

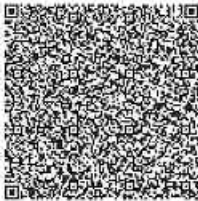
5129/-19

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-UP06601705742587R
 Certificate Issued Date : 09-Sep-2019 04:25 PM
 Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
 Unique Doc. Reference : SUBIN-UPUPSHCIL0107852429765487R
 Purchased by : D KUMAR AND COMPANY
 Description of Document : Article 23 Conveyance
 Property Description : Part of Nazul Freehold Site No.AA/1 Civil Station Also Part of House No.9/2 Taskhand Marg Prayagraj
 Consideration Price (Rs.) : 29,50,000
 (Twenty Nine Lakh Fifty Thousand only)
 First Party : Ravindra Pal Varshney
 Second Party : D KUMAR AND COMPANY
 Stamp Duty Paid By : D KUMAR AND COMPANY
 Stamp Duty Amount(Rs.) : 2,98,100
 (Two Lakh Ninety Eight Thousand One Hundred only)



Please write or type below this line

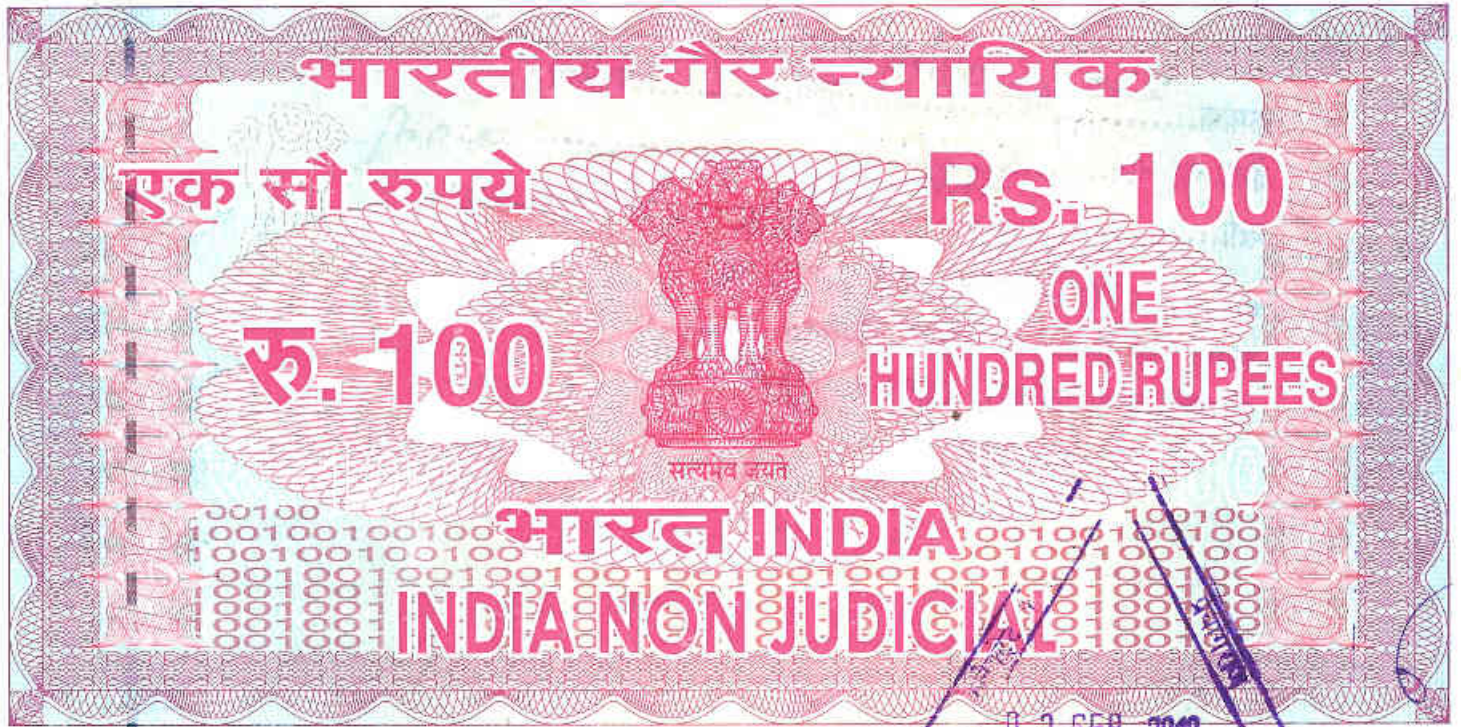
(1)

Ravindra Pal Varshney
(Vendor)
M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)**SR 0003599266****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.

11-11-2011





उत्तर प्रदेश UTTAR PRADESH



Ravindra Pal Varshney



D.K. Agrawal

(2)

SUMMARY OF DEED

- | | | |
|----------------------------|---|----------------------------------------------------------------------------------------------------------------------------|
| 1. Type of Property | : | Residential Land |
| 2. Ward/ Pargana | : | Sadar - 1 |
| 3. Mohalla/ Village | : | Mohalla Edmonston Road, (Tashkand Marg), Prayagraj |
| 4. Description of Property | : | Part of Nazul now Freehold Site No. AA/1, Civil Station, Allahabad (now Prayagraj) measuring 134.85 sq.mts., which is also |

Identified
A. W. Advocaati

Ravindra Pal Varshney

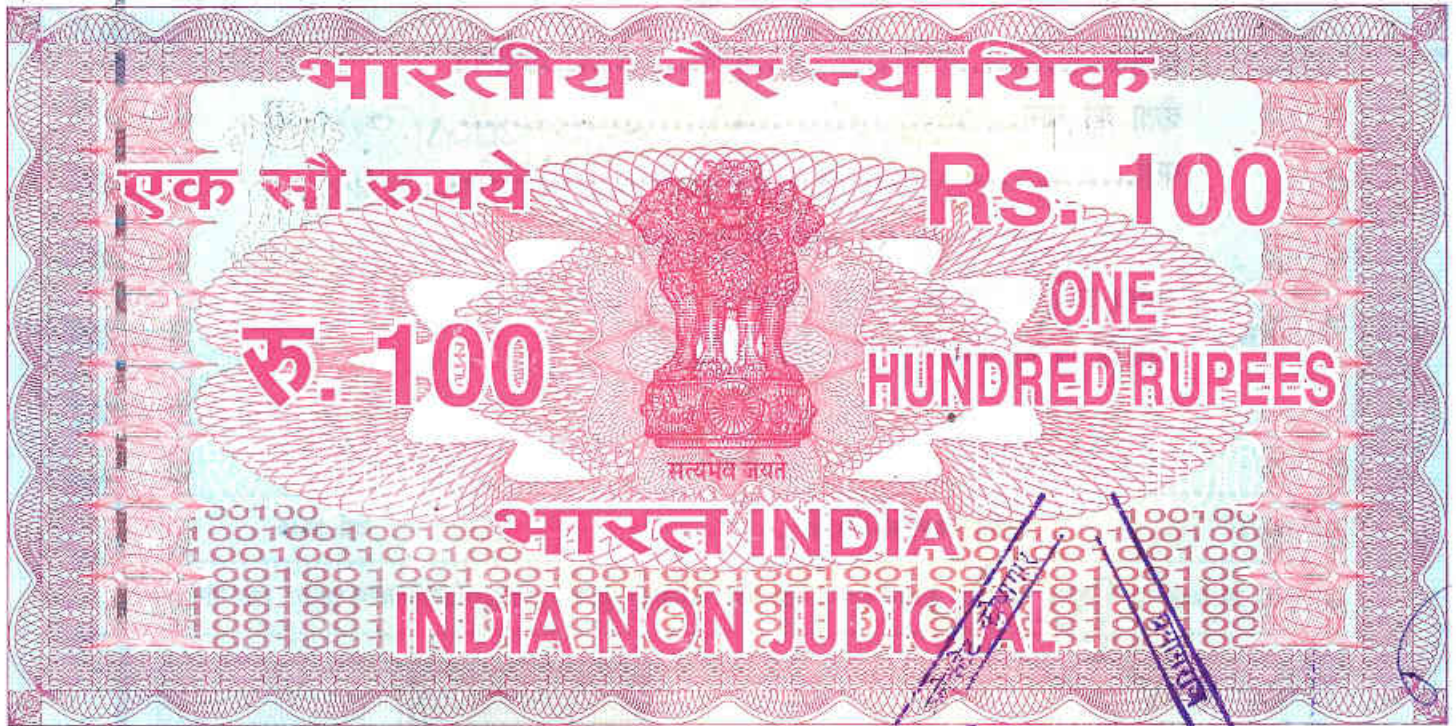
Ravindra Pal Varshney
(Vendor)



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

क्रमांक 270 तिथि 09/09/2019 मूल्य ₹ 100 प्रयोजन केन्द्र -
क्रेता का नाम के.एस. डी. कुमार (SPOS) अरुणा
पता पोलिस ऑफिस जयपुर -
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज Shalish





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336857

(3)

Part of House No. 9/2, Edmonston Road
(Tashkand Marg) Tehsil Sadar, Prayagraj
which lies towards North on the Service
Lane far away from Edmonston Road
(Tashkand Marg) in the shape of open Land.

5. Unit of Land	:	sq.mts. (Square Meters)
6. Area of Land	:	134.85 sq.mts.
7. Situation of Road	:	7 ft. Wide Service Lane
8. Any Other Description	:	X
9. Valuation of Trees	:	X
10. Boring/Well etc	:	X
11. Whether Member of Sahkari Awas Samiti (Yes/No)	:	X
12. Sale Consideration	:	Rs. 29,50,000/-
13. Valuation of Property	:	Rs. 42,86,882/-
14. Stamp Duty Paid	:	Rs. 3,00,100/-


Ravindra Pal Varshney
(Vendor)




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

क्रमांक 221 तिथि 09/09/2019 मूल्य 2700 प्रयोजन हरी-
 क्रेता का नाम कर्मल देवी कुमारी
 पता पुराना बाजार प्रयागराज

ल० नं० 470 अवधि 31 मार्च 2020 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

आवेदन सं०: 201900890016747

चौरासी खम्मा कचेहरी, प्रयागराज

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5129

वर्ष: 2019

प्रतिफल- 2950000 स्टाम्प शुल्क - 300090 बाजारी मूल्य - 4286882 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री रविन्द्र पाल वार्ष्णेय
 पुत्र श्री स्व हरी पाल वार्ष्णेय
 व्यवसाय : अन्य
 निवासी : 9/2 एडमास्टन रोड (ताशकंद मार्ग) प्रयागराज

