



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Z 3902/23



Certificate No. : IN-UP94778758501061V
 Certificate Issued Date : 26-Apr-2023 03:54 PM
 Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0183616662687649V
 Purchased by : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO.102 PART SITUATED AT KANCHANPUR MATIYARI, TEHSIL AND DISTRICT-LUCKNOW.
 Consideration Price (Rs.) : ₹5,46,000
 First Party : SMT USHA TRIVEDI
 Second Party : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Paid By : EIFFEL INFRADEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 5,46,000
 (Five Lakh Forty Six Thousand only)



E-STAMP LOCKED

SUB REGISTRAR-V
LUCKNOW

Please write or type below this line

IN-UP94778758501061V

Eiffel Infradevelopers Pvt. Ltd.

Usha Trivedi

Authorised Signatory

JD 0031501638

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. 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	: Khasra No. 102 (Part)
4.	V-Code	: 0062
5.	Standard of measurement	: sq.mtr.
6.	Area of Property	: 213.754

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

Anand

Authorised Signatory

7.	Type of Property	: Plot
8.	Consideration	: ₹ 78,00,000/-
9.	Valuation	: ₹ 25,09,000/-
10.	Stamp Duty Paid	: ₹ 5,46,000/-
11.	No. of persons in First Part (1)	
12.	Details of Seller :	
13.	SMT. USHA TRIVEDI, wife of Dr. Mahendra Bihari Trivedi, Permanent & present 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	

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

Umesh Chandra Maurya

Authorized Signatory

SALE DEED

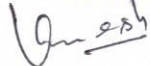
THIS SALE DEED MADE ON this 26th day of April, 2023 BY, SMT. USHA TRIVEDI, wife of Dr. Mahendra Bihari Trivedi, Permanent & present residents of C-5/2, River Bank Colony, Lucknow, (hereinafter referred to as the 'SELLER').

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

WHEREAS seller is the absolute owner Bhumidhar of the Part of Khasra No. 102 measuring 213.754 Sq.

Usha Trivedi

Eiffel InfraDevelopers Pvt. Ltd.

Authorized Signatory

Mtr. situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Pargana, Tahsil and 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 the same from its ex-owner M/s Khanna Soldering Works, through the registered Sale Deed dated 24.10.2007 which instrument is duly registered vide Book No. I, Jild No. 6182 at Pages 239 to 266, Serial No. 6460 registered on 06.11.2007 in the office of Sub-Registrar-III, Lucknow.

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, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property, to the Purchaser for a

Usha Tiveeli

Eiffel Infradevelopers Pvt. Ltd.
[Signature]
Authorised Signatory

consideration of ₹ 78,00,000/- only (Rupees Seventy Eight Lakh only).

AND WHEREAS the Seller has received the said consideration amount from the Purchaser as per details given below :-

- i. ₹ 25,00,000/- only by Cheque No. 933232 dated 24.03.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- ii. ₹ 52,22,000/- only by Cheque No. 933286 dated 24.04.2023 drawn on ICICI Bank, Indira Nagar Branch, Lucknow
- iii. ₹ 78,000/- 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 with all that it has including all rights of easement and

Usha Trivedi

Eiffel Infradevelopers Pvt. Ltd.

[Signature]

Authorised Signatory

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 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.

Usha Tivedi

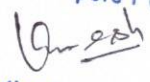
Eiffel Infradevelopers Pvt. Ltd.

[Signature]

Authorised Signatory

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 Land hereby sold is 213.754 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 ₹ 24,58,171/- 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 ₹ 25,08,171/- only say ₹ 25,09,000/- 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.

Usha Tivedi

Shree Infradevelopers Pvt. Ltd.

Authorised Signatory

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 on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Plot Khasra No. 102, measuring 213.754 Sq. Mtr. situated at Kanchanpur Matiyari, Ward Shaheed Bhagat Singh, Pargana, Tahsil and District Lucknow and bounded as under :-

EAST : Others Property

WEST : Khasra No. 93

Usha Tiwari

Eiffel Infradevelopers Pvt. Ltd.
[Signature]
Authorised Signatory

NORTH : Khasra No. 91

SOUTH : Part of Khasra No. 102 of Sri S.K. Garg

WITNESSES:



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



Usha Trivedi

SELLER

R.V. Trivedi

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



Eiffel Infradevelopers Pvt. Ltd.

