



सत्यमेव जयते

INDIA NON JUDICIAL

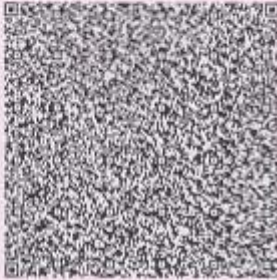
Government of Uttar Pradesh

e-Stamp

2966/12 LAXMI SINGH
Stock Holding Corporation of I. Ltd.
ALLAHABAD BRANCH

Laxmi
Authorised Signatory

Certificate No.	: IN-UP03453378445906P
Certificate Issued Date	: 19-Jul-2017 04:14 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104143105111739P
Purchased by	: D KUMAR AND COMPANY
Description of Document	: Article 23 Conveyance
Property Description	: FREE HOLD PLOT No.205-A LUKERGANJ WHICH IS PART OF NAZUL BHUKHAND No.35-A LUKERGANJ ALLD.
Consideration Price (Rs.)	: 2,47,50,000 (Two Crore Forty Seven Lakh Fifty Thousand only)
First Party	: SMT HEMLATA WIFE OF ARJUN DAS AND OTHERS
Second Party	: D KUMAR AND COMPANY
Stamp Duty Paid By	: D KUMAR AND COMPANY
Stamp Duty Amount(Rs.)	: 17,30,700 (Seventeen Lakh Thirty Thousand Seven Hundred only)



-----Please write or type below this line-----

(1)

हेमलता

Hemlata

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

D.Kumar & Co.

(Partner)

VO

0006809467

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017 DIN 395464



(2)

SUMMARY OF DEED

- | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1. Nature of Land: | Free Hold Land with Construction |
| 2. Ward: | Lukerganj |
| 3. Mohalla: | Lukerganj |
| 4. Description of Property: | House No. 205 - A, Lukerganj, Allahabad
Built over Freehold Part of Bhukhand No.
35 - A, Lukerganj, Allahabad. |
| 5. Unit of Land (Hectare/sq.mts.): | 1137.04 sq.mts. |
| 6. Extent of Land/Proportionate Land: | 1137.04 sq.mts. |
| 7. Situation of Road: | Gully |

D.Kumar & Co.

Hemlata

Hemlata

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

(Partner)

क्रमांक 676 तिथि 19/03/2017 मूल्य 100 प्रयोजन फलदायक

क्रेता का नाम श्री: कुमार एस कंपनी
पता पिरबल हनुमान

ला०नं० 470 अवधि 31 मार्च 2018 तक

स्टाम्प विक्रेता-अराविन्द कुमार श्रीवास्तव

चौरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH



(3)

- | | |
|---------------------------------------------------------------------|---------------------------|
| 8. Other Description/
9 Meter Road/ Corner etc.: | 15' 3" wide Gully |
| 9. Type of Property: | Residential House |
| 10. Total area of the property
(in case of Multistory Building): | 1137.04 sq.mts. |
| 11. Total Covered Area
(in case of Multistory Building): | 202.70 sq.mts. |
| 12. Stage Finished/Semi-Finished/etc.: | 70 Years Old Construction |
| 13. Valuation of Trees: | X |
| 14. Boring/Well etc.: | X |

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार अथवानी
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

(Partner)





उत्तर प्रदेश UTTAR PRADESH

(4)

- | | |
|--------------------------------------------------------|----------------|
| 15. Built-up Area: | 202.70 sq.mts. |
| 16. Year of Construction: | 1947 |
| 17. Whether Member of
Sahkari Awas Samiti (Yes/No): | No |
| 18. Sale Consideration: | ₹2,47,50,000/- |
| 19. Valuation of the Property: | ₹2,47,39,475/- |
| 20. Stamp Duty Paid: | ₹17,32,500/- |

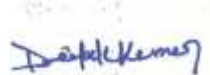
BOUNDARIES:


- East:** Nazul now Freehold Bhukhand Sankhya 35 of Shri Rajesh Kumar & Others.
- West:** Plot No. 36 and Plot No. 55
- North:** Plot No. 54 - A, Lukerganj, Allahabad
- South:** Part of Nazul Plot now Freehold No. 35 - A and also Part of Sub-Divided Freehold Plot No. 205 - B Lukerganj, Allahabad of Shri Gulab Athwani and Others.

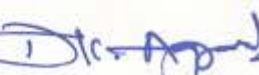
D.Kumar & Co.


