



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP26797382075362W

e-Stamp

25/05/24



Certificate No. : IN-UP26797382075362W
Certificate Issued Date : 17-Oct-2024 08:39 PM
Account Reference : NEWIMPACC (SV)/ up14240404/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1424040444290631303854W
Purchased by : STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : RESIDENTIAL LAND, PART OF KHASRA NO. 1276 AND 1277, SITUATED AT AURANGABAD KHALSA, LUCKNOW.
Consideration Price (Rs.) :
First Party : SAVIM REALTORS PRIVATE LIMITED
Second Party : STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Paid By : STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 19,67,300
(Nineteen Lakh Sixty Seven Thousand Three Hundred only)



69



Please write or type below this line



Savitri Real Estate Private Limited

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

RD 0023515373

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.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2024367038942

अवेदन संख्या : 202401041050996

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-10-22 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम पंकज श्रीवास्तव

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 280000000 / 281030000.00

1. रजिस्ट्रीकरण शुल्क 281030

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुख्तार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. वित्ति

7. यात्रिक भत्ता

1 से 6 तक का योग 281090

शुल्क वसूल करने का दिनांक 2024-10-22 00:00:00

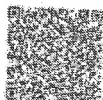
दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-10-22 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAYCS4918E

नाम : Name

STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
11/04/2017

26042017



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



नामांकन क्रमांक: Enrolment No.: 14 18/20006/00205

Date: 07/04/2016
Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O: Qazi Khaliqur Rahman, Flat no-203, Silver
Height Apartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन आधिकारिक तंत्र द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



1847



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INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



आधार देश भर में मान्य है,

Aadhaar is valid throughout the country.

आधार के लिए आपको एक ही बार नामांकन दर्ज रखाने ही आवश्यकता है,

You need to enrol only once for Aadhaar.

दुपरा अपना नवीकृत मोबाइल नंबर तथा ई-मेल पता दर्ज करना, इससे
आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी,

Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



काज़ी सईद उर रहमान

Quazi Sayeed Ur Rehman

जन्म तिथि/ DOB: 06/10/1978

पुरुष / MALE

पता:

संबोधित: काज़ी खलीकुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
गुलशन ईन्क्लेव, खुर्रम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:

S/O. Qazi Khaliqur Rehman, Flat
no-203, Silver Height
Apartment, Gulshan Enclave,
Khurram Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022



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5307 3256 0633

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

2.515
9936150762

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANKAJ SRIVASTAVA

UMAKANT SRIVASTAVA

05/03/1979

Permanent Account Number

AZWPS2048H


Signature



31032005

9452000777




भारत सरकार
Government of India


पंकज श्रीवास्तव
Pankaj Srivastava
जन्म तिथि/DOB: 05/03/1979
पुरुष/ MALE

6867 3032 4166
VID: 9121 1133 1312 4999

मेरी पहचान


भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
समीपित: उमा कान्त श्रीवास्तव, 903 चेल्सी टावर,
ओमखे हाइट्स, विभूति खंड गंगोत्री नगर, बाधामऊ,
लखनऊ,
उत्तर प्रदेश - 226010

Address:
S/O: Uma Kant Srivastava, 903 chelsea
tower, omaxe heights, vibhuti khand gomti
nagar, Badhamau, Lucknow,
Uttar Pradesh - 226010

6867 3032 4166
VID: 9121 1133 1312 4999

QR Code with Photograph





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAKTI SRIVASTAVA

KRISHNA KUMAR SRIVASTAVA

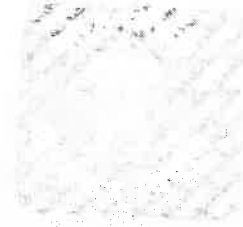
21/06/1984

Permanent Account Number

CAEPS8261D

Shakti Srivastava

Signature



24092008

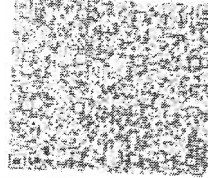
Shakti Srivastava



भारत सरकार
Government of India



शक्ति श्रीवास्तव
Shakti Srivastava
जन्म तिथि / DOB : 21/06/1984
महिला / Female



6730 1278 6860

आधार - आम आदमी का अधिकार

Unique Identification Authority of India

पता:

