration is Rs. 50,02,50,000/- and as
such the stamp duty for the sale consideration of Rs. 50,02,50,000/- amounting
to Rs. 3,50,17,500/- is paid.


Satish Tandon


Sudhir Tandon

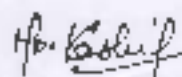

Rajesh Agarwal

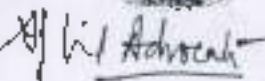

Sanskar Gupta



Drafted by:

Typed by:


H. K. Kashif


Abdul Jalil Advocate

Abdul Jalil Advocate
Mohammad Kashif

क्रमांक : 26 दिनांक : 23.07.2021 मूल्य : 500/- प्रयोजन : बैनामा

स्टाम्प क्रेता का नाम : श्री इन्फ्रा इस्टेट्स स्थित 2, सरदार पटेल मार्ग, सिविल लाइन्स,

आवेदन सं०: 202100890013682 प्रयागराज द्वारा अधिकृत हस्ताक्षरी राजेश अग्रवाल पुत्र स्वर्गीय बिनय कुमार अग्रवाल

निवासे का पता : ऑकलैंड रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

बही संख्या 1 मालवीय हाल दीवानी कचेहरी, प्रयागराज जिल्द संख्या 11548 के पृष्ठ 61 से 122 तक क्रमांक 4226 पर दिनांक 24/07/2021 को रजिस्ट्रीकृत किया गया।

हस्ताक्षर Farah Deeba

आवेदन सं०: 202100890013682

बही संख्या 1 जिल्द संख्या 11548 के पृष्ठ 61 से 122 तक क्रमांक 4226 पर दिनांक 24/07/2021 को रजिस्ट्रीकृत किया गया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कमला देवी

उप निबंधक : सदर प्रथम

प्रयागराज

24.07.2021

