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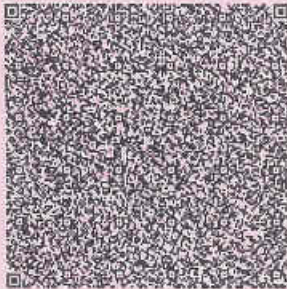
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

Certificate No. : IN-UP024039813811190  
 Certificate Issued Date : 16-Sep-2016 02:30 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUPSHCIL01028738690151430  
 Purchased by : DINESH KUMAR AGRAWAL  
 Description of Document : Article 23 Conveyance  
 Property Description : NazulNowF.HoldSiteNo.AA/1,CivilStationAlld.(part)OverWhichPartOf  
 H.No.Old 7/1,New9/3EdmonstonRoadAlld  
 Consideration Price (Rs.) : 1,37,47,720  
 (One Crore Thirty Seven Lakh Forty Seven Thousand Seven  
 Hundred And Twenty only)  
 First Party : MAHENDRA PAL VARSHNEY  
 Second Party : DINESH KUMAR AGRAWAL  
 Stamp Duty Paid By : DINESH KUMAR AGRAWAL  
 Stamp Duty Amount(Rs.) : 7,53,600  
 (Seven Lakh Fifty Three Thousand Six Hundred only)



Please write or type below this line



VO 0000504479

#### 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.







उत्तर प्रदेश UTTAR PRADESH



(2)

Identified  
H. K. Advocate

### PRECIS OF THE DEED

1. Type of Land. - Residential
2. Ward/ Pargana. - 2, Sadar
3. Mohalla/Village. - Mohalla Tashkand Marg, Allahabad
4. Description of Property. - Nazul now converted into freehold site No. AA/1, Civil Station, Allahabad (Part) measuring 371.56 Sq. Yards = 310.66 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, over a which House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad stands, including constructions standing thereon
5. Unit of Land (Hectare/Sq. Metre) - 310.66 Sq. Metres
6. Extent of Land/ Proportionate Land - X
7. Situation of Road. - Tashkand Marg (Edmonston Road) Allahabad
8. Other description/ 9 metre road/corner etc. - X
9. Type of Property. - Residential Building
10. Total area of the property (In case of Multistorey Building) - X
11. Total Covered Area (In case of Multistorey Building) - Value of Old Construction

Mahendra Pal Varshney

Dinesh Kumar Agrawal





John

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स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

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निशान. 2e

२५०० रुजस्त १२० योग २०१२० राब ८४०

केंद्र सचिव निदेशक इलाहाबाद विद्यापीठ कमीशन दि. 16-9-16 के साथ संलग्न  
विद्युत्पत्र प्रकाशित M.S. 28 जून 70 का क्रमांक 10 है, जिसमें डॉ. आनंद  
मिलजारी जी की ओर से उल्लेखित पत्र (प्र.सं. 20/5/70) पर प्राप्ति

निवेदक श्री १६/२४/२८ - प्रमाणित  
श्री १६/२४/२८ - प्रमाणित

के निवासी पर पड़ता है।

पुनः परीक्षा-प्रश्नावली ..... विषय: इतिहास

ने आज दिनांक 16-9-16 को 5 व 6 बजे के

मध्य यह लेखपत्र मेरे सम्बन्ध निबन्धन हेतु प्रस्तुत किया ।

प. रण विनयक  
इलाहाबाद (प्रथम)

16-9-16

लेखपत्र की सविदा एवं विषय वस्तु का सुनने व समझना

के पश्चात् लेखपत्र के निष्पत्ति एवं रूप से 13.7.47.72%

प्रलेखनुसार / पूर्व / मेरे सामने प्रस्तुत कर लक श्रीमहंतदु.पाल बाबू जी

पुनः (क) हरी पाल बाबगेपि रिक्तः

निम्नलिखित प्रश्नों के उत्तर दीजिए।

पुस्तक की एक प्रत उपलब्ध है। 08/22/28 प्रत

ने स्वीकार किया 22/11/22 18/12/22  
22/11/22 18/12/22  
22/11/22 18/12/22







उत्तर प्रदेश UTTAR PRADESH

(3)

(Pucca RBC) on Ground Floor : 111.48 Sq. metres and Value of Old Construction (Pucca RBC) on First Floor : 51.25 Sq. metres

