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INDIA NON JUDICIAL

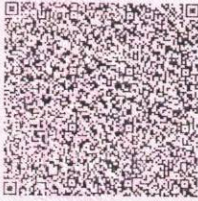
5122/2023

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP10434544779711V
 Certificate Issued Date : 17-May-2023 03:05 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0115291985585366V
 Purchased by : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : SUB DIVIDED PLOT NO. 8 OUT OF KHASRA NO.92 PART AT KANCHANPUR MATIYARI, PAR TEH AND DISTT-LUCKNOW.
 Consideration Price (Rs.) :
 First Party : SMT USHA TRIVEDI AND ANOTHER
 Second Party : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Paid By : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 2,10,000
 (Two Lakh Ten Thousand only)



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

Please write or type below this line

IN-UP10434544779711V

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

Usha Trivedi

Gauri Trivedi

JD 0031501870

Statutory Alert:

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



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



₹63

Base Certificate No. : IN-UP10434544779711V
Certificate No. : IN-UP17631057529430V
Certificate Issued Date : 25-May-2023 03:09 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0129929560697598V
Purchased by : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : SUB DIVIDED PLOT NO. 8 OUT OF KHASRA NO.92 PART AT KANCHANPUR MATIYARI, PAR TEH AND DISTT-LUCKNOW.
Consideration Price (Rs.) :
First Party : SMT USHA TRIVEDI AND ANOTHER
Second Party : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 63,000
(Sixty Three Thousand only)



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

Please write or type below this line

IN-UP17631057529430V

Usha Trivedi

Gauri Trivedi

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
Authorised Signatory

JD 0031501751

Statutory Alert:

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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
2.	Mohalla/Village	: Kanchanpur Matiyari
3.	Details of Property	: Sub Divided Plot No. 8 out of Khasra No. 92 (Part)
4.	V-Code	: 0062
5.	Standard of	: sq.mtr.

Usha Tiwari

Gauri Tiwari

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

	measurement	
6.	Area of Property	: 230.669
7.	Type of Property	: Plot
8.	Consideration	: ₹ 39,00,000/-
9.	Valuation	: ₹ 27,03,000/-
10.	Stamp Duty Paid	: ₹ 2,73,000/-
11.	No. of persons in First Part (2)	
12.	Details of Sellers :	
13.	(1) SMT. USHA TRIVEDI, wife of Dr. Mahendra Vihari Trivedi, & (2) Ms. GAURI TRIVEDI, daughter of Dr. Ravindra Vihari Trivedi, both Permanent & present residents 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	

Gauri Trivedi
Usha Trivedi

Eiffel InfraDevelopers Pvt. Ltd.
Umesh
Authorized Signatory

SALE DEED

THIS SALE DEED MADE ON this 25th day of May, 2023 BY, (1) SMT. USHA TRIVEDI, wife of Dr. Mahendra Vihari Trivedi, & (2) Ms. GAURI TRIVEDI, daughter of Dr. Ravindra Vihari Trivedi, both Permanent & present residents of C-5/2, River Bank Colony, Lucknow, (hereinafter jointly referred to as the 'SELLERS').

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, Chinhat, Lucknow (hereinafter referred to as the 'PURCHASER').

Gauri Trivedi
Usha Trivedi

Eiffel InfraDevelopers Pvt. Ltd.
Umesh Chandra Maurya
Authorized Signatory

WHEREAS sellers are the absolute owners of Sub Divided Plot Nos. 8 measuring 230.669 Sq.Mtr. out of Khasra No. 92, situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Tahsil & District-Lucknow, more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the "**Said Property**") having purchased from its ex-owner Smt. Poonam Pandey, through a registered Sale Deed dated 24.10.2007 which instrument is duly registered vide Book No. I, Jild No. 6310 at Pages 91 to 120, Serial No. 842 registered on 12.02.2008 in the office of Sub-Registrar-III, Lucknow.

AND WHEREAS the name of the sellers are duly mutated in the Revenue Records.

AND WHEREAS the Sellers as absolute owners of the said property, agreed to sell, transfer and assign absolutely the said property to the Purchaser for a

Gauri Srivastava
Usha Srivastava

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
Authorised Signatory

consideration of ₹ 39,00,000/- only (Rupees Thirty Nine Lakh only) free from all encumbrances whatsoever.