Hemlata


Rajesh Kumar Athwani


Deepak Kumar


Umesh Athwani


(Partner)

क्रमांक 628 तिथि 15/7/2017 मूल्य 100 प्रयोजन

क्रेता का नाम डी. कुमार एण्ड कंपनी
पता विक्रिद हार्डवेयर

ला.नं० 470 अवधि 31 मार्च 2018 तक

स्वाम्य विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर

24,750,000.00 / 24,740,000.00 20,000.00 100 20,100.00 40
प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्रीमती हेमलता देवी उर्फ हेमलता(पैनकार्ड-एएमआईपीडी6993एम)
पत्नी श्री स्व अर्जुन दास

व्यवसाय

निवासी स्थायी 205-ए लूकरगंज सदर इलाहाबाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 20/7/2017 समय 2:18PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुसम सिंह(प्रभारी)
उपनिबन्धक सदर
(द्वितीय)इलाहाबाद

20/7/2017

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

श्रीमती हेमलता देवी उर्फ
हेमलता(पैनकार्ड-एएमआईपीडी6993एम)
पत्नी श्री स्व अर्जुन दास
पेशा
निवासी 205-ए लूकरगंज सदर इलाहाबाद

श्री मे0 डी कुमार एण्ड कंपनी द्वारा घाटेनर दिनेश
कुमार अग्रवाल
पुत्र श्री स्व पी सी अग्रवाल
पेशा
निवासी 14/22/28 न्यू एल्विन रोड इलाहाबाद

श्री राजेश कुमार अथवानी उर्फ राजेश
कु0पैनकार्ड-एएमवीपीके1139एम)
पुत्र श्री स्व अर्जुन दास
पेशा
निवासी 205-ए लूकरगंज सदर इलाहाबाद

श्री दीपक कुमार
(पैनकार्ड-एएनडब्लूपीके98376व्यू)
पुत्र श्री स्व अर्जुन दास
पेशा
निवासी 205-ए लूकरगंज सदर इलाहाबाद

श्री उमेश अथवानी (पैनकार्ड-एपीएक्सपीए9383ई)
पुत्र श्री स्व अर्जुन दास
पेशा
निवासी 205-ए लूकरगंज सदर इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395467

(5)

SALE-DEED

This Deed of Sale is executed on this the 20th day of July, 2017.

BETWEEN

(1) **Smt. Hemlata Devi alias Hemlata**, W/o Late Arjun Das (PAN: AMIPD6993M, Mobile No.: 8948336983);

(2) **Shri. Rajesh Kumar Athwani alias Rajesh Kumar alias Rajesh Athwani**, S/o Late Arjun Das (PAN: AMVPK1139M, Mobile No.: 8174067502);

(3) **Shri Deepak Kumar**, S/o Late Arjun Das (PAN: ANWPK9376Q, Mobile No.: 7379626335);

(4) **Shri Umesh Athwani**, S/o Late Arjun Das (PAN: APXPA9383E, Mobile No.: 7706858486) all R/o 205-A, Lukerganj, Tehsil Sadar, District Allahabad.

*(hereinafter referred to as the **Sellers/1st Party**, which expression shall, unless repugnant to law or expressly excluded by the context, be deemed to mean and include the said Sellers, their heirs, successors, legal representatives and assigns)*

SELLERS / 1st PARTY

AND

M/s D.KUMAR AND COMPANY, (PAN: AANFD3202A, Mobile No. 9889892299) A Partnership Firm, having its Registered Office at 14/22/28, New Elgin Road, Civil Lines, Allahabad through its Designated Partner, **Shri Dinesh Kumar Agrawal**, S/o Late P. C.

D.Kumar & Co.

Hemlata

Hemlata

Rajesh

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

Dinesh Kumar Agrawal

(Partner)

क्रमांक 632 तिथि 19/07/2017 मूल्य 10 प्रयोजन हार्डिस-
व्योता का नाम डी. अरविन्द कुमार
पता डिस्ट्रिक्ट हाईवे
ला०नं० 470 अवधि 31 मार्च 2018 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, इलाहाबाद
हस्ताक्षर

ने निष्पादन स्वीकार किया।

जिनकी पहचान भारतीय लखमानी - Bharti
जीतेन्द्र लखमानी 2505000000000

पेशा

निवासी 17/03 सब्जी मण्डी रोड इन्दिरा नगर लखनऊ

व कृष्ण कुमार माहेश्वरी (डीएल यूपी 70200000041616)

स्व राम कृष्ण माहेश्वरी

पेशा

निवासी 34ए म्योर रोड इलाहाबाद

ने की।

पत्त्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुसम सिंह(प्रभारी)
उपनिबन्धक सदर
(द्वितीय)इलाहाबाद
20/7/2017





उत्तर प्रदेश UTTAR PRADESH

(6)

Agrawal, R/o 14/22/28, New Elgin Road, Civil Lines, Allahabad

(hereinafter referred to as the **Purchaser/2nd Party**, which expression shall, unless repugnant to law or expressly excluded by the context, be deemed to mean and include the said Purchaser, its Nominees, Legal Representatives and Assigns)

PURCHASER / 2ND PARTY

WHEREAS the Sellers/First Party are exclusive owners in possession of House No. 205-A, Lukerganj, Allahabad, which is located on Freehold Sub-Divided Plot No. 205-A, Lukerganj, Allahabad which is also a Part of Nazul Bhukhand Sankhya 35-A, Lukerganj, Allahabad measuring 1137.04 sq.mts. along with structures standing thereon more-fully detailed and described below and shown in Red Colour in the annexed map and none else have any Rights, Title or Interest in the said Property.

