2175/-20

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

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP07689163225181S
Certificate Issued Date	:	15-Jun-2020 02:41 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0109300595401652S
Purchased by	:	Ms D Kumar And Company
Description of Document	:	Article 23 Conveyance
Property Description	:	Part of Freehold Site No.AA/1 Civil Station Alld Having H.No.9/2 Edmonston Road Prayagraj
Consideration Price (Rs.)	:	1,36,00,000 (One Crore Thirty Six Lakh only)
First Party	:	Gyaneshwar Tewari
Second Party	:	Ms D Kumar And Company
Stamp Duty Paid By	:	Ms D Kumar And Company
Stamp Duty Amount(Rs.)	:	9,50,200 (Nine Lakh Fifty Thousand Two Hundred only)

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

(1)

Gyaneshwar Tewari
(Vendor)

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

RS 0001506681

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.

उपनिबंधक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

11 JUN 2021

FF 890155

प्रयागराज

उत्तर प्रदेश UTTAR PRADESH

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 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road*

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

Gyaneshwar Tewari
(Vendor)

अंक 14/6 दिनांक 15/6/2020 मूल्य 100 पंजीयन

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

निवास 7.4/22/28 न्यू एल्गिन रोड सिविल लाइन्स प्रयागराज

स्टाम्प विक्रेता

वाणिज्यकर परिसर, प्रयागराज

ला० नं० 441 अवधि 31 मार्च 2022 तक

सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 898156

प्रयागराज

			(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	:	*253.20 sq.mts.*
7.	Situation of Road	:	*60.00 mts. Wide Edmonston Road*
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. 1,36,00,000/-*
13.	Valuation of Property	:	*Rs. 1,35,71,520/-*

(as per Praroop - 3 at Page No. 38 having V-Code No. 13)

14.	Stamp Duty Paid	:	*Rs. 9,52,000/-*

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1417 15/6/2020 मूल्य 100 प्रयोजन
स्टाम्प क्रेता डी. कुमार एण्ड कम्पनी
निवास 14/27/28 न्यू एल्गिन रोड सिविल लाइन्स प्रयागराज
स्टाम्प विक्रेता
वाणिज्यकर परिसर, प्रयागराज
ला0 नं0 941 अवधि 31 मार्च 2021 तक

आवेदन सं०: 202000890007303

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 2175 वर्ष: 2020

प्रतिफल- 13600000 स्टाम्प शुल्क- 952000 बाजारी मूल्य - 13571520 पंजीकरण शुल्क - 136000 प्रतिलिपिकरण शुल्क - 100 योग : 136100

श्री ज्ञानेश्वर तिवारी ,
पुत्र श्री गोपाल जी तिवारी
व्यवसाय : अन्य
निवासी: ग्राम व पोस्ट चौका नेनी परगना अरैल तहसील करछना प्रयागराज

ने यह लेखपत्र इस कार्यालय में दिनाँक 17/06/2020 एवं 02:33:26 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक :सदर प्रथम
प्रयागराज
17/06/2020

हसनैन अहमद सिद्दीकी
निबंधक लिपिक

उपनिबंधक सदर प्रथम प्रयागराज
सत्यमेव जयते
उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890157

(4)

CONVEYANCE - DEED

THIS Deed of Conveyance ("CONVEYANCE – DEED") is executed on this the 15th Day of June 2020 at Prayagraj.

BY & BETWEEN

GYANESHWAR TEWARI, *(AADHAAR No.: 9377 9599 6711)* S/o Shri Gopal Ji Tewari aged about 65 Years R/o Village & Post Chaka, Naini, Pargana Arail, Tehsil Karchana, Prayagraj - 211 008 (UP) IN *(PAN: ADJPT8213A, Mobile: 94152 18419)*

(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 - 211001 (UP) IN *(PAN: AANFD3202A), represented by its Authorized Partner* **Mr. Dinesh Kumar**

Gyaneshwar Tewari
(Vendor)

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

दिनांक 14/6/2020 रु. 100 मात्र
स्टाम्प क्रेता डी. कुमार एण्ड कम्पनी
निवास 14/22/28 न्यू एल्गिन रोड
स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज
वाणिज्यकर परिसर, प्रयाग
ला० नं० 841 अवधि 31 मार्च 2037

