



Government of Uttar Pradesh



IN:UP15531598818294V

e-Stamp

13238



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Sl. No.	Particulars	Consideration Price (Rs.)
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First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP15531598818294V

27-Dec-2023 02:29 PM

: NEWIMPACC (SV)/ up14353104/ LUCKNOW SADAR/ UP-LKN

: SUBIN-UPUP1435310407650984883229V

: EIFFEL INFRADEVELOPERS PRIVATE LIMITED

: Article 23 Conveyance

: PART OF KH. NO.101, TOGETHER WITH STRUCTURE THEREON SIT. AT KANCHANPUR MATIYARI, PAR, TEH. AND DIST-LKO

SHIV KUMAR GARG

: EIFFEL INFRADEVELOPERS PRIVATE LIMITED

EIFFEL INFRADEVELOPERS PRIVATE LIMITED

16,56,000

(Sixteen Lakh Fifty Six Thousand only)

सत्यमेव जयते



STAMP PAPER USED
SUB REGISTRAR SADAR (FOURTH)
LUCKNOW U.P.

Please write or type below this line

Eiffel Infradevelopers Pvt. Ltd.

Authorized Signatory

RD 0018289162

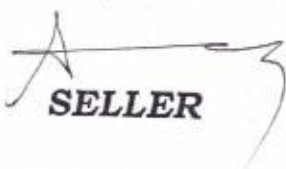
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoelastamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd.
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.

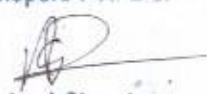
PHOTOGRAPH

Land being Part of Khasra No. 101, together with structure thereon, situated at Village Kanchanpur Matiyari, Pargana and Tehsil and District Lucknow




SELLER

Giffel Infradevelopers Pvt. Ltd.


Authorised Signatory

PURCHASER

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
					Sri Umesh Chandra Maurya son of Ram Newal Maurya, R/o 148, Nijampur Malhaur, Lucknow through Attorney SHIV KUMAR GARG, son of Late Dr. K. L. Garg,	
					Arvind Kumar Misra, son of Mr. Chandra Kant Misra, Permanent and Present resident of Village Kunaura, Post Mahona, Itaunja, Muspipari, B.K.T. Lucknow Authorized Signatory EIFFEL INFRADEVELOPERS PVT. LTD.,	
					Anand Simon, S/o J.R. Simon R/o 31, B.N. Road Near Islamia College, B.N. Road, Lucknow	
					Vishad K. Pandey, S/o Anil Kumar Pandey R/o 0045-H, Adhya Prasad Compound, Betiahata Gorakhpur, U.P	

भारत सरकार
GOVERNMENT OF INDIA

शिव कुमार गर्ग
Shiv Kumar Garg
जन्म तिथि/ DOB: 06/02/1942
पुरुष / MALE

6910 8041 1050

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O डॉ. के.एल.गर्ग,
२८९, हेम कान्हा, एलिडको
गोमती नगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:
S/O Dr. K.L.Garg, 289,HEM KANHA,
ELDECO GREEN, GOMTI NAGAR,
Lucknow,
Uttar Pradesh - 226010

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Seller

7

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABCPG4476B

नाम / Name
SHIV KUMAR GARG

पिता का नाम / Father's Name
KANHAYA LAL GARG

जन्म तिथि / Date of Birth
06/02/1942

हस्ताक्षर / Signature



Handwritten signature

2

भारत सरकार
GOVERNMENT OF INDIA



उमेश चन्द्र मौर्य
Umesh Chandra Maurya
जन्म तिथि/DOB: 16/07/1982
पुरुष / MALE

3789 6104 5424

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

S/O राम नेशन मौर्या, 148,
मिजामपुर मल्हौर, निकट
बाबा कुटिया मंदिर, चिनहट,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226028

S/O Ram Neshai Maurya, 148,
MIJAMPUR MALHAUR, NEAR
BABA KUTIYA TEMPLE,
CHINHAT, Lucknow, Lucknow,
Uttar Pradesh - 226028

3789 6104 5424



Attorney holder of seller *Umesh*

Job

72752740841

P



Purchaser

15



Purchaser.

