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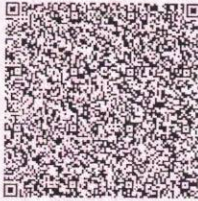
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

4095
2023

Certificate No. : IN-UP94775972135848V
 Certificate Issued Date : 26-Apr-2023 03:52 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0183585325927081V
 Purchased by : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : SUB DIVIDED PLOT NO.7 AND 9 OUT OF KHASRA NO.92 (PART) AT KANCHANPUR MATIYARI,TEH AND DISTT-LUCKNOW.
 Consideration Price (Rs.) : ₹3,64,000
 First Party : SMT USHA TRIVEDI
 Second Party : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Paid By : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 3,64,000
 (Three Lakh Sixty Four Thousand only)



STAMP PAPER USED
 SUB REG.S. KAR SADAR (FOURTH)
 LUCKNOW U.P.

Please write or type below this line

IN-UP94775972135848V

Eiffel Infradevelopers Pvt. Ltd.

 Authorised Signatory

Usha Trivedi



JD 0031501639

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



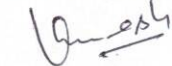
DETAILS OF INSTRUMENT IN SHORT

1.	Ward/Pargana	: Shaheed Bhagat Singh/ Lucknow
2.	Mohalla/Village	: Kanchanpur Matiyari
3.	Details of Property	: Sub Divided Plot No. 7 & 9 out of Khasra No. 92 (Part)
4.	V-Code	: 0062
5.	Standard of measurement	: sq.mtr.
6.	Area of Property	: 436.43

7.	Type of Property	: Plot
8.	Consideration	: ₹ 52,00,000/-
9.	Valuation	: ₹ 50,69,000/-
10.	Stamp Duty Paid	: ₹ 3,64,000/-
11.	No. of persons in First Part (1)	
12.	Details of Seller :	
13.	SMT. USHA TRIVEDI, wife of Dr. Mahendra Bihari Trivedi, Permanent & present resident of C-5/2, River Bank Colony, Lucknow	
14.	No. of persons in Second Part (1)	
15.	Details of Purchaser :	
16.	EIFFEL INFRADEVELOPERS PVT. LTD. a company registered under the Companies Act, having its registered office at 10 th Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow through its Authorized Signatory Umesh Chandra Maurya, son of Sri Ram Newal Maurya, resident of 148, Nizampur, Malhaur, Chinhat, Lucknow	

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.



Authorized Signatory

SALE DEED

THIS SALE DEED MADE ON this 26th day of April, 2023 BY SMT. USHA TRIVEDI, wife of Dr. Mahendra Bihari Trivedi, Permanent & present resident of C-5/2, River Bank Colony, Lucknow, (hereinafter referred to as the 'SELLER').

IN FAVOUR OF

EIFFEL INFRADEVELOPERS PVT. LTD. a company registered under the Companies Act, having its registered office at 10th Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow through its Authorized Signatory Umesh Chandra Maurya, son of Sri Ram Newal Maurya, resident of 148, Nizampur, Malhaur, Chinhath, Lucknow (hereinafter referred to as the 'PURCHASER').

WHEREAS seller is the absolute owner of Sub Divided Plot Nos. 7 measuring 234.665 Sq. Mtr. & 9 measuring 201.765 Sq. Mtr., total measuring 436.43

Usha Trivedi

Eiffel InfraDevelopers Pvt. Ltd.

Umesh

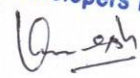
Authorised Signatory

sq.mtr. out of Khasra No. 92, situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Pargana, Tahsil & District-Lucknow, more specifically detailed in the schedule of property given at the foot of this deed (hereinafter collectively referred to as the "Said Property").

AND WHEREAS seller purchased Plot No. 7 measuring 234.665 Sq. Mtr. from its ex-owner Smt. Pratibha Tripathi, through a registered Sale Deed dated 24.10.2007 which instrument is duly registered vide Book No. I, Jild No. 6310 at Pages 145 to 172, Serial No. 844 registered on 12.02.2008 in the office of Sub-Registrar-III, Lucknow.