आवेदन सं०: 202000890007303

बही सं०: 1 रजिस्ट्रेशन सं०: 2175 वर्ष: 2020

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

विक्रेता: 1

श्री ज्ञानेश्वर तिवारी, पुत्र श्री गोपाल जी तिवारी

निवासी: ग्राम व पोस्ट चाका नैनी परगना अरैल तहसील करछना प्रयागराज

व्यवसाय: अन्य


क्रेता: 1

श्री मै० डी० कुमार्स एण्ड कंपनी के द्वारा दिनेश कुमार अग्रवाल , पुत्र श्री स्व० फूल चन्द्र अग्रवाल

निवासी: १४/२२/२८ न्यू एल्गिन रोड सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री ईशान अग्रवाल , पुत्र श्री दिनेश कुमार अग्रवाल

निवासी: १४/२२/२८ न्यू एल्गिन रोड सिविल लाइन्स प्रयागराज

व्यवसाय: व्यापार


पहचानकर्ता : 2

सब रजिस्ट्रार, सदर प्रथम प्रयागराज
उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890158

Agrawal, S/o Late Phool Chandra Agrawal, R/o 14/22/28 New Elgin Road, Civil Lines, Prayagraj – 211 001 (Uttar Pradesh) IN *(AADHAAR No.: 9006 8550 5872, Mobile No.: 988 989 2299)* authorized vide Authorization Letter dated 08-06-2020, 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 253.20 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;

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

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1419 दिनांक 15/6/2020 मूल्य 100 रुपया

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

निवास 14/22/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर भवन

ला० नं० ... अप्रैल ... 2020 तक हस्ताक्षर

श्री कृष्ण कुमार महेश्वरी पुत्र श्री स्व रराम कृष्ण महेश्वरी

K.K. Maheshwari

निवासी: ३४ए ग्वोर रोड प्रयागराज

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक : सदर प्रथम
प्रयागराज

हसनैन अहमद नियमित
निबंधक लिपिक

मैं की प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी :

उपनिबंधक सब रजिस्ट्रार प्रथम प्रयागराज उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890159

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 Late Hari Pal Varshney, his son Shri Ravindra Pal Varshney 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.;

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, Shri Ravindra Pal Varshney became the Owner of Leasehold rights of

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

Gyaneshwar Tewari
(Vendor)

अंक 14200 | 5/6/2020 मूल्य 100

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

निवास 14/21/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर परिसर, प्रयागराज

ला० नं० 841 अवधि 31 मार्च 20 प्रकाश हस्ताक्षर

दफ्तर सब रजिस्ट्रार, सदर प्रथम प्रयागराज
उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

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उत्तर प्रदेश UTTAR PRADESH

FF 890160

Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 907.36 sq.mts.;

AND WHEREAS under the then prevalent Government Orders, 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)*;

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 sq.mts – 114.58 sq.mts = 792.78 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,

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1427 मूल्य 100 जनता

क्रय करने का नाम डी. कुमार एण्ड कम्पनी

दिनांक 14/11/28 यू एलिगन रोड

सिविल लाइन्स प्रयागराज

प्रयागराज परिसर, प्रयागराज

वैध नं0 841 अवधि 31 मार्च 20 मुख्य दस्तावेज

उपनिबन्धक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

FF 890161

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 said Shri Ravindra Pal Varshney became the absolute owner of Part of Nazul now Freehold Bhukhand Sankya AA/1, Civil Station, Allahabad *(now Prayagraj)* measuring 792.78 sq.mts. which is also Part of House No. 9/2 Tashkand Marg, Tehsil Sadar, Prayagraj

AND WHEREAS the said Shri Ravindra Pal Varshney executed a Conveyance Deed for Part Portion his Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj in favour of the Vendor Shri Gyaneshwar Tewari on 08-03-2018 vide Registered Conveyance Deed which is Registered in the Office of Sub - Registrar - 1, in Book No. 1, Volume No. 9910 on Pages 01 - 42 having Serial No. 1161 on 08-03-2018.

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 14225 / 15 मूल्य 100 उद्देश्य का

क्रय/क्रेता का नाम डी० कुमार एण्ड कम्पनी

पता 14/22/28 ए० एलिगन रोड

ग्राम/मोहल्ला/कस्बा सिविल लाइन्स प्रयागराज

तहसील प्रयागराज

जिला नं० 341 अवधि 31 मार्च 20 तक हस्ताक्षर

सहायक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2021

FF 890162

AND WHEREAS thus the Vendor, Shri Gyaneshwar Tewari became the absolute owner of Part Portion of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj.

AND WHEREAS the Vendee as Part & Parcel of its Business offered to purchase the Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj from the Vendor in the shape of Open Land and offered a sum of **Rs. 1,36,00,000/-** *(Rupees One Crore Thirty-Six Lakhs Only)* as its Sale Consideration

AND WHEREAS the Vendor on finding the offer of the Vendee quite reasonable has agreed for absolute Sale of his aforesaid Land which is Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj from the Vendor in the shape of Open Land.

