



सत्यमेव जयते

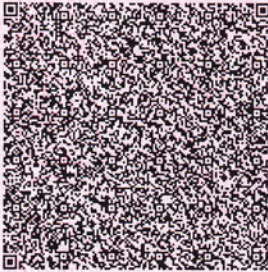
# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

66931181  
TUSHAR DEBNATH  
Stock Holding Corporation of India Ltd.  
ALLAHABAD BRANCH  
Tushar  
Authorised Signatory

Certificate No. : IN-UP05413188891171Q  
Certificate Issued Date : 13-Dec-2018 01:52 PM  
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0106468807081498Q  
Purchased by : MR AMIT GOEL S O MR VIRENDRA KUMAR GOEL  
Description of Document : Article 23 Conveyance  
Property Description : APPROX AREA-10116 SqMt LAND IN SHERVANI LEGACY-VILL-SULEM SARAI AND HARWARA ALLAHABAD  
Consideration Price (Rs.) : 22,25,52,000  
(Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only)  
First Party : SHERVANI INDUSTRIAL SYNDICATE LTD DIR SADIQ HUSAIN  
Second Party : MR AMIT GOEL S O MR VIRENDRA KUMAR GOEL  
Stamp Duty Paid By : MR AMIT GOEL S O MR VIRENDRA KUMAR GOEL  
Stamp Duty Amount(Rs.) : 1,11,28,000  
(One Crore Eleven Lakh Twenty Eight Thousand only)



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Anwar



TQ 0004031313

#### 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.

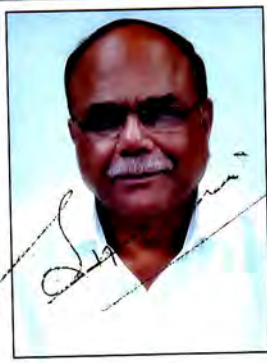


TUSHAR DEVIYANI  
Holding Corporation of India Ltd  
At Lucknow, U.P.

SHIL



0004031313



### SALE DEED

#### Short Description

Identified the Photograph  
@ Kumar Adv  
15/12/2018

1. Type of Land - Residential
2. Ward/Pargana - Sadar
3. Mohalla/Village - Harwara, Allahabad
4. Description of Property- AraziNo.132(Part) Area-156 Sq Meter, AraziNo.129(Part) Area-1282.50 Sq Meter, AraziNo.128(Part) Area-1026 Sq Meter, AraziNo.127(Part) Area-34.20 Sq Meter, AraziNo.123(Part) Area-706.80 Sq Meter, AraziNo.122(Part) Area-183 Sq Meter, of Village Sulemsarai and AraziNo.376(Part) Area-1263.04 Sq Meter, Arazi No.375(Part) Area-85.50 Sq Meter, Arazi No.374(Part) Area-457.56 Sq Meter, Arazi No.373 Area-1480 Sq Meter, AraziNo.324(Part) Area-878.40 Sq Meter, AraziNo.325(Part) Area-228 Sq Meter, AraziNo.371(Part) Area-855 Sq Meter, AraziNo.372 Area-1480 Sq Meter in village-Harwara Pargana & Tehsil-Sadar, District-Allahabad, total consolidated area 10116 Sq Meter
5. Unit of Measurement - 10116 Sq. Mtrs.  
( Hectare/Sq. Meter)







[3]

6. Extent of Land/Proportionate- Nil  
Land -
7. Situation of Road - 18 Meters wide road
8. Other Description .... - Corner Plot, One 18 Meters wide road &  
( 12 Meters Road/ Corner etc.)- One side 12 Meters wide road
9. Type of Property - Open Land
10. Value of Trees - Nil
11. Boring/well/Other - Nil
12. Constructed Area - Nil
13. Whether belong to member  
of Co-operative Housing Society (Yes/No) ..... No.
14. (I) Amount of sale consideration - Rs. 22,25,52,000/-  
(II) Market Value - Rs. 22,25,35,641/-  
(III) Stamp Duty paid - Rs. 1,55,79,040/-

**SALE DEED**

THIS INDENTURE made on this 14<sup>th</sup> day of December, 2018

**B E T W E E N**

**M/s Shervani Industrial Syndicate Limited** (CIN : L45202UP1948PLC001891) a Limited Company registered within the meaning of the Companies Act, 2013, having its registered office at Shervani Nagar, Sulem Sarai, Harwara, Allahabad, through its attorney **Shri Sadiq Husain Siddiqui** S/o Late Faiyaz Husain Siddiqui Address 2, Kanpur Road, Allahabad, (Mobile No. 9415218149)

by virtue of a registered power of attorney dated 21.04.2008 executed by **Shri Saleem Iqbal Shervani** S/o Late Mustafa Rashid Shervani Address 332, Shervani Nagar, Sulem Sarai, Harwara, Allahabad, as Managing Director of M/s Shervani Industrial Syndicate Limited, which is registered in Bahi Sankhya 4 Jild Sankhya 300 on pages 295 to 310 at serial No.







