

5129/19

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



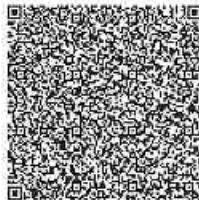
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP06601705742587R
: 09-Sep-2019 04:25 PM
: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
: SUBIN-UPUPSHCIL0107852429765487R
: D KUMAR AND COMPANY
: Article 23 Conveyance
: Part of Nazul Freehold Site No.AA/1 Civil Station Also Part of House
No.9/2 Taskhand Marg Prayagraj
: 29,50,000
(Twenty Nine Lakh Fifty Thousand only)
: Ravindra Pal Varshney
: D KUMAR AND COMPANY
: D KUMAR AND COMPANY
: 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:

- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.





उत्तर प्रदेश UTTAR PRADESH



Mr. Ravindra Pal Varshney



Identified

Advocate

⁽²⁾
SUMMARY OF DEED

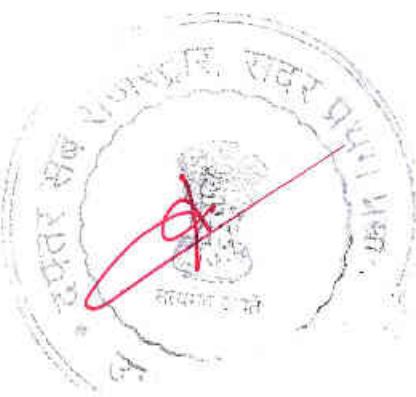
1. Type of Property	:	Residential Land
2. Ward/ Pargana	:	Sadar - 1
3. Mohalla/Village	:	Mohalla Edmonston Road, (Tashkand Marg), Prayagraj
4. Description of Property	:	Part of Nazul now Freehold Site No. AA/1, Civil Station, Allahabad (now Prayagraj) measuring 134.85 sq.mts., which is also

Ravindra Pal Varshney
(Vendor)



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

क्रमांक..... 270 तिथि 09/09/2019 मूल्य..... 2700 प्रयोजन नं ४८८
क्रेता का नाम..... नेमी दी जुलूस अमान पता..... नेमी दी जुलूस अमान
ल० नं 470 अवधि 31 मार्च 2020 तक
स्थाप्य विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खस्ता कच्छहरी, प्रयागराज *Arvind*





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	:	7ft. 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 271 तिथि 09/09/2019 मूल्य 470 प्रयोजन
 क्रेता का नाम राम बुमला विवरण
 पता १८८५३ नारायणपुरा ल० वं० 470 अवधि 31 मार्च 2020 तक
 स्थाप्य विक्रेता-अरविन्द कुमार श्रीवास्तव
 आवेदन सं०: 201900890016747
 वारासा खम्भा कथेहरी, 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 वार्ष्य,
 पुत्र श्री रवि हरी पाल वार्ष्य
 व्यवसाय: अन्य
 निवासी: 9/2 एडमास्टन रोड (ताशकंद मार्ग) प्रयागराज

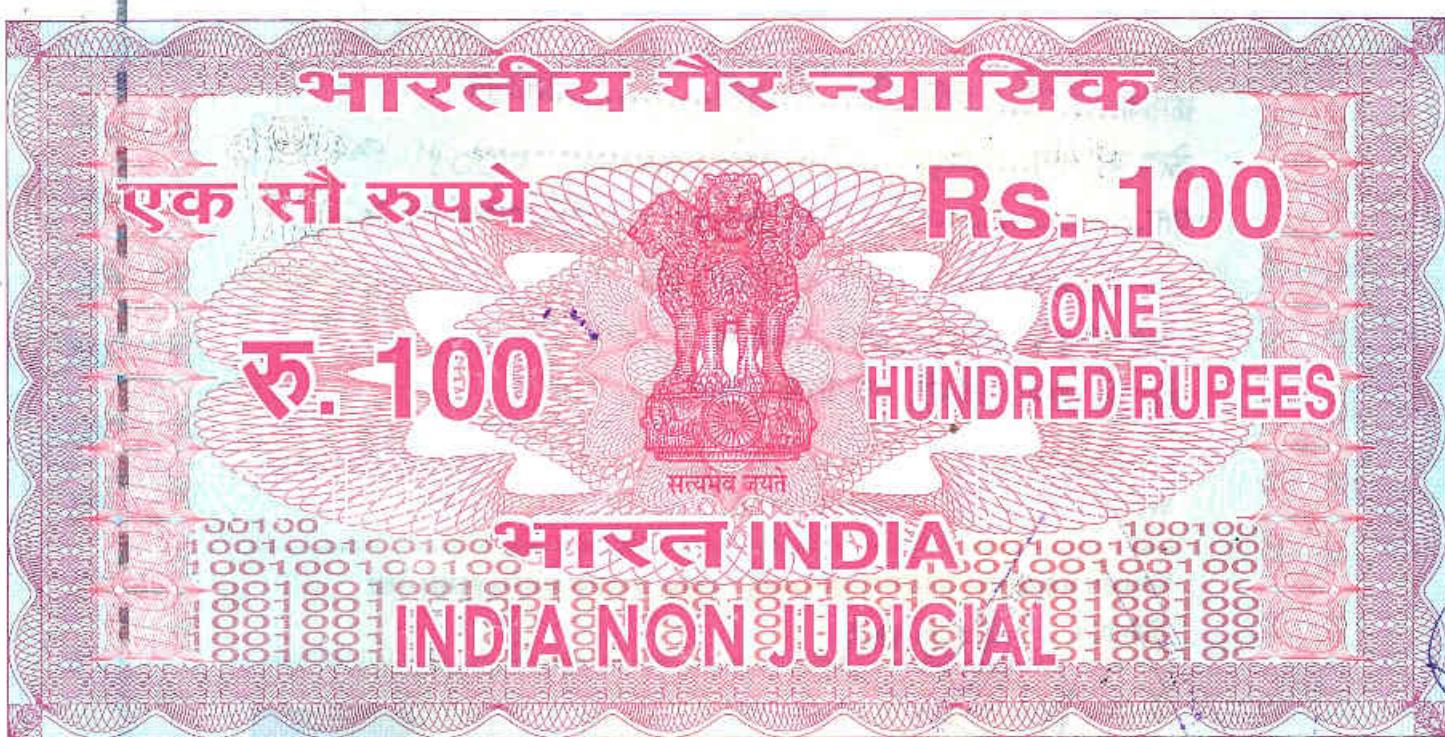


ने यह लेखपत्र इस कार्यालय में दिनांक 11/09/2019 एवं 01:42:24 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला 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

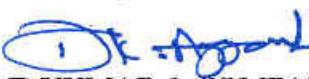
RAVINDRA PAL VARSHNEY, (Voter ID No.: ZMV0586826) S/o Late Hari Pal Varshney aged about 70 Years R/o 9/2 Edmonston Road (Tashkand Marg), Prayagraj (UP) IN (PAN: ABAPV0072C, Mobile: 9410393698) (hereinafter called the "Vendor" which expression shall unless repugnant to the context or meaning thereof be 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..... 272 तिथि..... ०९/०९/२०१९ मूल्य..... प्रयोजन
 क्रेता का नाम..... डॉ लक्ष्मी पांडे ४०५ ०२५०९
 पता..... रुद्रपुर टाउन २५०९
 ल० नं० 470 अवधि 31 मार्च 2020 तक
 स्थावरदन नं० 201900890046747
 दौरासी खम्भा कदेहरी, प्रयागराज

