

2966/12

LAXMI SINGH
Stock Holding Corporation of I. Ltd.
ALLAHABAD BRANCHLaxmi
Authorised Signatory

Satyameva Jayate

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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

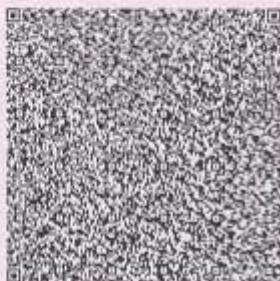
Second Party

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)

D.Kumar & Co.

Hemlata

Rajesh Kumar Athwani

Deepak Kumar

Umesh Athwani

(Partner)

VO 0006809467

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

भारतीय गैर-न्यायिक

एक सौ रुपये

₹. 100



Rs. 100

ONE
HUNDRED RUPEES

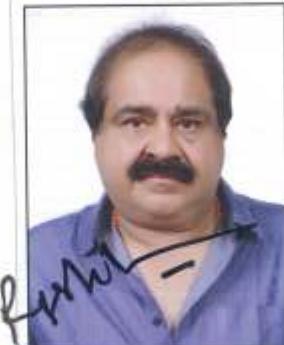
सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 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

Rajesh Kumar Athwani

Deepak Kumar

Umesh Athwani

(Partner)

क्रमांक 676 तिथि 19/7/2017 मूल्य 100 प्रयोगन ५०००.
 क्रेता का नाम श्री अमर राम अमृतन
 पता निवास हमीरपुर
 लानं 470 अवधि 31 मार्च 2018 तक
 स्थाप विक्रेता-आरविंद कुमार श्रीवास्तव
 घौरासी खम्भा कच्छरी, इलाहाबाद हस्ताक्षर



भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395465

इलाहाबाद *



(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.

हेलता

Hemlata

R.K.A.

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

D.Kumar & Co.

(Partner)

क्रमांक ६३२ तिथि १३/०८/२०१८ मूल्य १० प्रयोजन ३०८१५-

देना का नाम श्री अमृता प्रसाद अग्रवाल
पता अमृता अग्रवाल

लाइन ४७० अवधि ३१ मार्च २०१८ तक
स्टास विक्रेता-अरविंद कुमार श्रीवास्तव
चौरासी खम्मा कवेहरी, इलाहाबाद हस्ताक्षर



भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395466

इलाहाबाद ☆

(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.

हेमलता

Hemlata

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

(Partner)

(Partner)

क्रमांक ६९८ तिथि १७.७.१७ मूल्य १०० प्रयोजन ५९९८

क्रेता का नाम ई. डॉ. रमेश कुमार श्रीवास्तव
पता निवासी नं. ४७९

लाइन नं. 470 अवधि 31 मार्च 2018 तक

स्थाय विक्रेता-अरविन्द कुमार श्रीवास्तव

धौरासी खना कचेहरी, इलाहाबाद

हस्ताक्षर ADL

24,750,000.00 / 24,740,000.00

रेखालक्षण

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^{वजे निवन्धन हेतु पेश किया।}

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुसम सिंह(प्रभारी)
उपनिवन्धक सदर
(द्वितीय) इलाहाबाद

20/7/2017

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



श्री मो ८० डी. कुमार एण्ड कम्पनी द्वारा बाटन दिनेश
कुमार अग्रवाल
पुत्र श्री स्व पी सी अग्रवाल
पेशा
निवासी 14/22/28 न्यू एलिन रोड इलाहाबाद

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



श्री दीपक कुमार
(पैनकार्ड-एनडब्ल्यूपीके98376क्यू)
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, Distrct 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

Rajesh Kumar Athwani

Deepak Kumar

Umesh Athwani

(Partner)

क्रमांक 679 तिथि 19/7/2017 मूल 10 प्रयोजन 108
 प्रेता का नाम पता डॉ. अमर प्रसाद भट्ट
 लाठनं 470 अधिव 31 मार्च 2018 तक
 स्थाय विकेता-आरविन्द कुमार श्रीवास्तव
 घौसी खम्मा कधेहरी, इलाहाबाद हस्ताक्षर