विक्रय पत्र

प्रतिफल- 222552000 स्टाम्प शुल्क- 11128000 बाजारी मूल्य - 222535641 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री मेसर्स शेरवानी इंडस्ट्रियल सिंडिकेट लि० एम०डी० सलीम इकबाल शेरवानी द्वारा  
सादिक हुसैन सिद्दीकी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० फैयाज़ हुसैन सिद्दीकी  
व्यवसाय : व्यापार  
निवासी: २, कानपुर रोड, इलाहाबाद



श्री. मेसर्स शेरवानी इंडस्ट्रियल सिंडिकेट लि० एम०डी०  
सलीम इकबाल शेरवानी द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 15/12/2018 एवं  
03:51:28 PM बजे  
निबंधन हेतु पेश किया।

सादिक हुसैन सिद्दीकी अधिकृत  
पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



हसनैन अहमद (प्र)  
उप निबंधक :सदर प्रथम  
प्रयागराज  
15/12/2018

ईश्वर दीपूजापति  
कनिष्ठ सहायक (निबंधन) - नियमित



[4]

184 on 21.04.2008 in the office of Sub-registrar (First) Allahabad, hereinafter called the **Vendor** which term unless excluded by the context shall mean and include its heirs, successors in office, legal representatives and assigns.

**A N D**

Mr.Amit Goel (PAN NO – ACUPG1014A & PASSPORT NO.Z2858448)

S/O Mr.Virendra Kumar Goel R/O.300,Colonelganj,

Allahabad, (Mobile No.9839908091 )

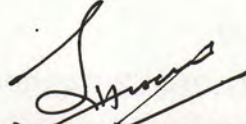
(Hereinafter called "**THE PURCHASERS**"); which term shall always mean and include its legal representatives, successors, administrators and nominees; unless expressly excluded.

**AND WHEREAS** the **Vendor** is the absolute owner and in possession of AraziNo.132(Part) Area-156 Sq Meter, AraziNo.129(Part) Area-1282.50 Sq Meter, AraziNo.128(Part) Area-1026 Sq Meter, AraziNo.127(Part) Area-34.20 Sq Meter, AraziNo.123(Part) Area-706.80 Sq Meter, AraziNo.122(Part) Area-183 Sq Meter, of Village Sulemsarai and AraziNo.376(Part) Area-1263.04 Sq Meter, AraziNo.375(Part) Area-85.50 Sq Meter, AraziNo.374(Part) Area-457.56 Sq Meter, AraziNo.373 Area-1480 Sq Meter, AraziNo.324(Part) Area-878.40 Sq Meter, AraziNo.325(Part) Area-228 Sq Meter, AraziNo.371(Part) Area-855 Sq Meter, AraziNo.372 Area-1480 Sq Meter in village-Harwara Pargana & Tehsil-Sadar,District-Allahabad, total consolidated area 10116 Sq Meter in the shape of open land.

**AND WHEREAS** The aforesaid land was purchased by M/S Geep Flashlight Industries Limited, with its Head Office at 28, South Road, Allahabad, through a registered sale deed dated 21.02.1966 executed by Shri JairamJagmal, Varjang Jagmal, Shamji Jagmal and Gopal Ji Jagmal, alongwith other land, situated in Village Harwara, Sulem Sarai and Jairampur, Tehsil Chail, District Allahabad, which is registered in Bahi No. 1 Jild 1331 on pages 1 to 11 at serial No. 525 asal and 526 and 527 musanna on 26.02.1966 in the office of Sub-Registrar - Chail (Sadar), Allahabad;







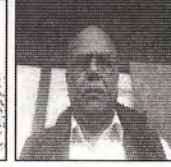
निष्पादन लेखपत्र वाद सुनने के समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री मेसर्स शेरवानी इंडस्ट्रियल सिंडिकेट लि० एम०डी० सलीम  
इकबाल शेरवानी के द्वारा सादिक हुसैन सिद्दीकी, पुत्र श्री स्व०  
फेयाज़ हुसैन सिद्दीकी

