

4860/19

TUSHAR DEBNATH
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCHTushar
Authorised Signatory

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh**e-Stamp**

Certificate No. : IN-UP06371246449875R
 Certificate Issued Date : 18-Jul-2019 03:32 PM
 Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUPSHCIL0107587265582784R
 Purchased by : D KUMAR AND COMPANY
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO 16,15,14 AND PART OF PLOT NO 13 SITUATED AT 35 LUKERGANJ PRAYAGRAJ DETAILS AS PER DEED
 Consideration Price (Rs.) : 1,61,25,000
 (One Crore Sixty One Lakh Twenty Five Thousand only)
 First Party : Rajesh Athwani Deepak Kumar And Umesh Athwani
 Second Party : D KUMAR AND COMPANY
 Stamp Duty Paid By : D KUMAR AND COMPANY
 Stamp Duty Amount(Rs.) : 11,26,300
 (Eleven Lakh Twenty Six Thousand Three Hundred only)



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

(1)



Rajesh Athwani



Deepak Kumar



Umesh Athwani

Umesh Athwani



For M/s D.Kumar & Company

Partner

Partner

SR 0003597185

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.

100-1001111111
100-1001111111
100-1001111111





उत्तर प्रदेश UTTAR PRADESH

FB 209289



(2)

SUMMARY OF DEED

- | | |
|----------------------------|---|
| 1. Date of Execution | : 19-07-2019 |
| 2. Type of Land | : Residential |
| 3. Ward/Pargana | : Sadar (Second), Prayagraj |
| 4. Mohalla | : Latouche Road, Lukerganj, Prayagraj |
| 5. Description of property | : Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj, in the shape of Open Land, which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. |



Rajesh Athwani
Rajesh Athwani



Deepak Kumar
Deepak Kumar



Umesh Athwani
Umesh Athwani

For M/s D.Kumar & Company

Partner
Partner



*Identified
Shri Athwani*

पैज नं० 151/1095 दि० 15/11/2001 प्रयोजन

स्टाम्प खरीदार का नाम श्री गुणाराम

पता सीमगावा रीस 802151

स्टाम्प विक्रेता : प्रथम जयराजलाल जयराज व्यापार इलाहाबाद 220070 796

मोबाइल 9454180547





उत्तर प्रदेश UTTAR PRADESH

(3)

13, measuring 75.24 sq.mts., Total Consolidated Area measuring 360.09 sq.mts. situated in Mohalla Latouche Road, Lukerganj, Prayagraj

6. Unit of Land	:	sq.mts.
7. Area of Property	:	360.09 sq.mts.
8. Situation of the Road	:	10.50 Metres Wide Road
9. Any Details	:	No
10. Kind of Property	:	Residential Plot
11. Built-Up Area	:	X
12. Status Finished/Unfinished	:	X
13. Value of Trees	:	X
14. Boring/Well etc	:	X
15. Year of the Construction	:	X
17. Whether Member of Sahkari Awas Samiti Yes/No	:	X
18. Sale Consideration in Rupees	:	Rs. 1,61,25,000/-
19. Circle Rate Value	:	Rs. 1,61,21,230/-
(as per Praroop -3 of Circle Rate having "V-Code No. 0014")		
20. Stamp Duty	:	Rs. 11,28,800/-


Rajesh Athwani



Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner

वेज नं० 171 क्रमांक 1094 दिनांक 15/01/19 को प्रमाणित
स्टाम्प खरीदार का नाम श्री 00 कुमार 1045 को
पता 101/03/01/2015 को

स्टाम्प विक्रेता : प्रथम जायसवाल जनपद न्यायालय इलाहाबाद ला० नं० 798
मोबाइल 8454180547



आवेदन सं०: 201900890012939



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4860

वर्ष: 2019

प्रतिफल- 16125000 स्टाम्प शुल्क- 1128800 बाजारी मूल्य- 16122000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 140 योग: 20140

श्री राजेश अश्वानी,
पुत्र श्री स्व अर्जुन दास
व्यवसाय: व्यापार

निवासी: 308 गोकुल अपार्टमेंट हुमायुनपुर नार्थ गोरखपुर

Signature



ने यह लेखपत्र इस कार्यालय में दिनांक 19/07/2019 एवं 12:32:09 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मनोज कुमार पाण्डेय (प्रभारी)

उप निबंधक : सदर द्वितीय

प्रयागराज

19/07/2019

रवि शंकर शुक्ला (लिपिक)

निबंधक लिपिक



प्रिंट करें



उत्तर प्रदेश UTTAR PRADESH

(4)

CONVEYANCE DEED

This Deed of Conveyance ("CONVEYANCE - DEED") executed on this the 19th Day of July 2019 at Prayagraj

BY & BETWEEN

- Shri Rajesh Athwani**, (AADHAAR No.: 9732 8601 3157), S/o Late Arjun Das, aged about 56 Years residing at 308, Gokul Apartments, Humayunpur North, Gorakhpur - 273001 (UP) IN (PAN: AMVPK1139M, Mobile No.: 8174067502);
- Shri Deepak Kumar**, (AADHAAR No.: 2513 1189 6378), S/o Late Arjun Das aged about 46 Years residing at 203, Vinayak Enclave, Basaratpur, Gorakhpur - 273001 (UP) IN (PAN: ANWPK9376Q, Mobile No.: 7379626335);
- Shri Umesh Athwani**, (AADHAAR No.: 8994 5154 1332), S/o Late Arjun Das aged about 39 Years residing at Plot No. 37 & 38 Phase - 2, Hariom Nagar, Civil Lines, Gorakhpur - 273001 (UP) IN (PAN: APXPA9383E, Mobile No.: 7706858486) (hereinafter called the "Vendors" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors,