बही स०: 1

रजिस्ट्रेशन स०: 5129

वर्ष: 2019

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

विक्रेता: 1

श्री रविन्द्र पाल वार्ष्ण्य, पुत्र श्री स्व हरी पाल वार्ष्ण्य



निवासी: ९/२ इडमास्टन रोड (ताशकंद मार्ग) प्रयागराज

व्यवसाय: अन्य

क्रेता: 1

श्री डी कुमार एंड कंपनी के द्वारा दिनेश कुमार अग्रवाल, पुत्र श्री रव० फूलचन्द्र अग्रवाल



निवासी: १४/२२/१८ न्यू एलिन रोड सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कृष्ण कुमार महेश्वरी, पुत्र श्री रव० राम कृष्ण महेश्वरी



निवासी: ३४ ए स्पोर रोड प्रयागराज

व्यवसाय: व्यापार

पहचानकर्ता: 2

श्री हरिधन्द्र मिश्रा, पुत्र श्री लाल जी मिश्रा



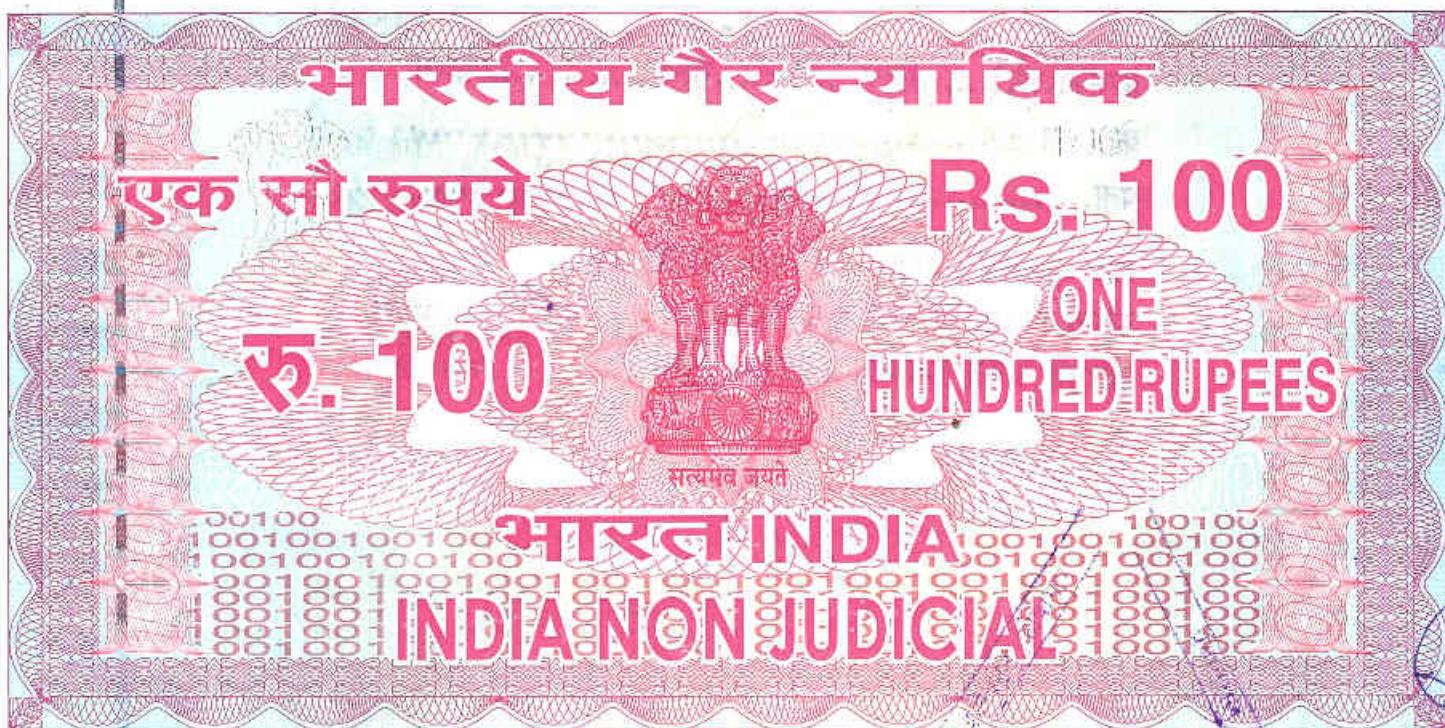
निवासी: ५/६ आजाद नगर टाउन सेक्यूरिटी प्रयागराज

व्यवसाय: अन्य

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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 कमला देवी
 उप निबंधक: सदर प्रथम



उत्तर प्रदेश UTTAR PRADESH

(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)

