



Government of Uttar Pradesh



e-Stamp

2128 71/12



Certificate No. : IN-UP15535838000998V
Certificate Issued Date : 27-Dec-2023 02:30 PM
Account Reference : NEWIMPACC (SV)/ up14353104/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1435310407669419400793V
Purchased by : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : PART OF KHASRA NO.102, SITUATED AT KANCHANPUR MATIYARI, PARGANA, TEHSIL AND DIST-LKO
Consideration Price (Rs.) :
First Party : SHIV KUMAR GARG
Second Party : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 4,20,000
 (Four Lakh Twenty Thousand only)

सत्यमेव जयते



E-STAMP LOCKED

SUB REGISTRAR-V
LUCKNOW

IN-UP15535838000998V

Please write or type below this line

Eiffel Infra Developers Pvt. Ltd.

Authorised Signatory

0018289163

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

PHOTOGRAPH

Part of Khasra No. 102, measuring 510 Sq. Mtr., or 0.051 Hectare, situated at Village Kanchanpur Matiyari, Pargana and Tehsil and District Lucknow



Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory


SELLER

PURCHASER

पुलिस ले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्र ीकरण 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 XXXX 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

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
भारतीय विशिष्ट पहचान प्राधिकरण OF INDIA

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

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

1947
1800 300 1647

help@uidai.gov.in

www.uidai.gov.in

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

Seller

★

सत्यमेव जयते

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

श्री. सुनील कुमार शर्मा
Permanent Account Number Card
ABCPG4476B

श्री. सुनील कुमार शर्मा
SHRI. SUNIL KUMAR SHARMA

पिता का नाम / Father's Name
KANDUVA LAL SHARMA

जन्म तिथि / Date of Birth
06/02/1942

हस्ताक्षर / Signature

+

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:
S/O राम नेशन मौर्या, 148,
निजामपुर मल्हौर, निकट
बाबा कुटिया मंदिर, चिनहट,
मधनऊ, मधनऊ,
उत्तर प्रदेश - 226028

Address:
S/O Ram Neshi Maurya, 148,
NIJAMPUR MALHAUR, NEAR
BABA KUTIYA TEMPLE,
CHINHAT, Lucknow, Lucknow,
Uttar Pradesh - 226028

3789 6104 5424



Attorney holder of seller

Umesh

Sob

72752740841

P



Purchaser

(15)



Purchaser:

9454971402

Job

AE



भारत सरकार
GOVERNMENT OF INDIA



विशद के. पाण्डेय
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 अश्विनी कुमार पाण्डेय,
0045-ह, आध्या प्रसाद कंपाउन्ड,
निष्ठ निवृत्त नर्सिंग होम, बेटाहाटा,
गोरखपुर, गोरखपुर, उत्तर प्रदेश, 273001

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

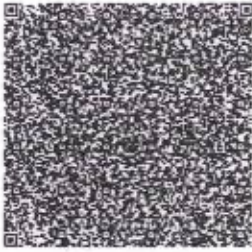
1947
TOLL FREE 196 1947

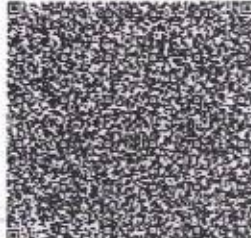
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Gorakhpur-273001

353
8299567908
Vishad K. Pandey

 
भारत सरकार Government of India
भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India
नामांकन 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
 
 आनंद साईमन ANAND SIMON जन्म तिथि/DOB: 17/04/1973 पुरुष/ MALE
Issue Date: 27/10/2011 2806 9213 5004 VID : 9197 3470 3157 9532 मेरा आधार, मेरी पहचान

 
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.
 