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 14926 दिनांक 18/6/2020 मूल्य 100 धनराशि

क्रेता का नाम डी० कुमार एण्ड कम्पनी

पता 14/2 ए8 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

प्राधिकृत हस्ताक्षर

सत्यमेव जयते

सदर सब रजिस्ट्रार, सदर प्रथम प्रयागराज

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890163

प्रयागराज

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

That in consideration for a Total Sum of **Rs. 1,36,00,000/-** *(Rupees One Crore Thirty-Six Lakhs Only)* having been paid by the Vendee to the Vendor through the Schedule give at the end of this Deed, *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 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj, in the shape of Open Land, more fully detailed & described in the schedule and marked with red colour in the Site Plan annexed hereto and the Vendor has received the Total Sale Consideration and the Vendor and Vendee hereby declare and covenant with their heirs, successors and assigns as follows:-

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1424 धनराशि 100 नाम

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

दिनांक 14/09/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर परिसर, प्रयाग

ला0 नं0 841 अवधि 31 मार्च 2022 तक

उपनिबन्धक सदर प्रथम

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890164

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 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.

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

Gyaneshwar Tewari
(Vendor)

अंक 14285 दिनांक 5/6/2026 मूल्य 100 रु०

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

निवास 14/22/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता

वाणिज्यकर

सिविल लाइन्स प्रयागराज

ला० नं० का० जवाब

उपनिबन्धक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

11 JUN 2021

उत्तर प्रदेश UTTAR PRADESH

FF 890165

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. 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.

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

6. That the Vendor assures the Vendee that he is the lawful owner of the Vended property hereby sold and transferred to the Vendee. If in future due to defect in the title of the Vendor, the Vendee is dispossessed from the Property hereby sold and transferred, or the Vendee suffers any loss, in that case the Vendor, 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 Vendor, his heirs and assigns shall have no right to raise any objection in this regards in any Court of Law.

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

Gyaneshwar Tewari
(Vendor)

दिनांक 14/06/2020 मूल्य 100

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

पिता का नाम 4/22/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर परिसर,

ला0 नं0 841 अवधि 31 मार्च 20 2 साल हस्ता

उपरिम सब रजिस्ट्रार, सदर प्रथम

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

11 JUN 2021

उत्तर प्रदेश UTTAR PRADESH

FF 890166

प्रयागराज

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 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 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1427 तिथि 15/6/2020 मूल्य 100 रुपया

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

पता 14/22/38 न्यू एल्गिन रोड

स्टाम्प विक्रेता—अधिकृत

वाणिज्यकर परिसर, प्रयागराज सिविल लाइन्स प्रयागराज

ला0 नं0 841 अवधि 31 मार्च 20 21 तक वैध

उपनिबन्धक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890167

Sadar, Prayagraj, having V - Code No. 13 *(which lies on Edmonston Road / Tashkand Marg / Patrika Marg from Kamla Nehru Road to Kanpur Road as per Praarop - 3)* in the shape of Open Land. According to the Market Value fixed by the Collector, Prayagraj for purposes of Stamp Duty, the value of the aforesaid Vended Property at the Rate of Rs. 53,600/- per sq.mts. comes to Rs. 1,35,71,520/-. The Sale Consideration of the Vended Property is **Rs. 1,36,00,000/.** 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 is **Rs. 1,36,00,000/-** *(Rupees One Crore Thirty-Six Lakhs Only)* and as such the Stamp Duty shall be charged based on current Sale Consideration which is of **Rs. 1,36,00,000/-** *(Rupees One Crore Thirty-Six Lakhs Only)* amounting to Rs. 9,52,000/- 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.

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

Gyaneshwar Tewari
(Vendor)

अंक 1428 दि 15.6.2020 मूल्य 100 औ0

नाम क्रेता का नाम डि० कुमार हण्ड कम्पनी

पता 4/59/58 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर पास

ला0 नं0 841 अवधि 31 मार्च 2021

दफ्तर सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN 2020

FF 890168

SCHEDULE OF PAYMENTS

1. **Rs. 24,75,000/-** *(Rupees Twenty-Four Lakhs Seventy-Five Thousand Only)* vide Cheque No. 000239 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 28-06-2019.

2. **Rs. 20,00,000/-** *(Rupees Twenty Lakhs Only)* vide Cheque No. 000026 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 24-12-2019.