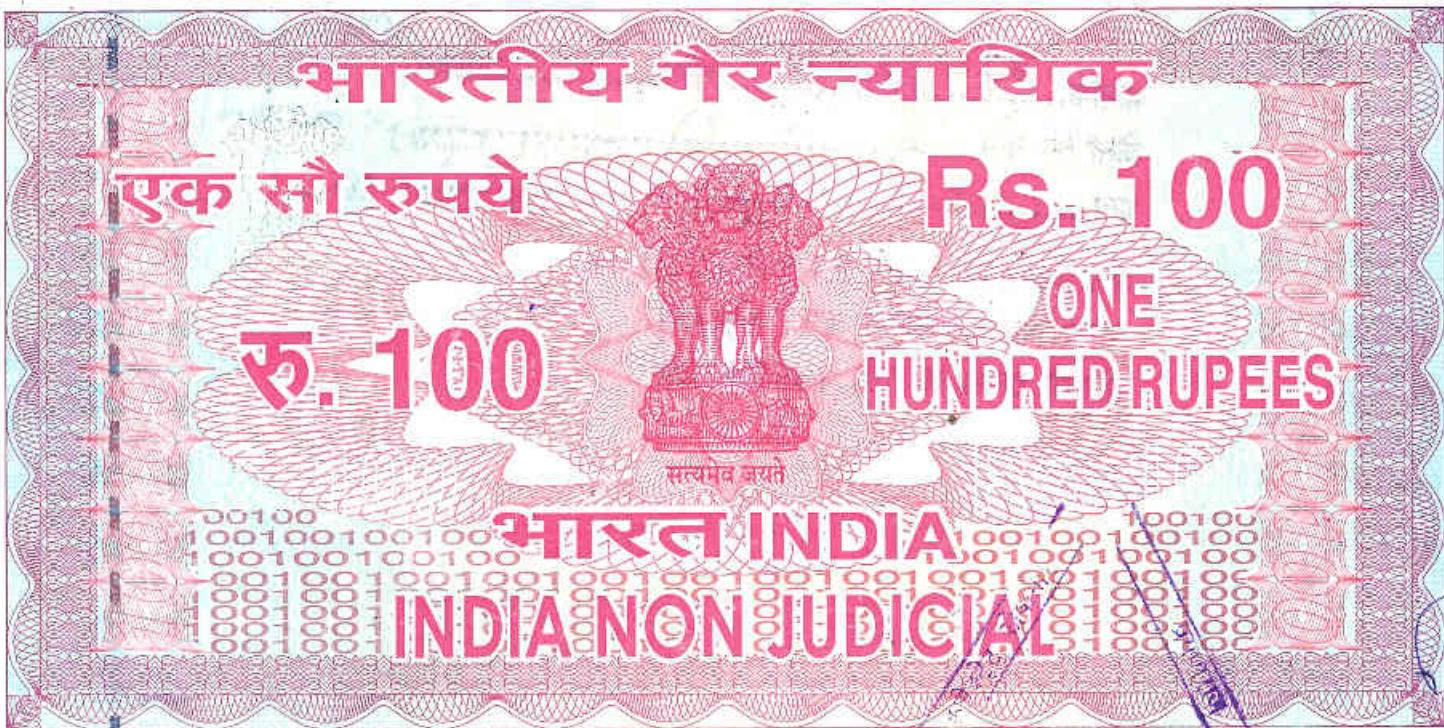



M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

क्रमांक २२३ तिथि ०९/०९/२०१९ मूल्य ५८८ प्रयोजन
 क्रेता का नाम श्रीमति अमर कुमार श्रीवास्तव
 पता राजवाल नाम ७४१२०८८
 ल० न० ४७० अवधि ३१ मार्च २०२० तक
 स्थाप्य क्रिकेता-जारविन्द कुमार श्रीवास्तव
 चौरासी खम्भा कवेहरी, प्रयागराज

प्रयागराज
 हसनैन अहमद नियमित
 निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

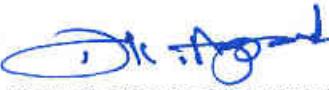
(6)

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 २७५, तिथि ०९/०९/२०१९, मूल्य ८८०, प्रयोजन नम्बर ~
क्रेता का नाम अमृता दी कुमार कुमार ३२५०१
पता राजस्थान अरैग अरैग २०१८
ल० न० ४७० अवधि ३१ मार्च २०२० तक
स्थायि विक्रेता- अमृता- कुमार श्रीवास्तव
चौरासी खम्मा कवेहरी, ग्रामगराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019

(B)

FD 336861

(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.;

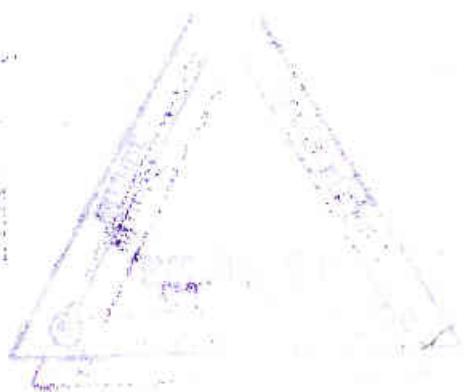
AND WHEREAS under the then prevalent Government Orders, the Vendor, Shri Ravindra Pal Varshney, S/o Late Hari Pal Varshney, made an Application having Application No. 3539 dated 22-07-2008 for conversion of his Leasehold Rights of aforesaid Part of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad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

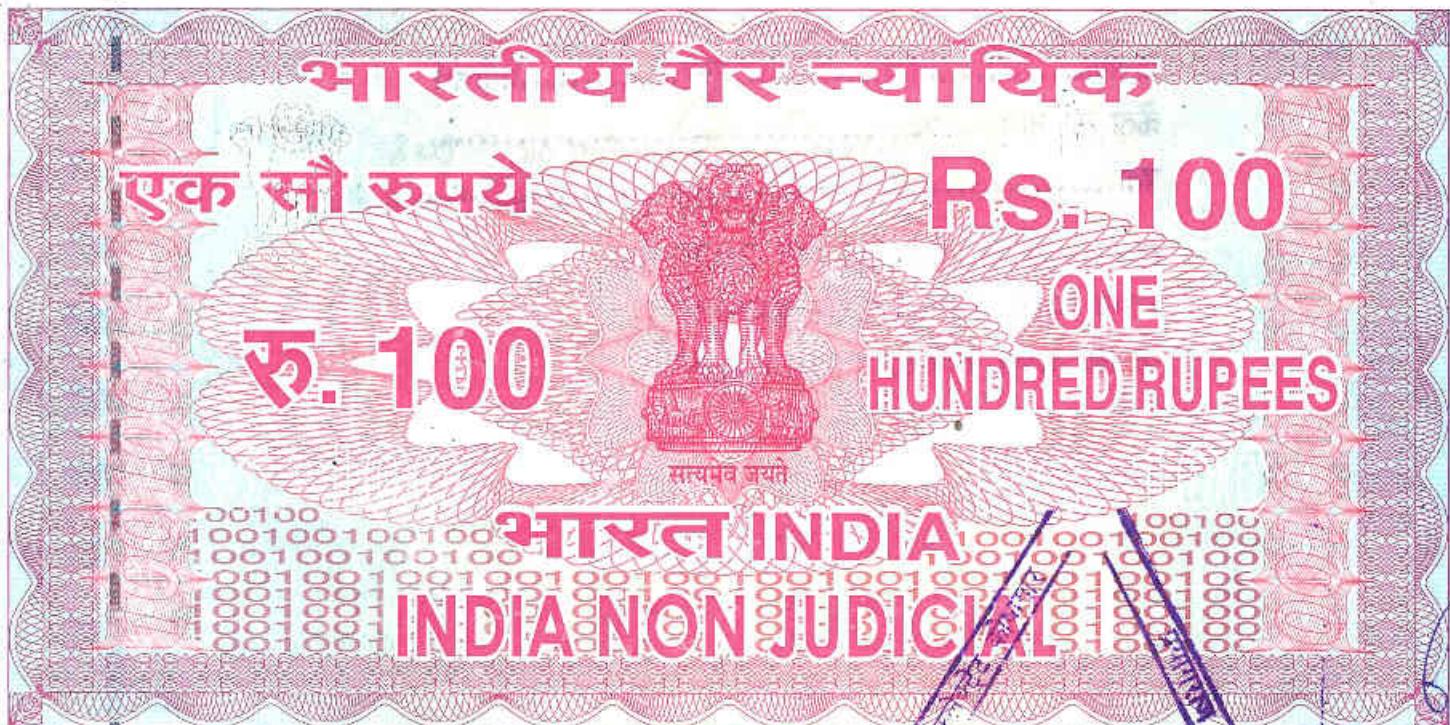

Ravindra Pal Varshney
(Vendor)




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

क्रमांक 225 तिथि ०७/०९/२०१९ मूल्य ५०० प्रयोजन
क्रेता का नाम श्रीमति बुजारपांडे ५२५/१
पता लिंगपट्ट जाईन अयोग्य २०८
ल० नं० ४७० अवधि ३१ मार्च २०२० तक
स्थाय विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खान्हा कवेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336862