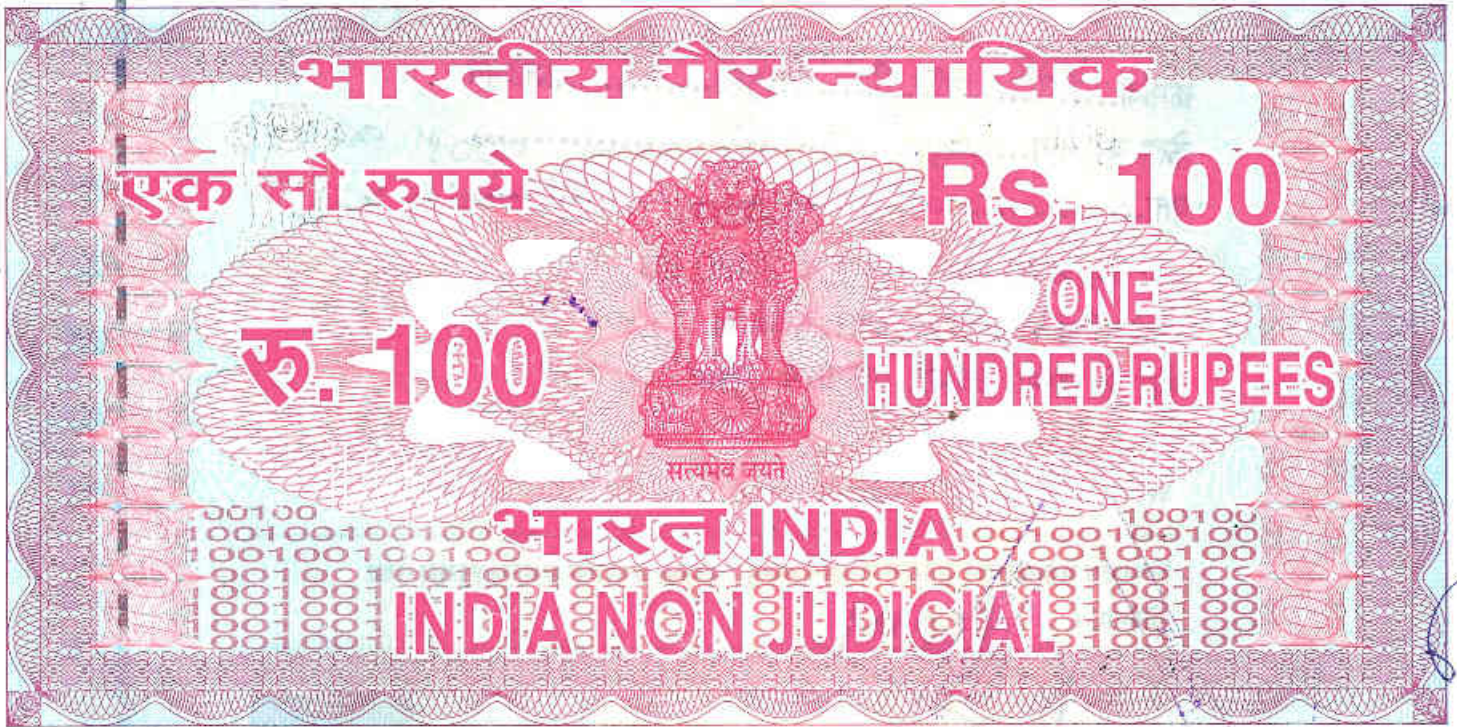


ने यह लेखपत्र इस कार्यालय में दिनांक 11/09/2019 एवं 01:42:24 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कर्मला देवी
 उप निबंधक : सदर प्रथम
 प्रयागराज
 11/09/2019
 हसनैन अहमद नियमित
 निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019

FB 336858

(4)

CONVEYANCE - DEED

THIS Deed of Conveyance ("CONVEYANCE - DEED") is executed on this the 11th Day of September 2019 at Prayagraj.

BY & BETWEEN

RAVINDRA PAL VARSHNEY, (Voter ID No.: ZMV0586826) S/o Late Hari Pal Varshney aged about 70 Years R/o 9/2 Edmonston Road (Tashkand Marg), Prayagraj (UP) IN (PAN: ABAPV0072C, Mobile: 9410393698) (hereinafter called the "Vendor" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, 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 -


Ravindra Pal Varshney
(Vendor)



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

क्रमांक. 222 तिथि 09/09/2019 मूल्य 2700 प्रयोजन
 क्रेता का नाम. के.एस. डी. अग्रवाल एड्स कंपनी
 पता. रविंद्र अड्डा प्रयागराज
 ल० नं० 470 अवधि 31 मार्च 2020 तक
 रजिस्ट्रेशन नं० 20190089004679
 चौरासी खम्भा कचेहरी, प्रयागराज

बही सं०: 1

रजिस्ट्रेशन सं०: 5129

वर्ष: 2019

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

श्री रविन्द्र पाल वाष्णीय, पुत्र श्री स्व हरी पाल वाष्णीय

निवासी: 9/2 इडमास्टन रोड (ताशकंद मार्ग) प्रयागराज

व्यवसाय: अन्य

क्रेता: 1



श्री डी कुमार एंड कंपनी के द्वारा दिनेश कुमार अग्रवाल, पुत्र श्री स्व० फूलचन्द्र अग्रवाल

निवासी: 18/22/18 न्यू एल्लिन रोड सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान
 पहचानकर्ता: 1

श्री कृष्ण कुमार महेश्वरी, पुत्र श्री स्व० राम कृष्ण महेश्वरी

निवासी: 38 ए म्योर रोड प्रयागराज

व्यवसाय: व्यापार

पहचानकर्ता: 2



श्री हरिश्चन्द्र मिश्रा, पुत्र श्री लाल जी मिश्रा

निवासी: 5/6 आजाद नगर टाऊन एरिया इली प्रयागराज

व्यवसाय: अन्य



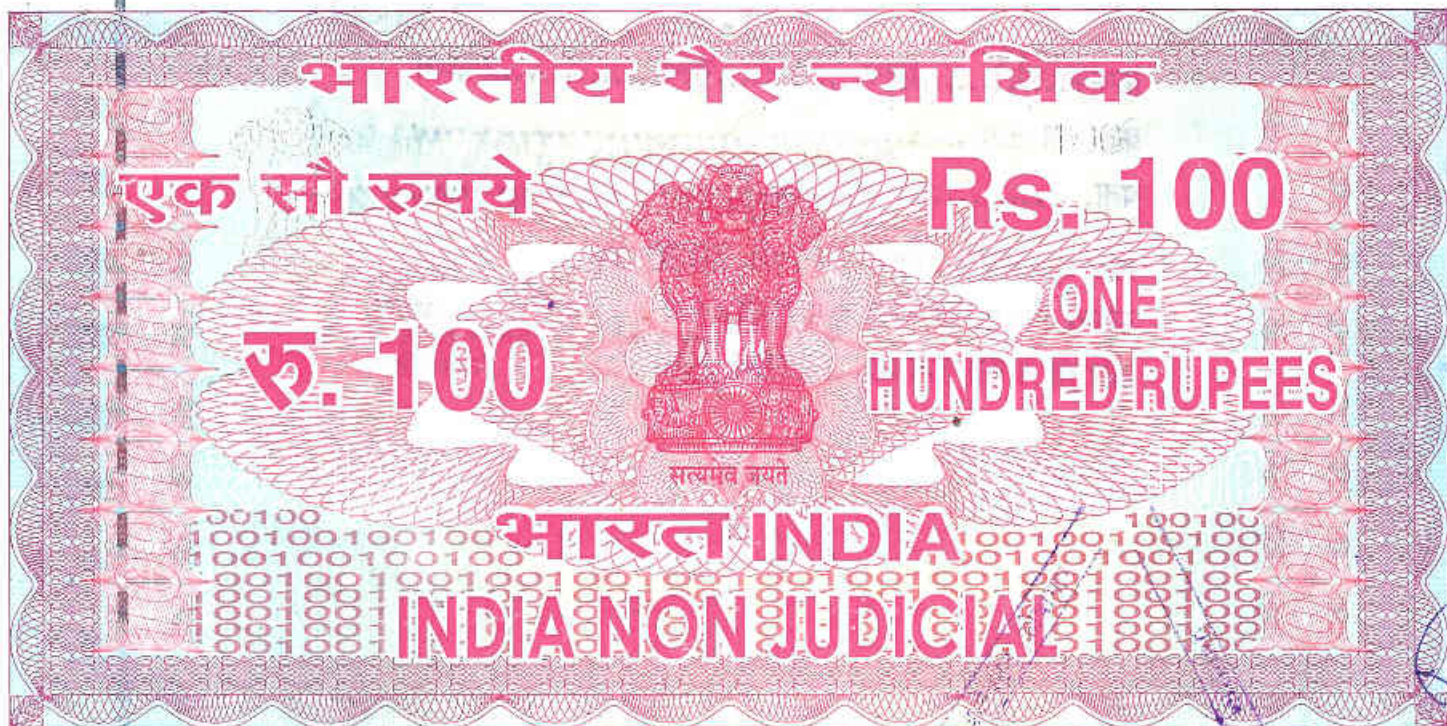
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए
 गए हैं।
 टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कर्मला देवी

उप निबंधक: सदर प्रथम





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336859

(5)

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 (Uttar Pradesh) IN (AADHAAR No.: 9006 8550 5872, Mobile No.: 9453091234) authorized vide Authorization 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 Vendor is the absolute owner of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj and the name of the Vendor stands recorded over the aforesaid Freehold Land;

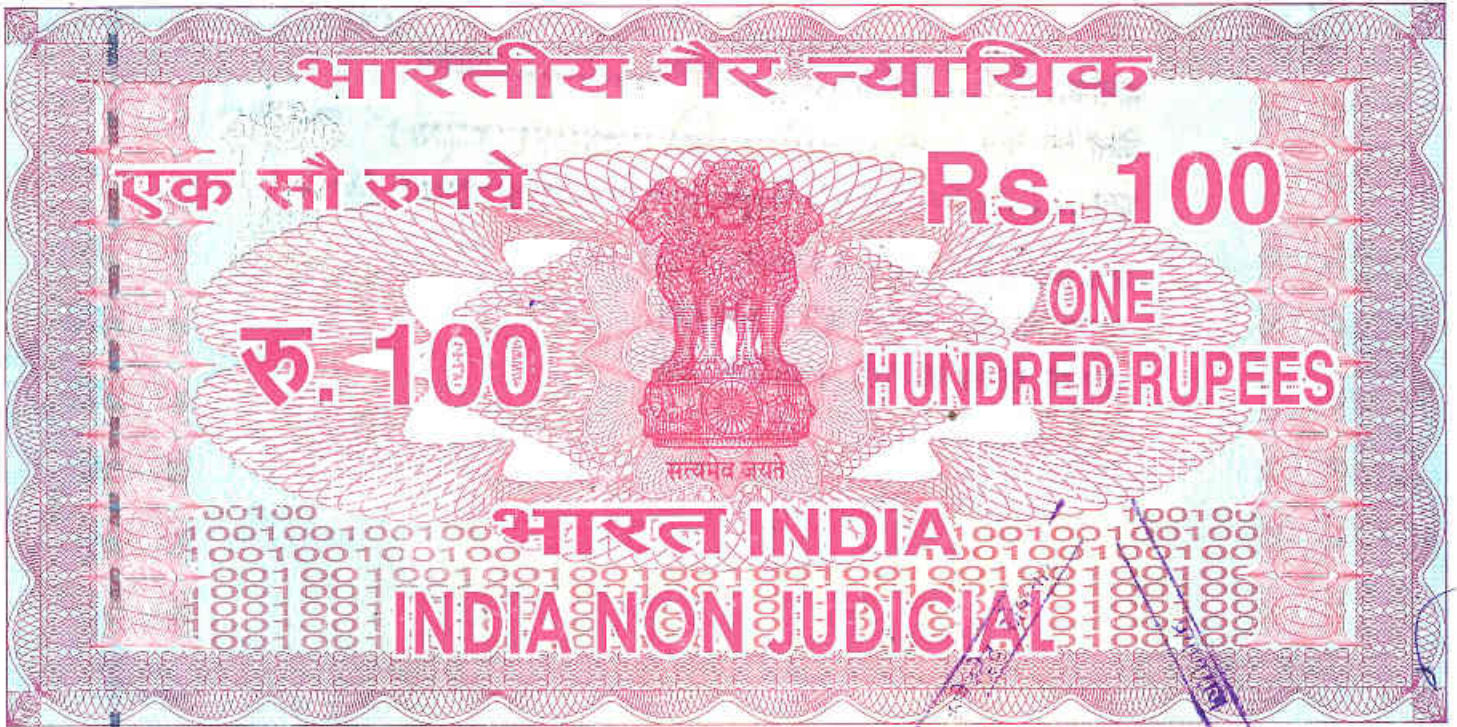

Ravindra Pal Varshney
(Vendor)