9454 971402

Sub

भारत सरकार
GOVERNMENT OF INDIA

विभाज्य के. पण्डेय
Vishad K. Pandey
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

3286 1800 8357

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O अनिल कुमार पण्डेय,
0045-H, अध्या प्रसाद कंपाउंड,
नर्सिंग होम, बेटियाहाता,
गोरखपुर, गोरखपुर, उत्तर प्रदेश, 273001

Address: S/O Anil Kumar Pandey,
0045-H, ADHYA PRASAD
COMPOUND, NEAR CHINMAYA
NURSHING HOME, BETIAHATA,
Gorakhpur, Gorakhpur, Uttar
Pradesh, 273001

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3800 1800 1947

हैल्प-लाइन 2019-20

www.uidai.gov.in

P.O. Box No. 1947
Deer park-202 081

352

Vishad K. Pandey

8299567908

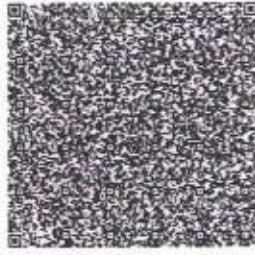


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नार्मांकन क्रम/ Enrolment No.: 0013/08022/01498

To
आनंद साईमन
ANAND SIMON
S/O J.R. SIMON
31
B.N. ROAD
NEAR ISLAMIA COLLEGE
B.N. ROAD
Lucknow
Lucknow Uttar Pradesh - 226001
8009922382



आपका आधार क्रमांक / Your Aadhaar No. :

2806 9213 5004

VID : 9197 3470 3157 9532

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



आनंद साईमन
ANAND SIMON
जन्म तिथि/DOB: 17/04/1973
पुरुष/ MALE

2806 9213 5004

VID : 9197 3470 3157 9532

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

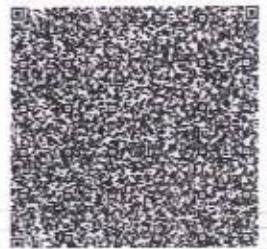


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O जे.आर. साईमन, 31, बी.एन. रोड, नियर इस्लामिया
कॉलेज, बी.एन. रोड, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address:
S/O J.R. SIMON, 31, B.N. ROAD, NEAR
ISLAMIA COLLEGE, B.N. ROAD, Lucknow,
Lucknow,
Uttar Pradesh - 226001



2806 9213 5004

VID : 9197 3470 3157 9532

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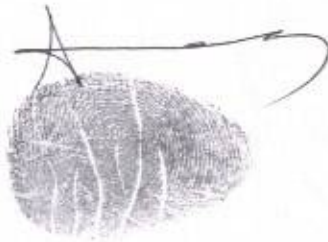
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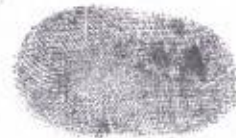
DETAILS OF INSTRUMENT IN SHORT

1.	Ward	: Shaheed Bhagat Singh
2.	Mohalla	: Kanchanpur Matiyari
3.	Details of Property	: Part of Khasra No. 101
4.	Standard of measurement	: Sq. Mtr.
5.	Area of Property	: 2420
6.	V-Code	: 0062
7.	Type of Property	: Plot



Eiffel Infradevelopers Pvt. Ltd.

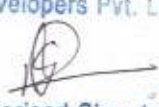

Authorised Signatory



8.	Consideration	:	₹ 2,36,50,000/-
9.	Valuation	:	₹ 2,36,36,000/-
10.	Stamp duty paid	:	₹ 16,56,000/-
11.	Boundaries	:	
	EAST	:	Land Khasra No. 102
	WEST	:	Other's Land
	NORTH	:	Land Khasra No. 93
	SOUTH	:	Part of same land with structure thereon retained by the seller
12.	No. of persons in First Part (1)		
13.	Details of Seller :		
14.	SHIV KUMAR GARG, son of Late Dr. K. L. Garg, Permanent and Present Resident of 289, ELDECO Greens, Gomti Nagar, Lucknow U.P.-226010		
15.	No. of persons in Second Part (1)		
16.	Details of Purchaser :		
17.	EIFFEL INFRADEVELOPERS PVT. LTD., a Company registered under the Companies Act, having its register office 10 th Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow U.P.-226010, through its Authorized Signatory Arvind Kumar Misra, son of Mr. Chandra Kant Misra, Permanent and Present Resident of Village Kunaura, Post Mahona, Itaunja, Muspipari, Bakshi Ka Talab, Lucknow		



Eiffel Infradevelopers Pvt. Ltd.