For M/s D.Kumar & Company



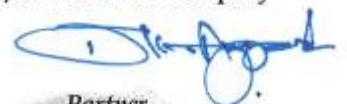
Rajesh Athwani



Deepak Kumar



Umesh Athwani



Partner

पत्र सं. (171) क्रमांक 1093 दिनांक 15/01/19 एच.ओ. प्रयोजन.....
 व्यापक खरीदार का नाम..... श्री गुरुनारायण कठ
 पता..... गिरगावा रोड गुरुनारायण
 व्यापक विवरण : प्रथम चतुर्थांश जमानत स्थापना हेतु इनामा रु. 798
 मोबाइल 9454180547



बही सं०: 1

रजिस्ट्रेशन सं०: 4860

वर्ष: 2019

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

विक्रेता: 1

श्री राजेश अथवानी, पुत्र श्री स्व अर्जुन दास

निवासी: 308 गोकुल अपार्टमेंट हुमायुनपुर नार्थ गोरखपुर

व्यवसाय: व्यापार

विक्रेता: 2



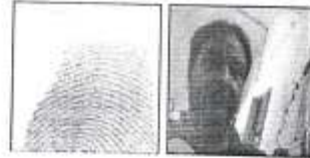
श्री दीपक कुमार, पुत्र श्री स्व अर्जुन दास

निवासी: 203 विनायक इन्क्लेव बसरतपुर गोरखपुर

व्यवसाय: व्यापार

विक्रेता: 3

Deepak Kumar



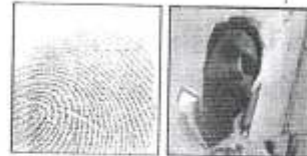
श्री उमेश अथवानी, पुत्र श्री स्व अर्जुन दास

निवासी: प्लॉट नं० 37 व 38 फेज-2 हरिओम नगर सिविल लाइंस गोरखपुर

व्यवसाय: व्यापार

विक्रेता: 1

Umesh Athavani

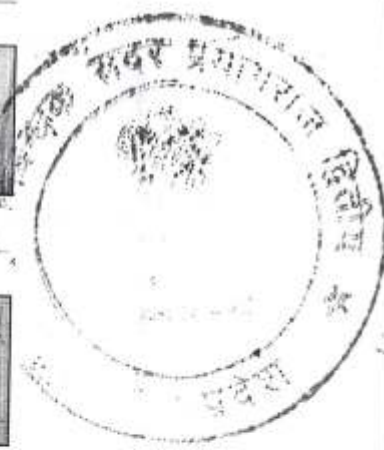


श्री मेसर्स डी कुमार एण्ड कम्पनी ए पार्टनरशिप फर्म के द्वारा पार्टनर

दिनेश कुमार अग्रवाल, पुत्र श्री स्व फूल चन्द्र अग्रवाल

निवासी: 14/22/28 न्यू एलियन रोड सिविल लाइंस सदर प्रयागराज

व्यवसाय: व्यापार



नं निष्पादन स्वीकार किया। जिनकी पहचान



उत्तर प्रदेश UTTAR PRADESH

(5)

administrators, successors-in-interest and permitted assigns)

AND

M/s D. KUMAR & COMPANY, A Partnership Firm having its Principal Place of Business at 14/22/28 New Elgin Road, Civil Lines, Prayagraj - 211001 (UP) IN (PAN: AANFD3202A), represented by its Authorized Partner **Mr. Dinesh Kumar Agrawal**, S/o Late Phool Chandra Agrawal, R/o 14/22/28 New Elgin Road, Civil Lines, Prayagraj - 211001 (UP) IN (AADHAAR No.: 9006 8550 5872, Mobile No.: 9453091234) authorized vide Letter dated 04-07-2019, passed and signed by all the partner constituting the Firm, (hereinafter referred to as the "Vendee" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns)

WHEREAS the Vendors are the Owners and in possession of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Allahabad (now Prayagraj), measuring 1086.39 sq.mts. situated in Mohalla Latouche Road, Distt. Allahabad (now Prayagraj), by virtue of a Registered Freehold Deed dated 22-06-2015,

For M/s D.Kumar & Company

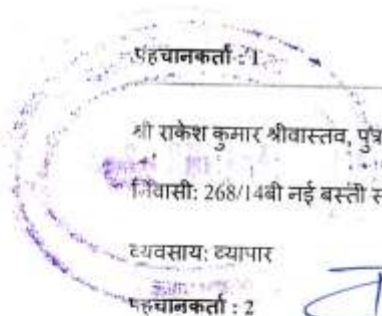

Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner

पेज नं. 121 क्रमांक 1092 दिनांक 15/01/19 600 व्योजन
 ग्राम्य खरीदार का नाम श्री 00 गुमा 10000
 पता 10/00/0000 0000
 ग्राम्य विस्तार : ग्राम्य जागरणाल जनपद भ्यावालय इलाहाबाद ला० नं० 193
 संचालक 0454180547



पहचानकर्ता : 1

श्री राकेश कुमार श्रीवास्तव, पुत्र श्री कुंवर बहादुर श्रीवास्तव
 निवासी: 268/14वीं नई बस्ती सोहबतियाबाग प्रयागराज

व्यवसाय: व्यापार

पहचानकर्ता : 2

[Signature]



श्री कृष्ण कुमार माहेश्वरी, पुत्र श्री स्व राम कृष्ण माहेश्वरी

निवासी: 34-ए म्योर रोड सदर प्रयागराज

व्यवसाय: व्यापार

[Signature]



रजिस्ट्रार अधिकारी के हस्ताक्षर

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

टिप्पणी :

मनोज कुमार पाण्डेय (प्रभारी)
 उप निबंधक : सदर द्वितीय
 प्रयागराज
 रवि शंकर शुक्ल (लिपिक)
 निबंधक लिपिक

प्रिट करें





उत्तर प्रदेश UTTAR PRADESH

(6)

executed by Additional District Magistrate (*Upper Ziladhikari*) Nazul, Allahabad (*now Prayagraj*) on behalf of the Governor of Uttar Pradesh, which is Registered in Book No. 1, Volume No. 3710 on Pages 169 to 202 at Serial No. 5621 in the Office of Sub - Registrar (*Second*) Allahabad (*now Prayagraj*) on 24-06-2015;