Vinod

Authorised Signatory



PURCHASER

Drafted by :



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

Typed by :


(Shubham Maurya)
Civil Court, Lucknow

नकल भूचित्र

ग्राम - कंचनपुर ग्रामियारी

N.E.O. - व

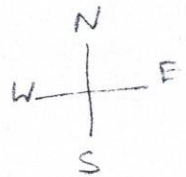
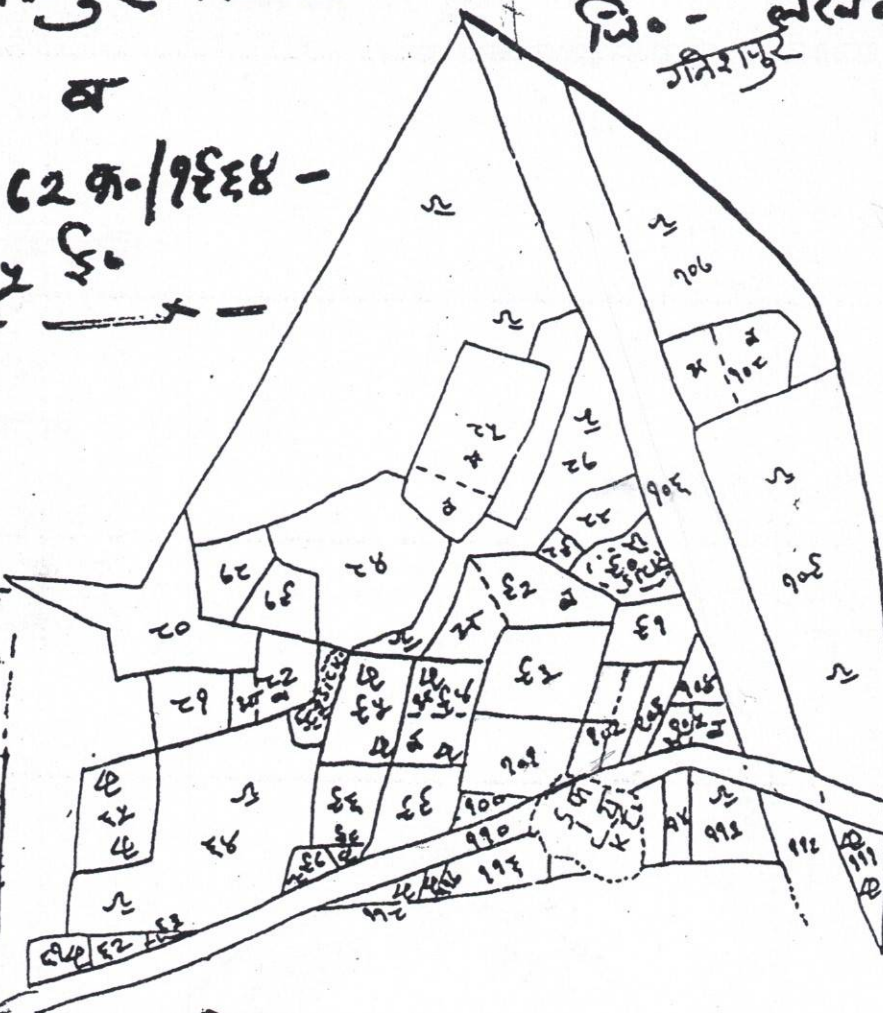
सन् १३८२ क./१९६४ -

२२ ई.

पर ० - व

वि. - बरगन्हा.

गतिशायु



वेमना - १६ सन्च = १मील.

कार्यना पत्र केम को विधि 20/8/2002
 कार्यना पत्र बंकार काले को विधि 24/8/2002
 पञ्चसाल केम को विधि 24/8/2002
 पञ्चसाल केम को विधि 24/8/2002
 कार्यना पत्र केम को विधि 24/8/2002

1-पञ्चसाल केम को विधि 24/8/2002
 2-पञ्चसाल केम को विधि 24/8/2002
 3-पञ्चसाल केम को विधि 24/8/2002

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

ushtatriverli

पञ्चसाल केम को विधि
 पञ्चसाल केम को विधि
 पञ्चसाल केम को विधि

विक्रय पत्र

बही सं०: 1

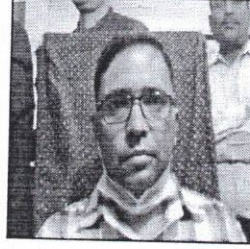
रजिस्ट्रेशन सं०: 3902

वर्ष: 2023

प्रतिफल- 7800000 स्टाम्प शुल्क- 546000 बाजारी मूल्य - 2509000 पंजीकरण शुल्क - 78000 प्रतिलिपिकरण शुल्क - 80 योग : 78080

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

Umesh



श्री, आईफिल इन्फ्राडेवलपर्स प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 27/04/2023
एवं 03:51:56 PM बजे
निबंधन हेतु पेश किया।

उमेश चन्द्र मौर्य अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश . चन्द्र
उप निबंधक :सदर पंचम
लखनऊ
27/04/2023
कमलेश कुमार पाठक
निबंधक लिपिक
27/04/2023

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 3902

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन 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