WHEREAS originally the Leasehold Rights for Total 1 Acre 15 Pole situated at Nazul Bhukhand Sankhya 54-A & 35-A, Lukerganj was granted to Late Baboo Raghubar Dayal which was effective from 01-04-1906. That after the death of Baboo Raghubar Dayal, the Lease was renewed in favor of his sons, Shri Ram Nath, Shri Gorakhnath and Shri Devakinandan on 12-12-1949 which is Registered in Book No. 1, Volume No. 883/884 on Page No. 349 as Document No. 192 on 12-12-1950.

D.Kumar & Co.

हेमलता

Hemlata

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

(Partner)

क्रमांक ८९० तिथि १७/०८/२०१८ मूल्य १०० प्रयोजन हेमलता

केता का नाम डी. लुकरगंज सदर इलाहाबाद
पता लुकरगंज सदर इलाहाबाद

ला०नं० ४७० अवधि ३१ मार्च २०१८ तक

स्वाम्य विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्मा कचेहरी, इलाहाबाद

हस्ताक्षर

विक्रेता

Registration No.: 2966

Year: 2,017

Book No.: 1

0101 हेमलता देवी उर्फ हेमलता (पैनकार्ड-एएमआईपीडी६९९३एम)

स्व अर्जुन दास
२०५-ए लुकरगंज सदर इलाहाबाद



0102 राजेश कुमार अथवानी उर्फ राजेश कु० (पैनकार्ड-एएमवीपीके११३)

स्व अर्जुन दास
२०५-ए लुकरगंज सदर इलाहाबाद



0103 दीपक कुमार (पैनकार्ड-एएनडब्ल्यूपीके९८३७६क्यू)

स्व अर्जुन दास
२०५-ए लुकरगंज सदर इलाहाबाद



0104 उमेश अथवानी (पैनकार्ड-एपीएक्सपीए९३८३ई)

स्व अर्जुन दास
२०५-ए लुकरगंज सदर इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

(7)

WHEREAS the said Sri Ram Nath and Others sold their Leasehold Rights on Nazul Land Site No. 35-A and 54-A, Lukerganj, Allahabad, measuring 1 Acre 15 pole to Shri Paman Das, S/o Late Khodramal and Shri Taumal, Shri Thakurdas, Shri Kanhaialal & Shri Dolatdas vide Registered Sale Deed which is Registered in Book No. 1 Volume No. 134 on Pages 345 to 359 at Serial No. 2972 on 06-09-1966.

WHEREAS a partition took place among Sri Paman Das and Others and according to the said partition 2 Rod 7 Pole (i.e. 2200.20 sq.mts.) of Nazul Bhukhand Sankhya 35-A, Lukerganj, Allahabad came to the share of Sri. Paman Das and Sri. Arjun Das. The said partition was recognized by the Collector, Allahabad vide Letter No. 402/NC/XXI-8/13-69-70 dated 05-01-1972. Later on, a Partition took place between Shri Paman Das and Shri Arjun Das and according to the said Partition 1100.20 sq.mts. of land of Nazul Site No. 35-A, Lukerganj, Allahabad came to the share of Sri Arjun Das.

WHEREAS as per scheme of the Government for the conversion of Leasehold Rights into Freehold the said Arjun Das applied for conversion of his 1100.20 sq.mts. of Land into Freehold. The **Upper Zila Adhikari (ADM Nazul)**, Allahabad on behalf of the Governor of Uttar Pradesh after taking the Freehold Conversion Charge executed a Freehold Deed on 11-12-2008 in favour of Arjun Das which is Registered in Book No. 1, Volume No. 846 on Pages 397 to 416 at at Serial No. 3978 on 11-12-2008 for 1100.20 sq.mts. and allotted its Freehold Sub-Divided No. 205-A, Lukerganj, Allahabad and from the date of execution of

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार अथवानी
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

(Partner)

क्रमांक 681 तिथि 19/7/2017 मूल्य 100 प्रयोजन हेतु
क्रेता की नाम डी. कुमार एण्ड कम्पनी
पता डिप्टी मॉडर्न
ला० नं० 470 अवधि 31 मार्च 2018 तक
साम्य विक्रेता-अरविन्द कुमार श्रीवास्तव
घोरासी जम्मा कबेहरी, इलाहाबाद
हस्ताक्षर

क्रेता

Registration No. : 2966

Year : 2,017

Book No. : 1

0201 मे० डी कुमार एण्ड कम्पनी द्वारा पार्टनर दिनेश कुमार अग्रवाल

स्व पी सी अग्रवाल

14/22/28 न्यू एलिन रोड इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

(8)

the Freehold Deed the said Land became Freehold.