AND WHEREAS the Sellers have received the said consideration amount from the Purchaser in the manner detailed below :-

- i. ₹ 15,00,000/- only by Cheque No. 933321 dated 10.05.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- ii. ₹ 15,00,000/- only by Cheque No. 933322 dated 10.05.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- iii. ₹ 4,50,000/- only by Cheque No. 933349 dated 24.05.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- iv. ₹ 4,50,000/- only by Cheque No. 933350 dated 24.05.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount in the manner detailed above, the Sellers do hereby sell, convey and assign absolutely to the Purchaser the said property with all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and

Gauri Trivedi
Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
Authorised Signatory

posses the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.

2. That the Sellers have 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 Sellers.
3. That if any person claims through the Sellers 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 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 Sellers undertake to indemnify the Purchaser from their other moveable and

Gauri Trivedi

Eiffel Infradevelopers Pvt. Ltd.

[Signature]

Authorised Signatory

Usha Trivedi

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 area of the plot hereby sold is 230.669 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 ₹ 26,52,694/- 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 ₹ 50,000/-. Thus total valuation comes to ₹ 27,02,694/- only say ₹ 27,03,000/- 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

Gauri Trivedi

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

Umesh

Authorised Signatory

by Lucknow Development Authority, Lucknow or Housing Board or any other Authority till date.

7. That the expressions "Sellers" 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 Sellers and the Purchaser has put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Sub Divided Plot Nos. 8 out of Khasra No. 92, situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Tahsil & District-Lucknow and bounded as under :-

EAST : Plot No. 7

WEST : Plot No. 9

Gauri Tewari

Usha Tewari

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
Authorised Signatory

NORTH : Road 24 Ft. Wide

SOUTH : Others Land

WITNESSES:

R.V. Trivedi



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

Usha Trivedi
Gauri Trivedi

SELLERS

Arvind Kumar Misra



2. (Arvind Kumar Misra)
S/o Sri Chandra Kant Misra
R/o Kunaure, Itaunja,
Mispipari, Lucknow

Eiffel Infra Developers Pvt. Ltd.

Authorized Signatory

Authorised Signatory



PURCHASER

Drafted by :

Ranxas

Advocate

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

Typed by :

Shubham Maurya

(Shubham Maurya)
Civil Court, Lucknow

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5123

वर्ष: 2023

प्रतिफल- 3900000 स्टाम्प शुल्क- 273000 बाजारी मूल्य- 2703000 पंजीकरण शुल्क- 39000 प्रतिलिपिकरण शुल्क- 80 योग: 39080

श्री आईफेल इन्फ्रा डेवलपर्स प्रा० लि० द्वारा
उमेश चन्द्र मौर्य अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम नेवल मौर्य
व्यवसाय: नौकरी
निवासी: 148, निजामपुर, मल्हौर, चिनहट, लखनऊ

Umesh



श्री, आईफेल इन्फ्रा डेवलपर्स प्रा० लि० द्वारा

उमेश चन्द्र मौर्य अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 27/05/2023

एवं 02:47:21 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shingh
शिवेन्द्र कुमार सिंह

उप निबंधक: सदर चतुर्थ

लखनऊ
27/05/2023

अमृत्य श्रीवास्तव

निबंधक लिपिक
27/05/2023

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 5123

वर्ष: 2023

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

विक्रेता: 1

श्रीमती उषा त्रिवेदी, पत्नी श्री डा० महेन्द्र बिहारी त्रिवेदी

निवासी: सी-5/2, रिवर बैंक कॉलोनी, लखनऊ-226018

व्यवसाय: व्यापार

विक्रेता: 2

Usha Trivedi



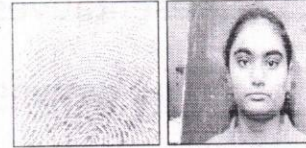
कुमारी गौरी त्रिवेदी, पुत्री श्री डा० रवीन्द्र बिहारी त्रिवेदी

निवासी: सी-5/2, रिवर बैंक कॉलोनी, लखनऊ-226018

व्यवसाय: अध्ययन

क्रेता: 1

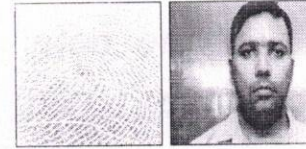
Gauri Trivedi

श्री आईफेल इन्फ्रा डेवलपर्स प्रा० लि० के द्वारा उमेश चन्द्र
मौर्य, पुत्र श्री राम नेवल मौर्य

निवासी: 148, निजामपुर, मल्हौर, चिनहट, लखनऊ-226018

व्यवसाय: नौकरी

Umesh Chandra



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री रवीन्द्र बिहारी त्रिवेदी, पुत्र श्री महेन्द्र बिहारी त्रिवेदी