(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)

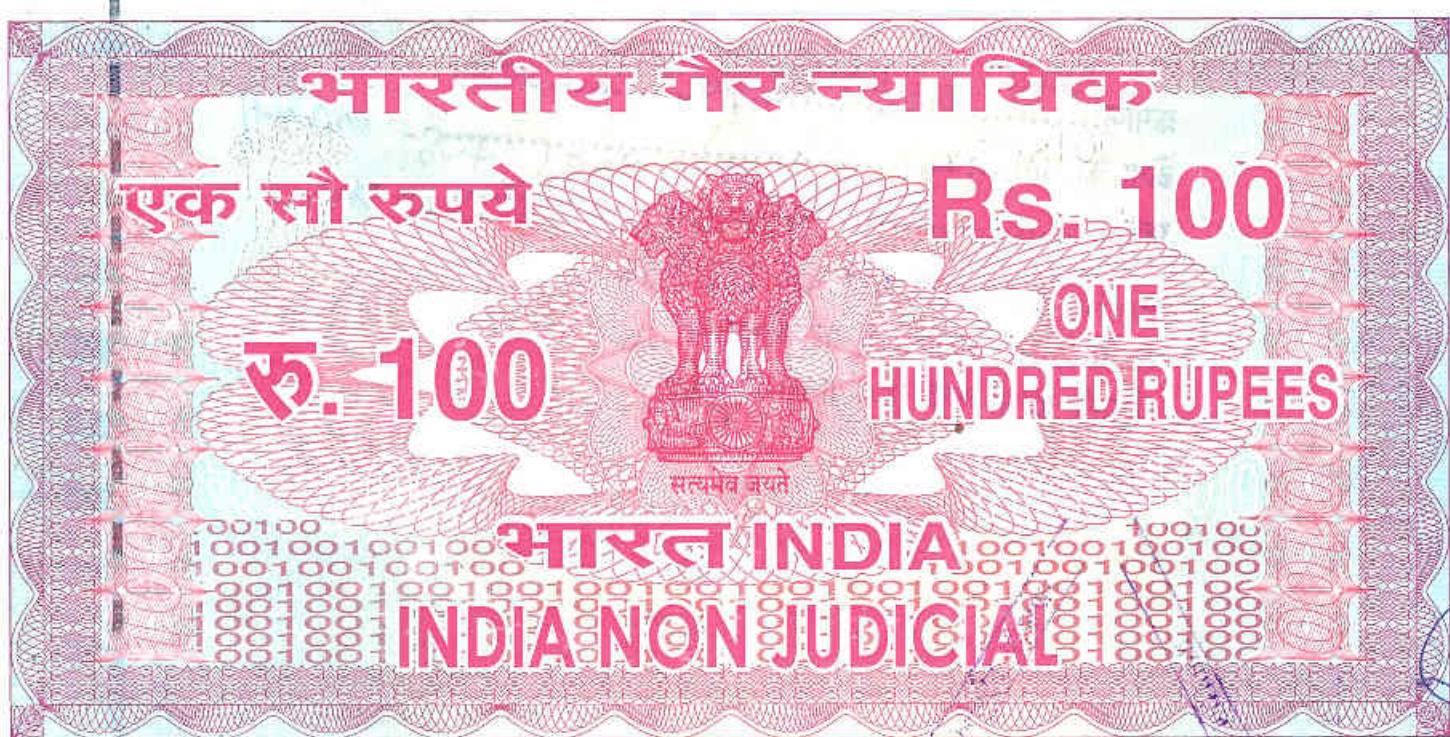
क्रमांक 226 तिथि २७/०९/२०१७ रुपये ५०० रुपये

क्रेता का नाम श्रीमति अमर कुमार राजपति
घरा नाम अमित कुमार राजपति

ल० नं० 470 अवधि 31 मार्च 2020 तक

स्थाय विक्रेता-अरविंद कुमार श्रीवाल्लभ
चौरासी खस्ता कवेहरी, प्रद्यागराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336863

(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)

www (Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

227 तिथि ५/७/२०१९ दृष्टि प्रयोजन
क्रमांक क्रेता का नाम कैमरुदी जुमारपुर-जू.पी.
क्रेता रिहिवल जाई १७ अगस्त २०१८
ल० नं० ४७० अवधि ३१ फरवरी २०२० तक
स्थाप विक्रेता-आदित्य कुमार श्रीवास्तव
चौरासी खम्भा कवेहरी, प्रयागराज *Amritpal*





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2011 FB 336864
(B) (P)

(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*);

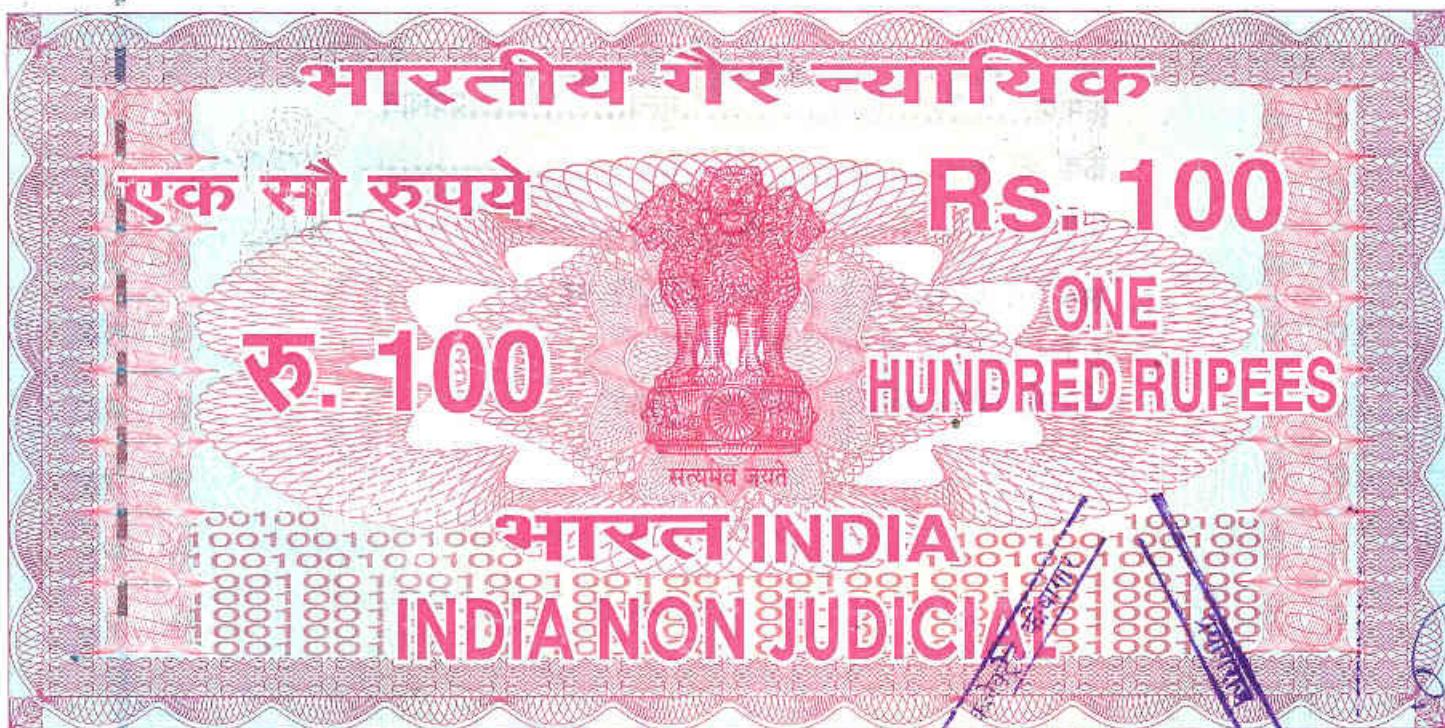

Ravindra Pal Varshney
(Vendor)