Authorised Signatory

SALE DEED

THIS SALE DEED MADE ON this 27th day of December, 2023 BY SHIV KUMAR GARG, son of Late Dr. K. L. Garg, Permanent and Present Resident of 289, ELDECO Greens, Gomti Nagar, Lucknow U.P.-226010, (hereinafter referred to as the SELLER).

IN FAVOUR OF

EIFFEL INFRADEVELOPERS PVT. LTD., a registered Company registered under the Companies Act, having it's register office 10th Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow U.P. 226010 through it's Authorized Signatory Arvind Kumar Misra, son of Mr. Chandra Kant Misra, Permanent and Present Resident of Village Kunaure, Post Mahona, Itaunja, Muspipari, B.K.T. Lucknow (hereinafter referred to as the PURCHASER).

WHEREAS seller is the absolute owner of Part of Khasra No.101, measuring 0.2500 Hectare, i.e. 2500 Sq. Mtr. situated at Village Kanchanpur Matiyari, Pargana, Tehsil and District Lucknow, having purchased



Eiffel InfraDevelopers Pvt. Ltd.



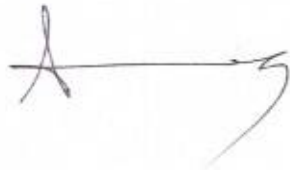
Authorised Signatory

the same from it's ex-owners Yogendra Khanna & another through the registered sale deed dated 24.10.2008 vide Book No. I, Jild 6720 at Pages 251 to 296, at Serial No. 6660 registered on 27.10.2008 in the office of Sub-Registrar-III, Lucknow.

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

AND WHEREAS the seller as absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely a part the said land measuring 2420 Sq. Mtr. more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the "said property"), to the purchaser for a consideration of ₹ 2,36,50,000/- only (Rupees Two Crore Thirty Six Lakh Fifty Thousands only).

AND WHEREAS the seller has received the said consideration amount from the purchaser in the manner detailed below :-

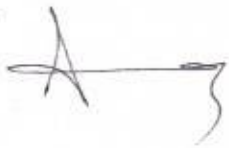


Chief Infradevelopers Pvt. Ltd.



Authorised Signatory

- (i) ₹ 5,00,000/- only by Cheque No. 933966 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (ii) ₹ 25,00,000/- only by Cheque No. 933967 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (iii) ₹ 25,00,000/- only by Cheque No. 933968 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (iv) ₹ 25,00,000/- only by Cheque No. 933969 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (v) ₹ 25,00,000/- only by Cheque No. 933970 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (vi) ₹ 25,00,000/- only by Cheque No. 933971 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (vii) ₹ 25,00,000/- only by Cheque No. 933972 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (viii) ₹ 25,00,000/- only by Cheque No. 933973 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (ix) ₹ 25,00,000/- only by Cheque No. 933974 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.



Eiffel Infradevelopers Pvt. Ltd.

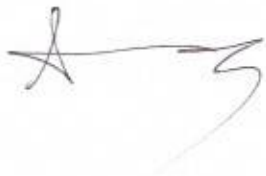

Authorised Signatory

(x) ₹ 29,13,500/- only by Cheque No. 933975 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.

(xi) ₹ 2,36,500/- only deducted towards TDS.

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 mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.
2. That seller has handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the seller.



Eiffel Infradevelopers Pvt. Ltd.