निवासी: सी-5/2, रिवर बैंक कॉलोनी, लखनऊ-226018

व्यवसाय: डाक्टर

R.V. Trivedi

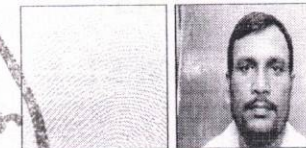
पहचानकर्ता: 2



श्री अरविन्द कुमार मिश्रा, पुत्र श्री चन्द्र कान्त मिश्रा

निवासी: कुनौरा, इटौजा, मुसफिरी, लखनऊ

व्यवसाय: नौकरी

ने की। प्रत्यक्ष भद्र साक्षियों के निश्चय अगुए नियमानुसार
लिए गए हैं।टिप्पणी: पक्षकारों के बयान व प्रलेखानुसार प्रतिफल प्राप्ति की
पुष्टि की गयी।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

27/05/2023

अमृत्य श्रीवास्तव

निबंधक सिपिक लखनऊ

27/05/2023

प्रिंट करें

बही संख्या 1 जिल्द संख्या 20628 के पृष्ठ 213 से 236 तक क्रमांक 5123 पर दिनांक 27/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिवेन्द्र कुमार सिंह

उप निबंधक : नगर प्रशासन

लखनऊ

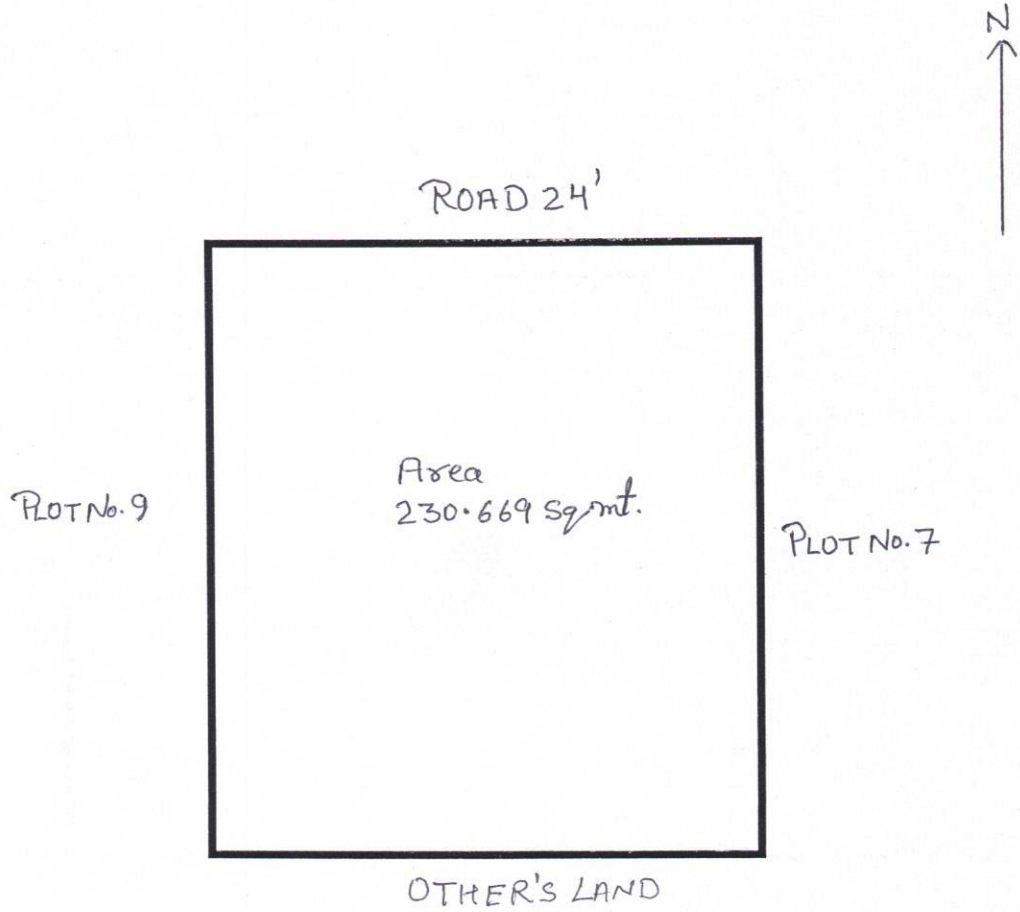
27/05/2023

प्रिंट करें



नक्शा नजरी

Sub Divided Plot Nos. 8 out of Khasra No. 92, situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Tahsil & District-Lucknow