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

क्रमांक 223 तिथि 09/09/2019 मूल्य 700 प्रयोजन केन्द्र-
 क्रेता का नाम कर्मा ही कर्मा (पुत्र) कंपनी
 पता किवेल कानन प्रयागराज
 ल० नं० 470 अवधि 31 मार्च 2020 तक
 स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
 चौरासी खम्भा कवेहरी, प्रयागराज
 प्रयागराज
 हसनैन अहमद नियमित
 निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

(6)

AND WHEREAS before the transfer of the aforesaid property in favour of the Vendor, Late Hari Pal Varshney, S/o Late Panna Lal was the Lessee of Nazul Site No. AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 1 Acre and 2,901 Square Yards = 7,741 Square Yards (6,472.25 sq.mts.), by virtue of a Lease Deed dated 12-03-1991, which was valid with effect from 22-11-1959 upto 21-11-1979 for a Period of 30 Years which is Registered in Book No. 1, Volume No. 82 on Pages 365 - 382 at Serial No. 3179 in the Office of Sub - Registrar, Chail, Allahabad (*now Prayagraj*) on 02-05-1991 and his name stood recorded over the aforesaid property in the relevant records;

AND WHEREAS Hari Pal Varshney S/o Late Panna Lal during his life time executed an Un-Registered WILL dated 08-05-1989 and by virtue of the provisions contained in the said WILL executed by the Vendor's father (*Late Hari Pal Varshney*), the present Vendor after demise of his father Late Hari Pal Varshney, became the owner of a Part of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 907.36 sq.mts.;


Ravindra Pal Varshney
(Vendor)




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

क्रमांक 274 तिथि 09/09/2019 मूल्य ₹८०० प्रयोजन हलदी
क्रेता का नाम रमेश डी कुमार पुरा मजदारी
पता खेविल जईन डामर 24
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज







उत्तर प्रदेश UTTAR PRADESH

(7)

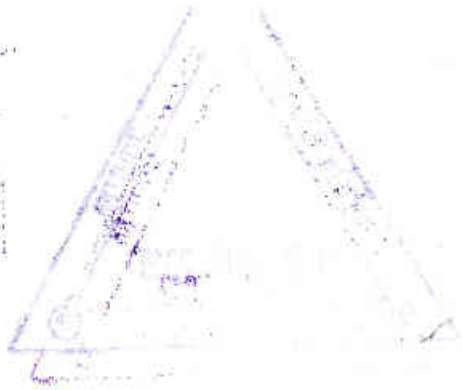
AND WHEREAS a Testamentary Case No. 30 of 1995 was filed in the Hon'ble High Court, Allahabad and by Order dated 26-11-1997 passed by Hon'ble High Court, Allahabad a Probate was issued and by virtue of aforesaid WILL and Probate, the Vendor became the Owner of Leasehold rights of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 907.36 sq.mts.;

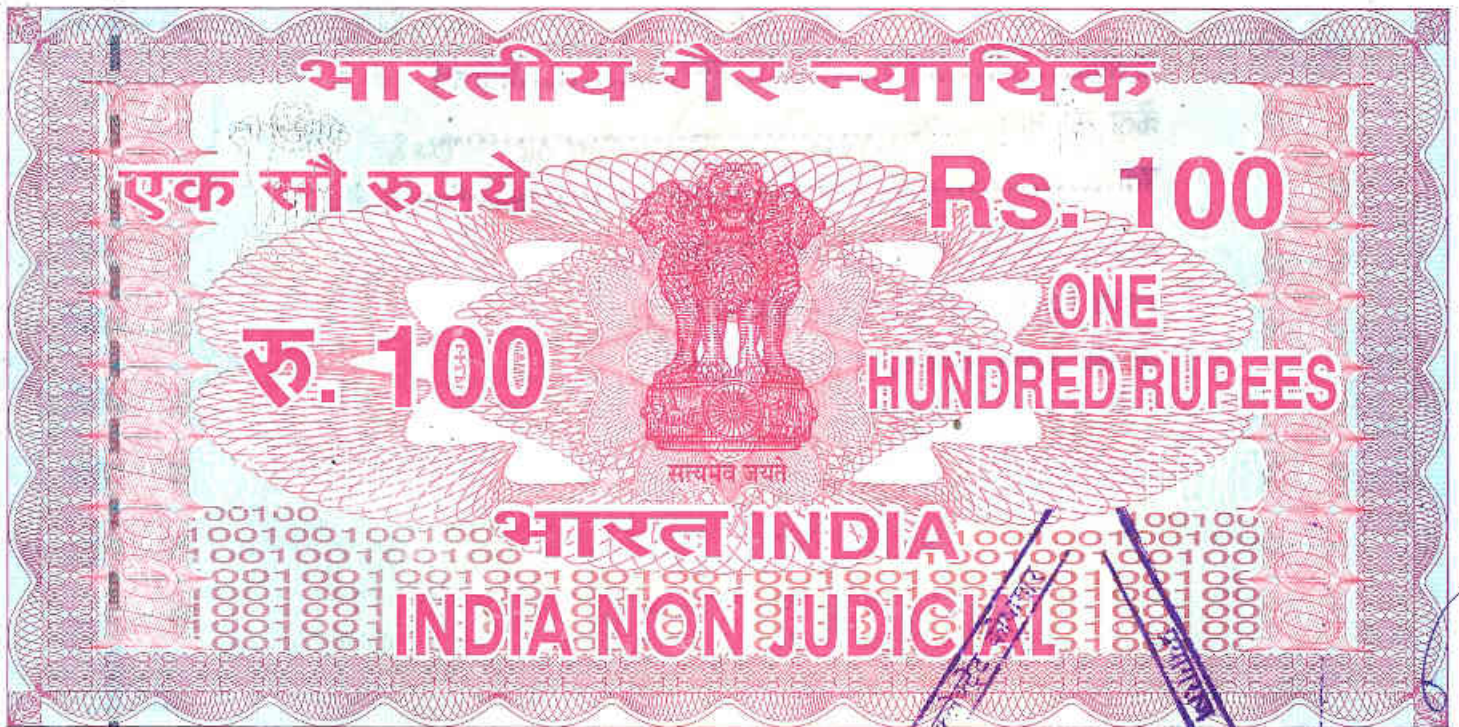
AND WHEREAS under the then prevalent Government Orders, the Vendor, Shri Ravindra Pal Varshney, S/o Late Hari Pal Varshney, made an Application having Application No. 3539 dated 22-07-2008 for conversion of his Leasehold Rights of aforesaid Part of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj) measuring 907.36 sq.mts., situated at Mohalla Edmonston Road (Tashkand Marg) Tehsil Sadar, Allahabad (now Prayagraj);


Ravindra Pal Varshney
(Vendor)



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

क्रमांक. 225- तिथि. 09/09/2019 मूल्य. ₹ 100 प्रयोजन. फेरडी -
क्रेता का नाम. मै तर्स की पुत्रा पोस्ट कार्यालय
पता. विवेक नगर जयपुर
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

(8)

AND WHEREAS after deducting the Land affected under Master Plan of Prayagraj for Road Widening measuring 34.76 sq.mts. and the Land required for Nala (Sewer Line) and its cleaning measuring 79.82 sq.mts. (Consolidated Total Area 114.58 sq.mts.), which cannot be declared Freehold, the remaining Nazul Land, measuring 792.78 sq.mts. ($907.36 \text{ sq.mts} - 114.58 \text{ sq.mts} = 792.78 \text{ sq.mts.}$) is declared Freehold and Additional District Magistrate (Upper Ziladhikari) Nazul, Allahabad (now Prayagraj) on behalf of Governor of Uttar Pradesh executed a Freehold Deed dated 07-03-2017 in respect of the aforesaid Nazul Land, measuring 792.78 sq.mts. in favour of Shri Ravindra Pal Varshney, S/o Late Hari Pal Varshney which is Registered in Book No. 1, Volume No. 9500 on Pages 169 to 236 at Serial No. 680 in the Office of Sub - Registrar (First), Allahabad (now Prayagraj) on 07-03-2017;

AND WHEREAS the Vendor had earlier sold total 657.93 sq.mts. of his Land vide various Conveyance Deeds to Shri Dinesh Kumar Agrawal, Shri Gyaneshwar Tiwari & Smt. Poonam Tiwari;


Ravindra Pal Varshney
(Vendor)

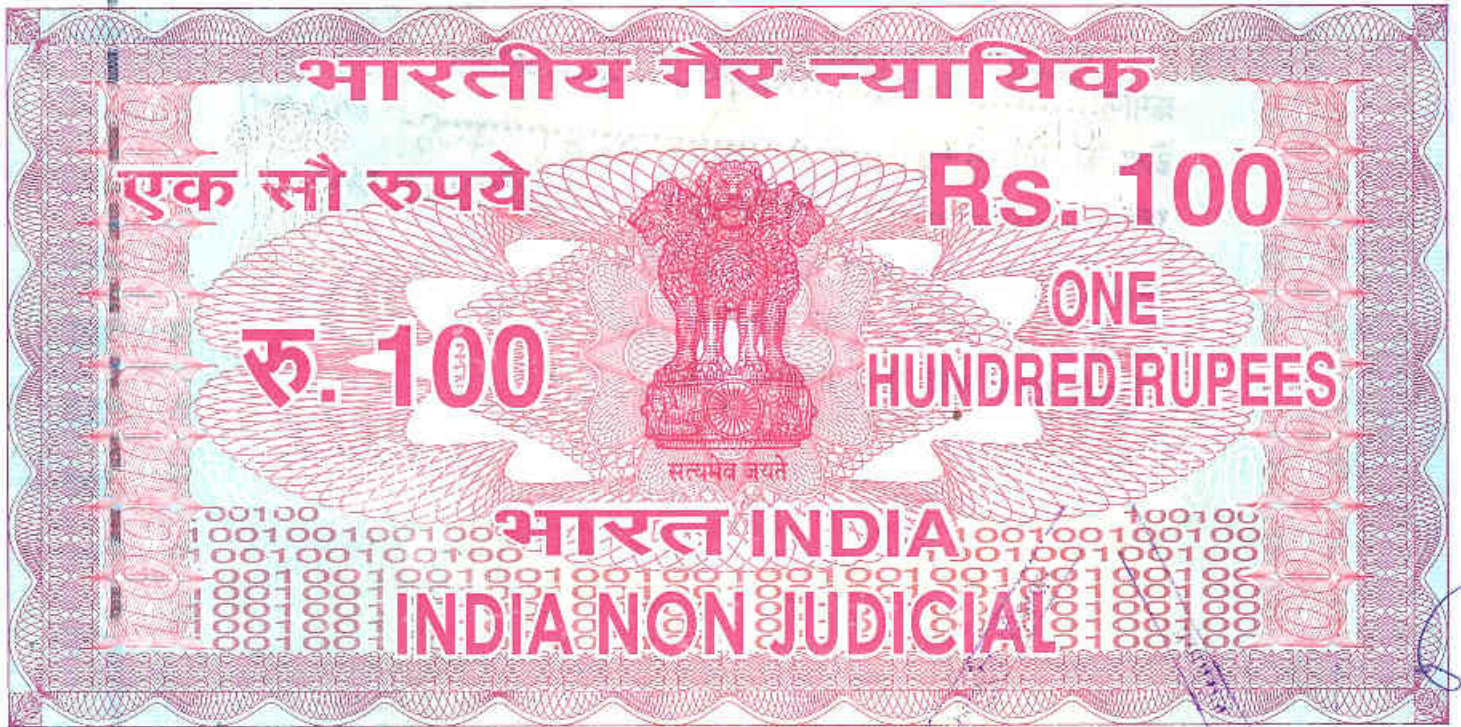



M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

क्रमांक 226 तिथि 09/09/2019 मूल्य 700 प्रयोजन मैरडीस
क्रेता का नाम कर्म की लुमि फ़स-अपनी
पता रमिबल लुमि फ़स-अपनी 200

ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH


(9)


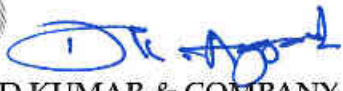
AND WHEREAS thus the Vendor has already sold major portion of the aforesaid Freehold Property and only 134.85 sq.mts. remains with him of which he is absolute owner thereof;

AND WHEREAS the Vendor wants to settle at some other place and need money for purchasing a Residential Property and as such has decided to dispose of the aforesaid property;

AND WHEREAS the remaining 134.85 sq.mts. of Freehold Land owned by the Vendor is located in such an Area where there is no proper Approach Road apart from 7 ft. Wide Service Lane and there is no other way for *Ingress & Egress* to the Property. Moreover, the land under this Agreement is a Low-Lying Marshy Land.