AND WHEREAS before the conversion of aforesaid Nazul Land, into Freehold Land, Nazul Bhukhand Sankhya 35, Lukerganj, Allahabad, measuring 2121.25 sq.mts. (2537.00 sq.yds.), was Nazul Land and Thakur Naryan Singh, was the Lessee of the aforesaid Nazul Land and Deed of Renewal dated 17-12-1946, was executed on behalf of the Governor of United Provinces, in favour of the aforesaid Lessee namely Thakur Naryan Singh, which is Registered in Book No. 1, Volume 833/835 on Pages 91/1-4 at Serial No. 73 in the Office of Sub-Registrar, Chail, Allahabad (*now Prayagraj*) on 17-01-1947, which was valid for a Period of 30 Years with effect from 01-04-1936;

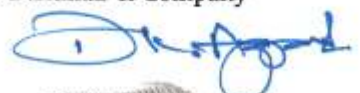
AND WHEREAS on the expiry of aforesaid 30 Years a Deed of Renewal dated 09-09-1989, was executed on behalf of the Governor of Uttar Pradesh, in favour of Dr. A. M. Nagar, Shri Prem Mohan Nagar and Shri Manmohan Nagar all sons of Late Smt. Luxmi M. Nagar and Smt. Shashi Wahi, Smt. Amba Handa, Smt.

For M/s D.Kumar & Company


Rajesh Athwani

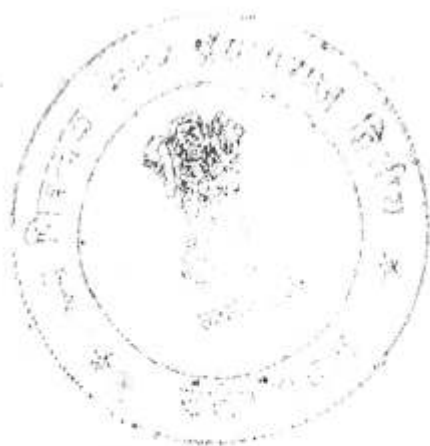

Deepak Kumar


Umesh Athwani


Partner



पत्र नं. 1091 दि. 15/01/19 100 प्रयोजन.....
रत्नाय खरीदार का नाम..... श्री कुमारी सुसमा
पता..... श्रीमती सुसमा
रत्नाय विक्रेता : प्रधान जलसंचयन जनकपुर न्यायालय इलाहाबाद लोक नं. 196
मोबाइल 9454180547
हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(7)

Rukmani Dutta and Smt. Smt. Bhakti Gothi Daughters of Late Smt. Luxmi M. Nagar all R/o 207, Lukerganj, Allahabad, which was valid a period of 30 Years with effect from 01-04-1966 and their names stood recorded over the aforesaid Nazul Land in the records of Nazul Department, Allahabad (*now Prayagraj*);


AND WHEREAS the aforesaid Lessees executed an Agreement for Sale dated 04-02-1988 in favour of Shri Rajesh Athwani, Shri Deepak Kumar and Shri Umesh Athwani (*Vendors*) along with Awat Ram and others which was Registered in Book No. 1, Volume No. 3039 on Pages 112 to 113 at Serial No. 6191 in the Office of Sub-Registrar, Allahabad (*now Prayagraj*) on 09-03-1988. Under the aforesaid Agreement for Sale, a part of Nazul Bhukhand Sankhya 35, Lukerganj, Allahabad (*now Prayagraj*), together with part of Bungalow built over the aforesaid Nazul Land, measuring 1086.39 sq.mts., was agreed to be sold for sum of Rs. 3,00,000/- (*Rupees Three Lakhs Only*) in favour of Rajesh Athwani, Deepak Kumar and Umesh Athwani all sons of Shri Arjun Das and all R/o 205 - A, Lukerganj, Allahabad (*now Prayagraj*);

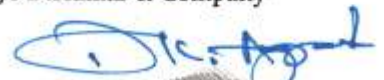
AND WHEREAS one of the aforesaid Lessees namely Shri Anand Mohan Nagar (*A.M. Nagar*) died, leaving behind him Smt. Pushpa Nagar as his wife and

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



पेज (121) क्रमांक 1090 दिनांक 15/01/19 100 प्रयोजन.....

स्टाम्प खरीदार का नाम..... श्री कृष्ण 1005 1000

पता..... विक्रम नगर 1000

स्टाम्प विक्रेता : प्रथम जागरण जनक व्यापारिक इलाहाबाद ला० न० 196

मोबाइल 9454180547





उत्तर प्रदेश UTTAR PRADESH

(8)

heirs and Successor. The Co-Lessee Shri Prem Mohan Nagar (*P.M. Nagar*), also died, leaving behind his wife Smt. Ranjana Nagar and Shri Kartikey Mohan Nagar and Krit Mohan Nagar as his sons and heirs. Shri Kartikey Mohan Nagar and Krit Mohan Nagar sons of Late Prem Mohan Nagar executed a Registered Power of Attorney dated 17-05-2014 in favour of their mother Smt. Ranjana Nagar, which is Registered in Book No. 4, Volume No. 904 on Pages 335 to 348 at Serial No. 876 in the Office of Sub-Registrar, Noida, (*Third*) Distt. Gautam Budha Nagar (U.P.)