Usha Tivedi
Gauri Tivedi

SELLER

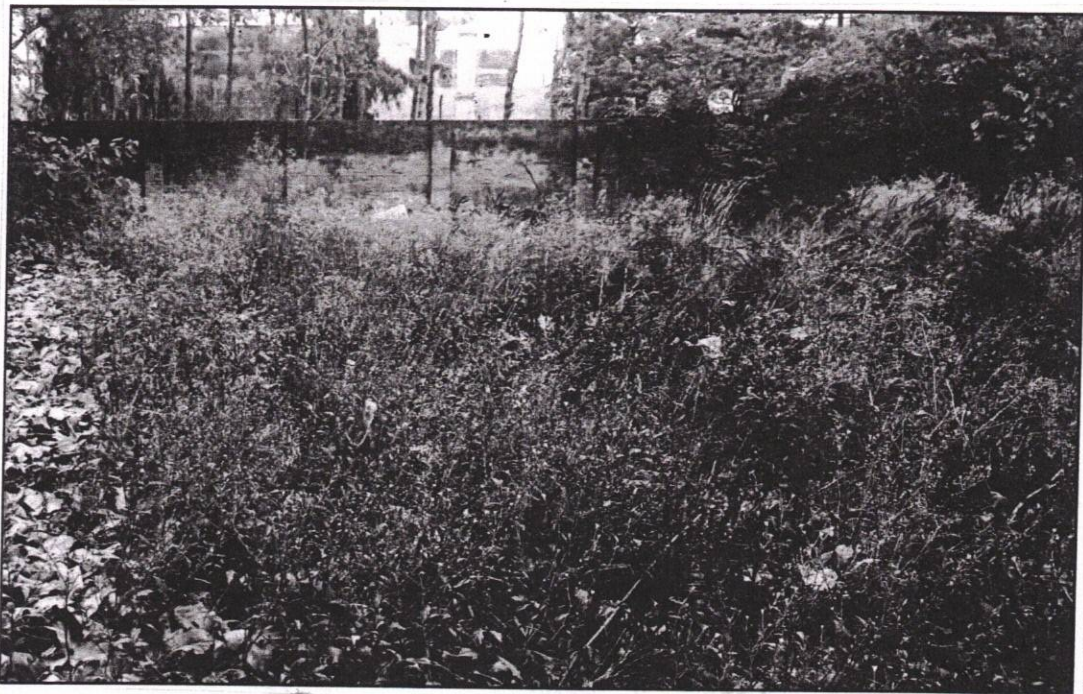
Eiffel Infradevelopers Pvt. Ltd.


Authorised Signatory

PURCHASER

PHOTOGRAPH

Sub Divided Plot Nos. 8 out of Khasra No. 92, situated at
Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Tahsil &
District-Lucknow



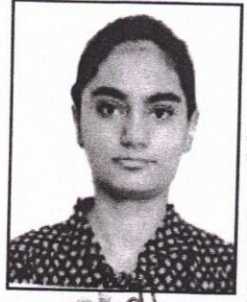
Usha Biverli
Gauri Privedi

SELLERS

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

PURCHASER

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रार की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					(1) SMT. USHA TRIVEDI, wife of Dr. Mahendra Vihari Trivedi, Permanent & present resident of C-5/2, River Bank Colony, Lucknow	
					(2) Ms. GAURI TRIVEDI, daughter of Dr. Ravindra Vihari Trivedi, Permanent & present resident of C-5/2, River Bank Colony, Lucknow	
					Umesh Chandra Maurya, son of Sri Ram Newal Maurya, resident of 148, Nizampur, Malhaur, Chintahat, Lucknow Authorized Signatory EIFFEL INFRADEVELOPERS PVT. LTD.	
					Ravindra Vihari Trivedi S/o Sri Mahendra Vihari Trivedi R/o C-5/2, River Bank Colony, Lucknow	

Arvind Kumar Misra, S/o
Sri Chandra Kant Misra
R/o Kunaure, Itaunja,
Mispipari, Lucknow

9



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACDPT3862G

नाम/ Name
USHA TRIVEDI

पिता का नाम/ Father's Name
VIDYA DHAR TRIVEDI

जन्म की तारीख/ Date of Birth
15/02/1948

हस्ताक्षर/ Signature

02082018

भारत सरकार
Government of India

उषा त्रिवेदी
USHA TRIVEDI

पति : महेन्द्र विहारी त्रिवेदी
Husband : Mahendra Vihari Trivedi

जन्म तिथि / DOB : 15/02/1948

महिला / Female

2643 9661 1677

आधार - आम आदमी का अधिकार



Usha Trivedi

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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 1677