- |     |  |   |
|-----|--|---|
| 12. | Stage-Finished/Semi-Finished/etc. -              | X   |
| 13. | Valuation of Trees. -                            | X   |
| 14. | Boring/Well etc. -                               | X   |
| 15. | Built up area. -                                 | Value of Old Construction (Pucca RBC) on Ground Floor : 111.48 Sq. metres and Value of Old Construction (Pucca RBC) on First Floor : 51.25 Sq. metres |
| 16. | Year of Construction. -                          | 1950  |
| 17. | Whether Member of Sahkari Awas Samiti- Yes/No. - | X   |
| 18. | Sale Consideration in Rupees. -                  | Rs. 1,37,47,720/-   |
| 19. | Valuation of Property -                          | Rs. 1,52,63,000/-   |
| 20. | Stamp duty paid. -                               | Rs. 10,68,410/-   |

(Rs. 3,12,900/- paid at the time of Agreement and Rs. 7,55,610/- is paid in this deed, thus total stamp duty of Rs. 10,68,410/- is paid)

Boundary :-

- East: - Part of Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.
- West: - Others Property Nazul Site No. 'Y' Civil Station, Allahabad.
- North: - Tashkand Marg (Edmonston Road) Allahabad.
- South: - Part of Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.

Mahendra Pal Varshney

Dinesh Kumar Agrawal



पु. उ. नि. क. क.  
इलाहाबाद (प्रथम)  
16-4-18





उत्तर प्रदेश UTTAR PRADESH



(4)

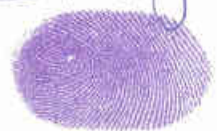
Number of First Party [1]

Description of Vendor

1. Name : *Shri Mahendra Pal Varshney*  
Father's Name *Late Hari Pal Varshney*  
Permanent Address *9/3, Edmonston Road (Tashkand Marg)*  
*Pargana & Tehsil Sadar, City and Distt. Allahabad*  
Present Address *9/3, Edmonston Road (Tashkand Marg)*  
*Pargana & Tehsil Sadar, City and Distt. Allahabad*  
Occupation *RETIRED - SERVICE*  
Pan No. *AAFHM9594Q*  
Aadhaar Card No. *2846 1502 3639*  
Mobile No. *9650552323*

*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*



1/10/20

(पिता व पत्नी)

लाइसेन्स नं० 467 अर्थात् 31 मार्च १९७१ सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद शुभेच्छा







उत्तर प्रदेश UTTAR PRADESH

(5)

Number of Second Party [1]

Description of Vendee

1. Name :	<i>Shri Dinesh Kumar Agrawal</i>
Father's Name	<i>Late P.C. Agrawal</i>
Permanent Address	<i>14/22/28, New Elgin Road, Civil Lines, Allahabad</i>
Present Address	<i>14/22/28, New Elgin Road, Civil Lines, Allahabad</i>
Occupation	<i>Business</i>
Pan No.	<i>AARPA1397H</i>
Aadhaar Card No.	<i>9006 8550 5872</i>
Mobile No.	<i>9415284581</i>

*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*



क्रमांक 350 तिथि 15/4/16 मूल्य 100 प्रयोजन other

अरीदार (पिता व पत्नी) मिश्र 50 रुपय 10000  
मिश्र 10 रुपय 10000

लाइसेन्स नं० 467 अर्थात् 31 मार्च १९ सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानो कचेहरी-इलाहाबाद सावित्री जायसवाल







उत्तर प्रदेश UTTAR PRADESH



(6)

**SALEDEED**

THIS DEED OF SALEDEED is made this the 16<sup>th</sup> day of September, 2016.

***BETWEEN***

Shri Mahendra Pal Varshney S/o Late Hari Pal Varshney R/o 9/3, Edmonston Road (Tashkand Marg) Pargana & Tehsil Sadar, City and Distt. Allahabad, hereinafter called the Vendor, which term unless excluded by the context shall mean and include his heirs, successors legal representatives and assigns.

***AND***

Shri Dinesh Kumar Agrawal S/o Late P.C. Agrawal R/o 14/22/28, New Elgin Road, Civil Lines, Allahabad, hereinafter called the Vendee, which term unless excluded by the context shall mean and include his heirs, successors legal representatives and assigns.