ने निष्पादन स्वीकार किया।

जिनकी पहचान भारती लखमानी — Bharti
जीतेन्द्र लखमानी — 09850000400

पेशा

निवासी 17/03 सब्जी मण्डी रोड इन्दिरा नगर लखनऊ

व कृष्ण कुमार माहेश्वरी (डीएल यपी 7020000041616)
रव राम कृष्ण माहेश्वरी — B.B.Padmeshwar

पेशा

निवासी 34ए म्योर रोड इलाहाबाद

ने की।

पत्रकातः भद्र साक्षियों के निशान अंगठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395468

इत्याहुवाद ☆

(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.

શાલ્ય

Ruth —

Deepak Khera)

Umesh Ahire

Disposal

क्रमांक ६४० तिथि १३/८/२०१८ मूल्य १०० प्रयोजन ५०३५
 केता का नाम जी. अमृता राजा अमृता राजा
 पता लाला नं ४७० अवधि ३१ मार्च २०१८ तक
 स्थाप्त विक्रेता-अरविंद कुमार श्रीवास्तव
 चौरासी छम्मा कच्चे हरी, इलाहाबाद हस्ताक्षर

विक्रेता

Registration No.: 2966

Year: 2,017

Book No.: 1

0101 हेमलता देवी उर्फ हेमलता(पैनकार्ड-एमआईपीडी16993एम)

स्व अर्जुन दास

दृष्टिकोण

205-ए लूकरगंज सदर इलाहाबाद



0102 राजेश कुमार अथवानी उर्फ राजेश कु0पैनकार्ड-एमवीपीके112

स्व अर्जुन दास

205-ए लूकरगंज सदर इलाहाबाद



0103 दीपक कुमार (पैनकार्ड-एनडब्ल्यूपीके98376क्यू)

स्व अर्जुन दास

205-ए लूकरगंज सदर इलाहाबाद



0104 उमेश अथवानी (पैनकार्ड-एपीएक्सपीए9383ई)

स्व अर्जुन दास

205-ए लूकरगंज 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 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
Rajesh Kumar Athwani

Deepak Kumar
Deepak Kumar

उमेश अथवानी
Umesh Athwani

पार्टनर
(Partner)

क्रमांक 681 तिथि 19/7/2017 मूल्य 100 प्रयोजन 100
 क्रेता की जाम पता 444-404-3259
 लाइन 470 अथवि 31 मार्च 2018 तक
 स्थाय विक्रेता-अरविन्द कुमार श्रीवास्तव
 धौरासी खाना कडेहरी, इलाहाबाद हस्ताक्षर

क्रेता

Registration No. : 2966

Year : 2,017

Book No. : 1

0201 मे0 डी कुमार एण्ड कम्पनी द्वारा पार्टनर दिनेश कुमार अग्रवाल
 रवी पी. सी. अग्रवाल
 14/22/28 न्यू एलिन रोड इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

13 JUL 2011
* इताहाराद् *

(8)

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.

ହମଲତା

Rashmi

Deepti Kumar
Researcher

Uresh Allessey

D. V. Agarwal

क्रमांक ६८२ तिथि १९/०७/२०१७ मूल्य १० प्रयोजन हैरू
 फ्रेटा वाला नाम श्री बुद्धी प्रसाद शर्मा
 पता फटोगढ़ इमारत
 लांना ४७० अवधि ३१ मार्च २०१८ तक
 स्थान विक्रेता-अरविंद कुमार श्रीवास्तव
 धीरासी खम्भा कदेहरी, इलाहाबाद हस्ताक्षर A.D. -

गवाह

Registration No.:

2966

Bharati

Year : 2017

Book No. : 1

W1 मार्ती लखमानी (आधारकार्ड-358530163426)

