

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निर्बंधक सदर नाराबंकी क्रम 2025068047628

आवेदन संख्या : 202500898037732

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-10-14 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम नलिन प्रभात

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 132000000 / 141785000.00

1. रजिस्ट्रीकरण शुल्क 1417850

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुह्तार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 1417930

शुल्क वसूल करने का दिनांक 2025-10-14 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-10-14 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

PF 0017212995



Date of Execution : 14.10.2025
Place of Execution : Barabanki
Sale Consideration : Rs. 13,20,00,000/-
Market Value : Rs. 14,17,85,000/-
Stamp Duty Paid on Agreement to sell : Rs. 26,40,000/-
Stamp Duty Paid on Sale Deed : Rs. 44,50,000/-
Pargana : Dewa

DETAILS OF INSTRUMENT IN SHORT

1.	Pargana	: Nawabganj
2.	Village	: Village Renduwa Palhari
3.	Details of Property (Property No.)	: Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki
4.	Standard of measurement	: sq. meters
5.	Land Area of Property	: 5946 sq. meters
6.	Road	: Dewa Chihat Marg
7.	Type of Property	: Open Land and boundary wall
8.	Consideration	: Rs. 13,20,00,000/-

Shuman Lata

SHREEYA BUILDERS AND DEVELOPERS
ifalini nasad
PARTNER

9.	Boundaries	: EAST : Khet Mahendra Kumar WEST : Dewa Chinhat Marg NORTH : Khet Umakant Mishra SOUTH : Khet Ram Adhar
10.	No of persons in first part (1); No of persons in second part (1);	
11.	Details of Seller	: Detail of Purchaser
12.	Smt. Suman Lata wife of Sri Rajnath Ram resident of Plot No. 433/10, Flat No. 203, Ratan Shanti Apartment, Khalasi Line, Kanpur Nagar U.P-208001 Aadhaar No. 9552 9485 3862 PAN - AAVPL9467D Mobile No. 9935440954 Occupation : Business	Shreeya Builders and Developers, a Partnership firm constituted under the provision Indian Partnership Act, 1932 having its registered office at UGF-3, Windsor Court, 93-E, Dalibagh, Lucknow through its Partner Sri Nalin Prabhat son of Sri V.K. Agarwal resident of 55Kha, Babu Banarsi Das Nagar, Near Chhota Park, Purana Kila, Lucknow Aadhaar No. 2866 9833 2723 Firm PAN - AFNFS1437B Mobile No. 9415024922 Occupation : Business

THIS DEED OF SALE IS EXECUTED BETWEEN **Smt. Suman Lata wife of Sri Rajnath Ram resident of Plot No. 433/10, Flat No. 203, Ratan Shanti Apartment, Khalasi Line, Kanpur Nagar U.P-208001** (hereinafter called the '**Seller**' which expression shall mean and include her heirs successors, administrators and assigns) AND **Shreeya Builders and Developers, a Partnership firm constituted under the provision Indian Partnership Act, 1932 having its**

Suman Lata



SHREEYA BUILDERS AND DEVELOPERS

Nalin Prabhat

PARTNER



registered office at UGF-3, Windsor Court, 93-E, Dalibagh, Lucknow through its Partner Sri Nalin Prabhat son of Sri V.K. Agarwal resident of 55Kha, Babu Banarsi Das Nagar, Near Chhota Park, Purana Kila, Lucknow (hereinafter called the 'Purchaser' which expression shall mean and include its successors, administrators and assigns).

WHEREAS the Seller had purchased the Part of Khasra No. 1081 (0.632 Hectare) and Part of Khasra No. 1082 (0.010 Hectare) total measuring 0.642 Hectare situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki from Sri Atul Kumar son of Sri Mahendra Kumar vide registered Sale Deed dated 19-03-2005 registered in Book No. I Volume 2432 Pages 09/32 at No. 2004 on 19-03-2005 in the office of Sub Registrar-Nawabganj, Barabanki; AND

WHEREAS later on the Seller got converted the said Agricultural land into Non Agriculture from Up-Ziladhikari, Nawabganj, District Barabanki under Section 143 of U.P.Z.A.L.R. Act vide its Order dated 08-07-2009 passed in Case No. 69 (08-09) (Suman Lata Vs State of U.P.) ;AND

WHEREAS due to road widening there is only 5946 sq. meter land is in possession of the Seller which is hereby agreed to be sold to the Purchaser ;AND

WHEREAS the Seller and Purchaser have entered into a registered Agreement to sell dated 01-02-2025 with respect to Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District