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

क्रमांक २२८ तिथि ०७/०७/२०१९ मूल्य २१०० प्रयोजन
क्रेता का नाम श्रीमति जगद्विलाल कर्पन
पता श्रीविलाल भाई उपराम २०५
ल० न० ४७० अवधि ३१ मार्च २०२० तक
स्थान विक्रेता-आरविन्द कुमार श्रीवास्तव
चौरासी खम्भा कबैली, प्रयागराज *Amrit*





उत्तर प्रदेश UTTAR PRADESH

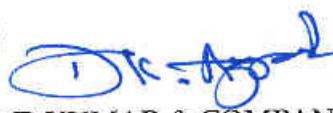
(11)

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)

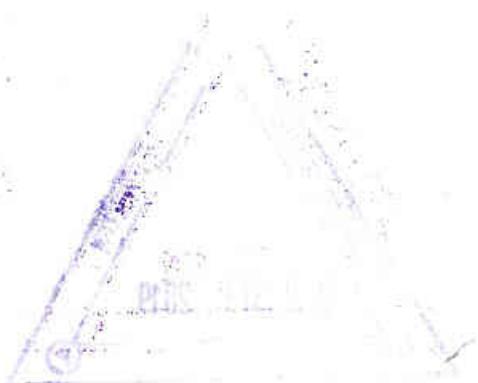
क्रमांक २२७ तिथि ५९/०९/२०१९ मूल्य ८७०० नोट ४१८ -
क्रेता का नाम श्रीमति लक्ष्मी बाबू नारायण

पता निवास नं ४८८ उपाय उद्धरण

ल० नं ४७० अवधि ३१ मार्च २०२० तक

स्थान विक्रेता-आरविन्द कुमार श्रीवास्तव

चौरासी खम्भा कच्छहरी, रायगढ़ राज



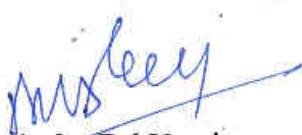


उत्तर प्रदेश UTTAR PRADESH

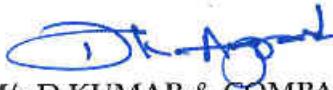
(12)

described in the schedule and marked with 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

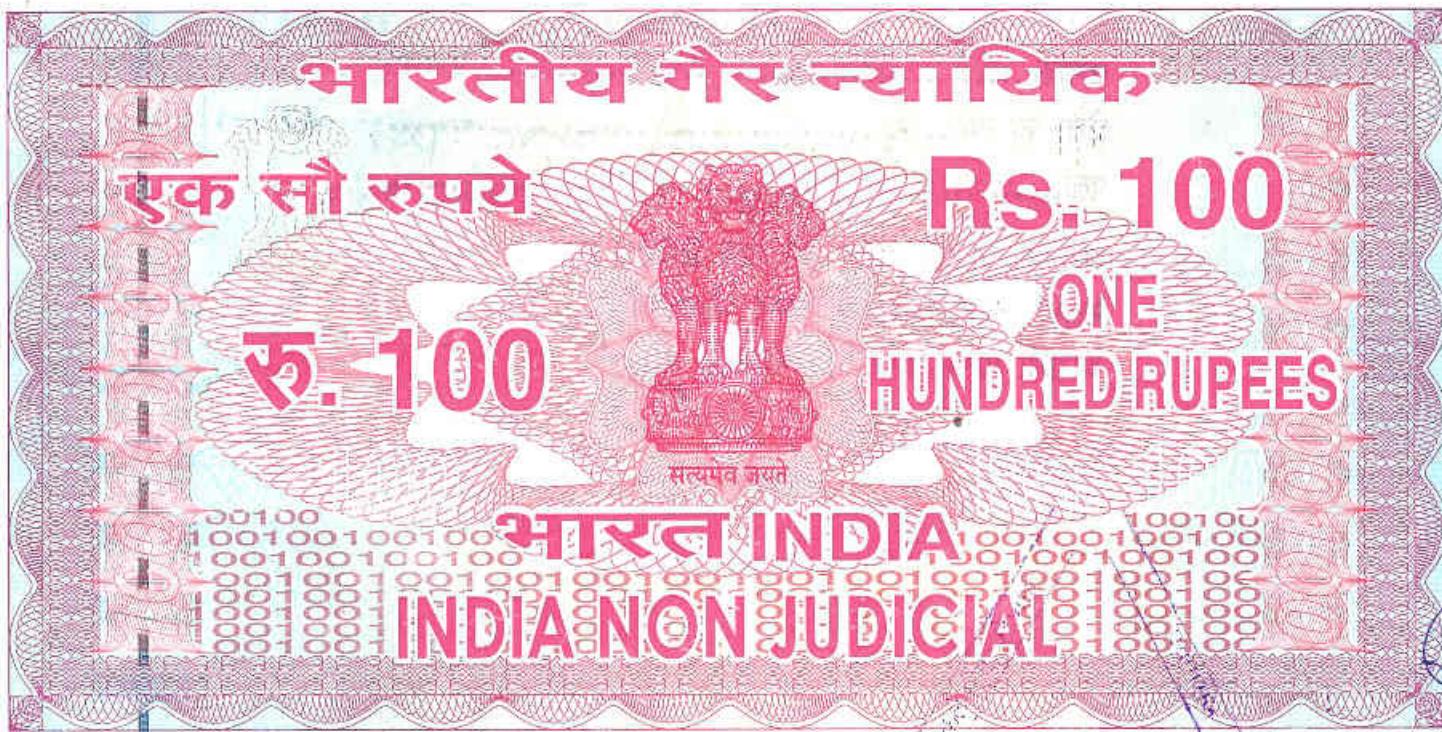

Ravindra Pal Varshney
(Vendor)




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

क्रमांक 280 तिथि ०९/०९/२०१९ मूल्य २८० रुपये -
क्रेता का नाम डॉ डी. विजय कुमार - ०९२५८
पता निवास इलाहाबाद ०५२०१८
ल० न० ४७० अवधि ३१ मार्च २०२० तक
स्थान विक्रेता-अरमिन्द कुनार श्रीवाल्मी
चौरासी खस्ता कदेहरी, अयगराज





उत्तर प्रदेश UTTAR PRADESH

(13)

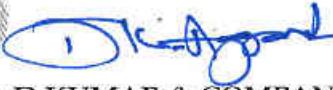
hindrance and claim whatsoever from or by the said Vendor, his heirs, executors, administrators, successors-in-interest and permitted assigns or any other person or persons claiming through or under him.

