



सत्यमेव जयते

INDIA NON JUDICIAL



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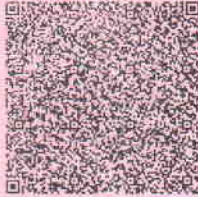
Government of Uttar Pradesh

e-Stamp

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Certificate No. : IN-UP31677496587099W
Certificate Issued Date : 21-Oct-2024 05:50 PM
Account Reference : NEWIMPACC (SV)/ up14394804/ VARANASI SADAR/ UP-VNS
Unique Doc. Reference : SUBIN-UPUP1439480458820338799139W
Purchased by : HKDGANPATI INFRASHAPERS LLP
Description of Document : Article 23 Conveyance
Property Description : PART OF ARAZI NO. -601, VILL-BHADWAR, PARGANA-DEHAT AMANAT, VARANASI
Consideration Price (Rs.) :
First Party : BRAHMA DEO DUBEY
Second Party : HKDGANPATI INFRASHAPERS LLP
Stamp Duty Paid By : HKDGANPATI INFRASHAPERS LLP
Stamp Duty Amount (Rs.) : 3,15,000
 (Three Lakh Fifteen Thousand only)

E-Stamp Locked



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ACC Name - Pradeep Kumar Baranwal
ACC Code - UP14394804
ACC Add - Orderly Bazar, Vna.
Mobile No. - 9451865071
Licence No. - 50/9/107/77
Distt. - VARANASI

Please write or type below this line

Brahma Deo Dubey



For HKDGANPATI INFRASHAPERS LLP

Specified Netw Agv...

Designated Partner



QE 0018566024

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shoilestamp.com/ or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of this certificate.
- In case of any discrepancy please inform the Competent Authority.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय वाराणसी क्रम 2024351018593

आवेदन संख्या : 202400996047798

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-10-23 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव कपूर

लेख का प्रकार विक्रय पत्र

प्रतिफल की घनराशि 4100000 / 4499000.00

1. रजिस्ट्रीकरण शुल्क 44990
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 45050

शुल्क वसूल करने का दिनांक 2024-10-23 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-10-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Brahma Deo Husey



Jyoti Husey



Heeta Agrawal



202400996047798

Nature of Deed	:: SALE DEED
Nature of Land	:: Non-Agriculture
Pargana	:: Dehat Amanat
Village	:: <u>Bhadwar</u>
District	:: Varanasi
Description of Property	:: Entire right title and interest of first party in settlement plot number <u>601</u>
Measurement Unit	:: Square Meter
Area of land	:: 185
Road	:: Main Road
Covered Area of the property	:: None
Valuation	:: Rs. 44,98,248/-
Sale Consideration	:: Rs. 41,00,000/-
Stamp paid	:: Rs. 3,15,000/-

Brahma Deo Husey



For HKDGANPATI INFRASHAPERS LLP

Jyoti Husey Heeta Agrawal
Designated Partner



This Deed of Sale executed this the **22nd** day of **October 2024** by and between:-

Brahma Deo Dubey (PAN-BBKPD8691Q, Aadhar no. XXXX-XXXX-5381) S/o Late Hingu alias Vishwanath Dubey, (Mobile No. -9651243538) hereinafter referred to as the vendors/First Party, which terms unless repugnant to the context include his heirs, legal representatives, executors, administrators and assignees.)

..... **First Party.**

And

HKDGANPATI INFRASHAPERS LLP (PAN-AARFH1979C) having its registered office at Arazi number 189/1, Chandpur, Lahartara Varanasi represented through its designated partners and authorized signatories **Sanjeev Kapoor** (Aadhar No. XXXX-XXXX-0580) S/o Sri Anil Kapoor resident of B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi. (Mobile No.-9161280999) and **Smt. Neeta Agrawal** (Aadhar No. XXXX-XXXX-8173) wife of Shri Yogesh Kumar Agrawal resident of 51, Elexi Enclave, Dhoochandi, Red Building, Varanasi (Mobile No.-9369981504)

Brahma Deo Dubey



For HKDGANPATI INFRASHAPERS LLP

Sanjeev Kapoor **Neeta Agrawal**
Designated Partner



आवेदन सं०: 202400996047798

विक्रय पत्र

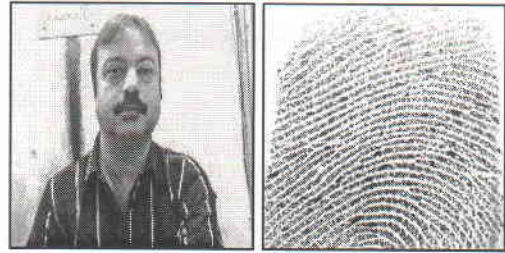
बही सं०: 1

रजिस्ट्रेशन सं०: 7755

वर्ष: 2024

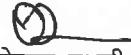

प्रतिफल- 4100000 स्टाम्प शुल्क- 315000 बाजारी मूल्य - 4499000 पंजीकरण शुल्क - 44990 प्रतिलिपिकरण शुल्क - 60 योग : 45050