निवासी: २, कानपुर रोड, इलाहाबाद

व्यवसाय: व्यापार

क्रेता: 1



श्री अमित गोएल, पुत्र श्री वीरेन्द्र कुमार गोएल

निवासी: ३००, कर्नलगंज, इलाहाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

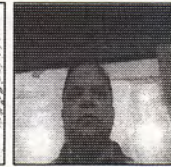
पहचानकर्ता: 1

श्री अब्दुर रहीम सिद्दीकी, पुत्र श्री अब्दुल मब्बूब

निवासी: बी-६७४/४, जी टी बी नगर, करेली, इलाहाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



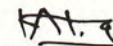
श्री गो० फैशल, पुत्र श्री शराफत हुसैन

निवासी: ५२/५०, गोविन्दपुर, सिविल, इलाहाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



हसनैन अहमद (प्र)

उप निबंधक : सदर प्रथम

प्रयागराज

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

टिप्पणी :

ईश्वर दीन प्रजापति  
कनिष्ठ सहायक (निबंधक) - नियमित





[5]

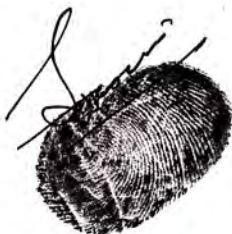
**AND WHEREAS** the name of M/S Geep Flashlight Industries Limited, was changed to Geep Industrial Syndicate Limited in 1997 and thereafter in 1999 the name of Geep Industrial Syndicate Limited was changed to Shervani Industrial Syndicate Limited and a Fresh Certificate of incorporation consequent to change of name has been issued by the Registrar of Companies, U.P. on 17.03.1999.

**AND WHEREAS** the **Vendor** moved an application for change of its name in the revenue records in the court of Tehsildar Sadar, Allahabad and which was registered as case no. 4737/119/2649 in the court of Tehsildar Sadar, Allahabad, on which an order dated 30.09.2015 was passed by Tehsildar Sadar, Allahabad to record the name of M/s Shervani Industrial Syndicate Limited, 332, Sulem Sarai, Shervani Nagar, Harwara, Allahabad in place of Messers Geep Flashlight Industries Limited, 28, South Road, Allahabad over the land, situated in Mauza Harwara, Sulem Sarai and Jairampur Pargana and Teshil Sadar Allahabad. Hence the name of M/s Shervani Industrial Syndicate Limited, the **Vendor**, was got mutated in the revenue records (Khatauni);

**AND WHEREAS** the **Vendor** proposed to develop residential township/colony/complex over the aforesaid bhumidhari land for which the **Vendor** moved an application to Allahabad Development Authority for the conversion of the land use from Industrial (Kutir Udyog) to Residential and on which the Government after due process under the law converted the land usage of the aforesaid land in master plan from Kutir Udyog to Residential-R-2 vide Notification No.3128/8-3-11-16 LUC/2010 Lucknow dated 11 July 2011 of Awas and Shahri Niyojan Anubhag-3 of Govt of U.P.

**AND WHEREAS** the **Vendor** M/s Shervani Industrial Syndicate Limited then requested the Revenue Authorities for making the entry of its Land use conversion in revenue record on which the Tehsildar Sadar Allahabad vide its Order dated 18.02.2016 made an entry for the change of the above mentioned land usage in the revenue records from Industrial (Kutir Udyog) to Residential.

**AND Whereas** the **Vendor** being in need has decided to sell a portion of its land measuring 10116 Sq. Mts. (The Vended property), which is in the



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shape of open land, situated in Village - Harwara, Pargana & Tehsil- Sadar, Allahabad. The details of the said 10116 Sq. Mts. land is as under :-

S. No.	Village	Arazi No.	Area Sold (in Sq Meter)
1	Sulem Sarai	132 (Part)	156.00
2	Sulem Sarai	129 (Part)	1282.50
3	Sulem Sarai	128 (Part)	1026.00
4	Sulem Sarai	127 (Part)	34.20
5	Sulem Sarai	123 (Part)	706.80
6	Sulem Sarai	122 (Part)	183.00
	Total (A)		3388.50
7	Harwara	324 (Part)	878.40
8	Harwara	376 (Part)	1263.04
9	Harwara	375 (Part)	85.50
10	Harwara	374 (Part)	457.56
11	Harwara	373	1480.00
12	Harwara	325 (Part)	228.00
13	Harwara	372	1480.00
14	Harwara	371 (Part)	855.00
	Total (B)		6727.50
	Total Land (A+B)		10116.00

**Total Gata – 14 and Total Consolidated Area 10116 Sq Meter**

**AND WHEREAS** the **Vendee** offered to purchase the above mentioned land measuring 10116 Sq. Mts. from the **Vendor** to which the **Vendor** agreed for a sales consideration of Rs. 22,25,52,000/- (Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only) and for which the **Vendor** and Purchaser entered in a Agreement to sell dated 05.07.2017 for sale of aforesaid land measuring 10116 Sq. Mts. for a total sale consideration of Rs. 22,25,52,000/- (Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only) and the terms and conditions were reduced to writing in the said Agreement.