Suman Lata



SHREEYA BUILDERS AND DEVELOPERS

Nalin Prabhat

PARTNER



Barabanki, total measuring 5946 sq. meters, registered in Book No. I Volume 18506 Pages 279/294 at No. 3380 on 03-02-2025 in the office of Sub Registrar, Sadar, Barabanki ;AND

WHEREAS the Seller wanted to sell the **Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki, total measuring 5946 sq. meters** and the Purchaser being interested in purchasing the same has offered a sum of Rs 13,20,00,000/- (Rupees Thirteen Crores Twenty Lakhs Only) which offer the Seller has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of Rs 13,20,00,000/- (Rupees Thirteen Crores Twenty Lakhs Only) paid by the Purchaser to the Seller, the receipt where of the Seller hereby acknowledges the Seller hereby transfers, conveys and assigns by way of absolute sale of all that the **Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki, total measuring 5946 sq. meters** morefully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owner thereof.
2. That the property hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no

Suman Lal



SHREEYA BUILDERS AND DEVELOPERS
Pahil Waseed
PARTNER



litigation in respect of the title of the Seller is pending in any Court of Law or with any authority.

3. That all the taxes/ charges or any other dues or charges, in respect of the said land upto the date of this deed shall be borne and paid by the Seller, while the taxes/ land revenue charges or any other dues or charges pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
4. That in case any part or whole of the agricultural land transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Seller or anybody claims over it then the Seller shall compensate the Purchaser to the extent of loss so suffered by it.
5. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser.
6. That the Seller has handed over the vacant possession of the land mentioned above to the Purchaser with all her rights and privileges so far held and enjoyed by the Seller to hold and enjoy the same forever free from all encumbrances whatsoever.
7. That after execution of this deed the Purchaser may get its names mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However,

Suman Bhat



SHREEYA BUILDERS AND DEVELOPERS

Palvi K. Sood
PARTNER



the Seller shall cooperate with the Purchaser for the said purpose, if the same are required by the Purchaser.

8. That the Land transferred under this deed situated at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki which is on main Road i.e. Dewa Chihat Marg as notified by the Collector, Barabanki. There are commercial activities in the radius of 50 meter of the property transferred under this deed. No temporary and permanent construction on the said Plot of Land except boundary wall.
9. That the subject matter of this deed having total area of the land area is 5946 sq. meter. The valuation of the land [As per Part-2, Prarup-3, Serial No. 35, V-Code 1193] for the purposes of the payment of stamp duty is as under :-

a)	Land Area	=	1000 sq. meter x Rs. 20,000/- per sq. meter
		=	Rs. 2,00,00,000/-
b)	Balance Area of Land	=	4946 sq. meter x Rs. 15,000/- (25% of Rs. 20,000 = Rs. 15,000/-)
		=	Rs. 7,41,90,000/-
		=	Rs. 9,41,90,000/-
c)	50% extra for commercial activities in 50 mtr radius	=	Rs 4,70,95,000/-
d)	Boundary Wall (5' feet Height)	=	Rs. 5,00,000/-
	Total Value of Plot and boundary wall	=	Rs. 14,17,85,000/-

Suman Lal



SHREEYA BUILDERS AND DEVELOPERS

Salim Vashal

PARTNER



Thus the total value of plot with boundary wall comes to Rs. 14,17,85,000/-. However, the actual sale consideration is Rs. 13,20,00,000/-. Thus the stamp duty @ 5% is calculated on market value which comes to Rs. 70,89,250/-. Hence the stamp duty of Rs. 70,89,250/- is payable on the market value of the said property, out of which the stamp duty of Rs. 26,40,000/- has already been paid on registered Agreement to sell without possession dated 01-02-2025, hence the stamp duty of Rs. 44,50,000/- has been paid on this deed vide E-Stamp Certificate No. IN-UP91745280391682X DATED 13-OCT-2025.