AND WHEREAS the Vendor has made his best effort to find a Buyer for his Property. He then approached the Vendee and the Vendee as Part & Parcel of

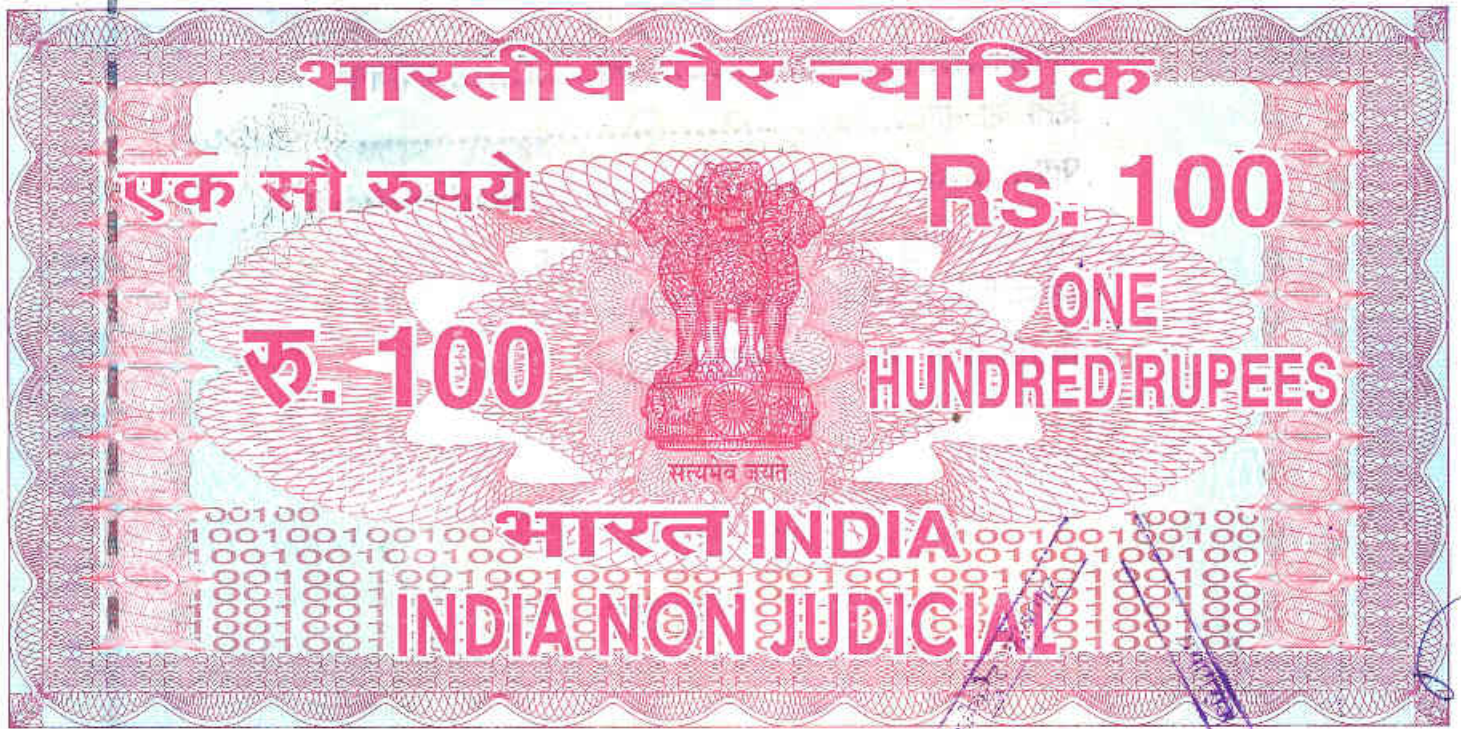

Ravindra Pal Varshney
(Vendor)



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

क्रमांक 227 तिथि 09/09/2019 मूल्य ₹100 प्रयोजन
क्रेता का नाम जे.एस. डी. अरविन्द प्रो. ऑफिस
पता रमिबिल जमई 9 यूएन 201

ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज







उत्तर प्रदेश UTTAR PRADESH

(10)

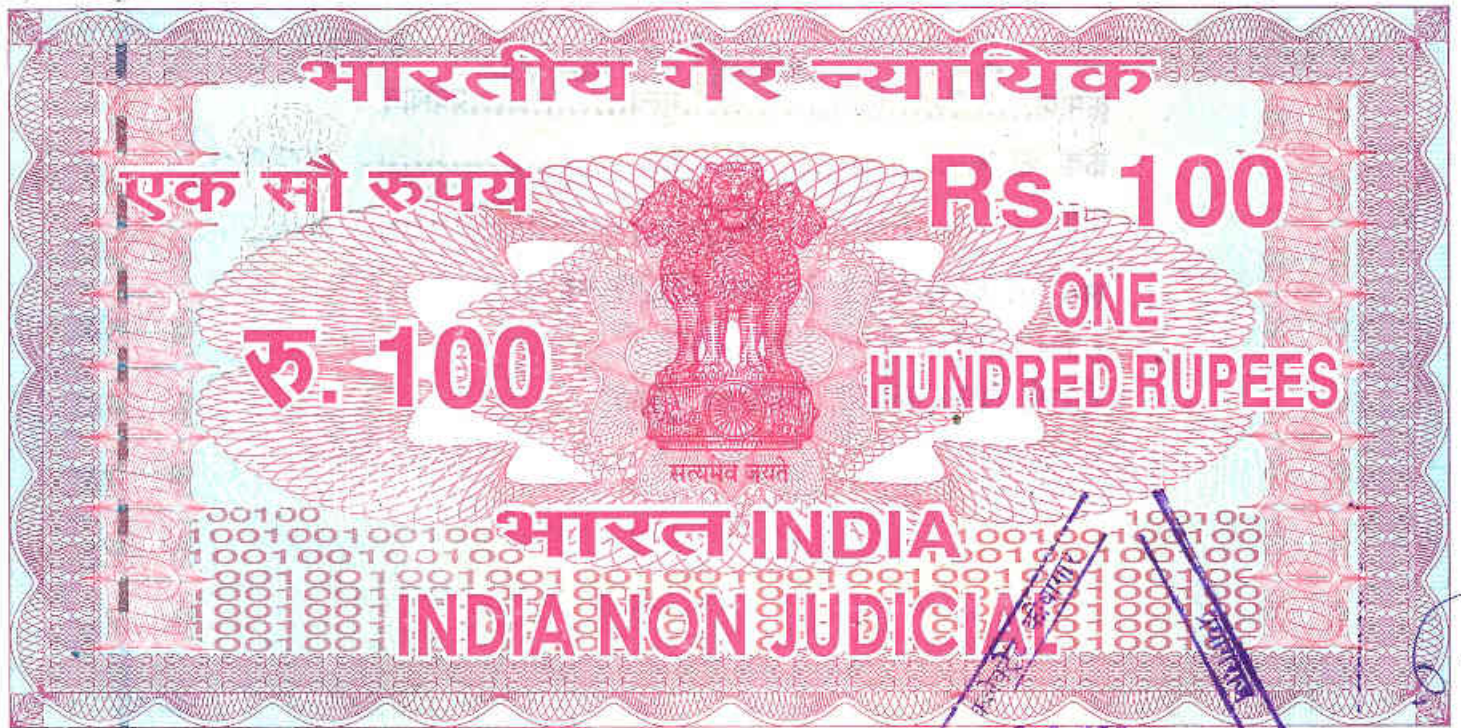
its Business has agreed to purchase the Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, which lies towards north on the Service Lane far away from Edmonston Road (Tashkand Marg) in the shape of Open Land and offered a sum of Rs. 29,50,000/- (Rupees Twenty-Nine Lakhs Fifty Thousand Only) as its Sale Consideration which is the maximum and most adequate price which the said property could fetch at present and the Vendor has agreed to and with the Vendee for absolute sale of the aforesaid property with all his rights, title and interest in respect of the said property, more fully detailed and described in the Schedule Annexed hereto, for a Total Sale Consideration of Rs. 29,50,000/- (Rupees Twenty-Nine Lakhs Fifty Thousand Only);


Ravindra Pal Varshney
(Vendor)



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

क्रमांक 228 तिथि 09/09/2019 मूल्य 2700 प्रयोजन -
क्रेता का नाम - अरविन्द श्री कुमार खन्ना अपनी
पता - 741657 भांडा प्रयाग 24.
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

(11)

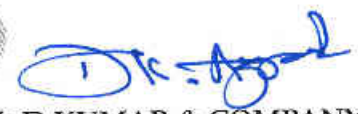
Now it is necessary to Execute the Deed of Conveyance in respect of the aforesaid Property which is WITNESSETH as under:

That in consideration for a Total Sum of **Rs. 29,50,000/-** (Rupees Twenty-Nine Lakhs Fifty Thousand Only) having been paid by the Vendee to the Vendor vide **Cheque No. 000055 drawn on Kotak Mahindra Bank, Lowther Road Branch, Prayagraj dated 09-09-2019**, the receipt of which is hereby acknowledged by the Vendor, the Vendor does 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 his rights, title and interest in respect of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, which lies towards north on the Service Lane far away from Edmonston Road (Tashkand Marg) in the shape of Open Land, more fully detailed &



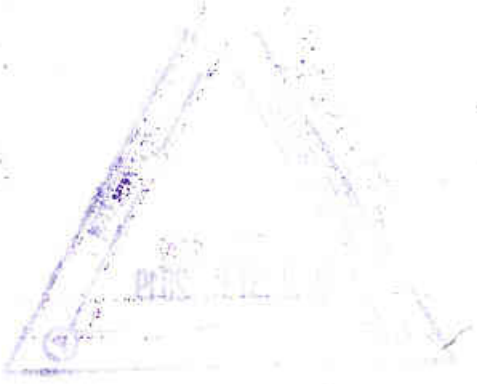
Ravindra Pal Varshney
(Vendor)