**WHEREAS** the Vendor is the owner and in possession of Nazul now converted into freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (Part) area 1367.96 Sq. Meters, situated in Mohalla Tashkand

Mahendra Pal Varshney



Dinesh Kumar Agrawal



क्रमांक 351 तिथि 15/9/16 मूल्य 100 प्रयोजन Jm

स्वरीदार डि. 21 20 मयदेन कचो मे. नयकर  
(पिता व पता) दि. 11 म नय

लाइसेन्स नं० 467 अवधि 31 मार्च 07 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवाजी कचेहरी-इलाहाबाद

श्री. 11 म नय







उत्तर प्रदेश UTTAR PRADESH

(7)

Marg, Tehsil Sadar, Allahabad, over which House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad stands and the name of the Vendor stands recorded over the aforesaid house in the records of Nagar Nigam, Allahabad as well as in the records of Nazul Department, Allahabad;

**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, measuring 1 Acre 2901 Sq. Yards = 7741 Sq. Yards or 6472.25 Sq. metres, 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 Pustak Sankhya 1 Khand Sankhya 82 on pages 365/382 at serial No. 3179 in the office of Sub-Registrar, Chail, Allahabad 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 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

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 352 तिथि 15/9/61 मूल्य 100 प्रयोजन *Shri*  
खरीदार *श्री श्री श्यामल शर्मा*  
(पिता व पत्नी) *(श्री श्री श्यामल शर्मा)*

लाइसेन्स नं० 467 अवधि 31 मार्च 01 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कवेहरी-इलाहाबाद *सावित्री जायसवाल*







उत्तर प्रदेश UTTAR PRADESH

(8)

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, measuring 1570.75 Sq. Metres;

**AND WHEREAS** a Testamentary Case No. 30 of 1995 was filled 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 lease hold rights of nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad, measuring 1570.75 Sq. Metres;

**AND WHEREAS** under the prevelant Government Orders Shri Mahendra Pal Varshney S/o Late Hari Pal Varshney, made an application no. 3542 dated 28.07.2008 for conversion of his lease hold rights of aforesaid Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (Part) measuring 1570.75 Sq. Metres, situated at Mohalla Tashkant Marg, Tehsil Sadar, Allahabad and after deducting the land affected under master plan measuring 123.74 Sq. Metres and the land for cleaning the Nala and service lane, measuring 79.05 Sq. metres, consolidated area of 202.79 Sq. metres, which can not be

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 353 तिथि 15/9/16 मूल्य 100 प्रयोजन Jm

खरीदार श्री २० प्रयाग मंदिर RC मयपुर  
(पिता व पता) मिशन मयपुर

लाइसेन्स नं० 467 अवधि 31 मार्च १९ सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद मयपुर मयपुर







उत्तर प्रदेश UTTAR PRADESH



CV 315084

(9)

declared freehold and after deducting 202.79 Sq. metres out of 1570.75 Sq. metres, the remaining nazul land, measuring 1367.96 Sq. Metres is declared freehold and Upper Ziladhikari (Nazul), Allahabad on behalf of Governor of Uttar Pradesh has executed a freehold deed dated 30.07.2016 in respect of the aforesaid Nazul Land, measuring 1367.96 Sq. Metres in favour of Shri Mahendra Pal Varshney S/o Late Hari Pal Varshney. The said freehold deed has been executed by Upper Ziladhikari (Nazul), Allahabad on behalf of Governor of Uttar Pradesh in favour of Shri Mahendra Pal Varshney S/o Late Hari Pal Varshney, through his attorney Shri Krishna Kumar Maheshwari S/o Late R. K. Maheshwari, by virtue of a registered power of attorney dated 30.06.2016 executed by Shri Mahendra Pal Varshney. The aforesaid freehold deed is registered in Bahi Sankhya 1 Jild Sankhya 9294 on Pages 255 to 284 at serial No. 4048 in the office of Sub-Registrar Chail, Sadar, Allahabad on 01.08.2016. The payment of freehold charges have been borne by the present Vendee on behalf of the Vendor.