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)

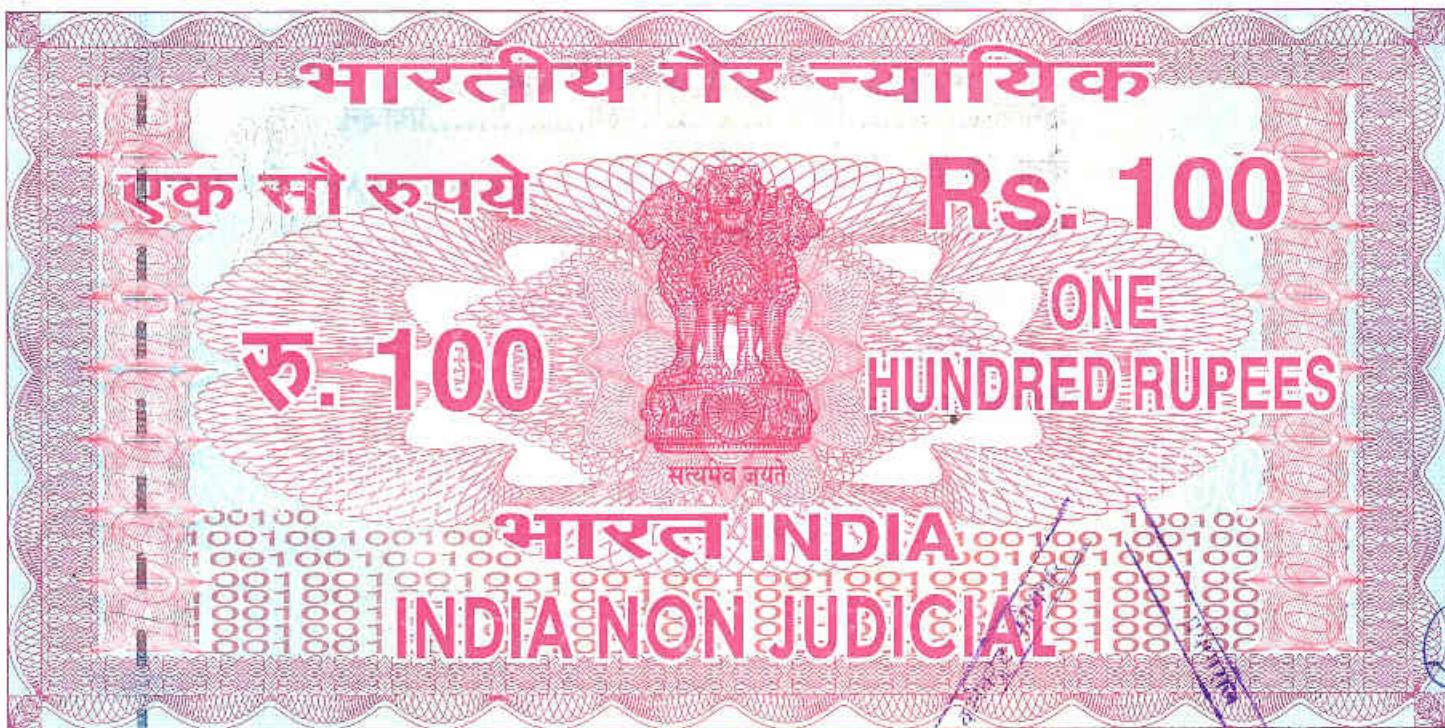
क्रमांक २८। तिथि ०९/०९/२०१९ मूल्य २२०० प्रयोजन

क्रेता का नाम श्रीमति ईश्वरा राज नंगा
पता श्रीमिति ईश्वरा राज नंगा

ल० नं० ४७० अवधि ३१ मार्च २०२० तक

स्थायि विक्रेता-आरविन्द कुमार श्रीवारस्तव
चौरासी खम्भा कदेहरी, ग्रामगाराज





उत्तर प्रदेश UTTAR PRADESH

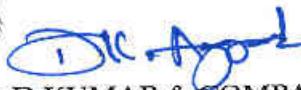
02 SEP 2019
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(14)

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 ०९/०९/२०१९ मूल्य १०० प्रयोजन
क्रेता का नाम जगदीप कुमार श्रीवास्तव
पता निवास नं० ४७० अवधि ३१ मार्च २०२० तक^{२०२०}
स्थायी विक्रेता-अरविन्द कुमार श्रीवास्तव
चौरासी खम्मा कबैहरी, प्रांगणराज





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)



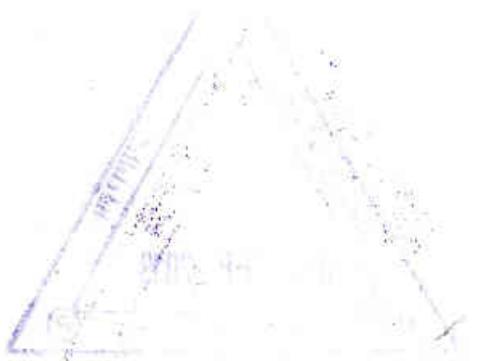

M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

क्रमांक 283 तिथि ७/७/२०१९ दृष्टि नं ४१-
क्रमांक... तिथि... दृष्टि... प्रयोजन

क्रेता का नाम... जैनी दी प्रज्ञानपुरा ७२५०८
पता... दृष्टि दृष्टि नं २००

ल० न० ४७० अवधि ३१ मार्च २०२० तक

स्थान विक्रेता-अरविन्द कुमार शौधराज
चौरसी खम्मा कवेहरी, गावाचराज





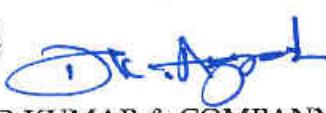
उत्तर प्रदेश UTTAR PRADESH

(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 ०९/०९/२०१९ दृष्टि १०५ प्रयोजन
क्रेता का नाम... गोपी देवी कुमार साहनी
पता... खीरीखिल लालन गांव
ल० नं० ४७० अवधि ३१ मार्च २०२० तक
स्थान विक्रेता-अगविन्द कुमार श्रीवास्तव
चौरासी खस्ता कचेरी, उदागराज





उत्तर प्रदेश UTTAR PRADESH

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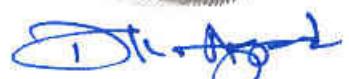
(17)

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)