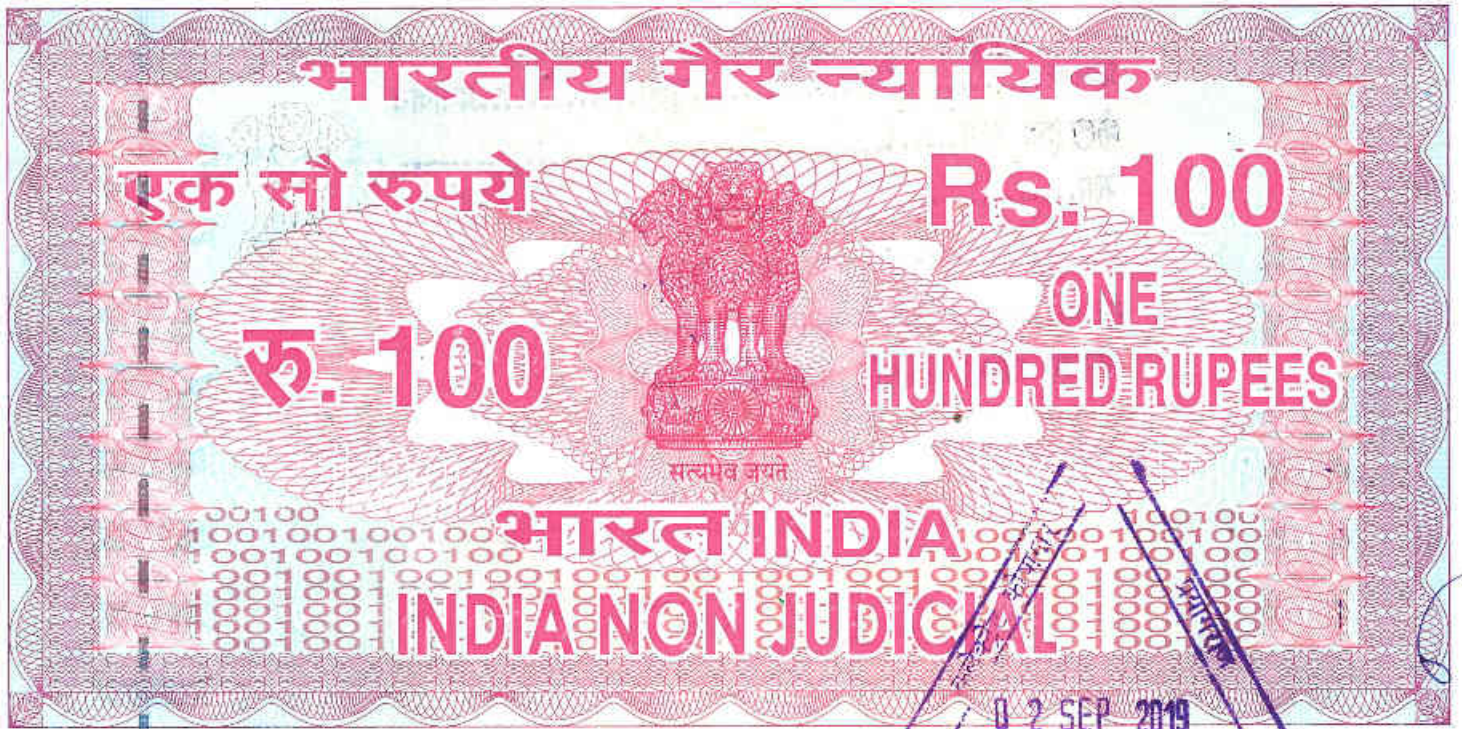




M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

क्रमांक. 229 तिथि 09/09/2019 मूल्य ₹100 प्रयोग -
क्रेता का नाम - कर्नल डी लुगा रॉय अर्चनी
पता - खिवन रोड जयपुर
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, जयपुराज





उत्तर प्रदेश UTTAR PRADESH


(12)

described in the schedule and marked ¹with red colour in the Site Plan annexed hereto and thus the Vendor have received the Total Sale Consideration and the Vendor and Vendee hereby declare and covenant with their heirs, successors and assigns as follows:-

1. That the Vendor has withdrawn his possession from the Property hereby sold and transferred and has handed over the vacant and actual/physical possession to the Vendee and the Vendee is now the absolute owner in possession of the Property hereby sold and transferred.
2. That the Vendor hereby covenants that all rights, title and interest in the said Freehold Property heretofore enjoyed by him, 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 or may possess and enjoy the said freehold property without any

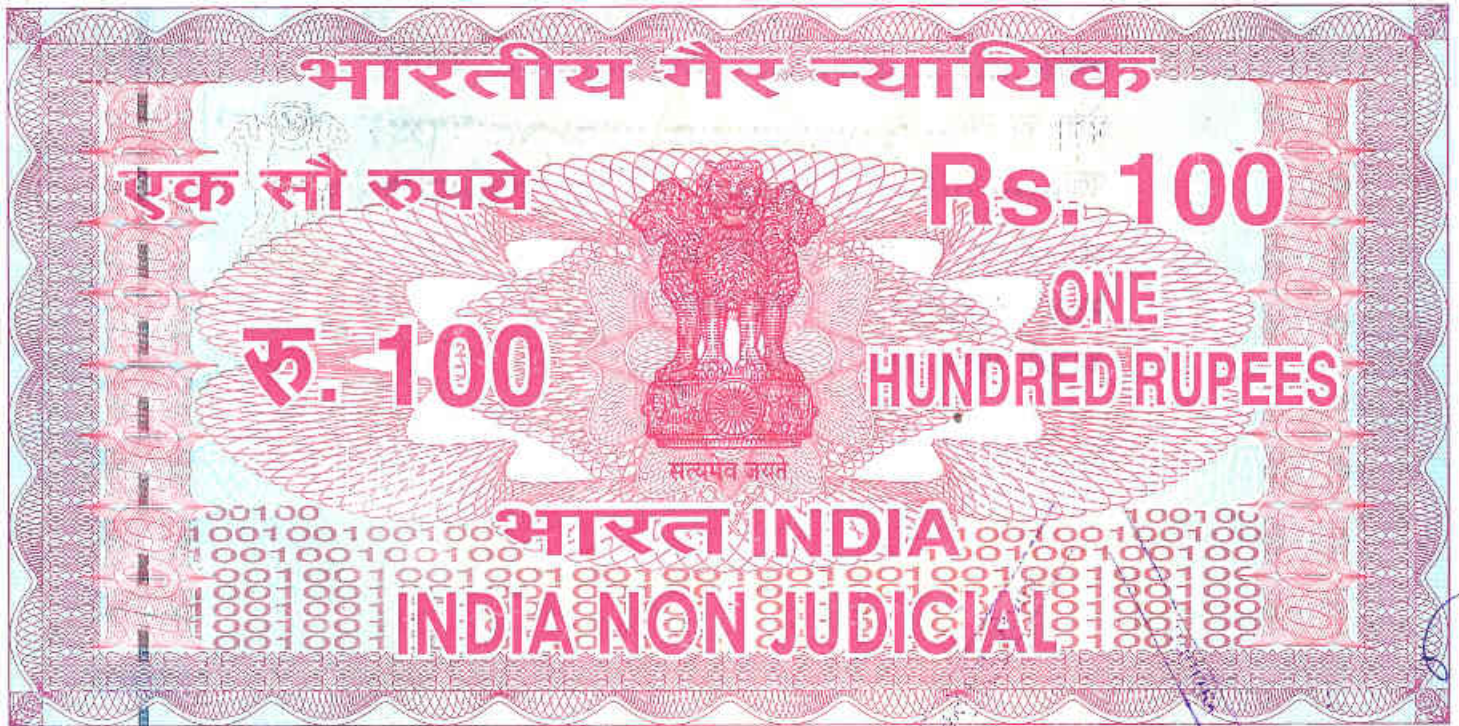

Ravindra Pal Varshney
(Vendor)




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

क्रमांक 280 दिधि 09/09/2019 मूल्य 2700 मेरसी -
क्रेता का नाम प्रयोजन
पता
ल० न० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, ब्यागराज





उत्तर प्रदेश UTTAR PRADESH



(13)

hindrance and claim whatsoever from or by the said Vendor, his heirs, executors, administrators, successors-in-interest and permitted assigns or any other person or persons claiming through or under him.

3. That the Vendor hereby further covenants that the Vendor has been the full and absolute owner 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.

4. That the Vendor, his heirs, executors, administrators, successors-in-interest and permitted assigns 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 Vendee is now entitled to get its name mutated over the aforesaid property in place of the Vendor in the records of Nagar Nigam, Prayagraj, Nazul Department and other relevant records.

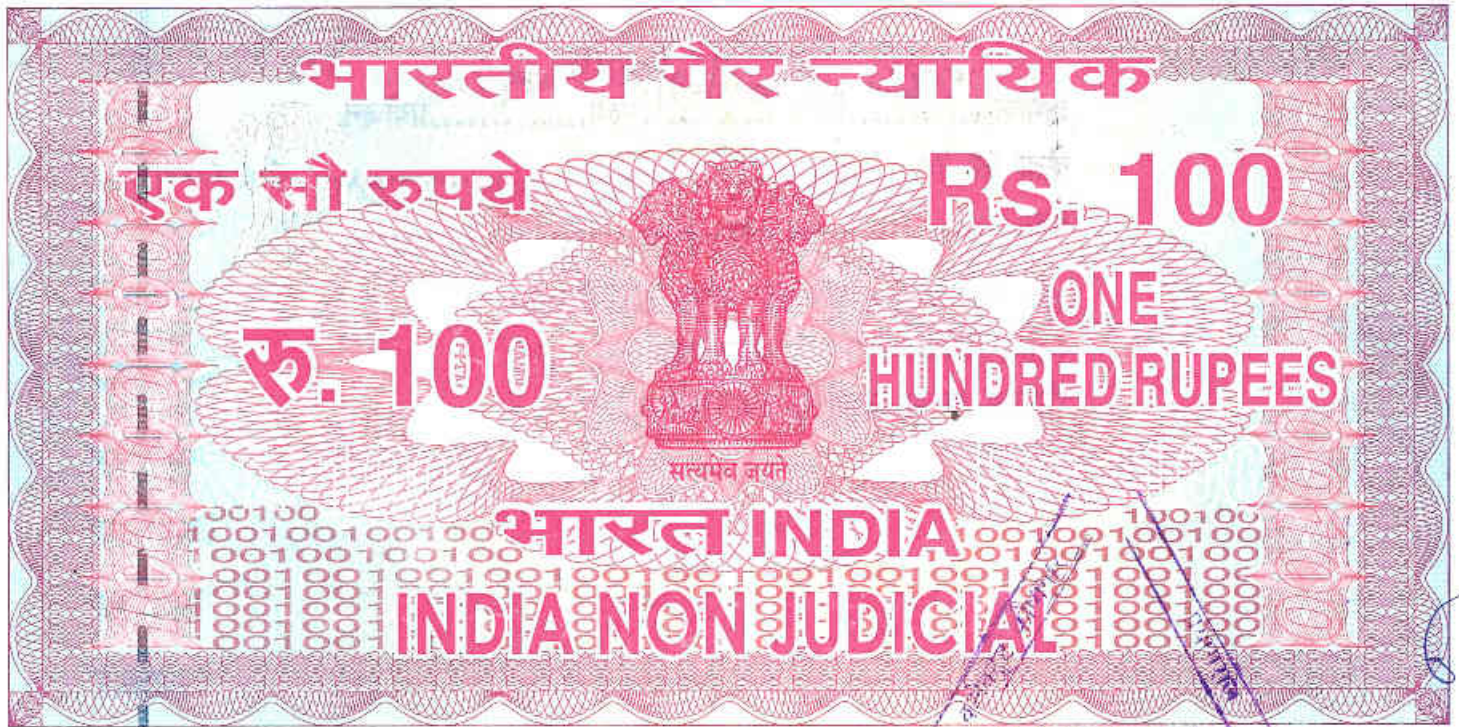

Ravindra Pal Varshney
(Vendor)




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

क्रमांक 281 तिथि 09/09/2019 मूल्य ₹700 प्रयोजन फेस 815 -
क्रेता का नाम अरविन्द डी कुमार राय नमानी
पता पतिवेल हाईवे अयोध्या
ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्मा कचेहरी, अयोध्या





उत्तर प्रदेश UTTAR PRADESH

(14)

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

6. 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, his 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, his heirs and assigns shall have no right to raise any objection in this regards in any Court of Law.