AND WHEREAS the Vendor wanted to settle at some other place and needed money for purchasing a residential building and as such has decided

Mahendra Pal Varshney



Dinesh Kumar Agrawal



384

15/9/16 100

प्रयोजन

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मूल्य

अर्ज

सुरीदार

(पिता व पता)

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रु 10000 स्वयं

लाइसेन्स नं० 467 अवधि 31 मार्च 07 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद अरवि राम







उत्तर प्रदेश UTTAR PRADESH

(10)

to dispose of the aforesaid property;

**AND WHEREAS** the Vendee aforesaid has agreed to purchase the part of Nazul now converted into freehold site No. AA/1, Civil Station, Allahabad (Part) measuring 422.22 Sq. Yards = 353.018 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, over a which House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad stands, described and detailed in the schedule below and offered a sum of Rs. 1,56,22,140/- (Rupees One Crores Fifty Six Lakhs Twenty Two Thousand and One Hundred Forty 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 right, title and interest in respect of the said property, more fully described in the schedule annexed hereto, for a sale consideration of Rs. 1,56,22,140/- (Rupees One Crores Fifty Six Lakhs Twenty Two Thousand and One Hundred Forty Only);

**AND WHEREAS** the Vendor has executed an agreement for sale dated 25.11.2014 in respect of aforesaid property in favour of the Vendee aforesaid,

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 315 तिथि 05/09/16 मूल्य 100 प्रयोजन *for*

अरीदार \_\_\_\_\_  
(पिता व पत्नी) *डि. रे. नं. मयूरम कोल्हो प. न. य. कोल्हो*  
*हिम न. कोल्हो*

लाइसेन्स नं० 467 अवधि 31 मार्च 17 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद *सुचिको लागू*







उत्तर प्रदेश UTTAR PRADESH

(11)

which is registered in Bahi Sankhya 1 Jild Sankhya 8562 on pages 357 to 388 at Serial No. 6463 in the office of Sub-Registrar, Allahabad (First) on 25.11.2014 and it was agreed between the Vendor and Vendee that the sale deed shall be executed as soon as the aforesaid nazul land is converted in freehold land. Now the aforesaid nazul land has been converted into freehold land and the Vendor is in a position to execute the required sale deed in favour of the Vendee. The agreement dated 25.11.2014 was registered as mentioned above and in the said registered agreement the stamp duty of Rs. 3,12,900/- has been paid. In the present circumstances the sale deed of 422.22 Sq. Yards = 353.018 Sq. Metres is not possible since an area measuring 50.66 Sq. Yards = 42.358 Sq. Metres has been deducted from the said area and the present Vendor is not the owner of the area which has been deducted from the lease land agreed to be sold earlier.

**AND WHEREAS** at the time of the execution and registration of the agreement dated 25.11.2014 the aforesaid nazul land was not declared freehold and it was agreed between the parties hereto that if the land area decreases due to road widening as per present master plan or due to Nala or Nala cleaning then in that case the sale consideration shall also decrease

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 358 तिथि 15/9/16 100 प्रयोजन के लिए

खरीदार \_\_\_\_\_  
(पिता व पता) \_\_\_\_\_  
\_\_\_\_\_

लाइसेन्स नं० 467 अर्थात् 17 जून 17 जारी की जायतवाला  
स्टाम्प विक्रेता दीवाणी कावेहरी-इलाहाबाद साहिब चामुण्डा







उत्तर प्रदेश UTTAR PRADESH

(12)

proportionately subject to actual saleable/transferable area of land, which will be converted into freehold land. This fact finds place in paragraph 13 of the agreement dated 25.11.2014. The nazul land, part of site No. AA/1, Civil Station, Allahabad, measuring 1367.96 Sq. metres, situated in Mohalla Tashkand Marg, Tehsil Sadar, Allahabad, has been declared freehold out of 1570.75 Sq. Metres, after deducting the land affected under master plan, measuring 123.74 Sq. Metres and for Nala and cleaning of Nala, measuring 79.05 Sq. metres, total measuring 202.79 Sq. Metres for the above purpose.

**AND WHEREAS** the Vendor has entered into an agreement for sale in respect of 422.22 Sq. Yards = 353.018 Sq. Metres and has executed an agreement dated 25.11.2014 in respect of aforesaid property in favour of the Vendee aforesaid, but while declaring the aforesaid nazul land into freehold land, a part of land affected under master plan, measuring 50.66 Sq. Yards = 42.358 Sq. Metres, has been deducted from the land under the agreement dated 25.11.2014 and after the execution and registration of the freehold deed dated 30.07.2016, which is registered on 01.08.2016, the total land, measuring 371.56 Sq. Yards = 310.66 Sq. metres remains with the present Vendor and he is entitled to execute the sale deed of 371.56 Sq. Yards =