Authorised Signatory

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.
4. That the area of the plot hereby sold is 2420 Sq.Mtr. the market value whereof for the purposes of Stamp duty as per rates fixed by Collector, Lucknow for First 1000 @ ₹ 11,500/- per sq.mtr. comes to ₹ 1,15,00,000/- for balance 1420 Sq.Mtr. reduced by 30% @ ₹ 8050/- only comes to ₹ 1,14,31,000/- only total valuation comes to ₹ 2,29,31,000/- only. There is an old single storeyed residential structure/servant quarter (RBC Second Class) comprising of 2 rooms, Kitchen, Toilet etc. with total covered area measuring about 72 Sq.Mtr. valuation whereof @ ₹ 9000/- per Sq. Mtr. comes to ₹ 6,48,000/- only. There is old boundary wall worth ₹ 50,000/- only. There is a Semal Tree of 20-30 cm radius valuation whereof as per Collector is ₹ 1500/-. There are 8 Jangali



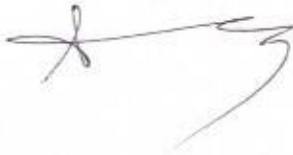
Shree Infradevelopers Pvt. Ltd.



Authorised Signatory

Babool Trees with radius of 20-30 cm valuation whereof @ ₹ 300 per tree comes to ₹ 2400/- only and one Peepal Tree with radius of 20-30 cm value whereof as per Collector is ₹ 3000/-. Thus total valuation of trees comes to ₹ 6900/- only. Thus the total valuation of the instrument comes to ₹ 2,36,36,000/- only. It is not situated any segment Road.

5. That for and on behalf of Shiv Kumar Garg (S.K. Garg) this deed shall be presented for registration by Sri Umesh Chandra Maurya (Aadhar-xxxx xxxx 5424) son of Ram Newal Maurya, R/o 148, Nijampur Malhaur, Lucknow the authenticated power of attorney holder which power of attorney is duly registered in the office of Sub-Registrar-II, Lucknow vide Book No.6, Jild No. 20 on Pages 299 to 306 at Serial No. 35 on 27.10.2020 and has not been revoked till date.



Chief Information Officer


Authorised Signatory

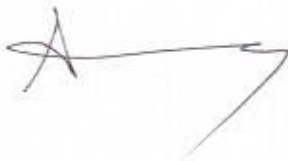
6. That the land hereby sold is not subject matter of any acquisition scheme proposed/ notified by L.D.A. or U.P. Avas Evam Vikas Parishad, Lucknow.
7. That the expressions "Seller" and the "Purchaser" hereinbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Land being Part of Khasra No. 101, area 2420 Sq. Mtr. or 0.2420 Hectare, together with structure thereon, situated at Village Kanchanpur Matiyari, Pargana and Tehsil and District Lucknow and bounded as below:-

EAST : Land Khasra No. 102
WEST : Other's Land



Eiffel Infradevelopers Pvt. Ltd.


Authorized Signatory

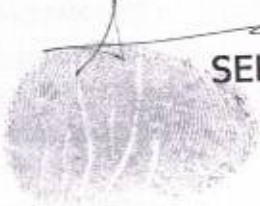
NORTH : Land Khasra No. 93

SOUTH : Part of same land with structure thereon retained by the seller

WITNESSES :-



1. (Anand Simon)
S/o J.R. Simon
R/o 31, B.N. Road
Near Islamia College,
B.N. Road, Lucknow


 **SELLER**



2. (Vishad K. Pandey)
S/o Anil Kumar Pandey
R/o 0045-H, Adhya Prasad
Compound, Betiahata
Gorakhpur, U.P

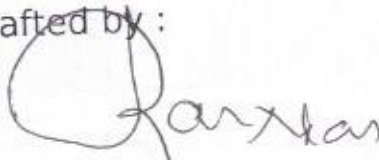
Vishad K. Pandey

iniradevelopers Pvt. Lt

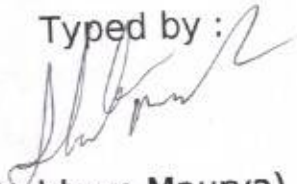

Authorised Signator

PURCHASER

Drafted by :