**AND WHEREAS** the **Vendor** assures to the **Purchaser** that the aforesaid property of the **Vendor**, is free from all encumbrances, charges, lien and demands and the same has neither been mortgaged, pledged, hypothecated or attached anywhere, nor the **Vendor** has been



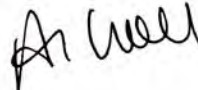


[7]

prohibited by any order or decree of any court or authority from transferring or alienating the said property or any part thereof and besides the **Vendor** there is no other co-sharer nor any other person/persons has any right, title, possession, claim or interest in the aforesaid properties and as such the **Vendor**, is the absolute owner in possession of the aforesaid property having all rights, title, possession, claim and interest therein and the **Vendor** has every right to sell, transfer or alienate the said property in any manner the **Vendor** thinks best and proper.

**AND WHEREAS** the **Purchaser** aforesaid has agreed with the **Vendor** to purchase AraziNo.132(Part) Area-156 Sq Meter, AraziNo.129(Part) Area-1282.50 Sq Meter, AraziNo.128(Part) Area-1026 Sq Meter, AraziNo.127(Part) Area-34.20 Sq Meter, AraziNo.123(Part) Area-706.80 Sq Meter, AraziNo.122(Part) Area-183 Sq Meter, of Village Sulemsarai and AraziNo.376(Part) Area-1263.04 Sq Meter, AraziNo.375(Part) Area-85.50 Sq Meter, AraziNo.374(Part) Area-457.56 Sq Meter, AraziNo.373 Area-1480 Sq Meter, AraziNo.324(Part) Area-878.40 Sq Meter, AraziNo.325(Part) Area-228 Sq Meter, AraziNo.371(Part) Area-855 Sq Meter, AraziNo.372 Area-1480 Sq Meter in village-Harwara Pargana & Tehsil-Sadar, District-Allahabad, Total 14 Gata, and Total Consolidated Area = 10116 Sq.Mts in the shape of open land situated in village-Sulem Sarai & Harwara, Pargana & Tehsil-Sadar, District-Allahabad, , described and detailed in the schedule below and marked with red lines in the annexed map and offered a sum of **Rs. 22,25,52,000/-**(Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only) as its sale consideration which is the maximum and most adequate price for the aforesaid property and the **Vendor** has agreed to and with the **Purchaser** for absolute sale of the aforesaid property with all its right, title, possession and interest in respect of the aforesaid property, for a sale consideration of **Rs.22,25,52,000/-**(Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only);

**NOW** it is necessary to execute the deed of sale in respect of the aforesaid property.









**NOW THIS DEED WITNESSETH**

That in consideration of a sum of Rs. 22,25,52,000/- (Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only) having been paid by the **Purchaser** to the **Vendor** in the following manner:

**Details of the Payment of Sale Consideration: -**

**SCHEDULE OF PAYMENT**

Sl. No.	Name of Bank	Cheque No./DD	Date	Amount
1.	HDFC BANK Ltd.	000029	28.06.2017	2,00,00,000/-
2.	HDFC BANK Ltd.	000299	03.07.2017	3,50,00,000/-
3.	HDFC BANK Ltd.	000302	03.07.2017	44,00,000/-
4.	HDFC BANK Ltd.	000031	26.12.2017	1,25,52,000/-
5.	Punjab National Bank	700962	30.03.2018	2,50,00,000/-
6.	Punjab National Bank	700965	06.04.2018	43,74,480/-
7.	Punjab National Bank	700963	06.04.2018	1,00,00,000/-
8.	HDFC BANK Ltd.	000371	04.08.2018	1,00,00,000/-
9.	Punjab National Bank	701023	23.09.2018	1,00,00,000/-
10.	Punjab National Bank	701024	31.10.2018	1,00,00,000/-
11.	Punjab National Bank	701025	24.09.2018	1,00,00,000/-
12.	Punjab National Bank	701026	24.09.2018	1,00,00,000/-
13.	Punjab National Bank	701027	24.09.2018	1,00,00,000/-
14.	HDFC BANK Ltd.	000472	10.12.2018	1,00,00,000/-
15.	HDFC BANK Ltd.	000473	11.12.2018	1,00,00,000/-
16.	HDFC BANK Ltd.	000477	12.12.2018	1,00,00,000/-
17.	HDFC BANK Ltd.	000474	13.12.2018	1,00,00,000/-
18.	HDFC BANK Ltd.	000478	14.12.2018	90,00,000/-
			<b>TOTAL(A)</b>	22,03,26,480/-