10. That this agreement to sell has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
11. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF PROPERTY

Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village RenduwaPalhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki total measuring 5946 sq. meters which is bounded as under:-

EAST	: Khet Mahendra Kumar
WEST	: Dewa Chinhat Marg
NORTH	: Khet Umakant Mishra
SOUTH	: Khet Ram Adhar

Sanman Lal



SHREEYA BUILDERS AND DEVELOPERS
Sanman Lal
PARTNER



SCHEDULE OF PAYMENT

1. Received Rs 2,47,50,000/- vide Demand Draft No.769962 dated 31-01-2025 issued by Punjab National Bank, Nishatganj, Lucknow
2. Received Rs 99,00,000/- through RTGS vide UTR No. PUNBR5202503019135587 dated 03-03-2025 from Punjab National Bank, Nishatganj, Lucknow
3. Received Rs 99,00,000/- through RTGS vide UTR No. PUNBR52025040210505330 dated 02-04-2025 from Punjab National Bank, Nishatganj, Lucknow
4. Received Rs 50,00,000/- through RTGS vide UTR No. PUNBR52025050511820859 dated 05-05-2025 from Punjab National Bank, Nishatganj, Lucknow
5. Received Rs 49,00,000/- through RTGS vide UTR No. PUNBR52025052212552567 dated 22-05-2025 from Punjab National Bank, Nishatganj, Lucknow
6. Received Rs 49,50,000/- through RTGS vide UTR No. PUNBR52025060413040227 dated 04-06-2025 from Punjab National Bank, Nishatganj, Lucknow
7. Received Rs 99,00,000/- through RTGS vide UTR No. PUNBR52025070914370615 dated 09-07-2025 from Punjab National Bank, Nishatganj, Lucknow
8. Received Rs 99,00,000/- through RTGS vide UTR No. PUNBR52025071614634177 dated 16-07-2025 from Punjab National Bank, Nishatganj, Lucknow

Suman Lal



SHREEYA BUILDERS AND DEVELOPERS
Palmi Inesad
PARTNER



9. Received Rs 1,98,00,000/- through RTGS vide UTR No. PUNBR52025080415325351 dated 04-08-2025 from Punjab National Bank, Nishatganj, Lucknow
10. Received Rs 49,50,000/- through RTGS vide UTR No. PUNBR52025090116327748 dated 01-09-2025 from Punjab National Bank, Nishatganj, Lucknow
11. Received Rs 49,50,000/- through RTGS vide UTR No. PUNBR52025091616874912 dated 16-09-2025 from Punjab National Bank, Nishatganj, Lucknow
12. Received Rs 2,17,80,000/- through RTGS vide UTR No. PUNBR52025101317920047 dated 13-10-2025 from Punjab National Bank, Nishatganj, Lucknow
13. Refunded Rs 97,850/- by the Seller to the Purchaser.
14. Rs 2,50,000/- deposited as TDS vide Challan No. 01218 dated 20-02-2025 in Punjab National Bank.
15. Rs 1,00,000/- deposited as TDS vide Challan No. 02628 dated 28-03-2025 in Punjab National Bank.
16. Rs 1,00,000/- deposited as TDS vide Challan No. 09513 dated 29-04-2025 in Punjab National Bank.
17. Rs 50,000/- deposited as TDS vide Challan No. 03430 dated 30-05-2025 in Punjab National Bank.
18. Rs 50,000/- deposited as TDS vide Challan No. 03241 dated 30-05-2025 in Punjab National Bank.
19. Rs 50,000/- deposited as TDS vide Challan No. 01096 dated 28-06-2025 in Punjab National Bank.
20. Rs 1,00,000/- deposited as TDS vide Challan No. 02099 dated 01-08-2025 in Punjab National Bank.

Suman Lal



SHREEYA BUILDERS AND DEVELOPERS

Pamir Vaseed

PARTNER



21. Rs 1,00,000/- deposited as TDS vide Challan No. 02009 dated 01-08-2025 in Punjab National Bank.
22. Rs 2,00,000/- deposited as TDS vide Challan No. 04882 dated 30-08-2025 in Punjab National Bank.
23. Rs 50,000/- deposited as TDS vide Challan No. 01262 dated 30-09-2025 in Punjab National Bank.
24. Rs 50,000/- deposited as TDS vide Challan No. 01269 dated 30-09-2025 in Punjab National Bank.
25. Rs 3,17,850/- deposited as TDS vide Challan No. 02526 dated 13-10-2025 in Punjab National Bank.

**Total Sale Consideration Received Rs 13,20,00,000/-
(Rupees Thirteen Crores Twenty Lakhs only).**

Suman Lata



SHREEVA BUILDERS AND DEVELOPERS
Salim Insha
PARTNER



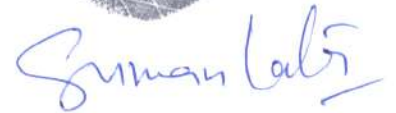
IN WITNESS WHEREOF the parties have put their respective signatures on this DEED OF SALE on the date, month and year first above written in the presence of following witnesses.