संबोधित: पंकज श्रीवास्तव, फ्लैट न.
903 चेल्लिसा टावर ओमेक्स हाइट्स
विभूति खंड गोमती नगर, बाधामऊ,
लखनऊ, गोमतीनगर, उत्तर प्रदेश
226010

Address:

W/O: Pankaj Srivastava, FLAT
NO. 903 CHELSEA TOWER,
OMAXE HEIGHTS, VIBHUTI
KHAND GOMTI NAGAR,
Badhamau, Lucknow,
Gomtinagar, Uttar Pradesh,
226010

6730 1278 6860

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1800 300 1947


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Shakti Srivastava

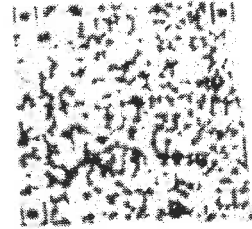
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Buss
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भारत सरकार
GOVERNMENT OF INDIA



विनय कुमार अग्रवाल
Vinay Kumar Agarwal
DOB: 05-07-1969
Gender: Male



3589 1409 9771

आधार - आम आदमी का अधिकार

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O कन्हैया लाल अग्रवाल, बी - ६३,
सेक्टर - बी, अलीगंज, लखनऊ, उत्तर
प्रदेश, 226024

S/o kanhaiya lal agarwal, B - 63,
Sector - b, Aliganj, Lucknow, Uttar
pradesh, 226024



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1800 300 1947



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WWW

www.uidai.gov.in

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

Witness 3.

Sex

6394902578



सर्वोच्च न्यायालय
Supreme Court of India



सर्वोच्च न्यायालय

Tabassum Fatma

जन्म तिथि / DOB : 29-03-1991

महिला / FEMALE

Mobile: 6394902578

9411 7656 9210

VID : 9174 6169 0079 3095

आम आदमी का अधिकार



सर्वोच्च न्यायालय
Supreme Court of India

पता:
D/O: श्री अशोक, 118/86 का, बल्लभन होटल कंपाउन्ड,
कैंट रोड, लखनऊ, अखण्ड जो.पी. लखनऊ,
उत्तर प्रदेश - 226001

Address

D/O: Mona Ashar, 118/86 ka BARRINGTON HOTEL
COMPOUND, CANT. ROAD, VTO: Lucknow, P.O. Lucknow G.P.,
Sub District, Bahsh-Ka-Jahat, District, Lucknow, State: Uttar
Pradesh, PIN Code: 226001

9411 7656 9210

VID : 9174 6169 0079 3095



1945

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www.supremecourt.gov.in

Tabassum Fatma
Tabassum Fatma

SAVIM REALTORS PRIVATE LIMITED

Regd. Off: 12, Local Shopping Complex, Kalkaji, New Delhi, India, 110019

CIN: U45201DL2005PTC135318

Email id: secretarial0803@gmail.com; Contact No. : 011-41893100

REF. NO: 100/001/210924

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTOR OF THE COMPANY HELD ON 21ST DAY SEPTEMBER, 2024 AT 12 LOCAL SHOPPING CENTRE, KALKAJI, SOUTH DELHI, NEW DELHI, INDIA, 110019.

"RESOLVED THAT the Board of Directors of the Company hereby grants its consent to confirm the execution of a Memorandum of Understanding, Registration of Sale Deed, Agreement, and any other related deeds and documents by M/s. Savim Realtors Private Limited (collectively referred to as the First Party) and M/s. Straight Edge Construction Private Limited (the Second Party) concerning the sale of land by the First Party to the Second Party, measuring 2,917 square meters (0.72 acres), comprised of Khasra No. 1276 and 1277, located in the revenue estate of Village Aurangabad Khalsa, District Lucknow, Uttar Pradesh."