7. That by virtue, of the present Conveyance Deed, the Vendor ceases to have any right, title and interest in the Vended property and now the Vendee is


Ravindra Pal Varshney
(Vendor)




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



क्रमांक 282 तिथि 09/09/2019 मूल्य 700 प्रयोजन मेडिस

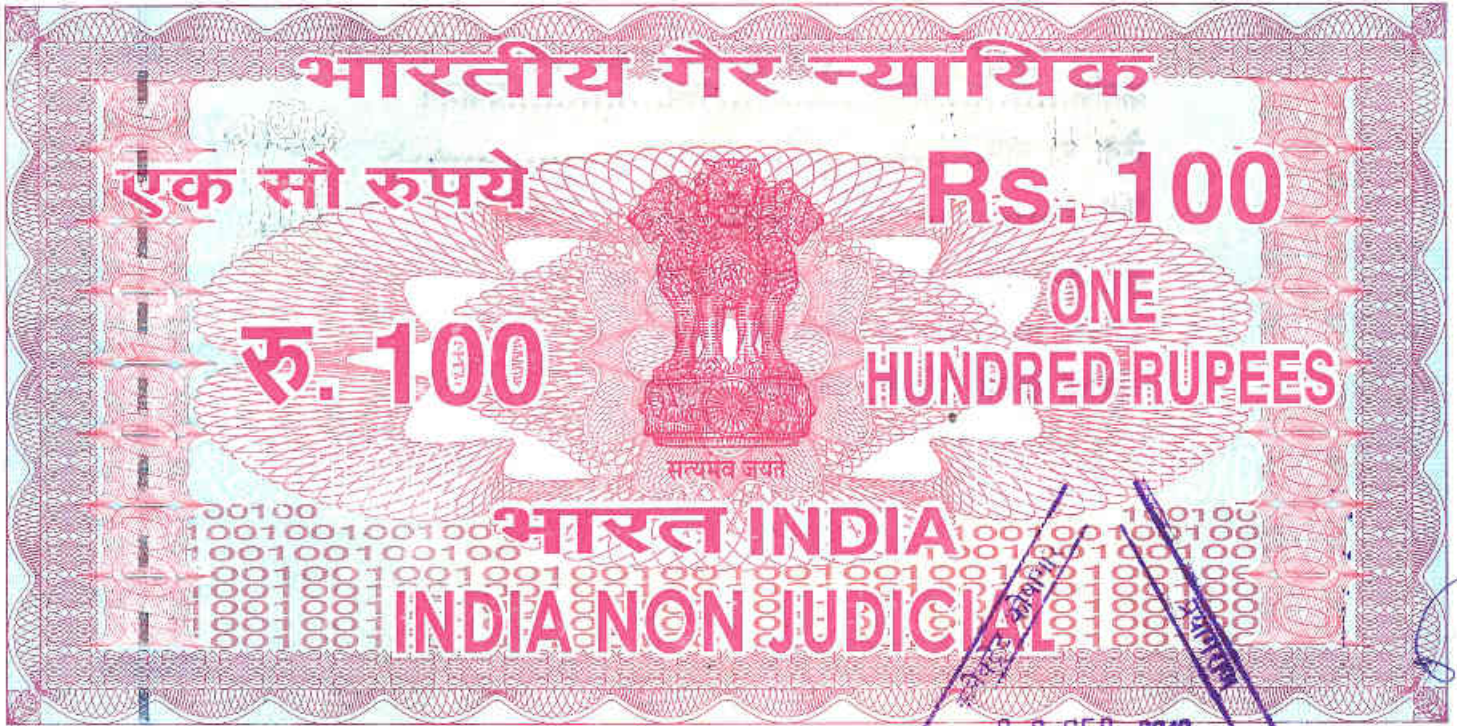
क्रेता का नाम कन्हो डी कुमार एस. एस. एस.

पता सिविल लाईन जल

ल० नं० 470 अवधि 31 मार्च 2020 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

(15)



absolute owner of the vended property.

8. 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 Vendor and from the date of this Conveyance Deed and onwards it will be the liability of the Vendee Firm.

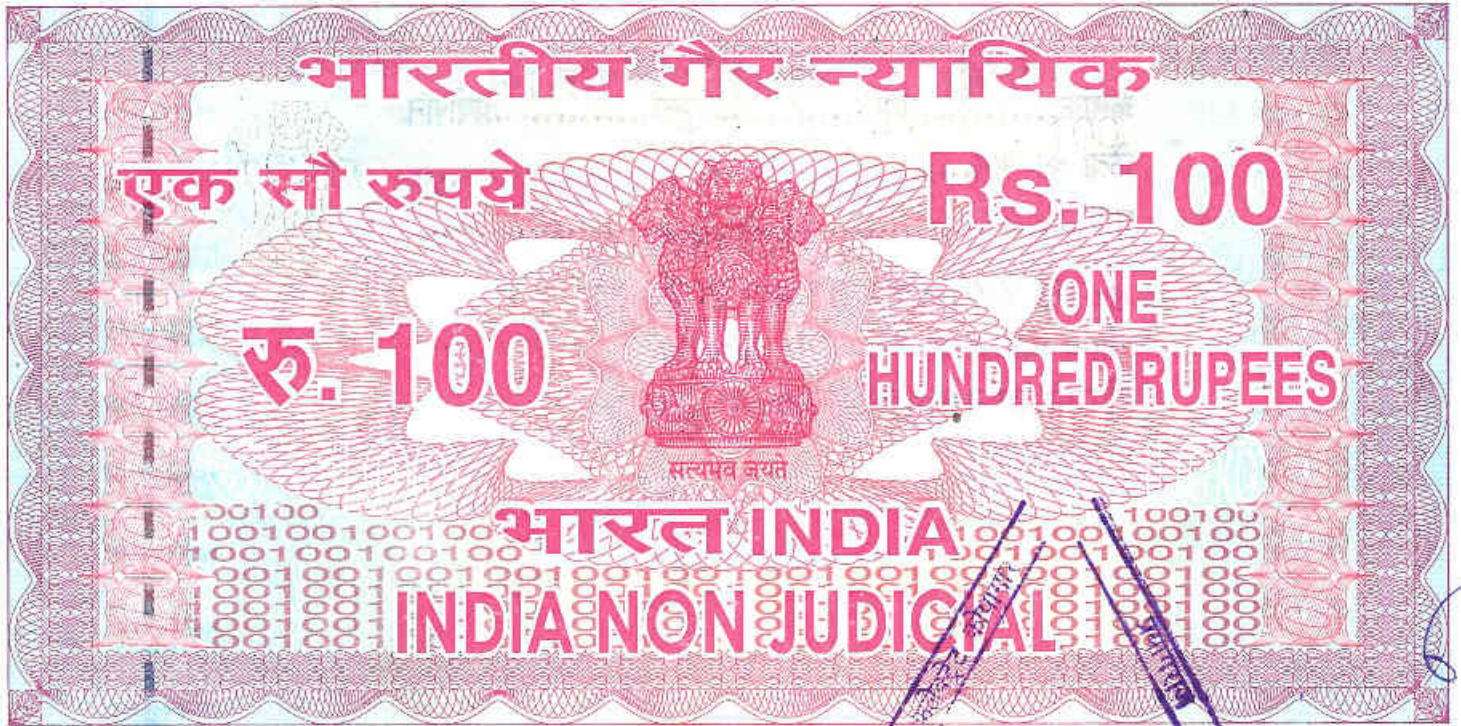
9. That the Vendee shall have the right to get the Building Plans sanctioned over the same and to make constructions over the Vended Freehold Property in accordance with law, for which the Vendor his heirs, executors, administrators, successors-in-interest and permitted assigns shall have no objection in future.

10. That the Vended Property is Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85


Ravindra Pal Varshney
(Vendor)



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





उत्तर प्रदेश UTTAR PRADESH

(16)

sq.mts., which is also Part of House No. 9/2, Edmonston Road (*Tashkand Marg*) Tehsil Sadar, Prayagraj, which lies towards north of the Service Lane far away from Edmonston Road having V - Code No. 13 (*Tashkand Marg having V - Code No. 21*) in the shape of Open Land. The Vended Property does not lie on the main road and lies just adjacent to Service Lane described in Praroop - 2 of Circle Rate having V - Code No. 13 and V - Code No. 21. 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. 31,790/- per sq.mts. comes to Rs. 42,86,882/- (*Rupees Forty-Two Lakhs Eighty-Six Thousand Eight Hundred Eighty-Two Only*). The Sale Consideration of the Vended Property is Rs. 29,50,000/- (*Rupees Twenty-Nine Lakhs Fifty 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 the Present Sale Consideration of Rs. 29,50,000/- (*Rupees Twenty-Nine Lakhs Fifty Thousand*


Ravindra Pal Varshney
(Vendor)



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

क्रमांक 284 तिथि 09/09/2019 मूल्य ₹ 100 प्रयोजन फेरी -

क्रेता का नाम मेहनत श्री कमल पुर अरवली
पता डिप्टिड माईन जगमन

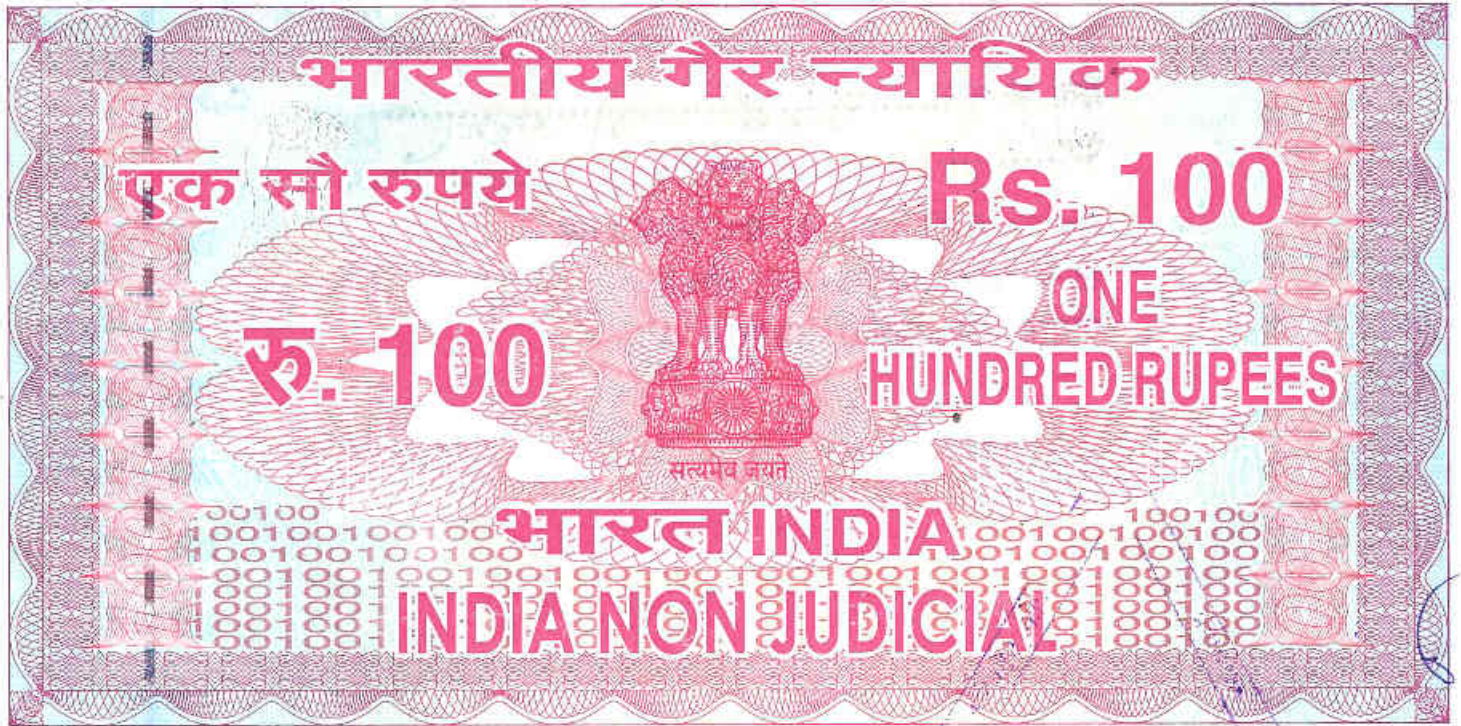
ल० नं० 470 अवधि 31 मार्च 2020 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

चीरासी खम्भा कचेहरी, जवाहरराज

मेहनत







उत्तर प्रदेश UTTAR PRADESH

(17)

Only) is less than the current Circle Rate, and as such the Stamp Duty shall be charged based on current Circle Rate which is of Rs. 42,86,882/- (Rupees Forty-Two Lakhs Eighty-Six Thousand Eight Hundred Eighty-Two Only) amounting to Rs. 3,00,100/- is paid.