WITNESSES :

1.



(Raj Nath Ram)
S/o Sri Kanhai Ram
R/o 10/433, Ratan Shanti Apartment,
Khalasi Line, Kanpur Nagar
Aadhaar No. 6870 5011 0784
Mobile No. 9935272481
Occupation : Retired



SELLER

2.



(Gaurav Singh)
S/o Sri Raj Nath Ram
R/o Plot No. 10/433, Flat No. 203
Ratan Shanti Apartment,
Khalasi Line, Kanpur Nagar
Aadhaar No. 4843 3448 2649
Mobile No. 9956750066
Occupation : Business

SHREEYA BUILDERS AND DEVELOPERS



PARTNER



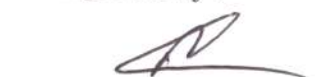
PURCHASER

Drafted by :



(Arun Khanna)
Advocate

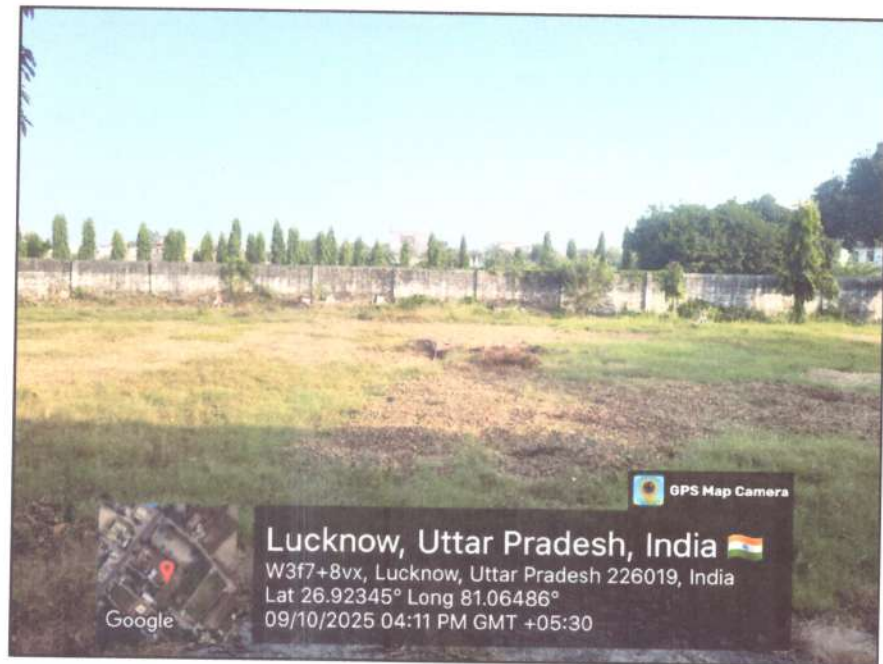
Composed by :



(Amit Kumar Singh)

PHOTOGRAPH OF PROPERTY

Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village Renduwa Palhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki



Shreeya Builders



SHREEYA BUILDERS AND DEVELOPERS

Malini Prasad

PARTNER

SELLER

PURCHASER

MAP OF PROPERTY

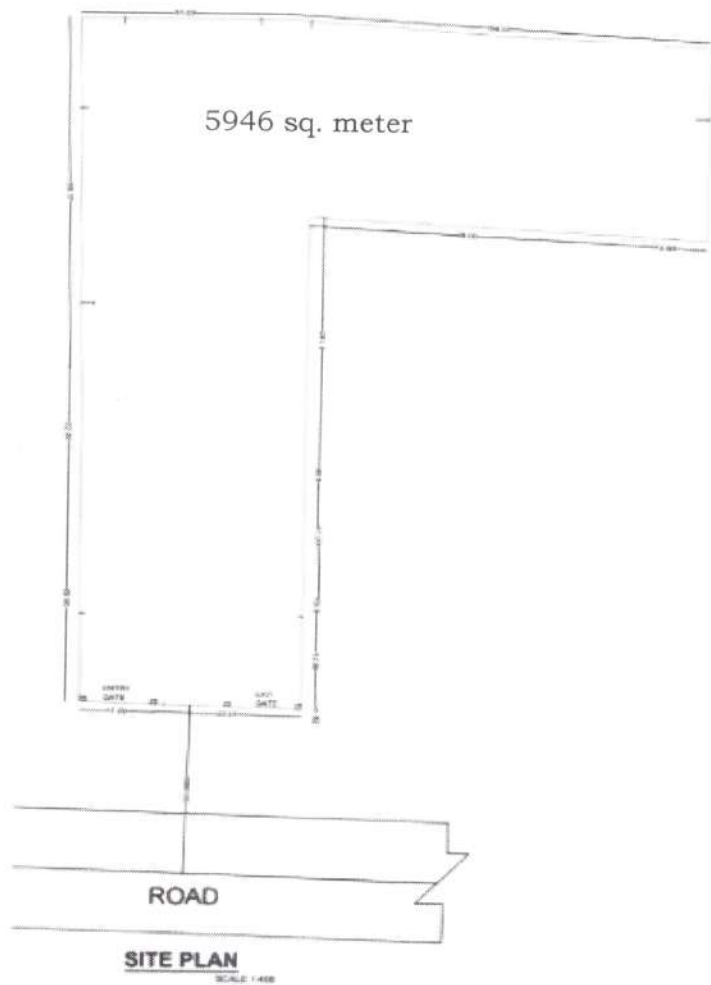
Part of Khasra No. 1081 and Part of Khasra No. 1082 situate at Village RenduwaPalhari, Pargana Dewa, Tehsil Nawabganj, District Barabanki total measuring 5946 sq. meters which is bounded as under:-