AND WHEREAS the seller purchased Plot No. 9 measuring 201.765 Sq. Mtr. from its ex-owner Smt. Sarojni Agarwal, through a registered Sale Deed dated 24.10.2007 which instrument is duly registered vide Book No. I, Jild No. 6310 at Pages 121 to 144, Serial No. 843 registered on 12.02.2008 in the office of Sub-Registrar-III, Lucknow.

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

AND WHEREAS the name of the seller is duly mutated in the Revenue Records.

AND WHEREAS the Seller as absolute owner of the said property, agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of ₹ 52,00,000/- only (Rupees Fifty Two Lakhs only) free from all encumbrances whatsoever.

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

- i. ₹ 51,48,000/- only vide Cheque No. 933285 dated 24.04.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- ii. ₹ 52,000/- deducted towards TDS.

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

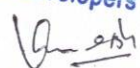
Usha

Authorised Signatory

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount in the manner detailed above, the Seller doth hereby sells, conveys and assigns absolutely to the Purchaser the said property with all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and posses the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.
2. That the Seller has handed over the vacant possession of the said property to the Purchaser with all it's right and privileges so far held and enjoyed by the Seller.
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the

Usha Trivedi

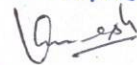
Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

Purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein by reason of any defect in the tittles, the Seller undertakes to indemnify the Purchaser from her other moveable and immovable properties wherever found in existence at that time.

4. That the Purchaser may get its name mutated in the relevant records of concerned Authorities on the basis of this deed.
5. That the total area of the two plots hereby sold is 436.43 sq.mtr. the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Lucknow @ ₹ 11,500/- per sq.mtr. comes to ₹ 50,18,945/- only There is no construction on the said plot except a small boundary wall on two sides which may be valued at the most for

Usha Bivedi

Eiffel Infradevelopers Pvt. Ltd.



Authorised Signatory

₹ 50,000/-. Thus total valuation comes to ₹ 50,68,945/- only say ₹ 50,69,000/- only. It is not situated on any Segment Road.

6. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Lucknow Development Authority, Lucknow or Housing Board or any other Authority till date.
7. That the expressions "Seller" and the "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above named Seller and the Purchaser has put our respective hands and thumb impressions to these presents

Usha Tiwari

Eiffel Infradevelopers Pvt. Ltd.

[Signature]

Authorised Signatory

on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Sub Divided Plot Nos. 7 & 9 (out of Khasra No. 92 Sa), situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Pargana, Tahsil and District-Lucknow and bounded as under :-

BOUNDARY OF PLOT NO. 7

EAST : Others Land
WEST : Sub Divided Plot No. 8
NORTH : Road 24 Ft. Wide
SOUTH : Others Land

BOUNDARY OF PLOT NO. 9

EAST : Plot No. 8
WEST : Others Land

Usha Tareedi

Eiffel Infradevelopers Pvt. Ltd.

[Signature]

Authorised Signatory

NORTH : Road 24 Ft. Wide

SOUTH : Others Land

WITNESSES:

1.



(Arvind Kumar Mishra)
S/o Sri Chandra Kant Mishra
R/o Village Kunaura Itaunja,
Mispipri, Lucknow-227205

2.



(Dr. Ravindra Vihari Trivedi)
S/o Sri Mahendra Vihari Trivedi
R/o C-5/2, River Bank Colony
Lucknow-226018

Usha Trivedi

SELLER

R.V. Trivedi.