Mahendra Pal Varshney



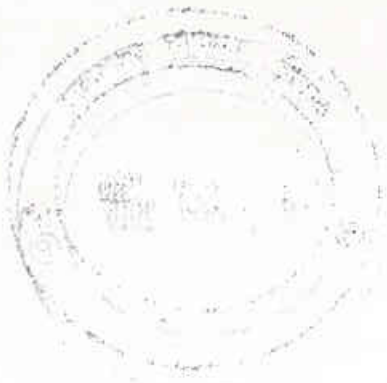
Dinesh Kumar Agrawal



क्रमांक 357 तिथि 15/9/16 मूल्य 100 प्रयोजन

अरीदार (पिता व पत्नी) डि. १० अरुण १०६००० अरुण  
पिता व पत्नी

लाइसेंस नं० 467 अवधि 31 मार्च 07 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कदेहरी-इलाहाबाद सावित्री जायसवाल







उत्तर प्रदेश UTTAR PRADESH

(13)

310.66 Sq. metres, instead of 422.22 Sq. Yards = 353.018 Sq. Metres. Accordingly since the area has decreased, consequently the sale consideration is also liable to be decreased, since the sale consideration was agreed as Rs. 37,000/- per Sq. Yards. Now the sale consideration of remaining saleable/ transferable area comes to Rs. 1,37,47,720/- (371.56 Sq. Yards x 37,000/- = 1,37,47,720/-) and as such the sale consideration has decreased to Rs. 1,37,47,720/- but the stamp duty is being paid according to the present circle rate.

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

### NOW THIS DEED WITNESSETH

1. That in consideration of a sum of Rs. 1,37,47,720/- (Rupees One Crore Thrity Seven Lakhs Forty Seven Thousand and Seven Hundred Twenty Only) having been paid by the Vendee to the Vendor in the following manner, the receipt of which is hereby acknowledged by the Vendor and the Vendor does hereby sell, transfer, convey and alienate to unto and in favour of **Shri Dinesh Kumar Agrawal S/o Late P.C. Agrawal**

Mahendra Pal Varshney



Dinesh Kumar Agrawal



क्रमांक 357 तिथि 15/9/16 मूल्य 100 प्रयोजन other  
खरीदार \_\_\_\_\_  
(पिता व पता) दिनेश 50 मयल रोड 100 PC सप्लर  
कि। वि. म. मयल रोड

लाइसेन्स नं० 467 अवधि 31 मार्च 01 आवित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कदेहरी-इलाहाबाद मुलाद चण्ड







उत्तर प्रदेश UTTAR PRADESH



(14)

R/o 14/22/28, New Elgin Road, Civil Lines, Allahabad, the said Vendee, all his rights, title and interest in respect of Nazul now converted into freehold site No. AA/1, Civil Station, Allahabad (Part) measuring 371.56 Sq. Yards = 310.66 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, over which House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad stands, including constructions standing thereon, morefully described and detailed in the schedule and marked with red colour in the site plan annexed hereto and the Vendor and Vendee hereby declare and covenant with their heirs, successors and assigns as follows :

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

Date	Cheque No.	Amount	Bank/Cash
10.10.2014	000018	25,00,000/-	HDFC Bank, Allahabad
24.11.2014	000023	74,00,000/-	HDFC Bank, Allahabad
04.12.2014	TDS	1,00,000/-	Challan No. 26372

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक ३५९ तिथि १५/९/१६ मूल्य १०० प्रयोजन धर्म

हरीदार (पिता व पता) श्री ५० मयार रोड अ. मयार  
कानपुर मयार

काइसेक्स नं० ४६७ अवधि ३१ मार्च १९७७ सवित्री जायसवाल

स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

आदि ८१५५







उत्तर प्रदेश UTTAR PRADESH

(15)

16/09/2016 000120 37,10,242/- HDFC Bank, Allahabad

16/09/2016 TDS 37,478/- Challan No. 04989

and thus the Vendor has received the total sale consideration of Rs. 1,37,47,720/- (Rupees One Crore Thrity Seven Lakhs Forty Seven Thousand and Seven Hundred Twenty Only) in the aforesaid manner from the Vendee, the receipt of which is hereby acknowledged by the Vendor.