WHEREAS Shri Arjun Das died on 19-12-2016 leaving Smt. Hemlata Devi as his wife and Shri Rajesh Kumar Athwani, Shri Deepak Kumar & Shri Umesh Athwani as his sons who inherited the property left by Late Arjun Das.

WHEREAS thus the Sellers/First Party became the absolute owners in possession of the 1100.20 sq. mts. of Land situated at Freehold Sub-Divided No. 205-A, Lukerganj, Allahabad.

WHEREAS towards southern side of the plot under Sale Deed there was Servant Quarters which lies in the share of Shri Paman Das. On 06-05-2017, a settlement took place between Sellers/First Party and heirs of Late Paman Das and according to the said settlement exchange took place between the parties which is Registered in Book No. 1, Volume No. 4746 on Pages 115 to 144 at Serial No. 1746 in the Office of Sub-Registrar - 2, Sadar, Allahabad.

WHEREAS according to the said exchange deed dated 06-05-2017, the heirs of Late Arjun Das i.e. Sellers/First Party got 133.47 sq.mts. Land from the Land of the heirs of Late Paman Das and gave 96.63 sq.mts. of their Land to the heirs of Late Paman Das. Thus after giving effect to the said Exchange the Total Area of Land which is owned and possessed by the

D.Kumar & Co.


Hemlata


Rajesh Kumar Athwani


Deepak Kumar


Umesh Athwani

(Partner)

क्रमांक ८८२ तिथि 19/07/2017 मूल्य 100 प्रयोजन Hm 10 -

क्रेता का नाम सी. अरविन्द कुमार श्रीवास्तव

पता सिविल हॉस्टल

ला०न० 470 अवधि 31 मार्च 2018 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

घोरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर A.S.S.

गवाह

Registration No.:

2966

Bharti

Year :

2017

Book No. :

1

W1 भारती लखमानी (आधारकार्ड-358530163426)

जीतेन्द्र लखमानी

- B.K. Ghoshwari

17/03 सब्जी मण्डी रोड इन्दिरा नगर लखनऊ



W2 कृष्ण कुमार माहेश्वरी (डीएल यूपी7020000041616)

स्व राम कृष्ण माहेश्वरी

34ए म्योर रोड इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

(9)

Sellers/First Party is 1137.04 sq.mts.

WHEREAS the Sellers/First Party is in need of money and thus they are selling their entire Land measuring 1137.04 sq.mts. of which Sub-Divided Plot No. is 205-A, Lukerganj, Allahabad which is Part of Old Nazul Bhukhand No. 35-A, Lukerganj, Allahabad, and is more-fully detailed and described below and shown in Red Colour in the annexed map. The Purchaser/Second Party has offered ₹ 2,47,50,000/- (**Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only**) to purchase the said Land. The price offered by the Purchaser/Second Party to the Sellers/First Party is quite reasonable and adequate. The Sellers/First Party has accepted the offer of the Purchaser/Second Party.

THUS the Sellers/First Party has decided to sell their entire land along with structure standing thereon to the Purchaser/Second Party for ₹ 2,47,50,000/- (**Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only**).

Now we both the Parties with our own free will, without any coercion or undue influence execute this Sale Deed which showeth as under:-

1. That for a Total Sale Consideration of ₹ 2,47,50,000/- (**Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only**), the Sellers/First Party hereby sells, transfers, alienates and assigns all their rights, titles, interest and ownership of Sub-Divided Freehold

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार अथवानी
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

(Partner)

क्रमांक 683 तिथि 19/08/2017 मूल्य 100 प्रयोजन Area

धोता का नाम श्री. 08 म (1985) कम्पनी
पता पिनकोड 60489

ला० नं० 470 अवधि 31 मार्च 2018 तक

स्थायी विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्बो कचेहरी, इलाहाबाद

हस्ताक्षर A. S. S. S.





उत्तर प्रदेश UTTAR PRADESH

(10)

Plot No. 205-A, Lukerganj, Allahabad, which is also Part of Nazul Bhukhand Sankhya 35-A, Lukerganj, Allahabad measuring 1137.04 sq.mts. Land along with Structure standing thereon, more-fully detailed and described below and shown in Red Colour in the annexed Map to the Purchaser/Second Party.