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

PURCHASER

Drafted by :

[Signature]

Advocate

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

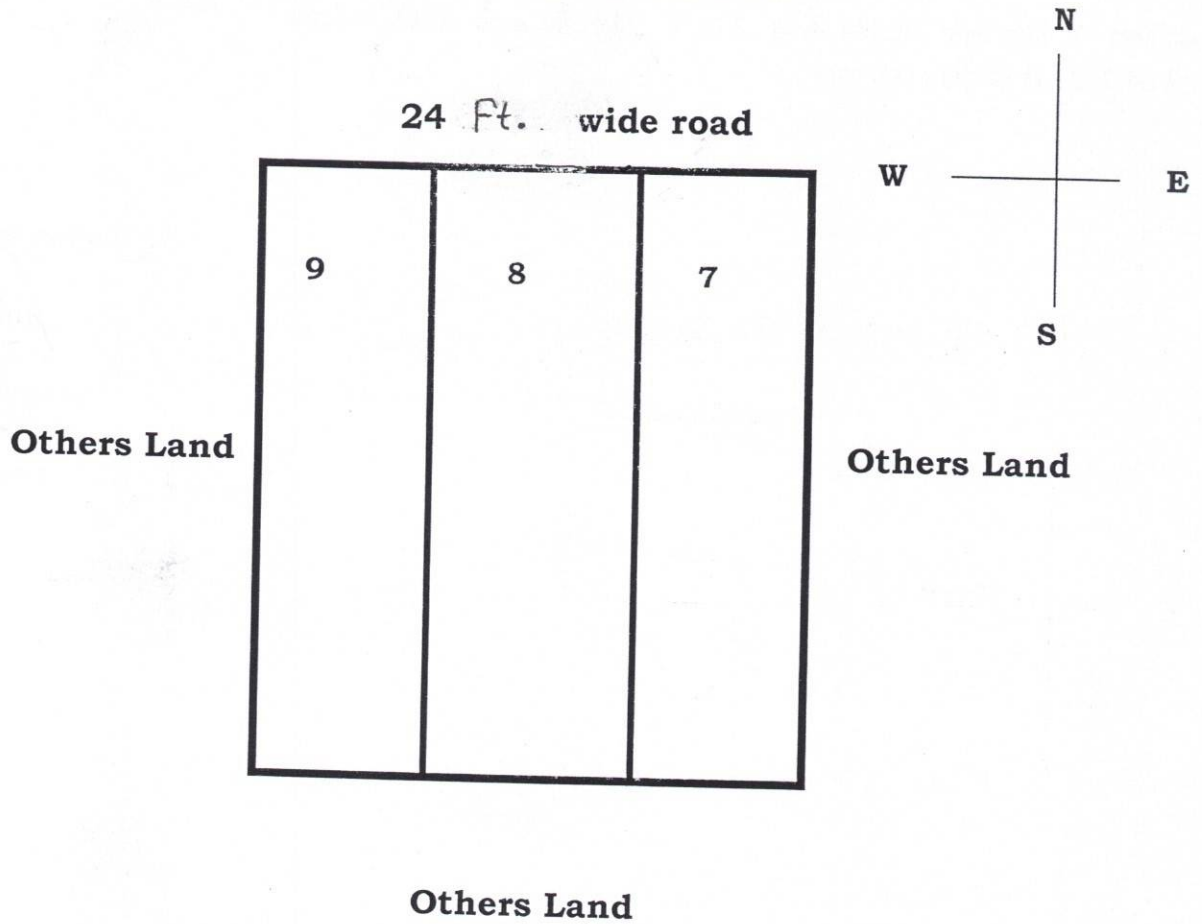
Typed by :

[Signature]

(Shubham Maurya)
Civil Court, Lucknow

MAP

Sub Divided Plot Nos. 7 & 9 (out of Khasra No. 92 Sa),
situated at Kanchanpur Matiyari, Ward Shahid Bhagat
Singh, Pargana, Tahsil and District-Lucknow