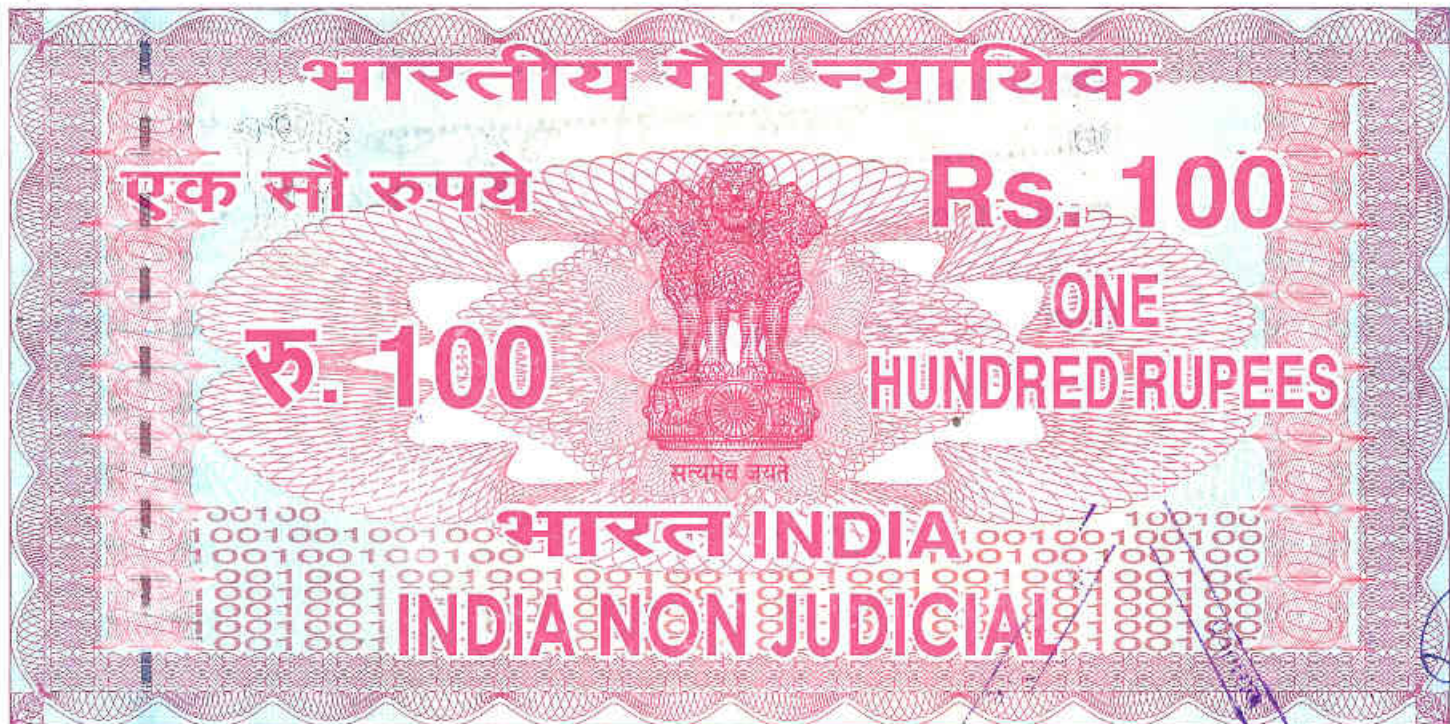
11. That the expenses in regard to the Stamps Duty, Advocate Fees, etc. of this Conveyance Deed have been borne by the Vendee. In future if any demand arises due to deficiency of Stamp Duty, Legal Fees and Registration Charges, etc., the Vendee shall be only responsible and liable to pay, and the Vendor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


Ravindra Pal Varshney
(Vendor)



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

क्रमांक 285- तिथि 09/09/2019 मूल्य 2700 प्रयोजन फरशी
क्रेता का नाम कर्न की लहमा फोर कम्पनी
पता डिजिटल मॉडर्न
सं० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कवैहरी, अयागराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336872

(18)

SCHEDULE



Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, which lies towards north on the Service Lane far away from Edmonston Road (Tashkand Marg) in the shape of Open Land as shown and marked Red in the Site Plan annexed hereto and bounded as below :-

Boundary:

East: Property of Shri Virendra Pal Varshney, Advocate.
West: Property of Shri Dinesh Kumar Agarwal.
North: Property of Smt. Poonam Tiwari and Shri Gyaneshwar Tiwari.
South: 7 ft. Wide Service Lane / Nala thereafter Site No. AA/2, Civil Station, Prayagraj.

IN WITNESS WHEREOF the Vendor 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 11th Day of September 2019 at Prayagraj.

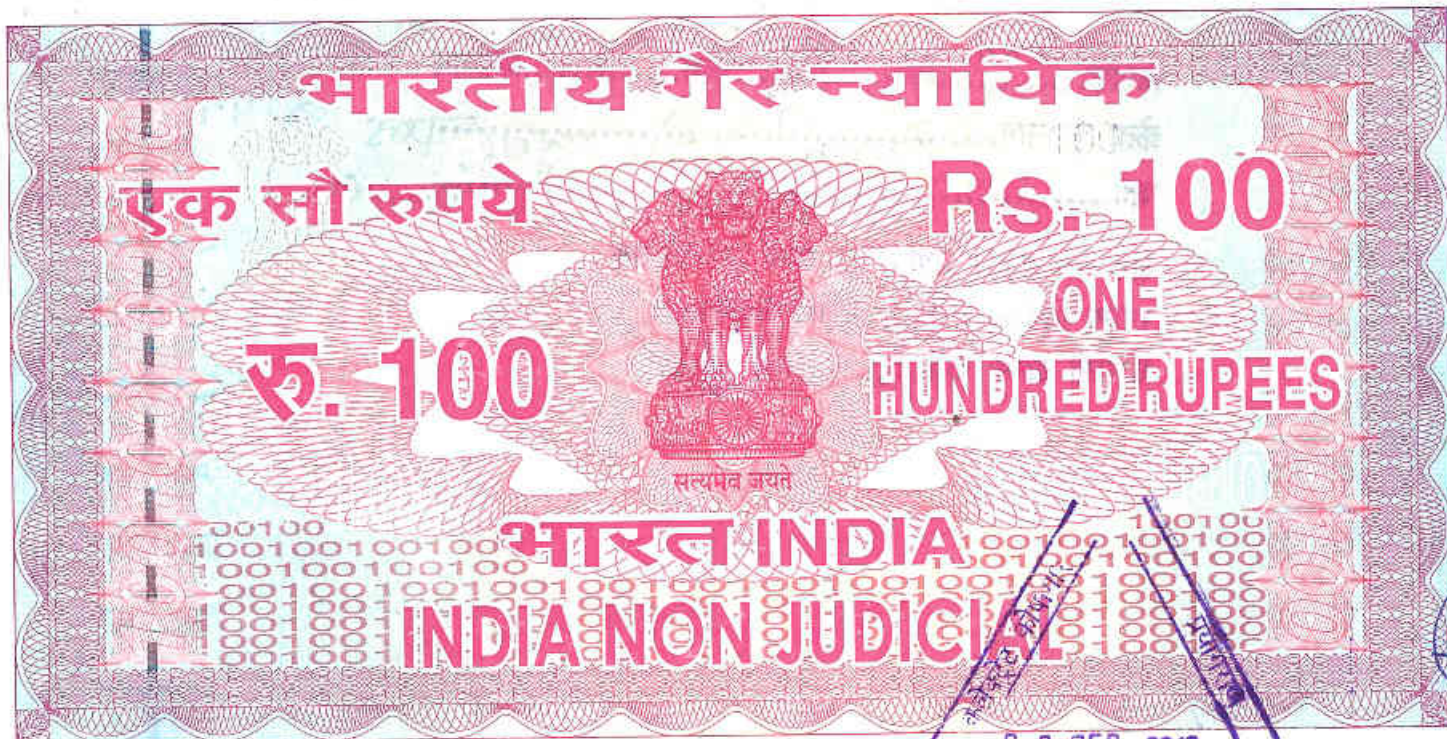

Ravindra Pal Varshney
(Vendor)



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

क्रमांक 286 तिथि 09/09/2019 मूल्य रु 100 प्रयोजन -
क्रेता का नाम कर्म डी एम एस कंपनी
पता निचिटा टाईन ब्याग 2

ल० नं० 470 अवधि 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कयेहरी, प्रयागराज







उत्तर प्रदेश UTTAR PRADESH

(19)

PHOTOGRAPH

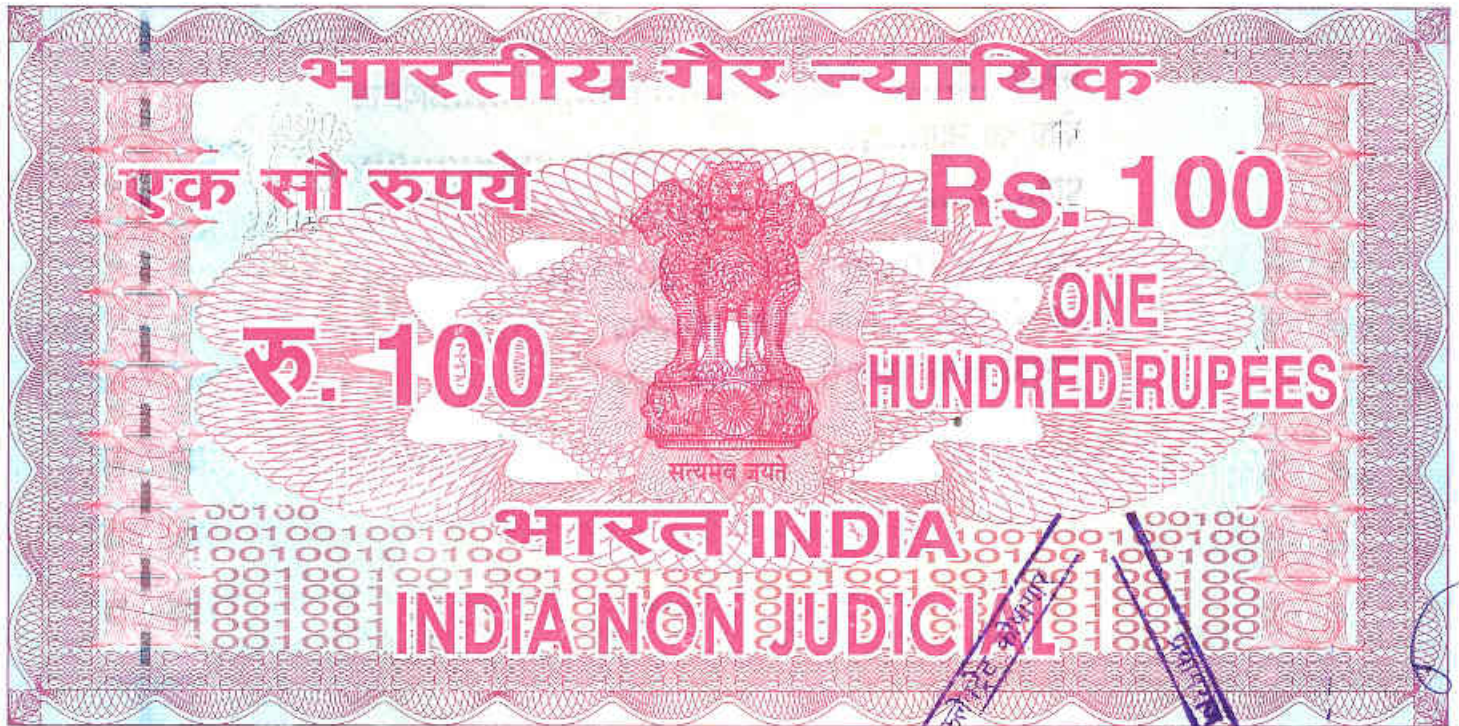



Ravindra Pal Varshney
(Vendor)