RESOLVED FURTHER THAT Mr. Quazi Sayeedur Rehman S/o Late Mr. Qazi Khaliqur Rahman and/or Mr. Manoj Kumar Verma S/o Mr. Saryu Prasad Verma, be and are hereby severally authorized, for and on behalf of the Company, to execute and sign aforementioned deeds and documents, to appear and present the same before Concerned Sub-Registrar and any other registering authority, to receive duly registered deeds and documents from concerned registering authority and to do all such acts, deeds and things as may be required in this regard and any other matter incidental thereto.

RESOLVED FURTHER THAT the aforesaid authorization in respect of Mr. Quazi Sayeedur Rehman S/o Late Mr. Qazi Khaliqur Rahman and/or Mr. Manoj Kumar Verma S/o Mr. Saryu Prasad Verma shall be valid for aforementioned purpose only."

**Certified to be true
Savim Realtors Private Limited**


Jitender Kumar Garg

Additional Director

DIN: 00086161

**Address: H. No. - 612 B Sainik Colony,
Sector - 49, Faridabad, Haryana, 121001**

Date: 07/10/2024

Place: New Delhi



SALE DEED

1.	Category of Land	:	Residential Land
2.	Ward	:	Raja Bijli Pasi
3.	Mohalla	:	Aurangabad Khalsa, Lucknow
4.	Detail of Property	:	Residential Land measuring 0.72 Acre (2917 Sq.Mtrs.) comprising in part of Khasra No. 1276 & 1277, situated at Aurangabad Khalsa, Lucknow.
5.	Unit of Measurement	:	Sq. Meter
6.	Land area of Property	:	0.72 acre (2917 Sq.mts)
7.	Situation of Road	:	Not on any segment road
8.	Type of Property	:	Raw Land
9.	Whether relating to Cooperative housing Society	:	NIL
10.	Sale Consideration	:	Rs. 2,80,00,000/-
	Valuation	:	Rs. 2,81,02,800/-
	Stamp Duty	:	Rs. 19,67,300/-
11.	Boundaries		
	East	:	Other's Land
	West	:	12 Mtr. Road/Other's Land
	North	:	Other's Land
	South	:	Other's Land

No. of First Party/Seller (1)**No. of Second Party/Purchaser (1)****Detail of First Party/Seller:**

SAVIM REALTORS PRIVATE LIMITED (PAN No. AAJCS0128D) having its office at 7 Local Shopping Centre, Kalkaji, New Delhi 110019 through its authorized signatory **Mr. Quazi Sayeed Ur Rehman** vide resolution dated 21.09.2024 hereinafter referred to as the **"FIRST PARTY/ SELLER"**

Detail of Second Party/ Purchaser:

STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED (PAN No. AAYCS4918E) having its Registered Office at 3rd Floor, Raj Chamber, 29/9, Rana Pratap Marg, Lucknow (UP) 226001 through its Director(s) **Mr. Pankaj Srivastava** S/o Shri Umakant Srivastava and **Mrs. Shakti Srivastava** D/o Late Krishna Kumar Srivastava both residents Flat No. 903, Chelsea Tower, Omaxe Heights, Vibhuti Khand, Gomti Nagar, Lucknow hereinafter referred to as the **"Second Party/Purchaser"**.

Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

THIS SALE DEED is made on this 21 day of October, 2024 by and between;

SAVIM REALTORS PRIVATE LIMITED (CIN no. U45201DL2005PTC135318), a Company duly incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its office at 7 Local Shopping Centre, Kalkaji, New Delhi 110019 (**PAN No. AAJCS0128D**) through its authorized signatory **Mr. Quazi Sayeed Ur Rehman** vide resolution dated 21.09.2024 hereinafter referred to as the **"FIRST PARTY/SELLER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns);

AND

STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED (CIN no. U70109UP2017 PTC092119), a Company duly incorporated under the provisions of Sub Section (2) of Section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies Act., having its registered office at 3rd Floor, Raj Chamber, 29/9, Rana Pratap Marg, Lucknow (UP) 226001, through its Director(s) **Mr. Pankaj Srivastava** S/o Shri Umakant Srivastava and **Mrs. Shakti Srivastava** D/o Late Krishna Kumar Srivastava both residents Flat No. 903, Chelsea Tower, Omaxe Heights, Vibhuti Khand, Gomti Nagar, Lucknow hereinafter referred to as the "Purchaser/Second party" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) **"SECOND PARTY/PURCHASER"**.

The expression "First Party/Seller" and "Second Party/Purchaser" used hereinbefore shall mean and always mean and include their respective legal heirs, successors, administrators, executors, permitted assigns etc.

The First and Second Party shall be collectively referred to as the Parties.

WHEREAS the First Party/Seller had purchased land comprised Khasra No : 1276 & 1277 situated at Aurangabad Khalsa, Ward-Raja Bijli Pasi, Tehsil-Sarojini Nagar, District-Lucknow from Sri Gyasuddin Khan S/o Sri Badruddin R/o G.T.V. Nagar, Kareli, Allahabad by way of registered sale deed dated 06.01.2006 and the same is registered in the office of Sub-Registrar-I, Lucknow in Book No.1, Jild No.7359, Pages 1 to 32 at Serial No 162 dated 06.01.2006. The said Land has been duly mutated in the revenue

Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

record and declaration order U/s 143 of U.P.Z.L.R. Act. has passed on dated 08.06.2007 by SDM, Sadar, Lucknow.

AND WHEREAS the First Party/Seller has agreed to sell part of the said Land admeasuring **0.72 acre (2917 Sq.Mtr.)** comprising in part of **Khasra No. 1276 & 1277**, situated at Aurangabad Khalsa, Wards-Raja Bijli Pasi, Tehsil-Sarojini Nagar, District-Lucknow (herein after to be referred as the "said Land") and the **Second Party/Purchaser** has agreed to purchase the said Land in consideration of **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs Only)**, which shall be paid as detailed given under the schedule of payment here in after at the foot of this Sale Deed.

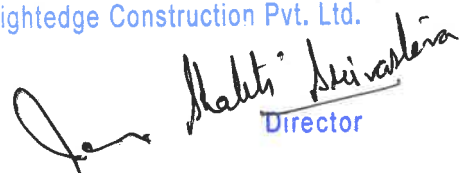
NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER

1. That in consideration of the amount of **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs Only)**, paid by the Second Party/Purchaser to the First Party/Seller, the receipt whereof the Second Party/Purchaser hereby admits and acknowledges, and the Second Party/Purchaser agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions herein contained and executed between the Parties, the First Party/Seller agrees hereby to convey, transfer and sell all its right, title and interest in the said land, fully described hereinabove, to the Second Party on the terms and conditions contained hereinafter.
2. That the vacant physical possession of the said Land under this Sale Deed has been delivered to the Second Party/Purchaser by the First Party/Seller and the Second Party/Purchaser has taken over the possession of the said Land simultaneously with the execution of the present Sale Deed on as is where is basis.
3. That the said Land transferred under this Sale Deed is free from all sorts of charges and encumbrances.
4. That all the taxes/charges in respect of the said Land up to the date of this Sale Deed has been borne and paid by the First Party/Seller, while the taxes pertaining to the period after the date of this Sale Deed shall be borne and paid by the Second Party/Purchaser.

Savim Realtors Private Limited.


Auth. Signatory

For Straightedge Construction Pvt. Ltd.