Usha Bivoli
SELLER

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
Authorised Signatory

PURCHASER

आवेदन सं०: 202300821030075

विक्रय पत्र

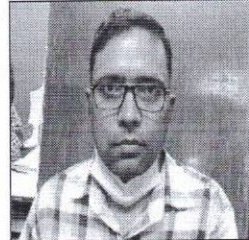
वही सं०: 1

रजिस्ट्रेशन सं०: 4095

वर्ष: 2023

प्रतिफल- 5200000 स्टाम्प शुल्क- 364000 बाजारी मूल्य - 5069000 पंजीकरण शुल्क - 52000 प्रतिलिपिकरण शुल्क - 80 योग : 52080

श्री आईफिल इन्फ्राडिजिटल प्रॉ० लि० द्वारा
उमेश चन्द्र मौर्य अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम नेवल मौर्य
व्यवसाय : नौकरी
निवासी: 148 निजामपुर मल्हौर चिनहट लखनऊ

श्री, आईफिल इन्फ्राडिजिटल प्रॉ० लि० द्वारा

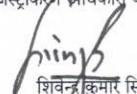
उमेश चन्द्र मौर्य अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 27/04/2023 एवं 04:06:32

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शिव कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

27/04/2023

अमर्त्य . श्रीवास्तव

निबंधक लिपिक

27/04/2023

प्रिंट करें



आवेदन सं०: 202300821030075

बही सं०: 1

रजिस्ट्रेशन सं०: 4095

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने भजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्रीमती ऊषा त्रिवेदी, पत्नी श्री डा० महेन्द्र बिहारी त्रिवेदी

निवासी: सी-5/2 रिवर बैंक कालोनी लखनऊ

व्यवसाय: अन्य

Usha Trivedi

क्रेता: 1



श्री आईफिल इन्फ्राडेवलपर्स प्रा० लि० के द्वारा उमेश चन्द्र मौर्य, पुत्र श्री राम नेवल मौर्य

निवासी: 148 निजामपुर मल्हौर चिनहट लखनऊ

व्यवसाय: नौकरी

Umash



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अरविन्द कुमार मिश्रा, पुत्र श्री चन्द्र कांत मिश्रा

निवासी: ग्राम कुनौरा मुसपिपरी इटौंजा बी०के०टी० लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Arvind



श्री डा० रवीन्द्र बिहारी त्रिवेदी, पुत्र श्री महेन्द्र बिहारी त्रिवेदी

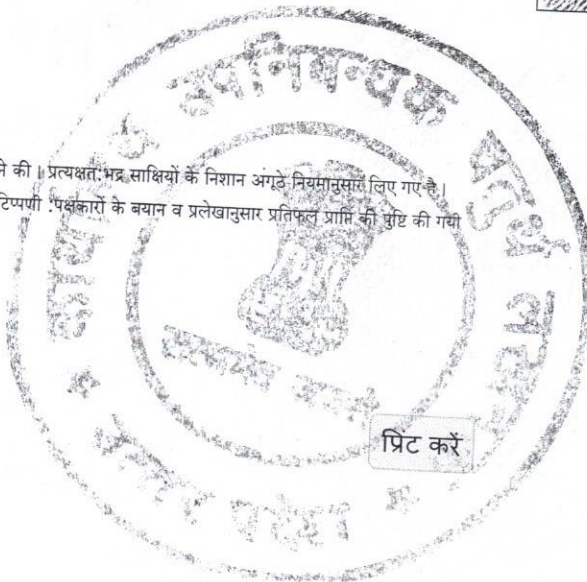
निवासी: सी-5/2 रिवर बैंक कालोनी लखनऊ

व्यवसाय: डाक्टर

R.V. Trivedi



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: पक्षकारों के बयान व प्रलेखानुसार प्रतिफल प्राप्ति की पुष्टि की गयी।



प्रिंट करें

रजिस्ट्रीकरण अधिकारी की हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक; सदर चतुर्थ
लखनऊ

27/04/2023

अमर्त्य, श्रीवास्तव

निबंधक लिपिक लखनऊ

27/04/2023

आवेदन सं०: 202300821030075

बही संख्या 1 जिल्द संख्या 20584 के पृष्ठ 325 से 348 तक क्रमांक 4095 पर दिनांक 27/04/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