2. That the Purchaser/Second Party has paid the entire Sale Consideration of ₹ 2,47,50,000/- (Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only) to the Sellers/First Party in the following manner:-

S.No.	Amount	Favouring	Bank & Branch	Cheque/UTR No.
1.	₹30,00,000/-	Rajesh K. Athwani	SBI, PB Branch	SBINR52017012100032510
2.	₹15,00,000/-	Hemlata	HDFC, SP Marg	HDFCR52017020690067509
3.	₹5,00,000/-	Hemlata	SBI, PB Branch	SBINR52017020600048215
4.	₹10,00,000/-	Hemlata	SBI, PB Branch	SBINR52017051700054427
5.	₹10,00,000/-	Umesh Athwani	SBI, PB Branch	SBINR52017051700054120
6.	₹10,00,000/-	Umesh Athwani	SBI, PB Branch	SBINR52017052900048296
7.	₹8,00,000/-	Umesh Athwani	HDFC, SP Marg	HDFCR52017070499151302
8.	₹20,00,000/-	Deepak Kumar	SBI, PB Branch	079512
9.	₹2,00,000/-	Umesh Athwani	HDFC, SP Marg	000008
10.	₹10,00,000/-	Deepak Kumar	HDFC, SP Marg	000009
11.	₹10,00,000/-	Rajesh K. Athwani	KMBL, Elgin Road	000003

D.Kumar & Co.

हेमलता
Hemlata

Rajesh K. Athwani

Deepak Kumar

Umesh Athwani

(Partner)

क्रमांक 684 तिथि 19/03/2017 मूल्य 100 प्रयोजन हारी

क्रेता का नाम डी. कुमार सोनू लक्ष्मी
पता सिविल लाइन

ला०नं० 470 अवधि 31 मार्च 2018 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर A. S. S.





उत्तर प्रदेश UTTAR PRADESH

(11)				
S.No.	Amount	Favouring	Bank & Branch	Cheque/UTR No.
12.	₹15,00,000/-	Rajesh K. Athwani	KMBL, Elgin Road	000004
13.	₹4,40,000/-	Rajesh K. Athwani	KMBL, Elgin Road	000005
14.	₹10,00,000/-	Deepak Kumar	KMBL, Elgin Road	000006
15.	₹12,00,000/-	Deepak Kumar	KMBL, Elgin Road	000007
16.	₹7,40,000/-	Deepak Kumar	KMBL, Elgin Road	000008
17.	₹10,00,000/-	Umesh Athwani	KMBL, Elgin Road	000009
18.	₹10,00,000/-	Umesh Athwani	KMBL, Elgin Road	000010
19.	₹9,40,000/-	Umesh Athwani	KMBL, Elgin Road	000011
20.	₹15,00,000/-	Hemlata	KMBL, Elgin Road	000012
21.	₹13,00,000/-	Hemlata	KMBL, Elgin Road	000013
22.	₹8,82,500/-	Hemlata	KMBL, Elgin Road	000016
23.	₹2,47,500/-	TDS	Paid Online; details below	

(*KMBL - Kotak Mahindra Bank Limited)

₹ 2,47,500/- (Rupees Two Lakhs Forty-Seven Thousand Five Hundred Only) has been deducted as per Section 194 - IA of the Income Tax Act; with effect from 1st June, 2013 every buyer at the time of making payment or crediting of any sum as consideration for transfer of immovable property other than agricultural land shall deduct tax at source @ 1% of such amount where the total consideration for the transfer of the immovable property is ₹ 50,00,000/- (Rupees Fifty Lakhs Only) or more, therefore as the Total Sale

D.Kumar & Co.

हेमलता

Hemlata

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

D.K. Agarwal

(Partner)

क्रमांक: 681- तिथि: 19/02/2017 मूल्य: 100 प्रयोजन: कम 85
 धेता का नाम: श्री. कुमार (पुत्र) जम्हा
 पता: दिल्ली 6187
 ला.नं० 470 अवधि 31 मार्च 2018 तक
 स्वाम्य विक्रेता-अरविन्द कुमार श्रीवास्तव
 धौरासी जम्हा कचेहरी, इलाहाबाद
 हस्ताक्षर: ASH-





उत्तर प्रदेश UTTAR PRADESH

(12)

Consideration is ₹ 2,47,50,000/- (Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only), hence, 1% of ₹ 2,47,50,000/- (Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only) i.e. ₹ 2,47,500/- (Rupees Two Lakhs Forty-Seven Thousand Five Hundred Only) is being deducted from the Total Sale Consideration and is deposited through following *Challan and Acknowledgement Nos.*:

S.No.	Amount	Favouring	Challan No.	E-Tax Acknowledgement No.
1.	₹60,000/-	Rajesh K. Athwani	13671	AE2726776
2.	₹60,000/-	Deepak Kumar	02380	AE2725531
3.	₹60,000/-	Umesh Athwani	02281	AE2725122
4.	₹67,500/-	Hemlata	02514	AE2726533

THUS the Sellers/First Party has received the entire sale consideration of ₹ 2,47,50,000/- (Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only) from the Purchaser/Second Party and now nothing is due against the Sale Consideration from the Purchaser/Second Party.