Director

5. That the Second Party/Purchaser has seen and verified all the relevant original papers/documents, title documents etc. pertaining to the said Land and has physically verified the location, status and uses of the said land and agreed to purchase the said land on as is where is basis.
6. That the Parties agree and acknowledge that the said land is being transferred by the First Party to the Second Party on "as is where is basis" and the First Party shall not be liable and responsible for any objection or disputes if any raised by the neighboring land owners, any person or body.
7. That all costs of stamp duty, registration fee and other miscellaneous / incidental expenses on the execution and registration of this Sale Deed has been borne and paid by the Second Party/Purchaser. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/ Concerned Authorities along with consequent penalties/ deficiencies as may be levied in respect of the said Land conveyed by this Sale Deed shall be borne by the Second Party/Purchaser exclusively and the First Party/Seller shall not be responsible for the same in any manner, whatsoever.
8. The Second Party/Purchaser is liable for the all internal and internal development & services at his own cost and the First Party/Seller is not responsible for any cost imposed by any authority in future. Further, that if any cost, penalty, etc. are being levied/ charged by the competent or any concerned authority on the said Land or with regard to the development of the said Land, the same shall be solely borne and paid by the Second Party/Purchaser and the Second Party/Purchaser shall keep the first party fully indemnified in this regard.
9. The Second Party/Purchaser agrees that it shall be solely responsible for all the statutory and legal compliances required for the purpose for which the said Land shall be used by the Second Party/Purchaser without any obligation on part of the First Party/Seller. Further, Second Party/Purchaser agrees and undertakes to keep always the First Party/ Seller harmless and indemnified against any losses, expenses, damages, claims etc. incurred for any reason whatsoever in this regard.
10. The Second Party shall arrange for water, electricity and sewer connection at its own and shall also get its layout plan approved from the Lucknow Development Authority. However, any assistance of the First Party, if needed, then the First

Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

Party shall provide the same. All the cost and expenses incurred in getting the connection to the services or approval of the layout plan shall be born by the Second Party at its own. The First Party shall provide NOC to the Second Party, if so required for approval of layout.

11. That the said Land transferred under this Sale Deed is situated at **Aurangabad Khalsa, Lucknow**, which is not within a limit of 100 meter from the main Lucknow- Raebareli Road and is not on any segment Road given in the Circle rate list issued by Collector, Lucknow.

12. That the total area of the said Land transferred under this Sale Deed is about **0.72 acre (2917 sq.mtrs.)**. The instrument is agreement with possession, so the calculation for the purpose of payment of stamp duty as under:

- i) The circle rate of the said Land is fixed as Rs. 12,000/- per sq.mtr. by the Collector, Lucknow, which is applicable upto the area of 1000 sq.mtr. and for the area above 1000 sq.mtr. there is a rebate of 30% in circle rate is prescribed, after rebate it comes to Rs. 8,400/- per sq.mtr.
- ii) Thus the valuation of the area up to 1000 sq.mtr. of the said Land comes to Rs. 12,000/- x 1000 sqmtr = **Rs. 1,20,00,000/-** and the valuation of the remaining excess area 1917 sq.mtr. of said Land comes to Rs. 8,400/- x 1917 sq.mtr. = **Rs. 1,61,02,800/-**.
- iii) There is no construction on the said land.

The total valuation of the total area 0.72 acre (2917 sq.mtr.) comes to **Rs. 2,81,02,800/- (Rupees Two Crore Eighty One Lacs Two Thousand and Eight Hundred)** and the Sale Consideration is **Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lacs Only)**.

- iv) Hence, the stamp duty of **Rs. 19,67,300/-** is being paid vide e-stamp certificate no. IN-UP26797382075362W dated 17.10.2024 @7% as per Government Notification Order No. S.V.K. N.-5-2756/11-2008-500 (165)/2007 Lucknow dated 30.06.2008 issued by Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5 on the higher Value **Rs. 2,81,02,800/- (Rupees Two Crore Eighty One Lacs Two Thousand and Eight Hundred only)**.

Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

SCHEDULE OF PROPERTY

All that Land admeasuring 0.72 acre (2917 sq.mtr) comprising in part of Khasra No. 1276 & 1277, situated at Aurangabad Khalsa, Wards-Raja Bijli Pasi, Tehsil-Sarojini Nagar, District-Lucknow (U.P.) and bounded as under:-

East	:	Other's Land
West	:	12 mtr. Road/Other's Land
North	:	Other's Land
South	:	Other's Land

PAYMENT SCHEDULE			
TRANSACTION DETAILS	TRANSACTION DATE	CUSTOMER BANK	AMOUNT
000023	14-Nov-18	BANK OF BARODA	5000000
000024	10-Jan-19	BANK OF BARODA	1000000
000025	10-Jan-19	BANK OF BARODA	1000000
000026	10-Jan-19	BANK OF BARODA	1500000
000029	15-Jan-19	BANK OF BARODA	1500000
000030	7-Mar-19	BANK OF BARODA	2500000
000031	7-Mar-19	BANK OF BARODA	2500000
000036	20-May-19	BANK OF BARODA	1000000
000038	17-Jun-19	BANK OF BARODA	1000000
000039	28-Jun-19	BANK OF BARODA	1000000
000042	24-Oct-19	BANK OF BARODA	1000000
000050	27-Nov-19	BANK OF BARODA	4247100
RTGS	27-Nov-19	.	500000
RTGS	27-Nov-19	.	40000
000052	21-Dec-19	BANK OF BARODA	2650200
000051	31-Dec-19	BANK OF BARODA	540000
000053	7-Jan-20	BANK OF BARODA	741672
TOTAL			27718972
TDS			281028
GRAND TOTAL			28000000

Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Director

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 25052

वर्ष: 2024

प्रतिफल- 280000000 स्टाम्प शुल्क- 1967300 बाजारी मूल्य - 28103000 पंजीकरण शुल्क - 281030 प्रतिलिपिकरण शुल्क - 60 योग : 281090

श्री स्ट्रेटएज कॉन्सल्टेशन प्रा लि द्वारा
पंकज श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री उमाकांत श्रीवास्तव
व्यवसाय : व्यापार
निवासी: 903, चेल्सिया टावर, ओमेक्स हाइट्स, विभूतिखंड, गोमतीनगर, लखनऊ



श्री, स्ट्रेटएज कॉन्सल्टेशन प्रा लि द्वारा

पंकज श्रीवास्तव अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/10/2024 एवं 03:28:03

PM बजे

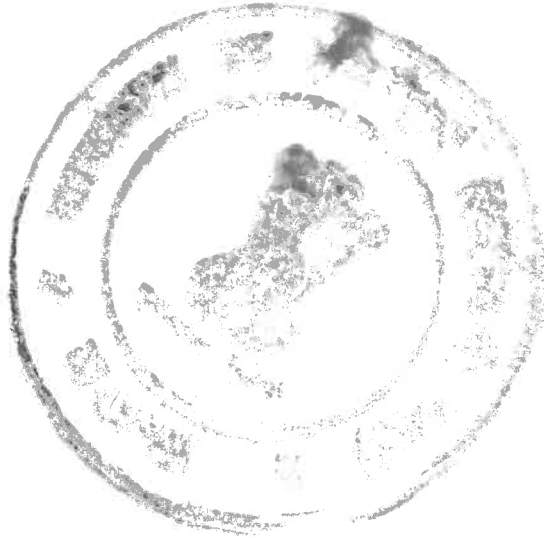
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

प्रीति विक्रम
उप निबंधक : सरोजनीनगर
लखनऊ
22/10/2024

ज्ञानेन्द्र कुमार श्रीवास्तव
निबंधक लिपिक
22/10/2024

प्रिंट करें



IN WITNESS WHEREOF the parties have put their respective signatures on this Sale Deed on the date, month and year first above written in the presence of following witnesses:

WITNESSES

(1)

Mr. Vinay Kumar Agarwal
S/o Mr. Kanhaiya Lal Agarwal
R/o B-63, Sector-B, Aliganj
Lucknow (UP) 226024



Signed for & on behalf of
SAVIM REALTORS PRIVATE LIMITED

Savim Realtors Private Limited.