27/04/2023

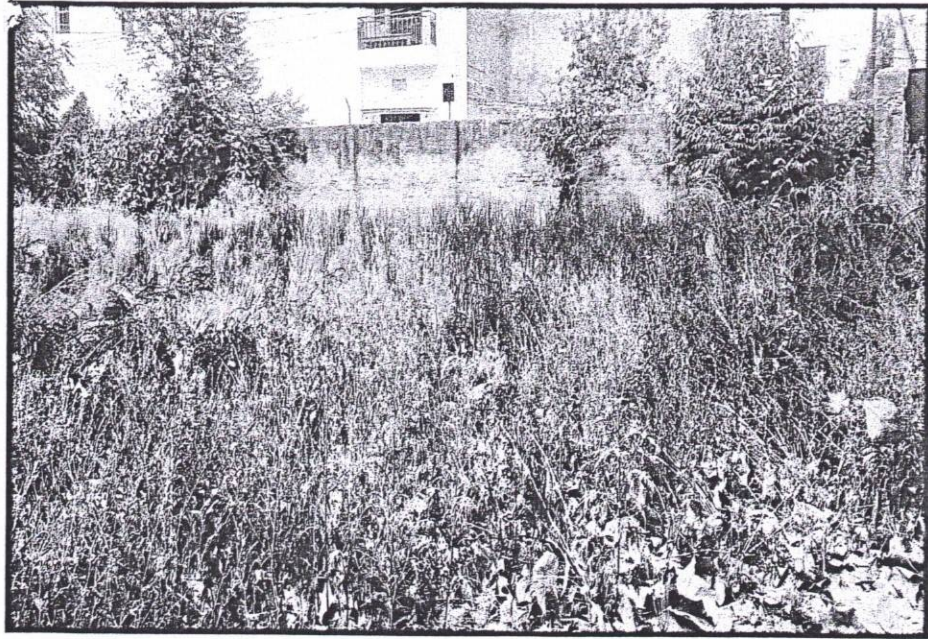
प्रिंट करें



सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रेशन की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					SMT. USHA TRIVEDI, wife of Dr. Mahendra Bihari Trivedi, Permanent & present resident of C-5/2, River Bank Colony, Lucknow	 <i>Usha Trivedi</i>
					Umesh Chandra Maurya, son of Sri Ram Newal Maurya, resident of 148, Nizampur, Malhaur, Chinhath, Lucknow Authorized Signatory EIFFEL INFRADEVELOPERS PVT. LTD.	 <i>Umesh Maurya</i>
					Arvind Kumar Mishra, S/o Sri Chandra Kant Mishra R/o Village Kunaure Itaunja, Misipuri, Lucknow-227205	 <i>Arvind Mishra</i>
					Dr. Ravindra Ravindra Vihari Trivedi, S/o Sri Mahendra Vihari Trivedi R/o C-5/2, River Bank Colony, Lucknow-226018	 <i>R.V. Trivedi</i>

फोटोग्राफ

Sub Divided Plot Nos. 7 & 9 (out of Khasra No. 92 Sa),
situated at Kanchanpur Matiyari, Ward Shahid Bhagat
Singh, Pargana, Tahsil and District-Lucknow



Usha Tivedi

SELLER

Eiffel Infradevelopers Pvt. Ltd.

[Signature]

• Authorised Signator,

PURCHASER


 2643 9661 1877

उषा त्रिवेदी
 USHA TRIVEDI
 पति : महेंद्र विहारी त्रिवेदी
 Husband : Mahendra Vihari Trivedi
 जन्म तिथि / DOB : 15/02/1948
 महिला / Female

2643 9661 1877

आधार - आम आदमी का अधिकार


 आधार

पता:
 सी 5/ 2, रिवर बैंक कालोनी,
 गोलागंज, अमीनाबाद पार्क, लखनऊ,
 अमीनाबाद पार्क, उत्तर प्रदेश,
 226018