AND WHEREAS the aforesaid Lessees Manmohan Nagar, S/o Late (*Smt.*) Luxmi M. Nagar and Smt. Shashi Wahi and Smt. Amba Handa, Smt. Rukmani Dutta and Smt. Bhakti Gothi all Daughters of Late (*Smt.*) Luxmi M. Nagar and Smt. Pushpa Nagar, W/o Late Anand Mohan Nagar (*A. M. Nagar*) and Smt. Ranjana Nagar W/o Late Prem Mohan Nagar (*P.M. Nagar*) for Self and as Attorney of Shri Kartikey Mohan Nagar and Krit Mohan Nagar, sons of Late Prem Mohan Nagar, executed a Registered Conveyance Deed dated 19-06-2014 in pursuance of Registered Agreement dated 04-02-1988 in respect of a part of Nazul Bhukhand Sankhya 35, Lukerganj, Allahabad, measuring 1086.39 sq.mts. together with Boundary Wall in the shape of Open Land, in favour of Shri Rajesh

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



पेज नं० 101 क्रमांक 1089 तिथि 15/01/19

स्वायत्त खरीदार का नाम श्री कुशल सुन्दर

पता गिरगावरीस

हस्ताक्षर : प्रथम जलपट्टा जलपट्टा न्यायालय इलाहाबाद ला० नं० 796

मोबाइल 9454180547

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(9)

Athwani, Shri Deepak Kumar and Shri Umesh Athwani (*Vendors*) which is Registered in Book No. 1, Volume No. 3053 on Pages 231 to 274 at Serial No. 4113 in the Office of Sub-Registrar (*Second*) Allahabad (*now Prayagraj*), on 19-06-2014;

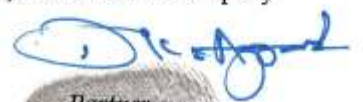
AND WHEREAS under the prevalent Government Orders, Shri Rajesh Athwani, Shri Deepak Kumar and Shri Umesh Athwani (*Vendors*), made an application for conversion of Leasehold rights in respect of Nazul Bhukhand Sankhya 35, Lukerganj, Allahabad (*now Prayagraj*), measuring 1086.39 sq.mts. and the Collector Allahabad on behalf of Governor of Uttar Pradesh, has executed a Freehold Deed dated 22-06-2015, which is Registered in Book No. 1, Volume No. 3710 on Pages 169 to 202 at Serial No. 5621 in the Office of Sub-Registrar (*Second*) Allahabad (*now Prayagraj*) on 24-06-2015; and the aforesaid Vendors became the owners of Nazul Bhukhand Sankhya 35, Lukerganj, Allahabad (*now Prayagraj*), situated in Mohalla Latouche Road, Allahabad (*now Prayagraj*), together with Boundary Wall, acquiring absolute right, title and interest over the aforesaid property, have all and every right to sell, transfer and alienate the same;


Rajesh Athwani


Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner



पेज नं. 1088 तिथि 15/01/1990 प्रयोजन

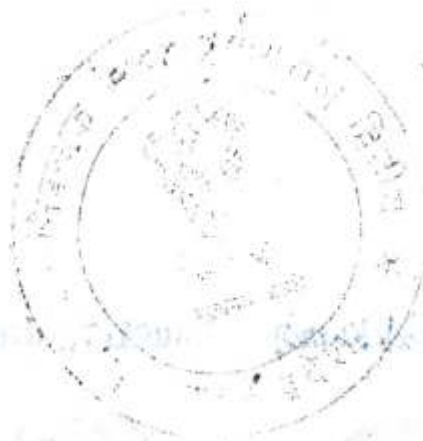
रत्नाम्प खरीदार का नाम श्री कृष्ण लाल शर्मा

पता रीत 2101 रोड 200

रत्नाम्प विक्रेता : प्रथम जजमशवाले जनपद न्यायालय इलाहाबाद ला० नं० 796

मोबाइल 8454180547

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(10)

AND WHEREAS the Vendee had earlier purchased adjacent Property having House No. 205 - A Lukerganj, Allahabad (*now Prayagraj*) built over Freehold Bhukhand No. 35 - A, Lukerganj, Allahabad (*now Prayagraj*) admeasuring total 1137.04 sq.mts. from the above-named Vendors, Shri Rajesh Athwani, Shri Deepak Kumar & Shri Umesh Athwani along with their mother Smt. Hem Lata, W/o Late Arjun Das which is Registered in the Office of Sub - Registrar Sadar (*Second*) on 20-07-2017 in Book No. 1, Volume No. 4822 on Pages 365 to 404 at Serial No. 2966.

AND WHEREAS the present Vendors got the Layout Plan of the aforesaid Freehold Land approved along with the Land of the Vendee which is adjacent to the Land of the Vendors from Prayagraj Development Authority, Prayagraj vide Letter No. 149/प्र0अ0(त0स0)/जोन-2/प्रस्ता0/2018-19 dated 11-03-2019

AND WHEREAS the above-mentioned Land of the Vendee is adjacent to the present Land of the Vendors and Part of the Plot Nos. 4 & 13 of the above-mentioned Layout Sanction Plan by the Prayagraj Development Authority, Prayagraj are already owned by the Vendee as per Purchase Details mentioned above.

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



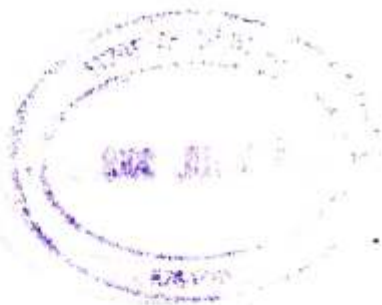
पेज नं० (10) कागज 1087 दिनांक 15/01/2020 प्रयोजन.....

रतन खरीदार का नाम..... गोमुखर लाल शर्मा

पता..... बिलासपुर राउत राउत

रतन विक्रेता : प्रथम जयसिंह राउत राउत बिलासपुर राउत राउत 796

मोबाइल 9454180547





उत्तर प्रदेश UTTAR PRADESH

(11)

AND WHEREAS the Vendors need money for Constructing Residential Houses in the remaining Land / Plots left with them and as such they have decided to Sell a Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj of the aforesaid Freehold Property in the shape of Open Land, which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. 13, measuring 75.24 sq.mts. out of Total Area of 95.30 sq.mts., since the Vendors along with their mother Smt. Hemlata, W/o Late Arjun Das have already sold the reaming 20.06 sq.mts. of Plot No. 13 earlier to the Vendee vide Registered Conveyance Deed, details of which is mentioned-above.