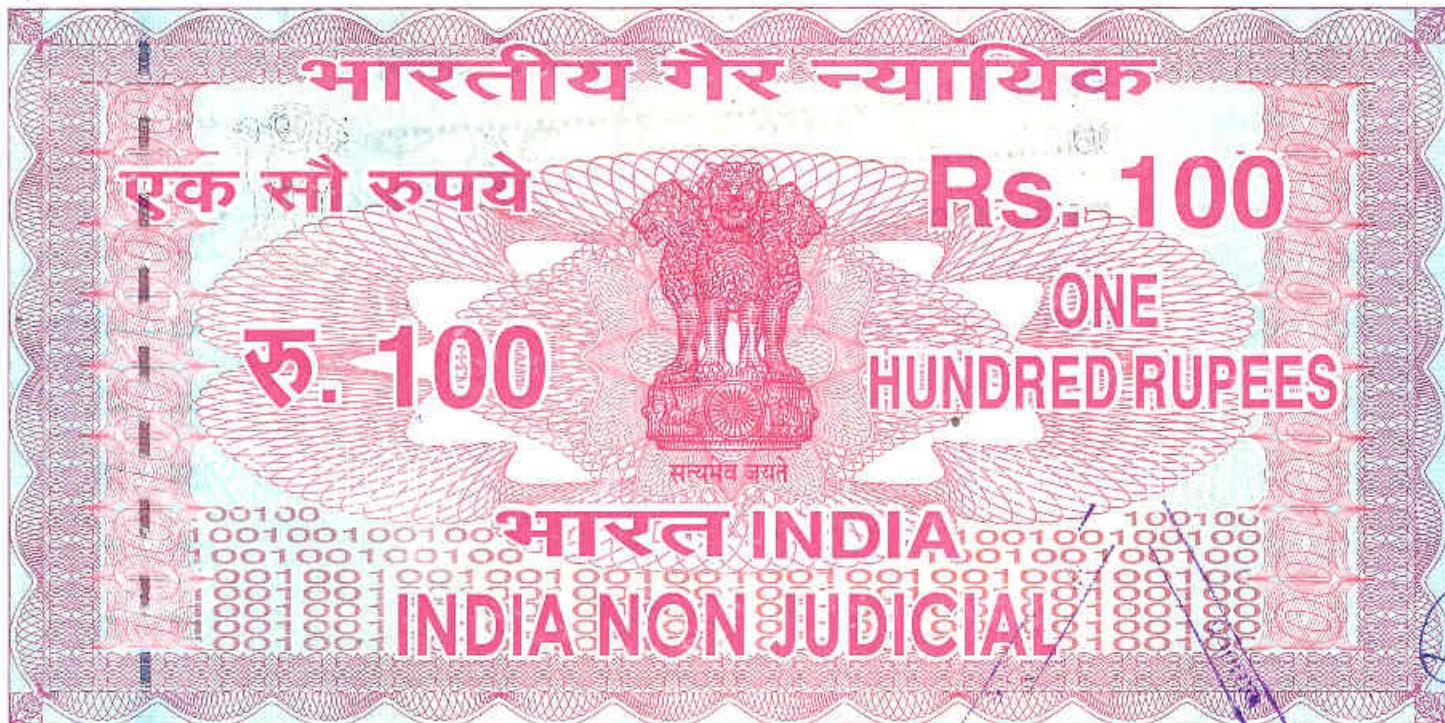



M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)



क्रमांक 285 - तिथि ०९/०९/२०१७ मूल्य २१० प्रयोजन
क्रेता का नाम श्रीमति की लक्ष्मा राजा - ८२५५
पता रविल लाई नाम
ल० नं० ४७० अवधि ३१ मार्च २०२० तक
स्टाम्प विक्रेता-आरिन्द कुमार श्रीवास्तव
चौरासी खम्बा कबैहरी, अगराज *क्रेता*





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)

~~Ravindra Pal Varshney~~
(Vendor)

M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

क्रमांक 286 तिथि ५/७/२०१७ मूल्य ५००० प्रयोजन
केता का नाम श्री कुमार श्रीवास्तव
पता निविल नाइजेर अपामारा
ल० नं० ४७० अवधि ३१ मार्च २०२० तक
स्टाम्प दिक्षेता-अंरथिन्द कुमार श्रीवास्तव
चौरासी खम्मा कदेहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019

FB 336873

(19)

PHOTOGRAPH



Ravindra Pal Varshney
(Vendor)

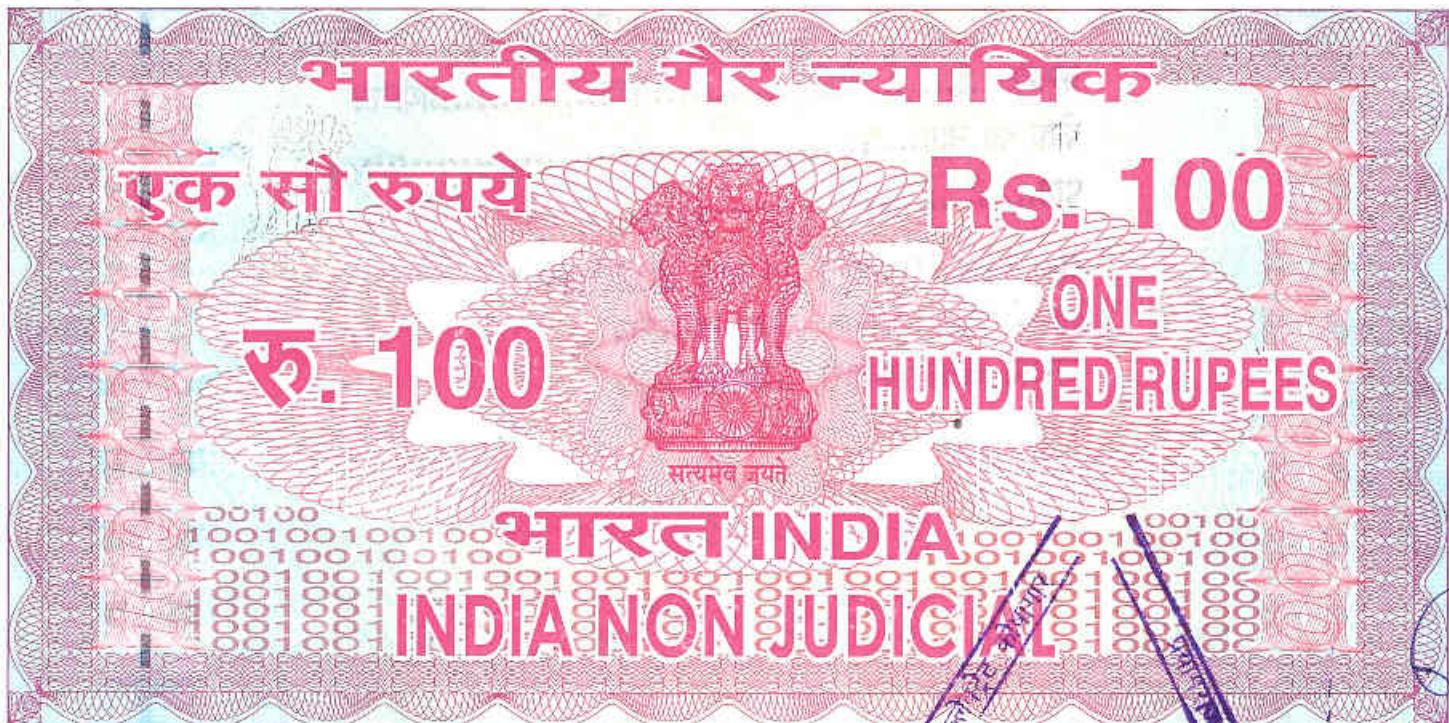




through its Authorised Partner
Mr. Dinesh Kumar Agrawal
(Vendee)