3. That from today the Sellers/First Party has handed over the peaceful vacant possession of the Vended Property morefully detailed and described below and shown in the annexed Map in Red Colour to the Purchaser/Second Party and put the Purchaser/Second Party in actual possession of the same.

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

डी. कुमार & को.
(Partner)

क्रमांक ८४६ तिथि १९/०३/२०१७ मूल्य १/- प्रयोजन के ली १५

क्रेता का नाम श्री. लुगा (पब्लिक) कम्पनी
पता डिबि ८७ कांडा व ८८

ला० नं० ४७० अवधि ३१ मार्च २०१८ तक

स्वाम्य विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कवैहरी, इलाहाबाद

हस्ताक्षर 



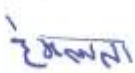


उत्तर प्रदेश UTTAR PRADESH

(13)

4. That from today the Purchaser/Second Party has become the absolute owner in possession of Vended Property and is fully entitled to use and utilize the Vended Property in any manner as they like.
5. That from today the Sellers/First Party ceases to have any right, title, interest and ownership in the Vended Property and the Purchaser/Second Party has become the absolute owner of the said property and Purchaser/Second Party is also entitled to mutate his name in Nagar Nigam, Allahabad in place of the Sellers/First Party.
6. That till today any liability of paying the Electricity Charges, Municipal Taxes, etc.; which shall be found due shall be paid by the Sellers/First Party and from today the liability of paying the Electricity Charges, Municipal Taxes, etc., shall be of the Purchaser/Second Party.
7. That the Vended Property is free from all encumbrances and charges and there is no charge or encumbrance on the said property.
8. That if in future due to defective title of the Sellers/First Party the whole or part of the Vended Property goes away from the possession of the Purchaser/Second Party, their Assigns, Nominees and Legal Representative; in that case the Purchaser/Second Party, their Assigns, Nominees and Legal Representative shall be entitled to realize the whole or


D.Kumar & Co.


Hemlata


Rajesh Kumar Athwani


Deepak Kumar


Umesh Athwani


(Partner)

क्रमांक ६८७ तिथि १९/०३/२०१७ मूल्य १०० प्रयोजन कलर्स

क्रेता का नाम श्री. सुमन फोड कंपनी

पता विक्रिबल आई ९

ला०नं० ४७० अवधि ३१ मार्च २०१८ तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर A.Sale





उत्तर प्रदेश UTTAR PRADESH

(14)

part of Sale Consideration as the case maybe, with cost and damages from the person and property of the Sellers/First Party and their heirs, successors and assigns.

9. That the Sellers/First Party hereby assures and indemnifies the Purchaser/Second Party that the entire Sale Consideration amount received by the Sellers/First Party has/shall be distributed amongst all the Legal Heirs of Late Arjun Das in proper manner and that none of the heirs of late Arjun Das shall make any claim on the Purchaser/Second Party or its Assigns, Nominees or Legal Representatives in future.

10. That the Total Area of the Vended Property Land with Building is 1137.04 sq.mts.

D.Kumar & Co.


Hemlata


Rajesh Kumar Athwani


Deepak Kumar


Umesh Athwani


(Partner)

क्रमांक 688 तिथि 19/02/2017 मूल्य 100 प्रयोजन 100 RS
क्रेता का नाम श्री. सुभाष चंद्र अग्रवाल
पता दिल्ली-110017
लॉन्ग 470 अथवा 31 मार्च 2018 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
सुसंती खम्भा कचेहरी, इलाहाबाद
हस्ताक्षर...





उत्तर प्रदेश UTTAR PRADESH

(15)

VALUATION OF PROPERTY FOR THE PURPOSE OF STAMP DUTY

Cost of Land: 1137.04 sq.mts. (x) ₹ 21,000/sq. mts. = ₹ 2,38,78,000.00 ✓

Cost of Constuction: 202.7 sq.mts (x) ₹ 8,500/- 50% = ₹ 8,61,475.00 ✓

(Construction being 70 Years old &

Construction is done by Kari, Patiya, Girder)

TOTAL VALUE AS PER CIRCLE RATE = ₹ 2,47,39,475.00

Total Value per Circle Rate comes to ₹ 2,47,39,475/- is Lower than Sale Consideration of ₹ 2,47,50,000/- so Stamp Duty ₹ 17,32,500/- (Rupees Seventeen Lakhs Thirty-Two Thousand Five Hundred Only) is being paid on Sale Consideration.


D.Kumar & Co.