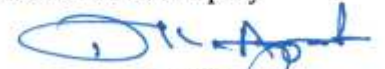
AND WHEREAS the Vendee aforesaid has agreed to purchase Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj, in the shape of Open Land which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. 13, measuring 75.24 sq.mts., Total Consolidated Area measuring 360.09 sq.mts. situated in Mohalla Latouche Road, Lukerganj, Prayagraj, described and detailed in the schedule below and offered a sum of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only) as its Sale Consideration and

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



पेज नं० 121 क्रमांक 1086 तिथि 15/01/12 पदोन्नति...

रक्षापत्र खरीदार का नाम H. G. Gaur...

पता 10/10/10...

रक्षापत्र विक्रेता : प्रथम जयराजराज जनपद न्यायालय इलाहाबाद जे० नं० 796

मोबाइल 8454180547

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

11 JUL 2018
FB 209279
उत्तर प्रदेश

(12)

the Vendors have agreed to and with the said Vendee for the absolute Sale of the aforesaid property with all their rights, title and interest in respect of the aforesaid property for a Sale Consideration of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only).

Now it is necessary to Execute the Deed of Sale in respect of the Said Plots which WITNESSETH as Under:

1. That in Consideration for a Sum of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only) having been paid by the Vendee to the Vendors in the schedule given at the end of this Deed, the receipt of which is hereby acknowledged by the Vendors, the Vendors do hereby sell, transfer, convey and alienate to unto and in favour of M/s D.KUMAR & COMPANY, A Partnership Firm having its Principal Place of Business at 14/22/28 New Elgin Road, Civil Lines, Prayagraj (the said Vendee) all their rights, title and interest in respect of Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj, in the shape of Open Land, which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. 13, measuring 75.24 sq.mts., Total Consolidated

For M/s D.Kumar & Company



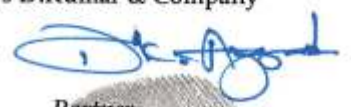
Rajesh Athwani



Deepak Kumar



Umesh Athwani



Partner



पैज (121) 1085 15/01/14 को प्रवेश...

स्टाम्प खरीदार का नाम

श्री 09/12 2013 को

पता

विष्णु राय 770

स्टाम्प विक्रेता : प्रथम जलदाराज जनपथ न्यायालय इलाहाबाद ला.नं. 796

मोबाइल 9454188647





उत्तर प्रदेश UTTAR PRADESH

(13)

Area measuring 360.09 sq.mts. situated in Mohalla Latouche Road, Lukerganj, Prayagraj, morefully described and detailed in the schedule and marked with Red Colour in the Site Plan annexed hereto and thus the Vendors have received the Total Sale Consideration of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only) in the aforesaid manner from the Vendee, the receipt of the total sale consideration is hereby acknowledged by the Vendors and Vendee hereby declare and covenant with their heirs, successors and assigns as follows.

2. That the Vendors have withdrawn their possession from the Property hereby sold and transferred and have handed over the vacant and physical possession to the Vendee.

3. That the Vendors hereby covenant that all rights, title and interest in the said property heretofore enjoyed by them, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns shall and may possess and enjoy the said property without any hindrance and claim whatsoever from or by

For M/s D.Kumar & Company



Rajesh Athwani



Deepak Kumar



Umesh Athwani



Partner



पेज नं० 101 क्रमांक 1084 दिधि 15/01/14 को प्रयोजन.....

स्टाम्प खरीदार का नाम..... श्री अमर लाल शर्मा

पता..... 101 कला 213 8/8

स्टाम्प विक्रेता : प्रथम जलपानाल जनपद न्यायालय इलाहाबाद ज० न० 796

मोबाइल 9454180547





उत्तर प्रदेश UTTAR PRADESH

(14)

the said Vendors, their heirs or any other person or persons claiming through or under them.

4. That the Vendors hereby further covenant that they have been the full and absolute owners of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.

5. That the Vendors and their heirs and successors and representatives have no longer any claim or objection regarding the Sale Consideration which has been paid to them in full in the aforesaid manner. The Vendee is now entitled to get his name mutated over the aforesaid property in place of the Vendors in the records of Nagar Nigam, Nazul Department, Prayagraj Development Authority, Prayagraj and in other relevant records.


6. That in case the Vendee's right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the Vendors, and their heirs, successors and representative or any one claiming through or under them or otherwise, the Vendors their heirs and assigns shall be

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



101

1088 15/01/19 100

570 गुणार 145 काठ

विशेष गरीब वर

स्थान सहीदास का

पता

स्थान विवेका : प्रथम न्यायालय अन्तर्गत न्यायालय इलाहाबाद सान 196

मोबाइल 9354180567







उत्तर प्रदेश UTTAR PRADESH

(15)

liable to make good the consequent loss and damages thus suffered by the Vendee firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving Partner and his/her/their assigns.

7. That the aforesaid property hereby sold and transferred is Freehold Land in the shape of Open Land.

8. That the Vendors assure the Vendee that they are the lawful owners of the Vended property hereby sold and transferred to the Vendee. If in future due to defect in the title of the Vendors or the Vendee is dispossessed from the Property hereby sold and transferred, or the Vendee suffers any loss, in that case the Vendors, their heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the Vendee firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns and the Vendors, their heirs and assigns shall have no right to raise any objection in this regards in any Court of Law.


9. That by virtue of the present Conveyance Deed the Vendors cease to have any right, title and interest in the Vended Property and the Vendee has become the


Rajesh Athwani


Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner



पेज नं० 171 क्रमांक 1082 दिनांक 15/4/18 मूल्य 100 प्रयोजन.....

रदाय्य खरीदार का नाम..... श्री 0303011 1115 000

पता..... पीएमजीआई 2000

रदाय्य विक्रेता : प्रथम जज अदालत जजपद न्यायालय इलाहाबाद ला० नं० 796

मोबाइल 9454180547 हस्ताक्षर



प्रमाणित किया जाता है



उत्तर प्रदेश UTTAR PRADESH

(16)

absolute owner of the Vended Property.

10. That all taxes and charges whatsoever payable to Nagar Nigam, Prayagraj or Water Works, Prayagraj or Prayagraj Development Authority, Prayagraj or Electricity Department or any other authorities upto the date of this Conveyance Deed shall be payable by the Vendors and from the date of this Conveyance Deed and onwards it will be the liability of the Vendee.