2. That in consideration of the present Market Conditions, the Vendee has requested the Vendor for waiver of Interest which the Vendor has accepted.
3. That the Vendor has withdrawn his possession from the property hereby sold and transfered and have handed over the vacant and physical possession to the Vendee.
4. That the Vendors hereby covenant that all right, title and interest in the said land heretofore enjoyed by the Vendor, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and his heirs, successors and assigns shall and may possess

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 360 तिथि 17/9/16 मूल्य 100 प्रयोजन *केन*  
खरीदार *डिपेंडेंट्स क्लब*  
(पिता व पता) *10/10/16* *कोल्हापूर* *महाराष्ट्र*

लाइसेन्स नं० 457 अवधि 31 मार्च 07 सावित्री जायसवाल

स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

*सावित्री जायसवाल*







उत्तर प्रदेश UTTAR PRADESH

(16)

and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendor, his heirs or any other person or persons claiming through or under him.

5. That the Vendor hereby further covenant that the Vendor has been the full and absolute owner of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.
6. That the Vendor, their heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendor in full in the aforesaid manner. The Vendee is now entitled to get his name mutated over the aforesaid property in place of the Vendor in the records of Nagar Nigam, Allahabad Development Authority, Allahabad and in other relevant records.
7. That the Vendee has satisfied himself by seeing all the public records and the papers produced by the Vendor about the title and is purchasing the property aforesaid.
8. That by virtue of the present saledeed the Vendor ceases to have any

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 361 तिथि 15/9/16 मूल्य 100 प्रयोजन *for*  
 खरीदार *श्री २० मदन सोहन मन्जरे*  
 (पिता व पता) *10/11/16 मन्जरे*

लाइसेन्स नं० 467 अवधि 31 मार्च १७ लाइसी लाइसेन्स  
 स्टाम्प विक्रेता दीदानी करेहरी-इलाहाबाद *मन्जरे*







उत्तर प्रदेश UTTAR PRADESH

(17)

right, title and interest in the Vended property and the Vendee has become the absolute owner of the vended property.

9. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad or Jal Sansthan, Allahabad or A.D.A. or any other authorities upto the date of this sale deed shall be payable by the Vendors and from the date of this sale deed and onwards it will be the liability of the Vendees.
10. That the Vendee shall have all rights to make constructions over the aforesaid freehold land in the manner he likes.
11. That there exists building numbered as House No. Old 7A, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, built over a part of Nazul now freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad, measuring 310.66 Sq. Metres. The Vended property lies from Kamla Nehru Road to Kanpur Road on Edmonston Road in Praroop 3, having V-Code No. 0013. The price of the aforesaid land with building is Rs. 1,37,47,720/- (Rupees One Crore Thrity Seven Lakhs Forty Seven Thousand and Seven Hundred Twenty Only). According to the market

Mahendra Pal Varshney

Dinesh Kumar Agrawal



क्रमांक 362 तिथि 15/9/16 मूल्य 10 अयोजन

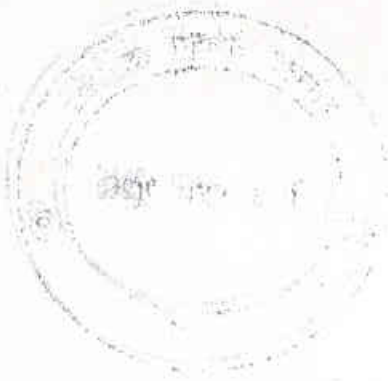
खरीदार

(पिता व पत्नी)