जीतेन्द्र लखमानी

— B.K. P. gheswari

17/03 सब्जी मण्डी रोड इन्दिरा चौर लखनऊ



W2 कृष्ण कुमार माहेश्वरी (डीएल यूपी7020000041616)

स्व राम कृष्ण माहेश्वरी

34ए म्योर रोड इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

395471

इलाहाबाद

(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
Rajesh Kumar Athwani

दीपक कुमार
Deepak Kumar

उमेश अथवानी
Umesh Athwani

पार्टनर
(Partner)

कागज 683 तिथि 19/८/२०१७ मूल्य 100 प्रयोगन 1000
क्रेता का नाम श्री. अमरेन्द्र कुमार
पता राजिल टाउन
लानौ 470 अवधि 31 मार्च 2018 तक
स्थान विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरसी छाप्पो कच्छहरी, इलाहाबाद हस्ताक्षर *Adarsh*





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.

राजेश
Hemlata

राजेश
Rajesh Kumar Athwani

दीपक
Deepak Kumar

उमेश
Umesh Athwani

(Partner)

क्रमांक ६८४ तिथि १०/०८/२०१७ मूल्य १० प्रयोजन ८०७५

क्रेता का नाम ई. बुम्पुरुष कृष्णपति
पता चैत्रिक अप्नी

लाइन ४७० अवधि ३१ मार्च २०१८ तक

स्थान विक्री-अरविंद बुम्पुरुष श्रीवास्तव

चौरासी खाम्बा कच्चे हरी, इलाहाबाद

हस्ताक्षर A. K. S.





उत्तर प्रदेश UTTAR PRADESH

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

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

Deepak Kumar

(Partner)

क्रमांक 683- तिथि 17/02/2017 मूल्य 100 प्रयोजन 683
 विक्रेता का नाम श्री अक्षय अमृत
 पता लाइनो 470 अवधि 31 मार्च 2018 तक
 स्थायी विक्रेता- अरविंद कुमार श्रीवास्तव
 धौराती खाना कच्चे हरी, इलाहाबाद

Adl-
हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

395474

(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.

रेखा
Hemlata

रेखा
Rajesh Kumar Athwani

रेखा
Deepak Kumar

रेखा
Umesh Athwani

रेखा
Partner

क्रमांक ६४६ तिथि १९। अे। २०१७ दृष्टि १८ प्रयोगम् ५३४८-

क्षेत्र का नाम..... दि. ०५/०५/२०२०
पता..... ग्राम..... जाति.....

लाइनॉ 470 अवधि 31 मार्च 2018 तक

स्थान्य विक्रेता-अरेखिन्द कामार श्रीवास्तव

चौरासी छाप्पा कच्चहरी, इलाहाबाद

हस्ताक्षर... 





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395475

(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

D.K. Agarwal
& Partners

क्रमांक 682 तिथि 19/3/2018 मूल्य 100 प्रयोजन ५८८८

क्रेता का नाम डॉ अमर कुमार कुमार
पता विजिल लाई

लानं 470 अवधि 31 मार्च 2018 तक

स्थान विक्रेता-अरविन्द कुमार श्रीवास्तव

दीरासी खम्भा कचहरी, इलाहाबाद

हस्ताक्षर Adm





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2011

395476

(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

Rajesh Kumar Athwani

Deepak Kumar

Umesh Athwani

Umesh Athwani -

(Partner)

क्रमांक 688 तिथि 19/2/2017 मूल्य 100 प्रयोजन 638
 ग्राम का नाम गुरुग्राम नं ५४५४५२२१
 पता नं ५४५४५२२१ तक
 लाइन नं 470 अवधि 31 मार्च 2018 तक
 स्थान विक्रेता-अरविंद कुमार श्रीवास्तव
 शैक्षिक खम्भा कचेहरी, इलाहाबाद
 हस्ताक्षर 19/2/2018





(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 Construction: 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 ६८९ तिथि १७-०४-२०१७ मूल्य १० प्रयोजन ३०३१
 वेता का नाम S. ७४५८५३५२२५४
 पता ७४५८५३५२२५४
 तारीख ४७० अवधि ३१ मार्च २०१८ तक
 स्थाय विक्रेता-अरविन्द कुमार श्रीवास्तव
 घौरासी खम्मा कच्छरी, इलाहाबाद हस्ताक्षर



भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100

Rs. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395482

प्राप्तिकार

(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

Rajesh Kumar Athwani

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

(Partner)

Dr. A.