EAST : Khet Mahendra Kumar

WEST : Dewa Chinhath Marg

NORTH : Khet Umakant Mishra

SOUTH : Khet Ram Adhar




Suman Lal

SELLER

SHREEYA BUILDERS AND DEVELOPERS
Pam Inalla
PARTNER


PURCHASER



भावेदन सं०: 202500898037732

विक्रय पत्र

पृथी सं०: 1

रजिस्ट्रेशन सं०: 28782

वर्ष: 2025

प्रतिफल- 132000000 स्टाम्प शुल्क- 4450000 बाजारी मूल्य - 141785000 पंजीकरण शुल्क - 1417850 प्रतिलिपिकरण शुल्क - 80 योग : 1417930

श्री श्रेया बिल्डर्स एंड डेवलपर्स द्वारा
नलिन प्रभात अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री वी. के. अग्रवाल
ज्यवसाय : व्यापार
निवासी: यूजीएफ-3, विंडसर कोर्ट, 93-ई, डालीबाग, लखनऊ

Nalin Prasad



श्री, श्रेया बिल्डर्स एंड डेवलपर्स द्वारा

नलिन प्रभात अधिकृत
पदाधिकारी/ प्रतिनिधि

नगर लेखपत्र इस कार्यालय में दिनांक 14/10/2025 एवं
05:51:52 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक :सदर
बाराबंकी
14/10/2025
अमरेन्द्र कुमार
निबंधक लिपिक
14/10/2025

प्रिंट करें



आवेदन सं०: 202500898037732

बही सं०: 1

रजिस्ट्रेशन सं०: 28782

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्रीमती सुमन लता,

पत्नी श्री राजनाथ राम

निवासी: प्लॉट संख्या 433/10, प्लैट संख्या 203, रतन शांति अपार्टमेंट, खलासी लाइन,
कानपुर नगर, उत्तर प्रदेश

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन् XXXXXX 467D

क्रेता: 1

श्री श्रेया बिल्डर्स एंड डेवलपर्स के द्वारा
गलिन प्रभात,

SHREEYA BUILDERS AND
DEVELOPERS

पुत्र श्री वी. के. अग्रवाल

निवासी: यूजीएफ-3, विंडसर कोर्ट, 93-ई, डालीबाग, लखनऊ

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन् XXXXXX 437B

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री राजनाथ राम, पुत्र श्री कन्हई राम

निवासी: 0/433, रतन शांति अपार्टमेंट, खलासी लाइन, कानपुर नगर

व्यवसाय: सेवानिवृत्त

पहचानकर्ता: 2

श्री गौरव सिंह, पुत्र श्री राज नाथ राम

निवासी: प्लॉट नंबर 10/433, प्लैट नंबर 203, रतन शांति अपार्टमेंट, खलासी लाइन,
कानपुर नगर

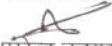
व्यवसाय: व्यापार



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
14/10/2025


अमरेन्द्र कुमार
निबंधक लिपिक बाराबंकी
14/10/2025

प्रिंट करें





आवेदन सं०: 202500898037732

ही संख्या 1 जिल्द संख्या 19417 के पृष्ठ 253 से 278 तक क्रमांक 28782 पर दिनांक 14/10/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
14/10/2025



प्रिंट करें