**Details of TDS Deposited by the Vendee forming part of sale consideration as per law**

Sl. No.	Name of Bank	Cheque No./DD	Date	Amount
1.	TDS Deposited @ 1% u/s 194 (IA)	Challan No.- 04925	03.07.2017	6,00,000/-
2.	TDS Deposited @ 1% u/s 194 (IA)	Challan No.- 01743	08.04.2018	6,25,520/-
3.	TDS Deposited @ 1% u/s 194 (IA)	Challan No.- 37221	13.12.2018	10,00,000/-
			<b>TOTAL(B)</b>	22,25,520/-

**Grand Total (A+B)= Rs. 22,25,52,000/-**

**Twenty Two Crore Twenty Five Lakh Fifty Two Thousand Only.**

*[Signature]*  


*[Signature]*  






[9]

and thus the **Vendor** has received the total agreed sale consideration of **Rs. 22,25,52,000/- (Rupees Twenty Two Crore Twenty Five Lakh Fifty Two Thousand only)** from the **Purchaser**, the receipt of the above mentioned agreed sales consideration is hereby acknowledged by the **Vendor** and the **Vendor** does hereby sell, transfer, convey and alienate to unto and in favour of Mr. Amit Goel (PAN NO – ACUPG1014A & PASSPORT NO.Z2858448) S/O Mr.Virendra Kumar Goel R/O.300,Colonelganj,Allahabad,the said **Purchaser**, all its right, title, interest and possession in respect of Arazi No.132(Part) Area-156 Sq Meter, Arazi No.129(Part) Area-1282.50 Sq Meter, Arazi No.128(Part) Area-1026 Sq Meter, Arazi No.127(Part) Area-34.20 Sq Meter, Arazi No.123(Part) Area-706.80 Sq Meter, Arazi No.122(Part) Area-183 Sq Meter, of Village Sulem Sarai and Arazi No.376(Part) Area-1263.04 Sq Meter, Arazi No.375(Part) Area-85.50 Sq Meter, Arazi No.374(Part) Area-457.56 Sq Meter, Arazi No.373 Area-1480 Sq Meter, Arazi No.324(Part) Area-878.40 Sq Meter, Arazi No.325(Part) Area-228 Sq Meter, Arazi No.371(Part) Area-855 Sq Meter, Arazi No.372 Area-1480 Sq Meter in village-Harwara Pargana & Tehsil-Sadar, District-Allahabad, total consolidated area 10116 Sq Meter in the shape of open land., situated in village-Sulem Sarai & Harwara, Pargana & Tehsil-Sadar, District-Allahabad, in the shape of open land.

**Thus the Vendor and the Purchaser hereby declare and covenant with their heirs, successors and assigns as follows:-**

1. That the **Vendor** hereby covenant that all right, title and interest in the said property heretofore enjoyed by the **Vendor**, shall hereafter vest in the **Purchaser** who shall be the full and absolute owner thereof and the said **Purchaser** and its heirs, successors in office and assigns shall and may possess and enjoy the said







freehold property without any hindrance and claim whatsoever from or by the said **Vendor**, its heirs, successors in office or any other person or persons claiming through or under him.

2. That the **Vendor** has withdrawn its possession from the said property and has handed over the vacant possession to the **Purchaser** and the **Purchaser** is now the absolute owner in possession of the freehold property hereby sold and transferred.
3. That the **Vendor** hereby further covenant that the **Vendor** has been the full and absolute owner of the property hereby sold and transferred without any co-sharers therein and that the said property is free from all and every kind of encumbrance, charges and litigation.
4. That the **Vendor**, its heirs and successors in office and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the **Vendor** in full in the aforesaid manner. The **Purchaser** is now entitled to get its name mutated over the aforesaid property in Tehsil records and in the records of Nagar Nigam, Allahabad Development Authority, Allahabad and in other relevant records.
5. That in case the **Purchaser** is dispossessed from any part and parcel of the said property for want of any charge, encumbrance or defect of title, the **Purchaser** shall be at liberty to claim the amount of sale consideration and damages from the **Vendor**.
6. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad and Jal Sansthan, Allahabad upto the date of this sale deed shall be payable by the **Vendor** and from the date of this sale deed and onwards it will be the liability of the **Purchaser**.
7. That the Purchaser may use the 18 Meter wide road towards North and 12 Meter road towards West of the plot, which is subject matter of this deed, for its Project. However, Purchaser shall not use the 18 Meter wide Road towards south of the Plot, which is subject matter of this deed, in any manner. In view of this understanding Cl No. 6 of Agreement to Sell dated 05.07.2017 stands cancelled.