Auth. Signatory

Authorized Signatory
(Quazi Sayeed Ur Rehman)

First Party/Seller

PAN : AAJCS00128d

(2)

Ms. Tabassum Fatma
D/o Mohd. Ashar,
R/o 118/86 Kha
Barlington Hotel Compound
Cantt. Road, Lucknow (UP)
226001



STRAIGHTEDGE CONSTRUCTION PRIVATE LIMITED

For Straightedge Construction Pvt. Ltd.
through Directors

Director

(Pankaj Srivastava) (Shakti Srivastava)

(PAN No. AAYCS4918E)

Second Party /Purchaser

Typed by:

Drafted by:

(Sarvesh Kumar Gupta)

Advocate

Mob. No : 9839011727

बही सं०: 1

रजिस्ट्रेशन सं०: 25052

वर्ष: 2024

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

विक्रेता: 1

श्री साविम रियल्टर्स प्रा लि के द्वारा काजी सईद उर रहमान, पुत्र श्री काजी खलीकुर रहमान

निवासी: 203, सिल्वर हाइट्स अपार्टमेंट, गुलशन एनक्लेव, खुर्रम नगर, लखनऊ
व्यवसाय: नौकरी

क्रेता: 1



श्री स्टेटएज कॉन्सट्रक्शन प्रा लि के द्वारा पंकज श्रीवास्तव, पुत्र श्री उमाकांत श्रीवास्तव

निवासी: 903, चेल्लिया टावर, ओमेक्स हाइट्स, विभूतिखंड, गोमतीनगर, लखनऊ
व्यवसाय: व्यापार

क्रेता: 2



श्रीमती स्टेटएज कॉन्सट्रक्शन प्रा लि के द्वारा शक्ति श्रीवास्तव, पुत्री श्री स्व. कृष्ण कुमार श्रीवास्तव

निवासी: 903, चेल्लिया टावर, ओमेक्स हाइट्स, विभूतिखंड, गोमतीनगर, लखनऊ
व्यवसाय: व्यापारने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री विनय कुमार अग्रवाल, पुत्र श्री कन्हैया लाल अग्रवाल

निवासी: बी 63, सेक्टर बी, अलीगंज, लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता: 2



कुमारी तबस्सुम फात्मा, पुत्री श्री मो. अशहर

निवासी: 118/66खा, बर्लिंगटन होटल कपाउड, कैट रोड, लखनऊ

व्यवसाय: नौकरी

ने क्रेता प्रत्यक्ष भुक्त साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रति विक्रम