3. **Rs. 50,00,000/-** *(Rupees Fifty Lakhs Only)* vide Cheque No. 000037 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 26-02-2020.

4. **Rs. 39,89,000/-** *(Rupees Thirty-Nine Lakhs Eighty-Nine Thousand Only)* vide Cheque No. 000042 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 15-06-2020.

5. **Rs. 34,000/-** *(Rupees Thirty-Four Thousand Only)* vide Cheque No. 000043 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 15-06-2020.

6. **Rs. 1,02,000/-** *(Rupees One Lakh Two Thousand Only)* as 0.75% TDS of Sale Consideration vide E-Tax Acknowledgement No. AH0399781 & Challan Serial No. 280/70559 dated 15-06-2020 from HDFC Bank.

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

Gyaneshwar Tewari
(Vendor)

अंक 1429 दिनांक 6/2/2028 शुल्क 100

नाम क्रेता डी. कुमार एण्ड कम्पनी

पता 4/22/28 न्यू एल्गिन रोड

ग्राम सिविल लाइंस प्रयागराज

तहसील प्रयागराज

जा0 नं0 ... जमाबन्दी ... 7 रोज इकरार

सत्यमेव जयते

उपनिबंधक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

11 JUN 2020

उत्तर प्रदेश UTTAR PRADESH

FF 890169

SCHEDULE

Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad *(now Prayagraj)*, measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road *(Tashkand Marg)* Tehsil Sadar, Prayagraj, 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 Smt. Poonam Tewari.
North:	Edmonston Road *(Tashkand Marg)*
South:	Property of the Vendee *(M/s D.Kumar & Company)*.

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 15th Day of June 2020 at Prayagraj.

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

Gyaneshwar Tewari
(Vendor)

अंक 1430 S.G. 2020 मूल्य 100

क्रय क्रेता डी० कुमार एण्ड कम्पनी

पता 14/22/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

लाइ० नं० ... अपने ... ए० ... द्वारा

उपनिबन्धक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

11 JUN 2020

FF 890170

उत्तर प्रदेश UTTAR PRADESH

(17)

PHOTOGRAPH

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

Gyaneshwar Tewari
(Vendor)

अंक 1713/15 मूल्य 100 जिला

स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी

पता 1/11/28 न्यू एल्गिन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यकर पंजीकृत, प्रयागराज

ला० नं० 841 अवधि 31 मार्च 20 प्रतिक हस्ताक्षर

उपनिबंधक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 JUN

FF 890171

प्रयागराज

Gyaneshwar Tewari
(Vendor)

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

WITNESSES:

1. **Ishan Agarwal**
   S/o Shri Dinesh Kumar Agrawal
   R/o 14/22/28 New Elgin Road, Civil Lines
   Prayagraj - 211 001
   (AADHAAR No.: 5419 3084 5120, Mobile No.: 988 989 0001)

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

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

अंक 1482 दिनांक 15/6/2020 मूल्य 100 डीएम

क्रेता का नाम डी० कुमार एण्ड कम्पनी

पता 14/22/58 न्यू एल्गिन रोड

स्थान सिविल लाइन्स प्रयागराज

वाणिज्य कर

लो० नं० ...

उपनिबंधक सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

FF 890172

(19)

STAMP DUTY

Stamp Duty of **Rs. 9,52,000/-** *(Rupees Nine Lakhs Fifty-Two Thousand Only)* is being paid on Sale Consideration of **Rs. 1,36,00,000/-** *(Rupees One Crore Thirty-Six Lakhs Only).*

a. Stamp Duty of **Rs. 9,50,200/-** *(Rupees Nine Lakhs Fifty Thousand Two Hundred Only)* is being paid through E-Stamp Certificate No. IN-UP07689163225181S, having Serial No. RS0001506681 dated 15-June-2020 at 02:41 PM

b. Stamp Duty of **Rs. 1,800/-** *(Rupees One Thousand Eight Hundred Only)* is being paid through Indian Non – Judicial Stamp according to Government Order No. 2756/11 dated 30th June 2008

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

Gyaneshwar Tewari
(Vendor)

क्रमांक 1 दिनांक 15 जून 2020 मूल्य 100 देय 100
स्टाम्प क्रेता का नाम डी० कुमार एण्ड कम्पनी
निवास 14/23/28 न्यू एल्गिन रोड
स्टाम्प विक्रेता — सिविल लाइन्स प्रयागराज
वाणिज्यकर परिसर,
ला० नं० 441 अवधि 31 मार्च 20