पता: S/O जे.आर. साईमन, 31, बी.एन. रोड, निज 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
Download Date: 20/07/2012 
2806 9213 5004 VID : 9197 3470 3157 9532 1047 help@uidai.gov.in www.uidai.gov.in

506 - 8009922382

(Signature)



DETAILS OF INSTRUMENT IN SHORT

1.	Ward	: Shaheed Bhagat Singh
2.	Mohalla	: Kanchanpur Matiyari
3.	Details of Property	: Part of Khasra No.102
4.	Standard of measurement	: Sq. Mtr.
5.	Area of Property	: 510
6.	V-Code	: 0062
7.	Type of Property	: Plot
8.	Consideration	: ₹ 60,00,000/-



Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory



9.	Valuation	:	₹ 59,18,000/-
10.	Stamp duty paid	:	₹ 4,20,000/-
11.	Boundaries	:	
	EAST : WEST : NORTH : SOUTH :		Other's Land Land Khasra No.101 Part of Land Khasra No.102 Part of same Land with structure thereon retained by 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 it's registered office at 10 th 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 Kunaura, Post Mahona, Itaunja, Muspipari, B.K.T. Lucknow U.P.		



Eiffel Infradevelopers Pvt. Ltd.



Authorized 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 Company registered under the Companies Act, having it's registered office at 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 U.P. (hereinafter referred to as the PURCHASER).

WHEREAS seller is the absolute owner of Part of Khasra No.102, measuring 0.0526246 Hectare, i.e. 526.246 Sq. Mtr. situated at Village Kanchanpur



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Matiyari, Pargana, Tehsil and District Lucknow, having purchased the same from it's ex-owner M/S Khanna Soldering Works through the sale deed dated 24.10.2008 vide Book No. I, Jild 6720 at Pages 217 to 250, at Serial No. 6659 registered on 27.10.2008 in the office of Sub-Registrar-III, Lucknow.

AND WHEREAS M/s Khanna Soldering Works purchased the said property from it's ex-owner Shri Rameshwar through the sale deed dated 22.01.1992 which instrument is duly registered on Book No. I, Khand 1528 at Pages 237 to 284, at Serial No. 8183 registered on 24.02.1992 in the office of Chief Sub-Registrar- Lucknow.

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 510 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



Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory

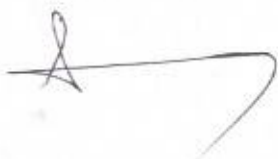
consideration of ₹ 60,00,000/- only (Rupees Sixty Lakh only).

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

- (i) ₹ 5,00,000/- only by Cheque No. 933976 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (ii) ₹ 20,00,000/- only by Cheque No. 933977 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (iii) ₹ 20,00,000/- only by Cheque No. 933978 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (iv) ₹ 14,40,000/- only by Cheque No. 933979 drawn on ICICI Bank, Indira Nagar Branch, Lucknow.
- (v) ₹ 60,000/- 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



Eiffel Infradevelopers Pvt. Ltd.



Authorised Signatory

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.
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 510 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 ₹ 58,65,000/- only. It has old boundary wall worth

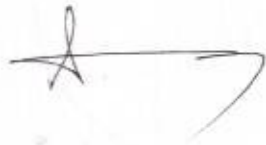


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Authorised Signatory

₹ 50,000/- and a Peepal Tree of 20-30 Cm radius valuation whereof as per rate fixed by Collector is ₹ 3000/- only thus total valuation of the property hereby sold comes to ₹ 59,18,000/- only. It is not situated any segment Road. There is no construction on the said plot except said boundary wall.

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.
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.



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Authorised Signatory

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.

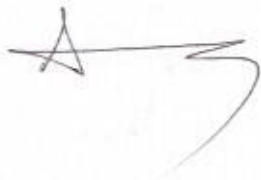
IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 102, measuring 510 Sq. Mtr., or 0.051 Hectare, situated at Village Kanchanpur Matiyari, Pargana and Tehsil and District Lucknow and bounded as below:-

EAST : Other's Land

WEST : Land Khasra No.101



Eiffel Infradevelopers Pvt. Ltd.


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NORTH : Part of Land Khasra No.102

SOUTH : Part of same Land with structure
thereon retained by seller

WITNESSES :-



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

Anand Simon

[Signature]
SELLER
[Fingerprint]



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

Vishad K. Pandey

[Signature]
Infradevelopers P.