11. That the property hereby sold is Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Allahabad (*now Prayagraj*), measuring 360.09 sq.mts. in the shape of Open Land. The Vended Property does lie in Mohalla Lukerganj, from Skand Apartment (Lukerganj), Prayagraj upto Banerjee Tiraha, mentioned in Praroop 3 of the Circle Rate having V-Code No. 0014. The Total Area of the Vended Property is 360.09 sq.mts. in the shape of Open Land. According to the Market Value fixed by the Collector, Prayagraj for purposes of Stamp Duty, the value of the aforesaid Vended Property at the Rate of Rs. 40,700/- per sq.mts. comes to **Rs. 1,46,55,663/-** (*Rupees One Crore Forty-Six Lakhs Fifty-Five Thousand Six Hundred Sixty-Three Only*). Since the Vended Plot exists at Two Roads as such the Value of the Vended Plot after adding 10% Corner Charge i.e. 360.09 sq.mts x

For M/s D.Kumar & Company

Rajesh Athwani

Deepak Kumar

Umesh Athwani

Partner



पेज नं० (15) क्रमांक 1081 तिथि 12/4/19 मूल्य 100/- प्रयोजन

रतन खरीदार का नाम

पुष्पाराम काठ

छात्रागार 000

पता

रतन विक्रेता : प्रथम जयशंकर जलपद न्यायालय इलाहाबाद ला० नं० 796

हस्ताक्षर

मोबाइल 9454180547



Handwritten text at the bottom of the page, including a signature and the date 24/5.



उत्तर प्रदेश UTTAR PRADESH

(17)

Rs. 4,070/- equals to Rs. 14,65,567/- (Rupees Fourteen Lakhs Sixty-Five Thousand Five Hundred Sixty Seven Only). Thus the Total Value of the Vended Plot comes to Rs. 1,61,21,230/- (Rupees One Crore Sixty-One Lakhs Twenty-One Thousand Two Hundred Thirty Only). The Sale Consideration of the Vended Property is **Rs. 1,61,25,000/-** (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only). As per the Government Order No. 2756/11 dated 30-06-2008 the Stamp Duty of Rs. 70/- per Thousand is payable if the Conveyance Deed is executed in favour of a Firm. Since the present Conveyance Deed is executed in favour of a Firm which is a juristic person and thus the Stamp Duty at the Rate of Rs. 70/- per Thousand for the Sale Consideration of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only) amounting to Rs. 11,28,800/- (Rupees Eleven Lakhs Twenty-Eight Thousand Eight Hundred Only) is paid.


12. That the expenses in regard to the Stamps Duty, Advocate Fees, etc. of this Conveyance Deed have been borne by the Vendee. In future if any demand arises due to deficiency of Stamp Duty, Legal Fees and Registration Charges, etc., the Vendee shall be only responsible and liable to pay, and the Vendor shall not be responsible for it.


Rajesh Athwani


Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner



पेज नं० 121... क्रमांक 1080 तिथि 15/01/2021 असेशन...

स्टाम्प खरीदार का नाम... श्री 0000012 115 क 6

पता... श्री 0000012 115 क 6

स्टाम्प विक्रेता : प्रथम जायसवाल जनपद न्यायालय इलाहाबाद ला० नं० 798

मोबाइल 9454180547

हस्ताक्षर



Handwritten text at the bottom of the page, possibly a signature or date.



उत्तर प्रदेश UTTAR PRADESH

(18)

SCHEDULE

Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj, in the shape of Open Land, which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. 13, measuring 75.24 sq.mts., Total Consolidated Area measuring 360.09 sq.mts. situated in Mohalla Latouche Road, Lukerganj, Prayagraj, as shown and marked Red in the Site Plan annexed hereto and bounded as below:

Boundary:

East: Latouche Road, Lukeraganj, Prayagraj
West: Property of M/s D.Kumar & Company (Vendee)
North: Other's Property
South: 30.00 Feet Wide Private Common Passage


IN WITNESS WHEREOF the Vendors and the Vendee have signed this Deed of Conveyance out of their own good and free will and accord and without any coercion and in sound state of mind and health on this the 19th day of July, 2019 at Prayagraj.

For M/s D.Kumar & Company


Rajesh Athwani


Deepak Kumar


Umesh Athwani


Partner



पेज नं० (12) क्रमांक 1029 दिनांक 15/01/2024
 स्टाम्प खरीदार का नाम श्री गुरुदेव रूस कठ
 पता राजस्थान, जयपुर
 स्टाम्प विवेता : प्रथम जयपुरवाले जयपुर न्यायालय इलाहाबाद ला० नं० 798
 मोबाइल 9454180547

हस्ताक्षर



15/01/2024
 जयपुर न्यायालय
 15/01/2024



उत्तर प्रदेश UTTAR PRADESH

(19)

SCHEDULE OF PAYMENTS

Cheques favouring Shri Rajesh Athwani

1. Rs. 10,00,000/- (*Rupees Ten Lakhs Only*) vide Cheque No. 633853 drawn on Punjab National Bank, Colonelganj Branch, Allahabad.
2. Rs. 5,00,000/- (*Rupees Five Lakhs Only*) vide Cheque No. 633854 drawn on Punjab National Bank, Colonelganj Branch, Allahabad.
3. Rs. 5,00,000/- (*Rupees Five Lakhs Only*) vide Cheque No. 633855 drawn on Punjab National Bank, Colonelganj Branch, Allahabad.
4. Rs. 10,00,000/- (*Rupees Ten Lakhs Only*) vide Cheque No. 000027 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
5. Rs. 10,00,000/- (*Rupees Ten Lakhs Only*) vide Cheque No. 000028 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.


Rajesh Athwani


Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner



पेज नं० 101 क्रमांक 1028 दिनांक 1.5.2019 को योजना.....