श्री एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये अधिकृत हस्ताक्षरी द्वारा
संजीव कपूर अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अनिल कपूर
व्यवसाय : व्यापार
निवासी: बी 21/124, प्लॉट नम्बर 12-एस, सरजू नगर कालोनी, कमच्छा, वाराणसी



श्री, एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये संजीव कपूर अधिकृत
अधिकृत हस्ताक्षरी द्वारा पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
23/10/2024 एवं 12:17:53 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


छोटेलाल (प्रभारी).
उप निबंधक : सदर तृतीय
वाराणसी
23/10/2024

संदीप शौर्य .
निबंधक लिपिक
23/10/2024

प्रिंट करें

For HKDGANPATI INFRA SHAPERS LLP

Designated Partner



(Hereinafter referred to as the "Purchaser", which term shall unless repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, executors, administrators and permitted assignees.

..... **Second Party**

Whereas Property settlement plot number 601 of Village-Bhadwar, Paragna- Dehat Amanat Tehsil Sadar Varanasi having total area of 0.0740 ha, had four shareholders, namely Hingu, Bhagal, Kashi Nath, and Jagannath, each having equal share therein. The share of Hingu, which was 1/4th of the total plot area came to be 0.0185 ha. Hingu alias Vishwanath Dubey, had two sons, Pancham and Brahm Dev. Pancham left his share in the said land during the consolidation proceedings and the entire right title and interest of Hingu became vested in Brahm Deo (First Party) and the name of the first party is duly entered in the revenue records.

And Whereas remaining co-owners of the said plot sold their interest in the said plot and specific western portion of said plot came to the share and actual physical possession of the first party. The said portion of land owned and possessed by the first party is bounded by a boundary wall.

And whereas the first party vendor being in need of funds for day today expenses and his other requirements decided to sell

Brahm Deo Dubey



For HKDGANPATI INFRASHAPERS LLP

Neeti Agrawal
Designated Partner



बही सं०: 1

रजिस्ट्रेशन सं०: 7755

वर्ष: 2024

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

श्री ब्रह्म देव दूबे, पुत्र श्री स्व० हिंगू उर्फ विश्वनाथ दूबे

निवासी: मकान नम्बर एन. 6/9सी, इन्द्रा नगर, चितईपुर, वाराणसी

व्यवसाय: अन्य

क्रेता: 1



श्री एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये अधिकृत हस्ताक्षरी के द्वारा संजीव कपूर, पुत्र श्री अनिल कपूर

निवासी: बी 21/124, प्लाट नम्बर 12-एस, सरजू नगर कालोनी, कमच्छा, वाराणसी

व्यवसाय: व्यापार

क्रेता: 2



श्रीमती एचकेडीगणपति इन्फ्राशेपर्स एलएलपी जरिये अधिकृत हस्ताक्षरी के द्वारा नीता अग्रवाल, पत्नी श्री योगेश कुमार अग्रवाल

निवासी: 51 एलेक्सी इन्क्लेव, धूपचण्डी, वाराणसी

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री महेन्द्र प्रसाद चौबे, पुत्र श्री भागवत चौबे

निवासी: पण्डितपुर, जगतपुर, वाराणसी

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री चन्द्र शेखर दूबे, पुत्र श्री ब्रह्म देव दूबे

निवासी: एन 6/9 सी, इन्द्रा नगर, चितईपुर, वाराणसी

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

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

छीदेलाल (प्रभारी)
उप निबंधक: सदर तृतीय
वाराणसी
23/10/2024

संदीप मौर्य
निबंधक लिपिक वाराणसी
23/10/2024

the property so acquired by him, morefully detailed and described in the schedule hereunder, and upon coming to know of the intention of the first party/vendor, the second party/purchasers approached the first party/ vendor and offered to purchase the same for a total sale consideration of **Rs. 41,00,000/- (Rupees Forty One Lac Only)**, which offer being reasonable and as per market rate and there being no higher offer the first party vendor agreed to sell the said property to the second party.