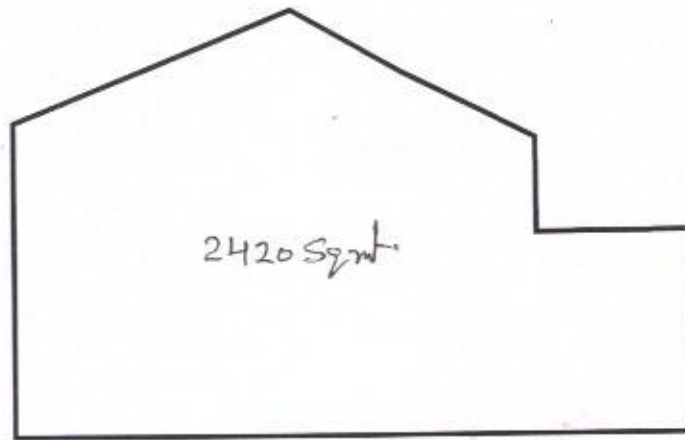
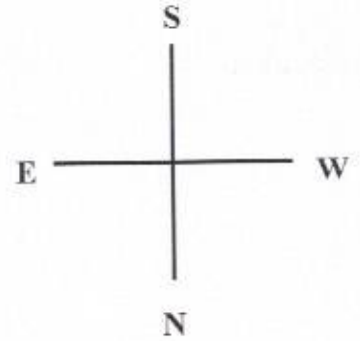

Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed by :


(Shubham Maurya)
Civil Court, Lucknow

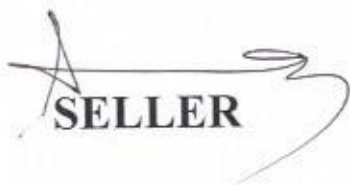
MAP

Land being Part of Khasra No. 101, together with structure thereon, situated at Village Kanchanpur Matiyari, Paragana and Tehsil and District Lucknow



Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory


SELLER

PURCHASER

आवेदन सं०: 202300821097883

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 13239

वर्ष: 2023

प्रतिफल- 23650000 स्टाम्प शुल्क- 1656000 बाजारी मूल्य - 23636000 पंजीकरण शुल्क - 236500 प्रतिलिपिकरण शुल्क - 80 योग : 236580

श्री आईफेल इन्फ्रा डेवलपर्स प्रा० लि० द्वारा

अरविन्द कुमार मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री चन्द्र कांत मिश्रा

व्यवसाय : नौकरी

निवासी: ग्राम कुनौरा पोस्ट महोना इटौजा मुसपिपरी बी०के०टी० लखनऊ



श्री. आईफेल इन्फ्रा डेवलपर्स प्रा० लि० द्वारा

अरविन्द कुमार मिश्रा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

28/12/2023 एवं 03:02:55 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

28/12/2023

अरविन्द कुमार गौड़

निबंधक लिपिक

28/12/2023

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 13239

वर्ष: 2023

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

श्री शिव कुमार गर्ग के द्वारा उमेश चन्द्र मौर्या, पुत्र श्री राम
नेवल मौर्या

निवासी: 148 निजामपुर मल्हौर चिनहट लखनऊ

व्यवसाय: नौकरी

क्रेता: 1

Umesh



श्री आईफेल इन्फ्रा डेवलपर्स प्रा० लि० के द्वारा अरविन्द
कुमार मिश्रा, पुत्र श्री चन्द्र कांत मिश्रा

निवासी: ग्राम कुनौरा पोस्ट महोना इटौजा मुसफिरी
बी०के०टी० लखनऊ

व्यवसाय: नौकरी

Arvind



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री आनन्द साईमन, पुत्र श्री जे आर साईमन

निवासी: 31 बी एन रोड लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

Sam



श्री विशाद के पाण्डेय, पुत्र श्री अनिल कुमार पाण्डेय

निवासी: 0045-एच अध्या प्रसाद कम्पाउण्ड बेलिगाहाता
गोरखपुर

व्यवसाय: नौकरी

Vishad Pandey



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shivendra Kumar Singh

उप निबंधक: सदर चतुर्थ

लखनऊ

28/12/2023

अरविन्द कुमार गोड
निबंधक लिपिक लखनऊ
28/12/2023

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

टिप्पणी:

प्रिंट करें

आवेदन सं०: 202300821097883

बही संख्या 1 जिल्द संख्या 20981 के पृष्ठ 39 से 62 तक क्रमांक
13239 पर दिनांक 28/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

28/12/2023

प्रिंट करें