स्टाम्प खरीदार का नाम..... श्री 009812125 को

पता..... गिरगाव 8000



स्टाम्प विक्रेता : प्रथम जायसवाल जनपद न्यायालय इलाहाबाद ला० नं० 796

मोबाइल 9454180547





उत्तर प्रदेश UTTAR PRADESH

(20)

6. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000029 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

7. Rs. 3,21,250/- (Rupees Three Lakhs Twenty-One Thousand Two Hundred Fifty Only) vide Cheque No. 000030 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

Cheques favouring Shri Deepak Kumar

1. Rs. 11,00,000/- (Rupees Eleven Lakhs Only) vide Cheque No. 079516 drawn on State Bank of India, PB Branch, Allahabad

2. Rs. 9,00,000/- (Rupees Nine Lakhs Only) vide Cheque No. 079517 drawn on State Bank of India, PB Branch, Allahabad

3. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000046 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

4. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000047 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

Shri

Deepak Kumar

Omesh Khanna

[Signature]



पेज नं० 121 तारीख 10/2/2019 दिनांक 15/6/19 को प्रयोजन.....

स्टाम्प खरीदार का नाम..... श्री गुरुजी देव कर्मा

पता..... बौध्दाबाद 213

स्टाम्प विक्रेता : प्रथम जायसवाल जनपद न्यायालय इलाहाबाद ला० नं० 790

मोबाइल 9454180547

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(21)

5. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000048 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
6. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000049 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
7. Rs. 3,21,250/- (Rupees Three Lakhs Twenty-One Thousand Two Hundred Fifty Only) vide Cheque No. 000050 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

Cheques favouring Shri Umesh Athwani

1. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000039 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
2. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000040 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
3. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000041 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

For M/s D.Kumar & Company



Rajesh Athwani



Deepak Kumar



Umesh Athwani



Partner



पेज नं० (17) क्रमांक 18216 तिथि 15/01/19 प्रयोजन.....

रतान्न खरीदार का नाम..... श्री अश्विनी देव

पता..... 15/01/19 2000

रतान्न विक्रेता : प्रभु जामरुवाल जनपद न्यायालय इलाहाबाद सां० नं० 796

मोबाइल 9454180547

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(22)

4. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 000042 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
5. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000043 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
6. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000044 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.
7. Rs. 3,21,250/- (Rupees Three Lakhs Twenty-One Thousand Two Hundred Fifty Only) vide Cheque No. 000045 drawn on Kotak Mahindra Bank, Lowther Road Branch, Allahabad.

Rm = Deepak Kumar Umesh Thakur

पेज नं० 121 दिनांक 10/05/2014 पूरा 60 प्रयोजन.....
स्टाम्प खरीदार का नाम 510 अग्रिम 105 का
पता 1 गिनिवा 10 215 000000
स्टाम्प विक्रेता : प्रथम जादरावाल जनपद न्यायालय इलाहाबाद सां० 796
मोबाइल 9454180547 हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(23)

TDS PAYMENT

Rs. 1,61,250/- (Rupees One Lakh Sixty-One Thousand Two Hundred Fifty Only) has been deducted as per Section 194 - IA of the Income Tax Act from the Total Sale Consideration and will be deposited in the PAN Account and the certificate with regard to the payment will be provided by the Vendee to the Vendors as per the provisions of the Income Tax Act, 1961; which is paid as follows:

a. Rs. 53,750/- (Rupees Fifty-Three Thousand Seven Hundred Fifty Only) through E-Tax Acknowledgement Number: AG2944476 & Challan No.: 09162 in favour of Shri Rajesh Athwani

b. Rs. 53,750/- (Rupees Fifty-Three Thousand Seven Hundred Fifty Only) through E-Tax Acknowledgement Number: AG2945110 & Challan No.: 09247 in favour of Shri Deepak Kumar

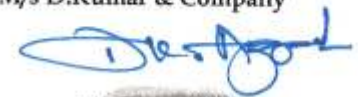
c. Rs. 53,750/- (Rupees Fifty-Three Thousand Seven Hundred Fifty Only) through E-Tax Acknowledgement Number: AG2944852 & Challan No.: 09280 in favour of Shri Umesh Athwani


Rajesh Athwani


Deepak Kumar

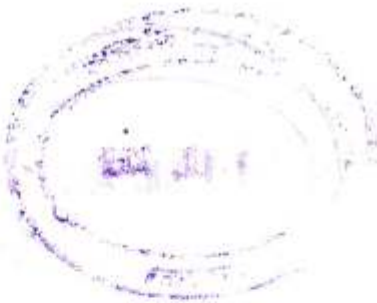

Umesh Athwani

For M/s D.Kumar & Company


Partner



हरलीक्षर



James H. Thompson



उत्तर प्रदेश UTTAR PRADESH

(24)

PHOTOGRAPH




Rajesh Athwani


Deepak Kumar


Umesh Athwani

For M/s D.Kumar & Company


Partner



पेज नं० 181 क्रमांक 1023 दिनांक 15/01/19 प्रयोजन.....

स्टाम्प खरीदार का नाम..... श्री 00000000000000000000

पता..... गीतिका 23 0000

स्टाम्प विक्रेता : प्रथम जायसवाल जगन्मय व्यापार इलाहाबाद ला० नं० 796

मोबाइल 8454180547 हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

(25)



Rajesh Athwani

Rajesh Athwani
(Vendor)



Deepak Kumar

Deepak Kumar
(Vendor)



Umesh Athwani

Umesh Athwani
(Vendor)



Mr. Dinesh Kumar Agrawal

M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

WITNESSES:

Rakesh Kumar Srivastava

1. Rakesh Kumar Srivastava
S/o Shri Kunwar Bahadur Srivastava
R/o 268/14 B Nai Basti, Sohbatiya Bagh
Prayagraj - 211 001
(AADHAAR NO. 8183 7059 6473, Mobile No.: 94542 35678)

K.K. Maheshwari

2. Krishna Kumar Maheshwari
S/o Late Ram Krishna Maheshwari
R/o 34 - A, Muir Road
Prayagraj - 211 001
(AADHAAR NO. 6148 4636 5294, Mobile No.: 9335151216)



Drafted by: *Abdul Jalil* Abdul Jalil (Advocate), Civil Court, Prayagraj
Typed by: *Pavitra Kumar* Pavitra Kumar

पेज नं० (101) क्रमांक 1072 तिथि 15/01/19 प्रयोजन.....