Now, therefore, the parties hereto execute this deed of sale and bind themselves with the following:-

- 1- That the First party/vendors hereby transfer by absolute sale all their right, title and interest in the plot of land being Property settlement plot number 601 of Village- Bhadwar, Paragna- Dehat Amanat, Tehsil- Sadar, Varanasi measuring 0.0185 ha or 185 Square Meter, morefully detailed and described in the schedule hereunder, UNTO the purchasers/second party for a total net sale consideration of **Rs. 41,00,000/- (Rupees Forty One Lac Only)**.
- 2- That the First Party has received the entire sale consideration of **Rs. 41,00,000/- (Rupees Forty One Lac Only)**, from the purchaser/Second party through RTGS by cheque no. 181324 dated 05.10.2024 of Yes Bank Ramaktora Varanasi. Now no part of sale consideration in due from the second party.

Handwritten signature



For HKDGANPATI INFRASHAPERS LLP

Handwritten signature Neeta Agrawal

Designated Partner



- 3- That the first party has transferred the possession of the property hereby sold in favour of the second party.
- 4- That the First Party hereby declares that the property hereby sold is free from all liens, charges, disputes, litigations, encumbrances and is also not affected by any acquisition.
- 5- That the first party hereby further declares that the first party is the absolute owner of the property hereby sold and no other person has any right, title or interest in the property hereby sold.
- 6- That if on account of any defect in the title of the vendors or on account of discovery of any charge or encumbrance, the Purchaser suffers any loss or losses in respect of the land hereby sold the Purchasers shall be entitled to recover their cost and with interest at the rate of 2% per month from the vendors.
- 7- That the purchasers shall be entitled to get their names mutated in the revenue records and other government records and the first party shall give all their assistance in the same.
- 8- That all costs of stamp duty, expenses for registration of this deed, legal expenses and miscellaneous expenses have been borne by the Purchasers.

Barahma Deo Dubly



For HKDGANPATI INFRASHAPERS LLP

Spennu

Neetu Agrawal

Designated Partner



SCHEDULEPARTICULARS OF THE PROPERTY HEREBY SOLD

All that entire right title and interest of the first party being land area of 185 square meter in settlement plot number 601 having total area of 0.0740 ha, Village- Bhadwar, Paragna- Dehat Amanat, Tehsil- Sadar, District-Varanasi bounded as follows:-

East: Remaining portion of aarazi number 601 owned by others

West: Arazi number 597 of Bhola Singh

North: Mohan Sarai Main Road

South: Arazi number 596,602

Valuation of the Property

Land area 185 square meter	
Rate 16,000 per Sqm + 25%= 20,000/-	
Valuation 185x 20,000/-	= Rs.37,00,000/-
Tin Covered 300 Sq. Ft or 27.88 SqM	
Rate Rs. 4,000/- per sqM	=Rs.1,11,520/-
+Boundary and gate	= <u>Rs.1,00,000/-</u>
	= Rs. 39,11,520/-
+15% for commercial activity	= <u>Rs.5,86,728/-</u>
Total	= <u>Rs.44,98,248/-</u>

Brahma Deo Dubey



For HKDGANPATI INFRASHAPERS LLP

Heeta Agrawal
Designated Partner



Note:-

- The property hereby sold is open land with about 300 sq. feet of tin covered bare covered room.
- The government circle rate of Bhadwar village for Pakki sadak is Rs. 16,000 per Sq. Meter. The land subject matter of this agreement is situate on national highway hence valuation rate is increased by 25% which makes it at Rs.20,000/- per Sq. M.
- The property hereby sold is on Mohan Sarai Main Road
- The parties to this deed are Indian nationals and does not belong to SC/ST category.

IN WITNESSES WHEREOF the parties hereto have executed this deed of sale this the day and month of the year first above mentioned of their free will and accord.

WITNESSES:-

1. Name : **Mahendra Prasad Chaubey**

Father's Name: Bhagwat Chaubey

Address : Pandithpur, Jagatpur, Varanasi

Mobile : 9452186554

Signature :

Mahendra Prasad Chaubey



For HKDGANPATI INFRASHAPERS LLP

Neeth Agrawal

Neeth Agrawal
Designated Partner



2. Name : Chandra Shekhar Dubey

Father's Name: Shri Brahma Deo Dubey

Address : House no. N. 6/9C, Indira Nagar,
Chitaipur, Varanasi

Mobile no. 8318200446

Signature : *Chandra Shekhar Dubey*



Drafted by: (Amit Varma)

Advocate,

Civil Court, Varanasi.