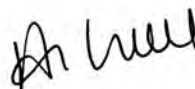


*Ar Well*





8. That the purchaser shall not encroach upon or create any obstruction on the Vendors Roads as mentioned as mentioned at the end of this deed running towards west, towards north and towards south and also land of the vendor towards east of the land hereby agreed to be sold.
9. That the Purchaser shall develop the land strictly in accordance with the approved sanctioned plan by the ADA.
10. That the **Purchaser** undertakes and assures that they have no objection to the **Vendor** for developing or continuing with the development of the Projects of the **Vendor** on their other land besides the Vended property or on lands of the **Vendor** adjoining to the land hereby sold and **Vendor** reserves its right to develop/dispose off their remaining land of the Premises named Shervani Legacy in the manner as it may deem fit.
11. That the **Purchaser** undertakes and assures the Vendor that it shall never cause hindrance or damage to the infrastructure facilities developed or to be developed by the **Vendor** in its campus for **Vendor's** real estate project. In case of any deliberate damages or hindrance to the aforesaid facility so caused by the **Purchaser**, the **Vendee** shall bear the repairing/replacement expenses of such damages.
12. That the **Purchaser** hereby agrees, undertakes and assures that it shall abide by the rules and regulations of **Vendor**/the Authorised Agency/Resident Welfare Association, who shall be authorized to maintain the common facilities for the Shervani Legacy, in respect of use of common areas of Shervani Legacy and pay monthly maintenance charges to **Vendor**/ the Authorised Agency/Resident Welfare Association, as the case may be. The **Purchaser** will ensure that Resident Welfare Association developed by it shall also abide by the covenants as mentioned in this sale deed.

A handwritten signature in black ink, appearing to read 'Shervani', is written over a dark, circular fingerprint.A handwritten signature in black ink, appearing to read 'Shervani', is written above a dark, circular fingerprint.



That the Vendor has not received any of the proceeds of the sale of the land and that the Vendor has not received any of the proceeds of the sale of the land and that the Vendor has not received any of the proceeds of the sale of the land.

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[12]

13. That the entire premises of the **Vendor** shall always be known as Shervani Legacy" and **Purchaser** or its Resident Welfare Association shall not change the same. However, they may assign any name for its Project over the vended property within Shervani Legacy.
14. That the Vendor and Purchaser will be permitted to utilize the common facilities developed by the Vendor & Purchaser as permissible under the law only after entering in to a written mutual agreement in this regard.
15. Purchaser shall carry his project as permissible under the law and Vendor shall cooperate with the Purchaser in this regard.
16. That Purchaser shall be solely responsible for all the activities to be carried out on the vended land.
17. That all the expenses including the Stamp duty to be incurred in execution and registration of this sale deed has been exclusively borne and paid by the Purchaser.






**[13]**

**Valuation of property for the purpose of payment of Stamp Duty:**

Land Area in Sulem Sarai=3388.50 Sq Meter

Land Area in Harwara= 6727.50 Sq Meter

Total Land: 10116 Sq. Meters

Value of 3388.50 Sq. Mtrs. Land @ Rs. 25,515/- = Rs.8,64,57,578/-

Value of 6727.50 Sq Meter Land @ Rs.17,220/- = Rs.11,58,47,550/-

Or Rs. 20,23,05,128/-

Corner valuation@10% 20,23,05,128/- Rs. = 2,02,30,513/-

Total Rs = 22,25,35,641/-

Actual amount of sale consideration is Rs. 22,25,52,000/-

- i) Stamp of Rs. 1,55,78,640/- is payable on Rs. 22,25,52,000/- as per G.O. No. 2756/11 dated 30.6.2008 of U.P. Government.