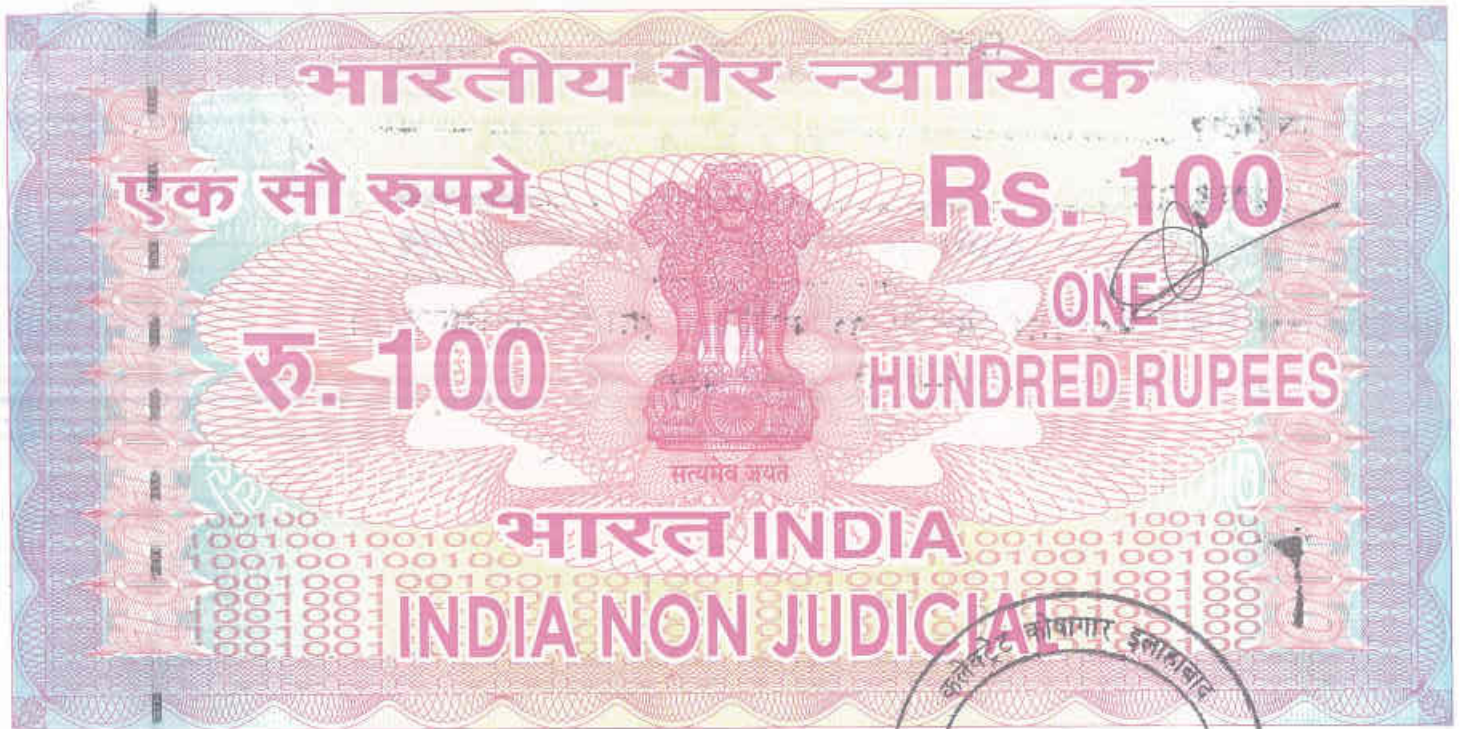
श्री 50 मयल न 50000 प. मयल न  
15/9/16

लाइसेन्स नं० 467 अवधि 31 मार्च 17 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

मार्क 15/9/16







उत्तर प्रदेश UTTAR PRADESH

(18)

value fixed by the Collector Allahabad, for purposes of stamp duty, the value of the aforesaid property does not exceed Rs. 1,52,63,000/- As per the Government Order No. 2756/11 dated 30.06.2008 the stamp duty of Rs. 70/- per thousand is payable if the sale deed is executed in favour of a male. Since the present sale deed is executed in favour of a male and thus the stamp duty at the rate of Rs. 70/- per thousand for the Valuation of Rs. 1,52,63,000/- amounting to Rs. 10,68,410/- is paid.

12. That the expenses in regard to the stamps etc. of this sale deed have been borne by the Vendee. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. IN-UP024039813811190 having serial No. VO-0000504479 dated 16.09.2016 for Rs. 7,53,600/- and remaining stamp duty of Rs. 2,000/- has been paid through India Non Judicial Stamps.

Witnesses-

1. 

Shri Rakesh Srivastava S/o Late Kunwar Bahadur Srivastava R/o 268/14 - B, Nai Basti, Sohbatiyabagh, Allahabad, Adhaar No.: 8183 7059 6473 Mobile : 9559553300



Mahendra Pal Varshney



Dinesh Kumar Agrawal



क्रमांक 205 तिथि 15/9/11 मूल्य 100 प्रयोजन

खरीदार (पिता व पता) सि 721 70 मयदात दो लो  
सि 721 70 मयदात दो लो

P.C. मयदात

लाइसेन्स नं० 467 अवधि 31 मार्च 11 सावित्री नायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

सुनिश्चित







उत्तर प्रदेश UTTAR PRADESH



(19)

Shri Ishan Agarwal S/o Shri Dinesh  
Kumar Agrawal R/o 14/22/28 New Elgin  
Road, Civil Lines, Allahabad, Aadhaar No.  
5419 3084 5120 Mobile : 9889890001



2

IN WITNESS WHEREOF the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 16<sup>th</sup> day of September, 2016 at Allahabad.