क्रमांक ६९७, तिथि १७/०२/१७ मूल्य १०० प्रयोजन ५९५८-

फ्रेटा का नाम ई-फ्रेटा कंपनी
पसा १२५८ रुपये

लाइन ४७० अवधि ३१ मार्च 2018 तक

स्थान विद्रोह-आरबिन्द कुकार श्रीपास्तव
चौरासी खम्बा कंधेहरी, इलाहाबाद

दस्तावेज़ Adsl

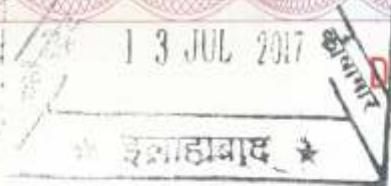




उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

DN 395479



(17)
PHOTOGRAPH



D.Kumar & Co.

हेमलता

Hemlata

R.K.A.

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

D.K. Agarwal

(Partner)

क्रमांक 691 तिथि 19/02/2018 मूल्य 10, प्रयोजन 1085
 क्रेता का नाम पंजाब प्रदेश सरकार
 पता फिरोजपुर
 लाभनं 470 आधि 31 मार्च 2018 तक
 स्थान विक्रेता-अरविंद कुमार श्रीवास्तव
 चौरासी खाना कचेरी, इलाहाबाद हस्ताक्षर ASR





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

395480

(18)

1922

HEMLATA

Ruth -

Debbie K. Klemm

DEEPAK KUMAR

Umesh Athwani

(Sellers/First Party)

Witnesses:

1 Smt. Bharti Lakhmani

W/o Shri Nitendra Lakhmani

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

R/817/83 Subzi Mandi Road, Muzaffarnagar
(Aadhaar No.: 358530163426)

2. Krishna Kumar Maheshwari
S/o Late Ram Krishna Maheshwari
R/o 34A, Muir Road, Allahabad
(DL No.: UP7020000041616)



Bharti

K. K. Pageshwaran

Drafted By: *Sangam Lal Agarwal (Advocate)*
Typed by: *Sachin Yadav*

क्रमांक 692 तिथि 19/07/2017 मूल्य 100 प्रयोजन 1045

क्रेता का नाम ४१ एकार्यपाल

प्रता १५८५ दार्शन

लाइन 470 तारिख 31 मार्च 2018 तक

स्थान विक्रेता-अंतर्रित्य कुमार श्रीवास्तव
चौरासी धर्मा कचोहरी, इलाहाबाद हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

13 JUL 2017

395481



(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)

- a. 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
- b. 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

R.K.A.

Rajesh Kumar Athwani

Deepak Kumar

Deepak Kumar

Umesh Athwani

Umesh Athwani

D.Kumar

(Partner)