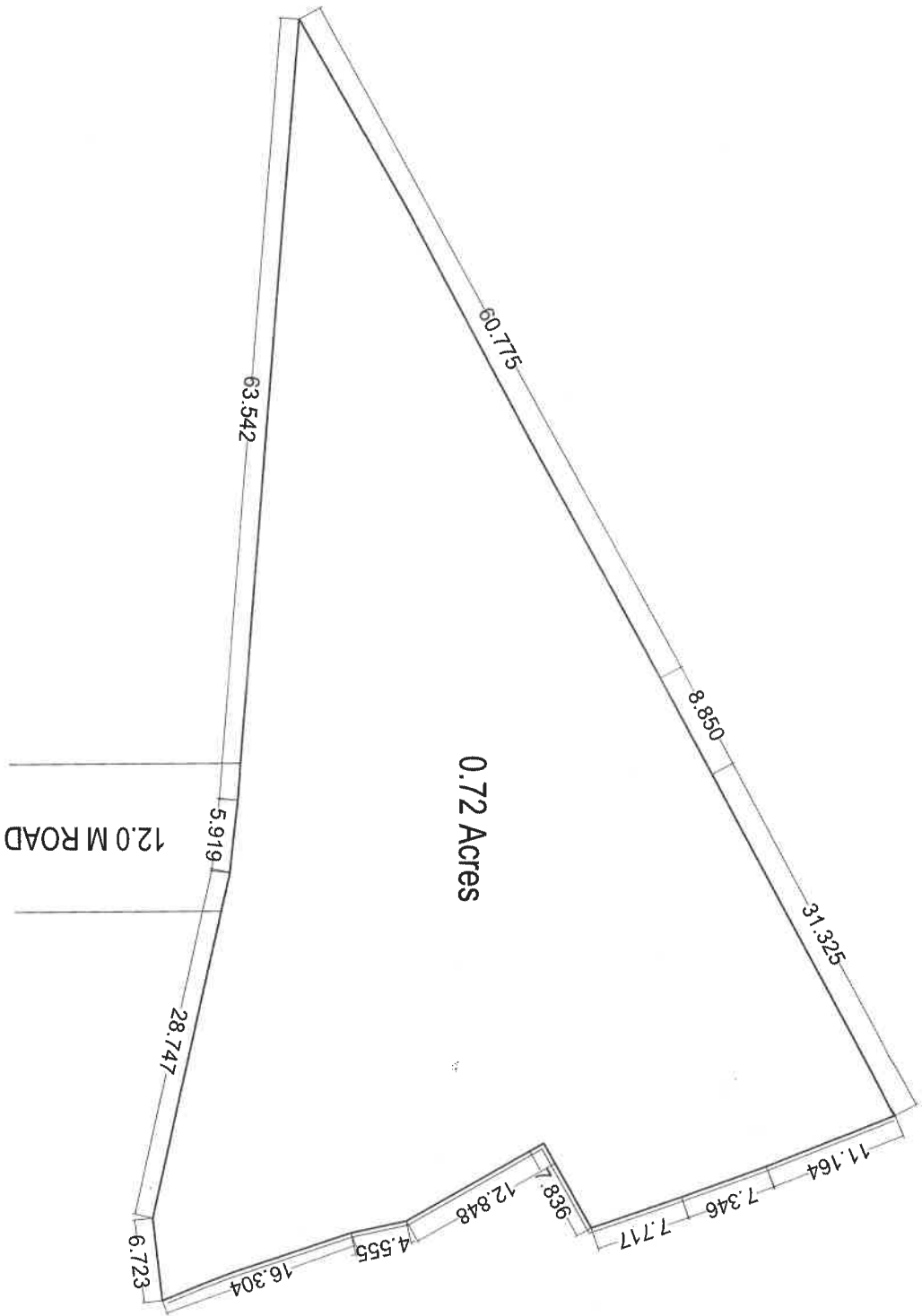
उप निबंधक: सरोजनीनगर
लखनऊ

22/10/2024

ज्ञानेंद्र कुमार श्रीवास्तव
निबंधक लिपिक लखनऊ
22/10/2024

प्रिंट करें

Residential land part of Khasra no - 1276 & 1277, Aurangabad Khalsa, Lucknow



Savim Realtors Private Limited.

Auth. Signatory

For Straightedge Construction Pvt. Ltd.

Anshu Mishra
Director

NORTH - OTHER'S LAND
SOUTH - OTHER'S LAND
EAST - OTHER'S LAND
WEST - 12.0 M ROAD/OTHER'S LAND



आवेदन सं०: 202401041050996

बही संख्या 1 जिल्द संख्या 13505 के पृष्ठ 259 से 276 तक क्रमांक 25052 पर दिनांक 22/10/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम

उप निबंधक : सरोजनीनगर

लखनऊ

22/10/2024

प्रिंट करें