Mobile no.:-9919891569.

Typed by:- *R.K. Computer*
R.K. Computer

Central Bar Building, Shop no. 2,

Collectrate Court, Varanasi.

Brahma Deo Dubey

For HKDGANPATI INFRASHAPERS LLP

Neeti Agrawal

Neeti Agrawal
Designated Partner



सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



Brahma Deo Dubey S/o Late Hingu alias Vishwanath Dubey residing at House no. N. 6/9C, Indra Nagar, Chitapur, Varanasi.

..... **First Party.**

And

HKDGANPATI INFRASHAPERS LLP having its registered office at Arazi number 189/1, Chandpur, Lahartara Varanasi represented through its designated partners and authorized signatories (1) **Sanjeev Kapoor** S/o Sri Anil Kapoor resident of House no. B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi and (2) **Smt. Neeta Agrawal** W/o Shri Yogesh Kumar Agrawal resident of 51, Elexi Enclave, Dhoopchandi, Red Building, Varanasi.

..... **Second Party**

SCHEDULE

PARTICULARS OF THE PROPERTY HEREBY SOLD

All that entire right title and interest of the first party being land area of 185 square Meter in settlement plot number 601 having total area of 0.0740 hectare, Village- Bhadwar, Paragna- Dehat Amanat, Tehsil- Sadar, District-Varanasi, shown by Red hatchet lines in the map annexed and bounded as below:-

East: Remaining portion of Arazi number 601 owned by others
West: Arazi number 597 of Bhola Singh
North: Mohan Sarai Main Road
South: Arazi number 596, 602

Place:- Varanasi

Brahma Deo Dubey

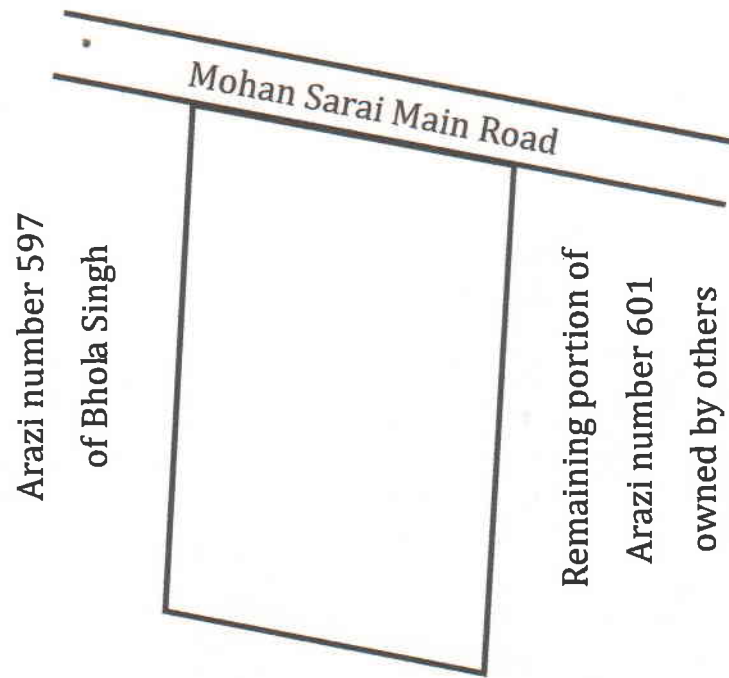
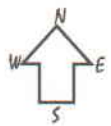


For HKDGANPATI INFRASHAPERS LLP

Sanjeev Kapoor Neeta Agrawal
Designated Partner



Site Plan of All that entire right title and interest of the first party being land area of 185 square Meter in settlement plot number 601 having total area of 0.0740 hectare, Village- Bhadwar, Paragna- Dehat Amanat, Tehsil- Sadar, District-Varanasi



आरज़ी नंबर ६०१ का शेष हिस्सा, जो कि नं० २, एम.ए.डी. का क्षेत्र, बाराहवासी

Prashant Kumar Dubey



For HKDGANPATI INFRASHAPERS LLP

Sheela Meeth Agrawal
Designated Partner




तहसील वाराणसी ।
T2 02411700139452

आदेश
२०/१२५

आवेदन सं०: 202400996047798

बही संख्या 1 जिल्द संख्या 5329 के पृष्ठ 367 से 386 तक क्रमांक
7755 पर दिनांक 23/10/2024 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


छोटेलाल (प्रभारी) .
उप निबंधक : सदर तृतीय
वाराणसी
23/10/2024

FOR HKDGANPATI INFRASTRUCTURE LLP

Designated Partner