Umesh



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

Arvind



पहचानकर्ता : 2

श्री डा० रवीन्द्र विहारी त्रिवेदी, पुत्र श्री महेन्द्र विहारी त्रिवेदी

निवासी: सी-5/2 रिवर बैंक कालोनी लखनऊ

व्यवसाय: डाक्टर

R.V. Trivedi



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rakesh Chandra

राकेश . चन्द्र

उप निबंधक : सदर पंचम

लखनऊ

27/04/2023

कमलेश कुमार पाठक

निबंधक लिपिक लखनऊ

27/04/2023

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

टिप्पणी:

प्रिंट करें

बही संख्या 1 जिल्द संख्या 15871 के पृष्ठ 267 से 288 तक क्रमांक 3902 पर दिनांक 27/04/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राकेश . चन्द्र

उप निबंधक : सदर पंचम

लखनऊ

27/04/2023

प्रिंट करें



फोटोग्राफ

Plot Khasra No. 102, measuring 213.754 Sq. Mtr. situated at Kanchanpur Matiyari, Ward Shahid Bhagat Singh, Pargana, Tahsil and District Lucknow



Usha Trivedi

SELLER

Eiffel Infradevelopers Pvt. Ltd.

[Signature]
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
					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, Chinhat Lucknow Authorized Signatory EIFFEL INFRADEVELOPERS PVT. LTD.	 <i>Umesh</i>
					Arvind Kumar Mishra, S/o Sri Chandra Kant Mishra R/o Village Kunaura Itaunja, Misipri, Lucknow-227205	 <i>AKM</i>
					Dr. Ravindra Vihari Trivedi, S/o Sri Mahendra Vihari Trivedi R/o C-5/2, River Bank Colony, Lucknow-226018	 <i>R.V. Trivedi</i>



 Government of India

 उषा त्रिवेदी

 USHA TRIVEDI

 पति : महेंद्र विहारी त्रिवेदी

 Husband : Mahendra Vihari Trivedi

 जन्म तिथि / DOB : 15/02/1948

 महिला / Female

 2643 9661 1677

आधार - आम आदमी का अधिकार



 आधार

 पता:

 सी 5/ 2, रिवर बैंक कॉलोनी,

 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

 1947

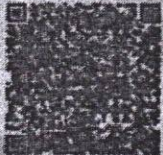
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



Usha Trivedi

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
	ACDFT3862G	
नाम/ Name USHA TRIVEDI		
पिता का नाम/ Father's Name VIDYA DHAR TRIVEDI		
जन्म की तारीख/ Date of Birth 15/02/1945	 हस्ताक्षर/ Signature	 02062018

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



Umesh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

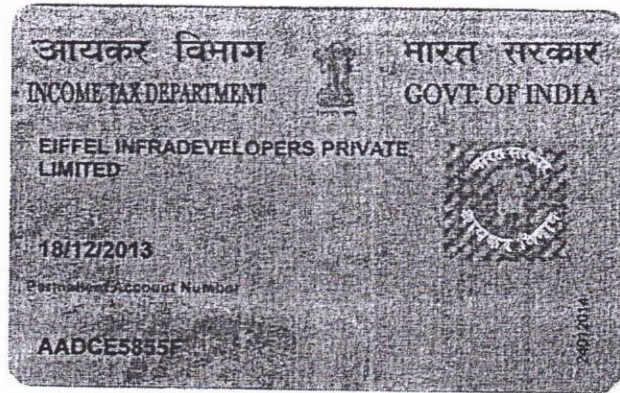
पता:
S/O राम नवल मौर्या, 148,
निजामपुर मल्हौर, निकट
बाबा कुटिया मंदिर, चिनहाट,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226028

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

3789 6104 5424

मो - 7275274091
नी कपी

Plot No - 749

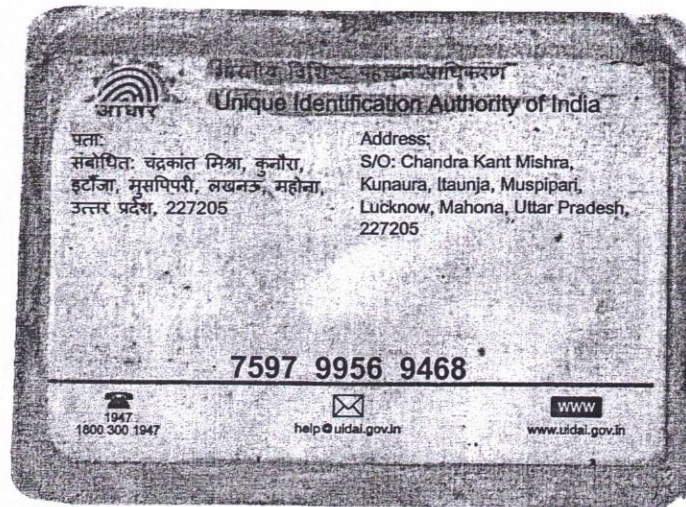


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क्रा. ७५५५९७१५०२

मी. क. मिश्रा



15



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