[Signature]
Authorised Signatory

PURCHASER
[Fingerprint]

Drafted by :

[Signature]

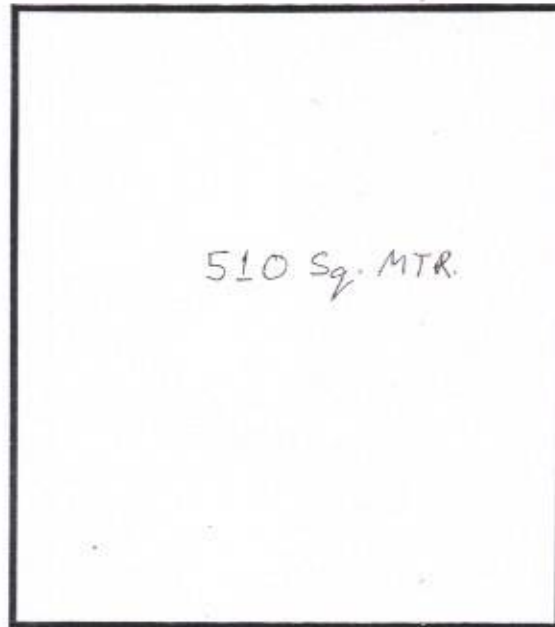
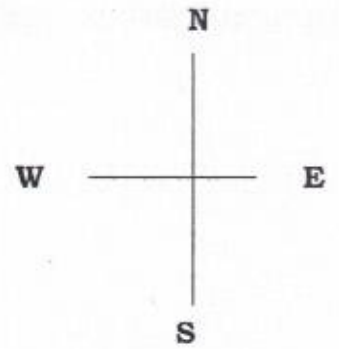
Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed by :

[Signature]
(Shubham Maurya)
Civil Court, Lucknow

MAP

Part of Khasra No. 102, measuring 510 Sq. Mtr., or 0.051 Hectare, situated at Village Kanchanpur Matiyari, Pargana and Tehsil and District Lucknow



Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory


SELLER

PURCHASER

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 12871

वर्ष: 2023

प्रतिफल- 6000000 स्टाम्प शुल्क- 420000 बाजारी मूल्य - 5918000 पंजीकरण शुल्क - 60000 प्रतिलिपिकरण शुल्क - 80 योग : 60080

श्री आईफेल इन्फ्राडिजिटलपर्स प्रा० लि० द्वारा
अरविन्द कुमार मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री चन्द्र कांत मिश्रा
व्यवसाय : नौकरी
निवासी: ग्राम कुनौरा पोस्ट महोना इटावा मुसपिपरी बी०के०टी० लखनऊ



श्री. आईफेल इन्फ्राडिजिटलपर्स प्रा० लि० द्वारा अरविन्द कुमार मिश्रा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/12/2023
एवं 03:35:46 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल कुमार प्रभारी
उप निबंधक :सदर पंचम
लखनऊ
28/12/2023
बिन्दा प्रसाद यादव
निबंधक लिपिक
28/12/2023

प्रिंट करें



वही सं०: 1

रजिस्ट्रेशन सं०: 12871

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमून 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



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

निवासी: ग्राम कुनौरा पोस्ट महोना इटौजा मुसपिपरी
बी०के०टी० लखनऊ

व्यवसाय: नौकरी



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



श्री विशाद के पाण्डेय, पुत्र श्री अनिल कुमार पाण्डेय

निवासी: 0045-एच अध्या प्रसाद कम्पाउण्ड बेलियाहाता
गोरखपुर

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रहिल कुमार प्रभारी

उप निबंधक: सदर पंचम

लखनऊ

28/12/2023

बिन्दा प्रसाद यादव

निबंधक लिपिक लखनऊ

28/12/2023

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

प्रिंट करें

बही संख्या 1 जिल्द संख्या 16264 के पृष्ठ 329 से 350 तक क्रमांक
12871 पर दिनांक 28/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राहुल कुमार प्रभारी

उप निबंधक : सदर पंचम

लखनऊ

28/12/2023

प्रिंट करें