693 तिथि 19/10/2017 मूल्य 10 प्रयोजन 1015

क्रेता का नाम S. एकांकी प्रयोजन
पता १७४६ हुम्हार

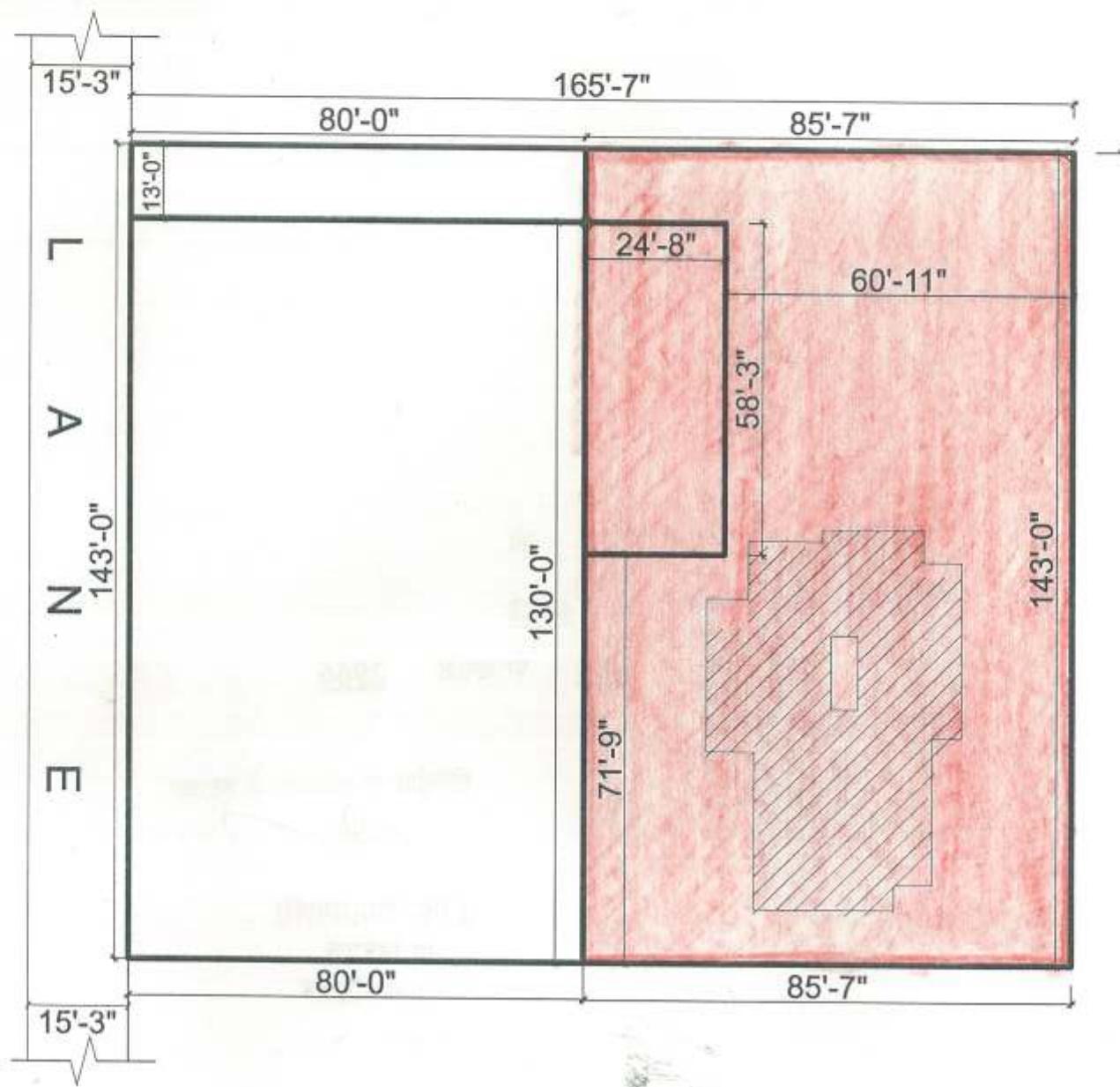
लालू 470 अवधि 31 जून 2018 तक

स्थान किलो-आरविन्द कुमार श्रीधास्तव
धीराती खाना कर्पोरेशन, इलाहाबाद

हस्ताक्षर Ad.



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
Deepak Kumar

Umesh Athwani
Umesh Athwani (Partner)

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुसम सिंह(प्रभारी)
उप निदेशक
इलाजबाद-पिसीए

20/7/2017