Total Stamp of Rs. 1,55,78,640/- is payable on Rs. 22,25,52,000/-. Total Stamp Duty paid is Rs.1,55,79,040/- as detailed hereunder

**Stamp Duty of Rs. 44,51,040/- is paid through e-Stamp bearing Certificate No.IN-UP03400796615932P dated -04- JULY - 2017 at the time of execution Registered Agreement to Sell dated 05 July 2017 registered on Bahi No.1, Zild No.9629 Page No. 193 – 208 at S. No. 2695 in the Office of Registrar First, Allahabad.**

**Stamp Duty of Rs. 1,11,28,000/- is paid through e-Stamp bearing Certificate No.IN-UP05413188891171Q Dated -13<sup>th</sup> - December 2018**







## SCHEDULE

Arazi No.132(Part) Area-156 Sq Meter, Arazi No.129(Part) Area-1282.50 Sq Meter, Arazi No.128(Part) Area-1026 Sq Meter, Arazi No.127(Part) Area-34.20 Sq Meter, Arazi No.123(Part) Area-706.80 Sq Meter, Arazi No.122(Part) Area-183 Sq Meter, of Village Sulemsarai and Arazi No.376(Part) Area-1263.04 Sq Meter, Arazi No.375(Part) Area-85.50 Sq Meter, Arazi No.374(Part) Area-457.56 Sq Meter, Arazi No.373 Area-1480 Sq Meter, Arazi No.324(Part) Area-878.40 Sq Meter, Arazi No.325(Part) Area-228 Sq Meter, Arazi No.371(Part) Area-855 Sq Meter, Arazi No.372 Area-1480 Sq Meter in village-Harwara Pargana & Tehsil-Sadar, District-Allahabad in the shape of open land.

TOTAL CONSOLIDATED AREA = 10116 SQ. METRES, SITUATED IN VILLAGE SULEM SARAI & HARWARA, TEHSIL SADAR, ALLAHABAD IN THE SHAPE OF OPEN LAND, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW:-

**East:** - Vendor's Land

**West:** - 12 meter wide road from North to South

**North:** - 18 meter wide road from West to East

**South:** - 18 meter wide road from West to East

### Dimension of the Vended Land

North- South towards East - Approx 122 Meter

North-South towards West - Approx 122 Meter

East- West towards North - Approx 82.918 Meter

East- West towards South - Approx -82.918 Meter



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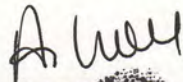






[15]

IN WITNESS WHEREOF the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health after understanding its contents on this the 14<sup>th</sup> day of December, 2018 at Allahabad.

  
(Purchaser)

  
(Vendor)

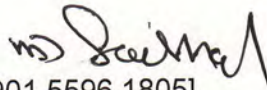
**WITNESSES:**

1. Shri. Abdur Rahim Siddiqui  
[ Aadhaar Identity No. 6003 7461 1518]  
Son of Abdul Jabbar  
Resident of B-674/4, G.T.B. Nagar, Kareli  
Allahabad – 211016  
(Mobile No. 7850997398)

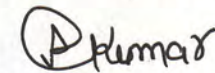
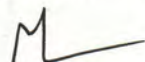



2. Shri Mohd. Faishal  
[ Aadhaar Identity No. 3901 5596 1805]  
Son of Mr. Sharafat Husain  
Resident of 52/50, Govindpur, Civil Lines,  
Allahabad- 211004  
(Mobile No. 9026133999)



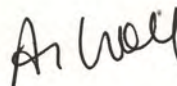
  




Drafted by:   
Typed by: 

Amit Kumar Upadhyay, Advocate  
Munnu Yadav





बही संख्या । जिल्द संख्या 10296 के पृष्ठ 245 से 278 तक क्रमांक 6693 पर  
दिनांक 15/12/2018 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हसैन अहमद

हसनैन अहमद (प्र)

उप निबंधक : सदर प्रथम

प्रयागराज

15/12/2018



## PHOTOGRAPH

Arazi No.132(Part) Area-156 Sq Meter, Arazi No.129(Part) Area-1282.50 Sq Meter, Arazi No.128(Part) Area-1026 Sq Meter, Arazi No.127(Part) Area-34.20 Sq Meter, Arazi No.123(Part) Area-706.80 Sq Meter, Arazi No.122(Part) Area-183 Sq Meter, of Village Sulemsarai and Arazi No.376(Part) Area-1263.04 Sq Meter, Arazi No.375(Part) Area-85.50 Sq Meter, Arazi No.374(Part) Area-457.56 Sq Meter, Arazi No.373 Area-1480 Sq Meter, Arazi No.324(Part) Area-878.40 Sq Meter, Arazi No.325(Part) Area-228 Sq Meter, Arazi No.371(Part) Area-855 Sq Meter, Arazi No.372 Area-1480 Sq Meter Total 14 Gata, and Total Consolidatd Area = 10116 Sq.Mts in the shape of open land.