## SCHEDULE

NAZUL NOW CONVERTED INTO FREEHOLD SITE NO. AA/1, CIVIL STATION, ALLAHABAD (PART) MEASURING 371.56 SQ. YARDS = 310.66 SQ. METRES, SITUATED IN MOHALLA TASHKAND MARG, ALLAHABAD, OVER A WHICH HOUSE NO. OLD 7/1, NEW 9/3, EDMONSTON ROAD (TASHKAND MARG), ALLAHABAD STANDS, INCLUDING CONSTRUCTIONS STANDING THEREON, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

**East: -** Part of Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 363 तिथि 15/9/16 मूल्य 10 करोड़

सुरीदार (पिता व पता) दि. 96 मय 1906 P.C. 24/1/16

लाइसेन्स नं० 467 अवधि 31 मार्च 07 सावित्री जायसवाल

स्टाम्प दि. 10/1/16 दीवानी कचेहरी - इलाहाबाद

सावित्री जायसवाल







उत्तर प्रदेश UTTAR PRADESH

(20)

*West:* - Others Property Nazul Site No. 'Y' Civil Station, Allahabad.

*North:* - Tashkand Marg (Edmonston Road) Allahabad.

*South:* - Part of Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.

**VALUATION FOR PURPOSES OF STAMP DUTY**

Total Land : 310.66 Sq. metres.

Value of Land : 310.66 Sq. metres x Rs. 46,400/- per Sq. metres = Rs. 1,44,14,624/-

Value of Old Construction (Pucca RBC) on Ground Floor Only : 111.48 Sq. metres x 5,210/- = Rs. 5,80,811/- (Since the building is more than 75 years Old construction)

Value of Old Construction (Pucca RBC) on First Floor Only : 51.25 Sq. metres x 5,210/- = Rs. 2,67,013/- (Since the building is more than 75 years Old construction)

Total Valuation according to circle rate does not exceed Rs.

Mahendra Pal Varshney



Dinesh Kumar Agrawal



क्रमांक 364 तिथि 17/9/16 मूल्य 100/- प्रयोजन

करीदार

(पिता/पत्नी)

पिता/पत्नी

पिता/पत्नी

P.C. Ryan

लाइसेन्स नं० 467 अवधि 31 मार्च 17 सावित्री जायसवाल

स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

मा. वि. पापन







उत्तर प्रदेश UTTAR PRADESH

(21)

1,52,63,000/- and as such the stamp duty of Rs. 10,68,410/- is payable in the present sale deed. The stamp duty of Rs. 3,12,900/- has been paid at the time of registered agreement dated 25.11.2014 and the remaining stamp duty of Rs. 7,55,610/- is being paid in this sale deed, thus the total stamp duty amounting to Rs. 10,68,410/- has been paid.

Mahendra Pal Varshney

Dinesh Kumar Agrawal

Drafted by:

Abdul Jalil Advocate

Typed by:

Pavitra Kumar

क्रमांक 365 तिथि 15/9/16 मूल्य 100 प्रयोजन लेख  
 अरीदार निदेश 50 सजावट 10000 P.C. 2110000  
 (पिता व पत्नी) मि/दीन 10000 200

लाइसेन्स नं० 467 अवधि 31 मार्च सावित्री नाथसदाव  
 स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद सावित्री नाथसदाव

दिनांक 16-9-2016 को फोटो प्रति  
 पुस्तक सं० I खण्ड 9368 के  
 पृष्ठ 327 से 372 में लेखपत्र सं० 5214  
 पर रजिस्ट्रीकृत किया गया ।

उप निबन्धक  
 इलाहाबाद (प्रथम)

312800/  
 6463/14  
 16 से  
 16 से





(22)

## PHOTOGRAPH

NAZUL NOW CONVERTED INTO FREEHOLD SITE NO. AA/1, CIVIL STATION, ALLAHABAD (PART) MEASURING 371.56 SQ. YARDS = 310.66 SQ. METRES, SITUATED IN MOHALLA TASHKAND MARG, ALLAHABAD, OVER A WHICH HOUSE NO. OLD 7/1, NEW 9/3, EDMONSTON ROAD (TASHKAND MARG), ALLAHABAD STANDS, INCLUDING CONSTRUCTIONS STANDING THEREON.



Mahendra Pal Varshney

Dinesh Kumar Agrawal