Address:
 C 5/ 2, RIVER BANK COLONY,
 GOLAGANJ, Aminabad Park,
 Lucknow, Aminabad Park, Uttar
 Pradesh, 226018

2643 9661 1877

1847
 1800 300 1847

help@uidai.gov.in

www.uidai.gov.in



Usha Trivedi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ACDPT38620

नाम/ Name
USHA TRIVEDI

पिता का नाम/ Father's Name
VIDYA DHAR TRIVEDI

जन्म की तारीख/ Date of Birth
15/02/1943

03062018

Mob. - 97959 80088

Usha Trivedi



भारत सरकार
GOVERNMENT OF INDIA

उमेश चन्द्र मौर्या
Umesh Chandra Maurya

जन्म तिथि/DOB: 16/07/1982
पुरुष / MALE

3789 6104 5424

फोटो-7275274041

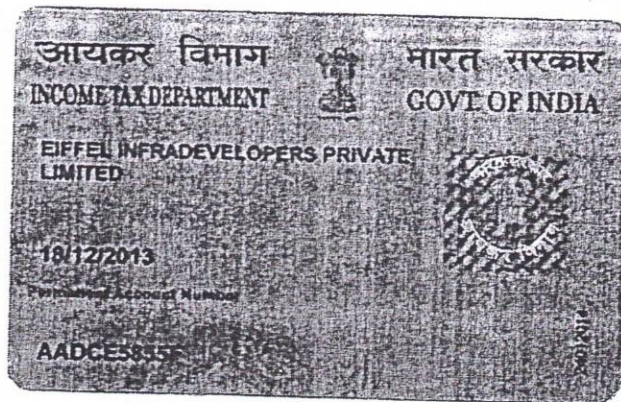
Umesh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:

S/O राम नवल मौर्या, 148, NIJAMPUR MALHAUR, NEAR
निजामपुर मल्हौर, निकट BABA KUTIYA TEMPLE,
बाबा कुटिया मंदिर, चिनहाट, CHINHAT, Lucknow, Lucknow
लखनऊ, लखनऊ, Uttar Pradesh - 226028
उत्तर प्रदेश - 226028

3789 6104 5424



Jan 2014

Consolidation MOU

भारत सरकार
Government of India

अरविन्द कुमार मिश्रा
Arvind Kumar Mishra
जन्म तिथि / DOB : 02/12/1983
पुरुष / Male

7597 9956 9468

आधार - आम आदमी का अधिकार

7597 9956 9468



भारत सरकार
Unique Identification Authority of India

पता:
संबोधित: चंद्रकांत मिश्रा, कुनौरा,
इटावा, मुसपिपरी, लखनऊ, महोना,
उत्तर प्रदेश, 227205

Address:
S/O: Chandra Kant Mishra,
Kunaura, Itaunja, Muspipari,
Lucknow, Mahona, Uttar Pradesh,
227205

7597 9956 9468

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 2017/93586/22707

To,
रवीन्द्र विहारी त्रिवेदी
Ravindra Vihari Trivedi
S/O: Mahendra Vihari Trivedi
C - 5 / 2
River Bank Colony
Near Shaheed smarak
Lucknow
Aminabad Park Lucknow Lucknow
Uttar Pradesh 226018
9415080495

17/02/2015



Ref: 26741 / 04C / 3233802 / 3233997 / P



SE526319311FT



आपका आधार क्रमांक / Your Aadhaar No. :

6826 3175 2559

आधार - आम आदमी का अधिकार



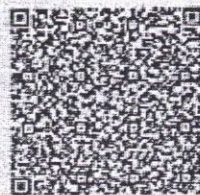
भारत सरकार

Government of India



रवीन्द्र विहारी त्रिवेदी
Ravindra Vihari Trivedi

जन्म तिथि / DOB : 11/04/1971
पुरुष / Male



6826 3175 2559

आधार - आम आदमी का अधिकार

R.V. Trivedi
Doctor