आवेदन सं०: 202000890007303

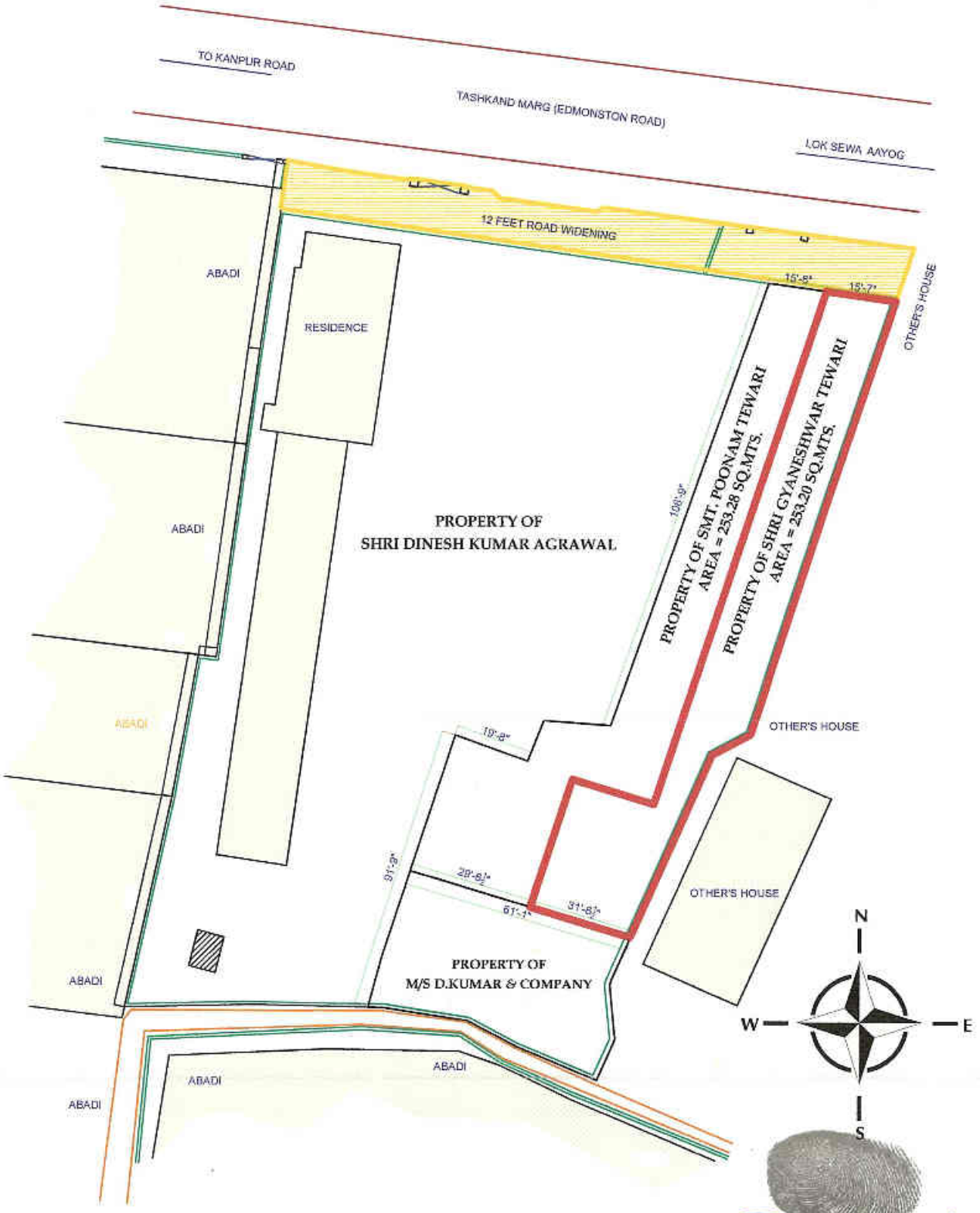
बही संख्या 1 जिल्द संख्या 10990 के पृष्ठ 133 से 172 तक क्रमांक 2175 पर दिनाँक 17/06/2020 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक : सदर प्रथम
प्रयागराज
17/06/2020

उपनिबंधक सब रजिस्ट्रार, सदर प्रथम प्रयागराज
सत्यमेव जयते
उत्तर प्रदेश

Site Plan of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.20 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, in the shape of Open Land as shown and marked Red Colour



Gyaneshwar Tewari
(Vendor)

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

सहायक सब रजिस्ट्रार, सदर प्रथम प्रयागराज

सत्यमेव जयते

उत्तर प्रदेश