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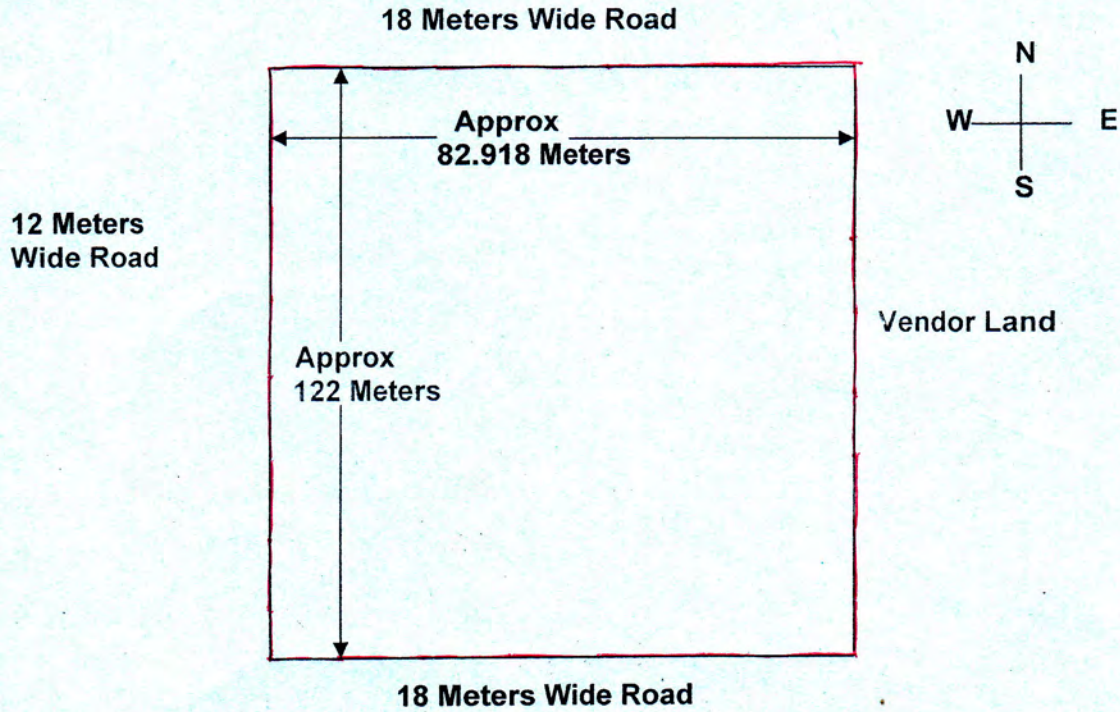






## SITE PLAN

Arazi No.132(Part) Area-156 Sq Meter, Arazi No.129(Part) Area-1282.50 Sq Meter, Arazi No.128(Part) Area-1026 Sq Meter, Arazi No.127(Part) Area-34.20 Sq Meter, Arazi No.123(Part) Area-706.80 Sq Meter, Arazi No.122(Part) Area-183 Sq Meter, of Village Sulemsarai and Arazi No.376(Part) Area-1263.04 Sq Meter, Arazi No.375(Part) Area-85.50 Sq Meter, Arazi No.374(Part) Area-457.56 Sq Meter, Arazi No.373 Area-1480 Sq Meter, Arazi No.324(Part) Area-878.40 Sq Meter, Arazi No.325(Part) Area-228 Sq Meter, Arazi No.371(Part) Area-855 Sq Meter, Arazi No.372 Area-1480 Sq Meter Total 14 Gata, and Total Consolidatd Area = 10116 Sq.Mts in the shape of open land



**Note:** The Plot sold is situated in village-Sulem Sarai & Harwara, Pargana & Tehsil-Sadar, District-Allahabad,

*(Signature)*  
( Purchaser )

*(Signature)*  
( Vendor )









## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2018018027780

आवेदन संख्या : 201800890024816

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-12-15 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सादिक हुसैन सिद्दीकी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 222552000 / 222535641

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 20100

शुल्क वसूल करने का दिनांक 2018-12-15 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-12-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2018018027780

आवेदन संख्या : 201800890024816

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-12-15 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सादिक हुसैन सिद्दीकी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 222552000 / 222535641

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
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5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 20100

शुल्क वसूल करने का दिनांक 2018-12-15 00:00:00

## भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2018018027780

आवेदन संख्या : 201800890024816

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम

सादिक हुसैन सिद्दीकी

निष्पादक का नाम सादिक हुसैन सिद्दीकी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 222552000

प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-12-15 00:00:00

दिनांक जब लेख प्रतिलिपि

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-12-15 00:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-12-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