Hemlata


Rajesh Kumar Athwani


Deepak Kumar


Umesh Athwani


(Partner)

क्रमांक 689 तिथि 19/01/2017 मूल्य 100 प्रयोजन हेतु

श्रेता का नाम श्री. उमेश चंद्र झा

पता पिन कोड 800 001

ला० नं० 470 अवधि 31 मार्च 2018 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

धीरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(16)

DETAILS OF THE PROPERTY SOLD

Freehold Plot No. 205-A, Lukerganj, Allahabad which is also a part of Nazul now Freehold Bhukhand Plot No. 35-A, Lukerganj, Allahabad measrng 1137.04 sq.mts. shown in Red Colour in the Annexed Map and bounded as under:-

BOUNDARIES:

East: Nazul now Freehold Bhukhand Sankhya 35 of Shri Rajesh Kumar & Others
West: Plot No. 36 and Plot No. 55
North: Plot No. 54 - A, Lukerganj, Allahabad
South: Part of Nazul now Freehold Plot No. 35 - A and also Part of Sub-Divided Freehold Plot No. 205 - B Lukerganj, Allahabad of Shri Gulab Athwani and Others.

Date: July 20, 2017

IN WITNESS THEREOF the parties hereto have signed this Deed of Sale with their own good and free will and without any coercion and in sound state of mind and health on this the 20-07-2017.

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार अथवानी
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

(Partner)

क्रमांक 697 तिथि 19/03/2017 मूल्य 100 प्रयोजन हेतु

श्रेता का नाम श्री. कुमार एस कपानी

पता प्लॉट नं. 470

ला.नं. 470 अवधि 31 मार्च 2018 तक

स्वामि विक्रम-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कचेहरी, इलाहाबाद

हस्ताक्षर ASK





उत्तर प्रदेश UTTAR PRADESH

(17)

PHOTOGRAPH



D.Kumar & Co.

हेमलता

Hemlata

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

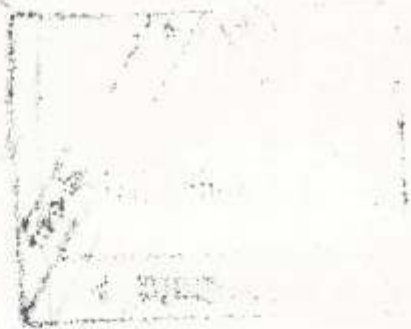
Deepak Kumar

Umesh Athwani

Umesh Athwani

(Partner)

क्रमांक 691 तिथि 19/02/2012 मूल्य 100 प्रयोजन hms.
क्रेता का नाम सी. अरविन्द कुमार
पता डिस्ट्रिक्ट हॉस्टल
लॉन 470 अवधि 31 मार्च 2018 तक
स्थायी विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, इलाहाबाद हस्ताक्षर ASK





उत्तर प्रदेश UTTAR PRADESH

(18)

हेमलता

HEMLATA

Rajesh

RAJESH KUMAR ATHWANI

Deepak K. Kumar

DEEPAK KUMAR

Umesh Athwani

UMESH ATHWANI

(Sellers/First Party)

Witnesses:

1. Smt. Bharti Lakhmani

W/o Shri Jitendra Lakhmani

R/o 17/03 Subzi Mandi Road, Indira Nagar, Lucknow - 226016

(Aadhaar No.: 358530163426)

2. Krishna Kumar Maheshwari

S/o Late Ram Krishna Maheshwari

R/o 34A, Muir Road, Allahabad

(DL No.: UP7020000041616)



Drafted By: Sangam Lal Agarwal (Advocate)

Typed by: Sachin Yadav

D.KUMAR & CO.

[Signature]

(PARTNER)

(Purchaser/Second Party)



Bharti

K. K. Maheshwari

क्रमांक 692 तिथि 19/02/2017 मूल्य 100 प्रयोजन 6985

क्रेता का नाम डी. कुमार प्रसाद
पता दिल्ली 6985

ला०न० 470 अवधि 31 मार्च 2018 तक

संस्था विक्रेता-अरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कंचेहरी, इलाहाबाद

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(19)

STAMP DUTY

Stamp Duty of ₹ 17,32,500/- (Rupees Seventeen Lakhs Thirty-Two Thousand Five Hundred Only) is being paid on Sale Consideration of ₹ 2,47,50,000/- (Rupees Two Crores Forty-Seven Lakhs and Fifty Thousand Only)

- Stamp Duty of ₹ 17,30,700/- (Rupees Seventeen Lakhs Thirty Thousand Seven Hundred Only) is being paid through E-Stamp Certificate No. IN-UP03453378445906P, dated 19-07-2017
- Stamp Duty of ₹ 1,800/- (Rupees One Thousand Eight Hundred Only) is being paid through Indian Non - Judicial Stamp according to Government Order No. 2756/11 dated 30th June, 2008

D.Kumar & Co.

हेमलता
Hemlata

राजेश कुमार अथवानी
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

डॉ. अजय
(Partner)

क्रमांक 693 तिथि 19/09/2017 मुख्य 10 प्रयोजन हेतु 15.