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

क्रमांक. 287 तिथि 09/09/2019 मूल्य 4100 प्रयोजन फेडरल
क्रेता का नाम कर्तरी डी. एम. एफ. एस. कंपनी
पता मिर्जापुर रोड, प्रयागराज
ल० नं० 470 अर्थात् 31 मार्च 2020 तक
स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कच्चेहरी, प्रयागराज







उत्तर प्रदेश UTTAR PRADESH

(20)


Ravindra Pal Varshney
(Vendor)



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

WITNESSES:

- 
1. **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)
 2. **Harish Chandra Mishra**
S/o Lalji Mishra
R/o 5/6 Azad Nagar, Town Area, Jhunsi
Prayagraj - 211 019
(Driving Licence No.: UP 7019880000148, Mobile No.: 9839210457)



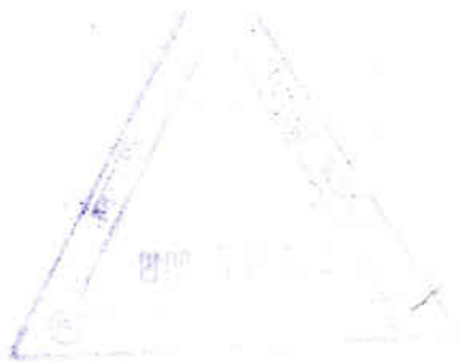
Drafted By:  Abdul Jalil (Advocate), Civil Court, Prayagraj
Typed By:  Pavitra Kumar

क्रमांक 288 ०१/०१/२०१९ ५१०० फरवरी

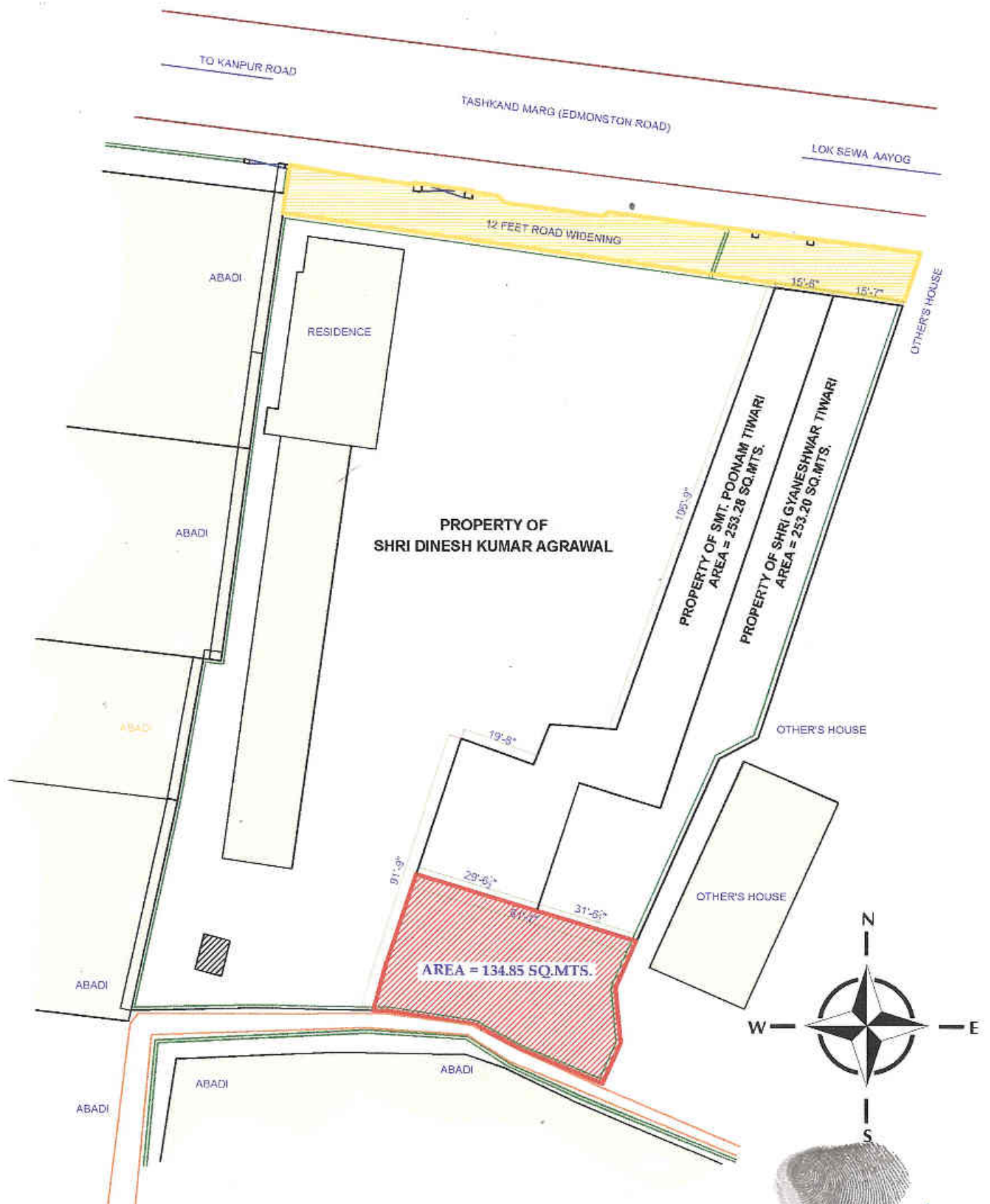
क्रमांक तिथि मूल्य प्रयोजन
क्रेता का नाम कर्म ही ०४०५०५ ०२५०१
पता कर्म ही ०४०५०५ ०२५०१

ल० नं० 470 अवधि 31 मार्च 2020 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कचेहरी, प्रयागराज



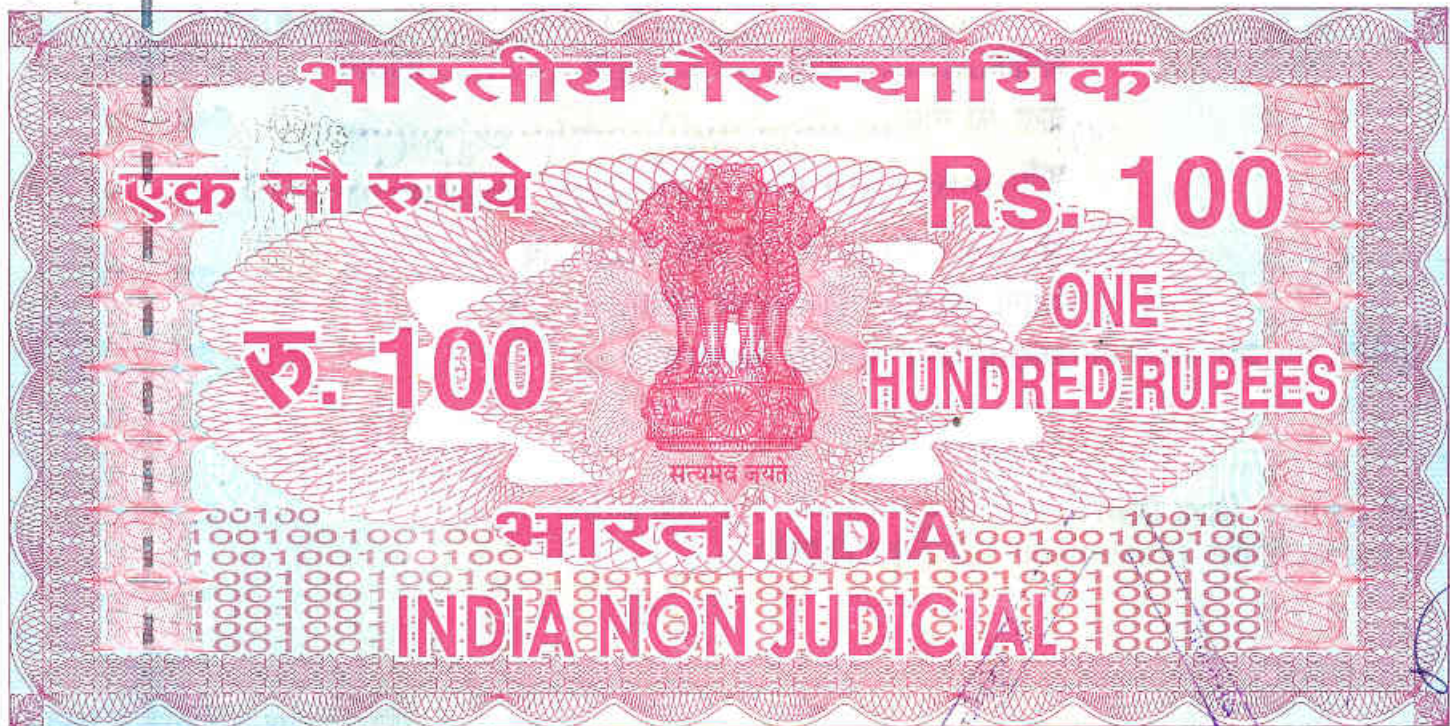
Site Plan of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 134.85 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, which lies towards north on the Service Lane far away from Edmonston Road (Tashkand Marg) in the shape of Open Land as shown and marked Red Colour



Ravindra Pal Varshney
Ravindra Pal Varshney
 (Vendor)

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





उत्तर प्रदेश UTTAR PRADESH

(21)

STAMP DUTY

Stamp Duty of Rs. 3,00,100/- (Rupees Three Lakhs and One Hundred Only) is being paid on Sale Consideration of Rs. 29,50,000/- (Rupees Twenty-Nine Lakhs Fifty Thousand Only).

a. Stamp Duty of Rs. 2,98,100/- (Two Lakhs Ninety-Eight Thousand Eight Hundred Only) is being paid through E-Stamp Certificate No. IN-UP06601705742587R, having Serial No. SR0003599266 dated 09-Sep-2019 at 04:25 PM

b. Stamp Duty of Rs. 2,000/- (Rupees Two Thousand Only) is being paid through Indian Non - Judicial Stamp according to Government Order No. 2756/11 dated 30th June 2008


Ravindra Pal Varshney
(Vendor)





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

क्रमांक 289 तिथि 09/09/2019 मूल्य रु 100 प्रयोजन मय डी.एस.
 विक्रेता का नाम..... कर्मला देवी लक्ष्मणपुत्रा अप्पली
 पति..... मरिचिन्द्र दत्त शर्मा 12/20

सं० नं० 470 अवधि 31 मार्च 2020 तक

स्टाम्प विक्रेता-अरविन्द कुमार श्रीवास्तव

आवेदन सं०: 2019008900167 चौरासी खम्भा कवेहरी, प्रयागराज

बही संख्या 1 जिल्द संख्या 10670 के पृष्ठ 201 से 244 तक क्रमांक 5129 पर दिनांक 11/09/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कर्मला देवी

उप निबंधक : सदर प्रथम

प्रयागराज

11/09/2019