287 तिथि ०७/०१/२०१९ द्वारा प्रयोजन नं ०१८
क्रमांक.....
क्रेता का नाम..... डॉ. अमृता कुमार ०२५८
पता..... अमृता कुमार ०२५८
ल० नं ० ४७० अवधि ३१ मार्च २०२० तक
स्थाय विक्रेता-अरविन्द कुमार श्रीवास्तव
घोरासी खम्भा कच्छहरी, प्रयागराज





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336874

(20)


Ravindra Pal Varshney
(Vendor)

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)




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



2. Harish Chandra Mishra
S/o Lalji Mishra
R/o 5/6 Azad Nagar, Town Area, Jhunsi
Prayagraj - 211 019
(Driving Licence No.: UP 70 19880000148, Mobile No.: 9839210457)



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



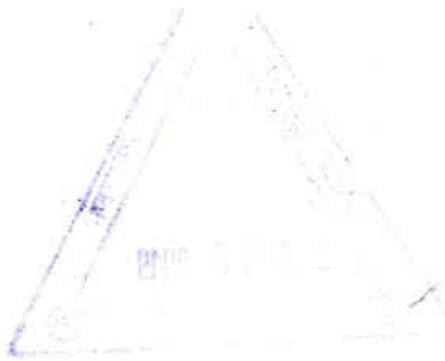
क्रमांक 288 दिनी ०९/०९/२०१९ दृष्टि १०० फैली

स्थिति मूल्य प्रयोजन

क्रेता का नाम श्रीमति शुभा अपार्जना देवी
पता श्रीकृष्णनगर उपनगर

ल० न० ४७० अवधि ३१ मार्च २०२० तक

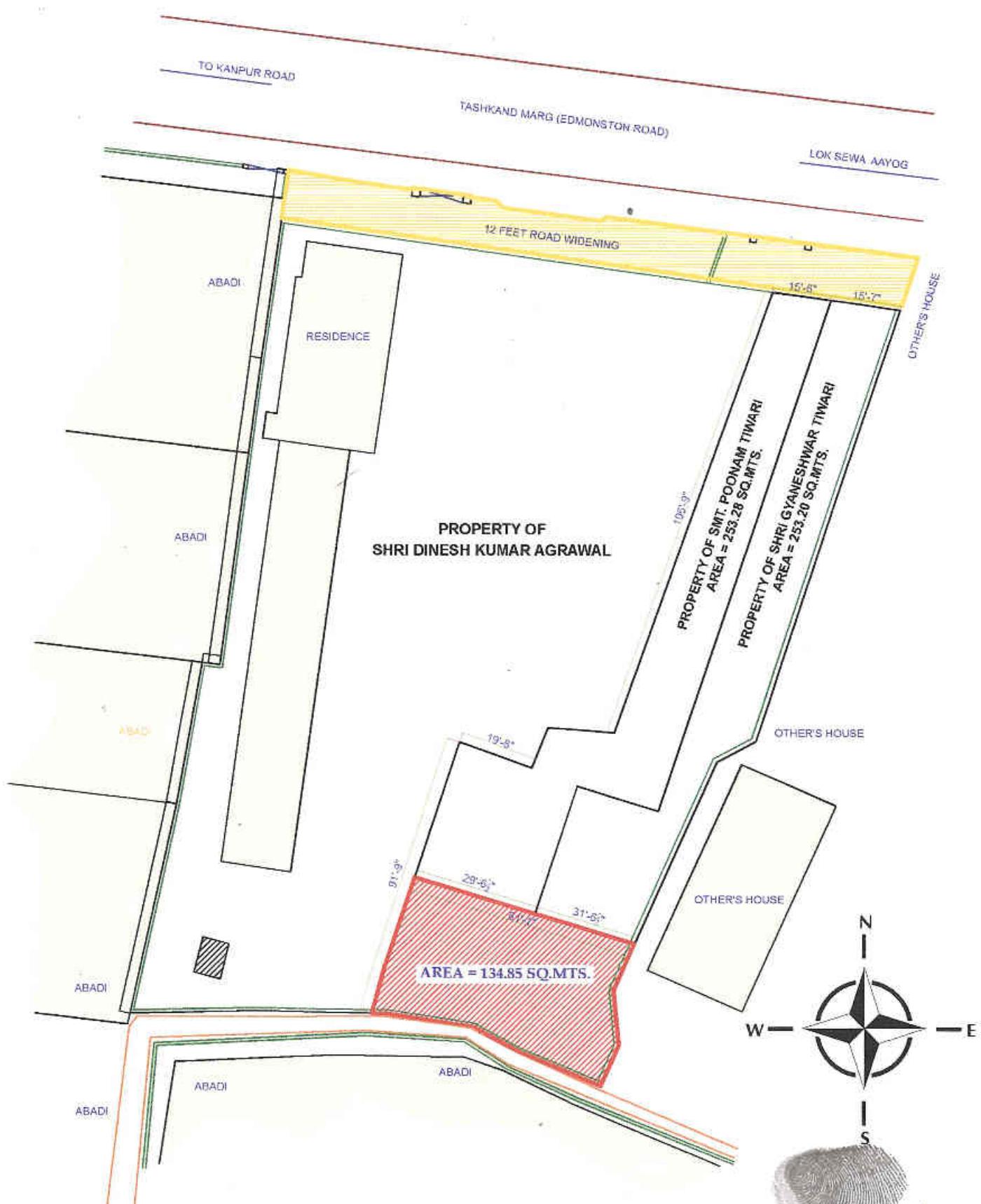
स्थान विक्रेता-अर्थिना कुमार श्रीवास्तव
चौरसी खम्भा कच्छहरी, ग्रामराज



प्राप्ति का दर्शन



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
(Vendor)

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





उत्तर प्रदेश UTTAR PRADESH

02 SEP 2019 FB 336875

(21)

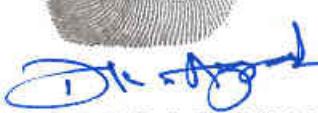
STAMP DUTY

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).

- 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
- 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 ०१/०९/२०१९ द्वारा देखा गया प्रयोगन
 वित्ती का नाम श्रीमती रमा देवी चौधुरी प्रयागराज
 ल० न० 470 अवधि 31 मार्च 2020 तक
 स्टाप विवेता-अरविंद कुमार श्रीकास्तव
 आवेदन सं० 201900890016 द्वारा सी खम्मा 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

कमला देवी
 उप निबंधक : सदर प्रथम
 प्रयागराज
 11/09/2019