केता का नाम सी. कुमार (पुत्र) कन्या
पता प्रेम नगर, इलाहाबाद

ला० नं० 470 अवधि 31 मार्च 2018 तक

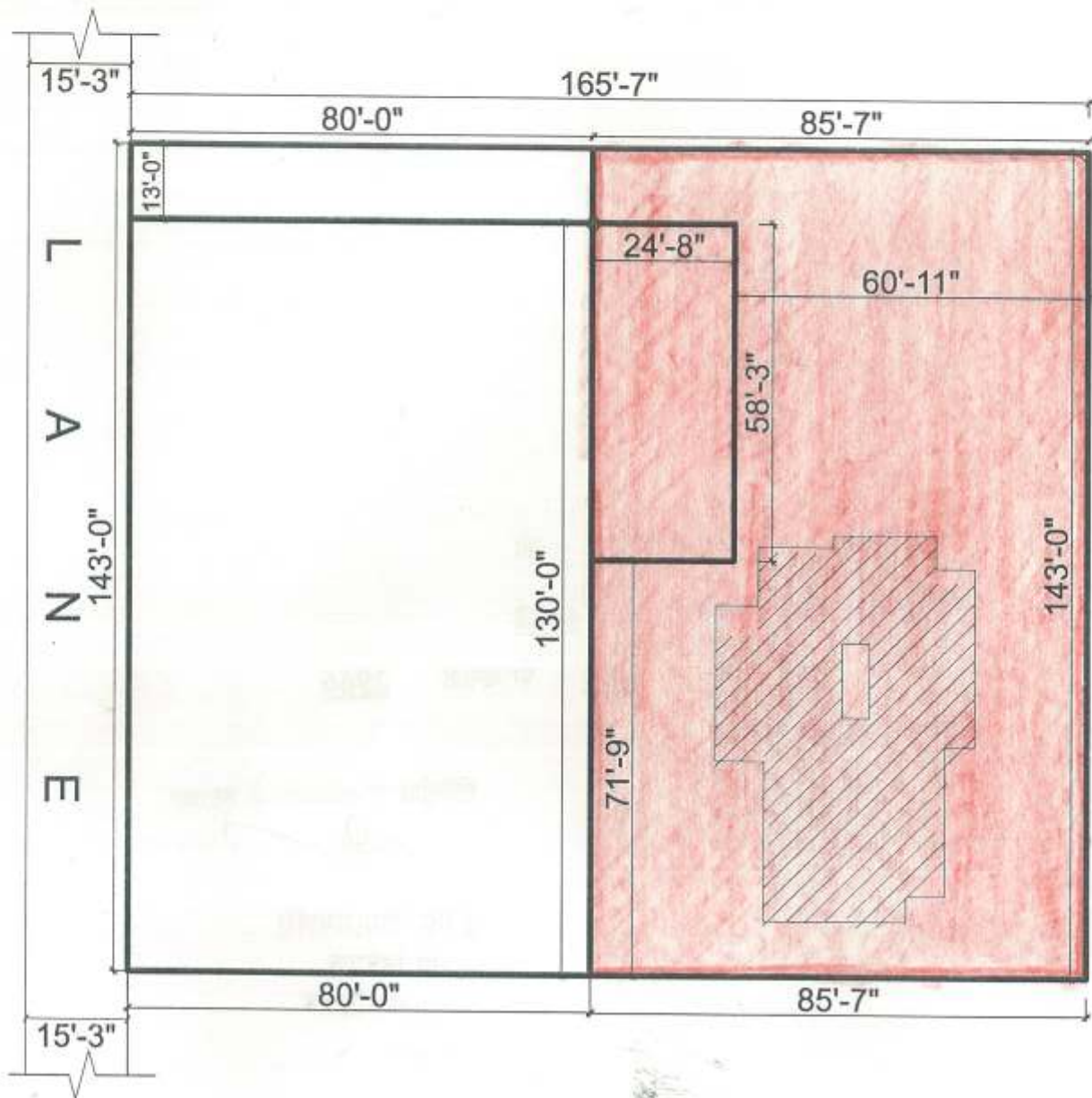
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

धीराली बन्ना कपहरी, इलाहाबाद

हस्ताक्षर ASL



SITE PLAN OF FREEHOLD PLOT NO. 205-A, LUKERGANJ, ALLAHABAD WHICH IS ALSO A PART OF NAZUL NOW FREEHOLD BHUKHAND PLOT NO. 35-A, LUKERGANJ, ALLAHABAD MEASRNG 1137.04 SQ.MTS. SHOWN IN RED COLOUR



D.Kumar & Co.

Hemlata

Rajesh Kumar Athwani

Deepak Kumar

Umesh Athwani (Partner)

आज दिनांक 20/07/2017 को
बही सं. 1 गिण्ट सं. 4822
पृष्ठ सं. 365 से 404 पर क्रमांक 2966
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुसम सिंह(प्रभारी)

उप निबंधक

इलाहाबाद-दिलीप

20/7/2017



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