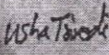
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

मो - 9795980088

Bu Bineen

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
नाम/ Name USHA TRIVEDI	ACDPT3862G	
पिता का नाम/ Father's Name VIDYA DHAR TRIVEDI		
जन्म की तारीख/ Date of Birth 15/02/1948	हस्ताक्षर/ Signature	02062018

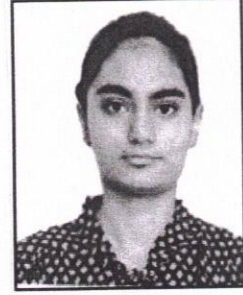
Usha Trivedi



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/93586/22710

To
 गौरी त्रिवेदी
 Gauri Trivedi
 Di/O: Ravindra Vihari Trivedi
 C - 5 / 2 River Bank Colony
 Near Shaheed smarak
 Lucknow
 Aminabad Park
 Lucknow Lucknow
 Uttar Pradesh 226018
 9415080495
 02/03/2015
 225825226
 MP258252255FT



Gauri Trivedi

आपका आधार क्रमांक / Your Aadhaar No. :

7473 5548 1276

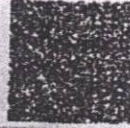
आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



गौरी त्रिवेदी
 Gauri Trivedi
 पिता : रवीन्द्र विहारी त्रिवेदी
 Father : Ravindra Vihari Trivedi
 जन्म तिथि / DOB : 08/12/2001
 महिला / Female



7473 5548 1276

आधार - आम आदमी का अधिकार

Self-Attested
Gauri Trivedi

मो - 979580080

पदाई

आयकर विभाग
INCOME TAX DEPARTMENT

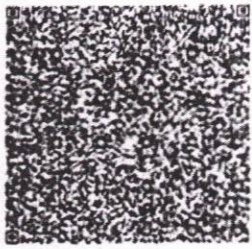


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BUWPT8143E



नाम / Name
GAURI TRIVEDI

पिता का नाम / Father's Name
RAVINDRA VIHARI TRIVEDI

जन्म की तिथि / Date of Birth
06/12/2001

हस्ताक्षर / Signature
Gauri Trivedi

Gauri Trivedi

भारत सरकार
GOVERNMENT OF INDIA

उमेश चन्द्र मौर्या
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 नवल मौर्या, 148,
निजामपुर मल्हौर, निकट
बाबा कुटिया मंदिर, चिनहट,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226028

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

3789 6104 5424

मो-7275274041

नौकर

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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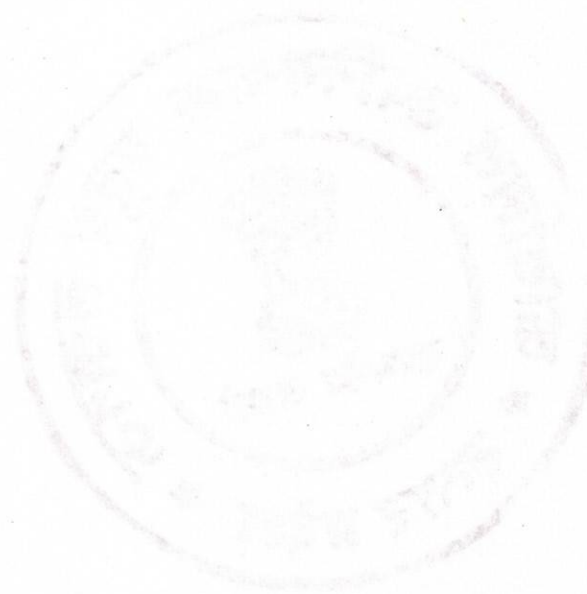
18/12/2013

Permanent Account Number

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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



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आपका आधार क्रमांक / Your Aadhaar No. :

6826 3175 2559

आधार - आम आदमी का अधिकार

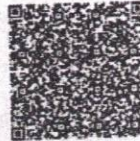


भारत सरकार

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



Inc-Do.

R.V. Trivedi

21/9/16

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



भारतीय विशिष्ट पहचान प्राधिकरण
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पता:
संबोधित: चंद्रकांत मिश्रा, कुनौरा,
इटौंजा, मुसपिपरी, लखनऊ, महोना,
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फ़ोन