स्टाम्प खरीदार का नाम..... श्री 09/01/19 05 076

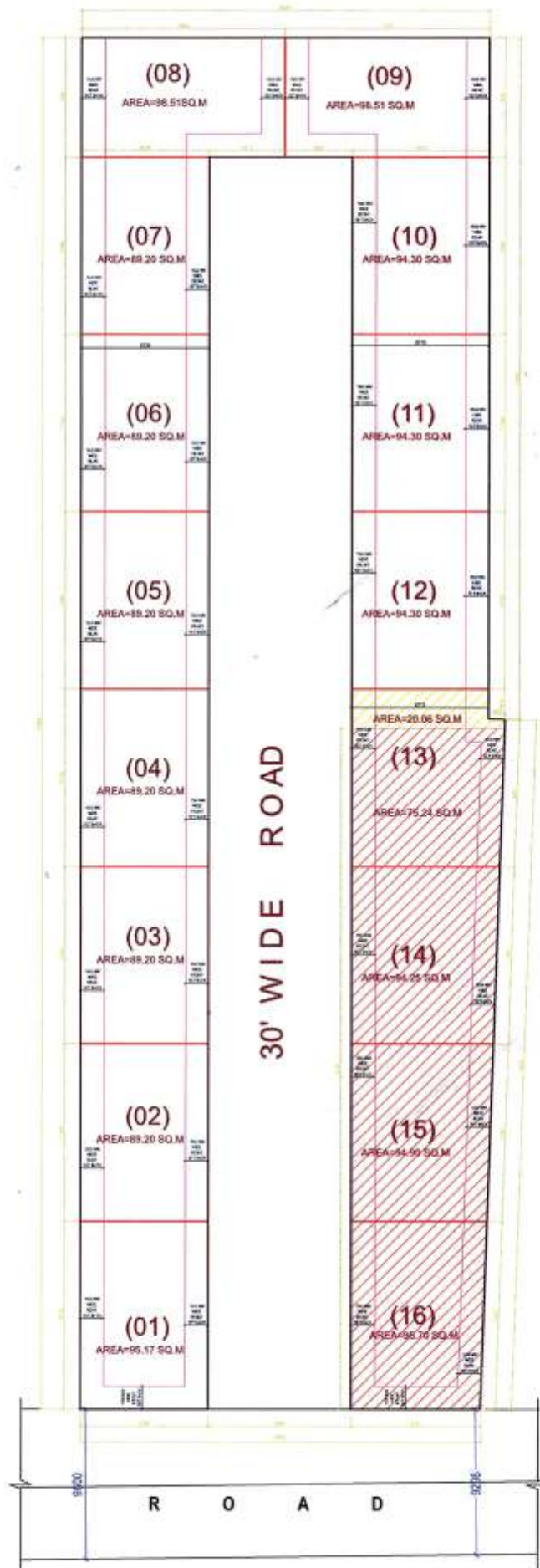
पता..... विमल 01/19

स्टाम्प विक्रेता : प्रथम जायदादाल जनकपुर न्यायालय इलाहाबाद लॉन्ग 798

मोबाइल 8454180547

हस्ताक्षर





Part of Nazul now Freehold Bhukhand Sankhya 35, Lukerganj, Prayagraj, in the shape of Open Land, which is marked as Plot No. 16, measuring 95.70 sq.mts., Plot No. 15, measuring 94.90 sq.mts., Plot No. 14, measuring 94.25 sq.mts. and Part of Plot No. 13, measuring 75.24 sq.mts., Total Consolidated Area measuring 360.09 sq.mts. situated in Mohalla Latouche Road, Lukerganj, Prayagraj, as shown and marked in Red Colour & 20.06 sq.mts. Land marked in Yellow Colour already owned by the Vendee.

Rajesh Athwani

Rajesh Athwani
(Vendor)

Deepak Kumar

Deepak Kumar
(Vendor)

Umesh Athwani

Umesh Athwani
(Vendor)

M/s D.KUMAR & COMPANY

M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)







उत्तर प्रदेश UTTAR PRADESH

(26)

STAMP DUTY

Stamp Duty of Rs. 11,28,800/- (Rupees Eleven Lakhs Twenty-Eight Thousand Eight Hundred Only) is being paid on Sale Consideration of Rs. 1,61,25,000/- (Rupees One Crore Sixty-One Lakhs Twenty-Five Thousand Only).

- Stamp Duty of Rs. 11,26,300/- (Rupees Eleven Lakhs Twenty-Six Thousand Three Hundred Only) is being paid through E-Stamp Certificate No. IN-UP06371246449875R, having Serial No. SR0003597185 dated 18-Jul-2019 at 03:32 PM
- Stamp Duty of Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) is being paid through Indian Non - Judicial Stamp according to Government Order No. 2756/11 dated 30th June, 2008



Rh
Rajesh Athwani



Deepak Kumar
Deepak Kumar



Umesh Athwani
Umesh Athwani



For M/s D.Kumar & Company

[Signature]
Partner

पेज नं० 171 क्रमांक 1007 दिनांक 19/07/2019 को प्रयोजन

स्टाम्प खरीदार का नाम..... श्री 00000000000000000000

पता..... 10000000000000000000

स्टाम्प विक्रेता : प्रथम जायसवाल जनपद न्यायालय इलाहाबाद ला० नं० 796

मोबाइल 9454180547 हस्ताक्षर



आवेदन सं०: 201900890012939

बही संख्या 1 जिल्द संख्या 5815 के पृष्ठ 27 से 80 तक क्रमांक 4860 पर दिनांक 19/07/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



मनोज कुमार पाण्डेय (प्रभारी)
उप निबंधक : सदर द्वितीय
प्रयागराज
19/07/2019

प्रिंट करें