



सत्यमेव जयते

3

2000+120

5214/16



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...

MVH

D.K. Agarwal



VO 0000504479

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "[www.shcilestamp.com](http://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



14 SEP 2016

CV 315077

(2)

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



क्रमांक

347

तिथि

15/9/16

मूल्य

प्रयोजन

अमीदार

(पिता व पता)

प्राप्ति ग्रन्थालय को. ३४१०/८  
१५ अगस्त २०१६

लाइसेन्स नं० ४६७ अवधि ३१ मार्च ०७ सावित्री जायस्त्वात्

स्टाम्प विदेता दीवानी कब्देहरी-इलाहाबाद

कामान विदेता

रु. 137.47.72/-  
रु. 152.63.00/-  
रु. 10.80/- रुपये रुपये 12.00 योग 2.01.20/- राशि 8.00/-

के रुप निवाचक इलाहाबाद निवाचक दरबार द्वारा कीमीकान दिन १६-९-१६ के साथ सलाहक  
प्रियपाल पाल प्रियपाल M.S. २४७८० ७०१५ क्रमा. निवाचक दरबार द्वारा दिया गया अंकों  
निवाचक दीवानी कुमार अंगवाल ०० (कृ. दास. २०१६ क्रमांक १४१२२/२८-१२०१७)

रु. १३७.४७.७२/-

निवाचक दीवानी कुमार अंगवाल  
के निकास पहुँचा, १५/९/१६

पुत्र प्रियपाल कुमार अंगवाल ..... निवाची १५/९/१६  
ने आज दिनाक १६-९-१६ को ५ त ६ बजे के

समय यह लेखपत्र मेरे समक्ष निवाचन हेतु प्रस्तुत किया।

प्र. रुप निवाचक  
इलाहाबाद (प्रथम)

16-9-16

निवाचक की जवाबी एवं विषय तस्तु को सुनने व उन्नाम

के पश्चात लेखपत्र के निवाचन एवं रूपये 137.47.72/-

प्रत्येक दोसरा/पूर्व/मेरे द्वारा प्राप्त कर उक्त श्रीमहादेव पाल वाचनीय

पुस्तकालय पाल वाचनीय १५०९/३२५ नं० २०१६-१७ इंडियन स्ट्राई

पुस्तकालय पाल वाचनीय ०० १५०९/३२५ नं० २०१६-१७ इंडियन स्ट्राई

पुस्तकालय पाल वाचनीय ०० १५०९/३२५ नं० २०१६-१७ इंडियन स्ट्राई

ने स्वीकार किया एवं राशि १३७.४७.७२/-

१३७.४७.७२/-



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315078

( 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

M/P

Dinesh Kumar Agrawal

Dinesh Kumar Agrawal

340

फ्रमांक

तिथि

15/9/16

मूल्य

100 रुपयोजन

खरीदार

(पिताद पता)

प्रिया नूर साहबा खान पर्सी - राजस्थान  
राजस्थान राज्य सरकार

बाइकोवा नं 457 अवधि 31 मार्च 9 सावित्री जायसवाल  
स्टार्ट विक्रेता दीवानी कच्छड़ी-इलाहाबाद

जिनकी पहचान श्री. डॉ. लक्ष्मीनारायण..... पुत्र. श्री. लक्ष्मीनारायण

निवासी 26/8/14 नं. तमालवाली गाँव तालिना व तह 0 सदर इलाहाबाद

व श्री. डॉ. लक्ष्मीनारायण..... पुत्र. श्री. लक्ष्मीनारायण

निवासी 14/22/20 नं. तमालवाली गाँव तालिना व तह 0 सदर इलाहाबाद

प. उप निवन्धक  
इलाहाबाद (प्रथम)  
16-9-16



Signature



Signature



सालियों के जगुड़ विन्ह  
लिये गये ।

प. उप निवन्धक  
इलाहाबाद (प्रथम)  
16-9-16



उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

CV 315079

(4)

Number of First Party [1]

Description of Vendor

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

*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*



प्रकाशक

३८७

तिथि

१५/७/१६

मूल्य

प्रतीक्षा दर

खरीदार

(पिता व पता)

प्र० १७२

मुख्यमंत्री राज्यसभा रोड नं० ८४१ अ०

(मिमिन न० १५५६)

लाइसेन्स नं० ४६७ अद्यता ३१ मार्च १९ याकिनी ज्ञायसभा  
स्टाम्प विक्रेता दीवानी कचेहरी-हैलाहाबाद बाजार वापाद





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

CV 315080

(5)

Number of Second Party [1]

Description of Vendee

1. Name : *Shri Dinesh Kumar Agrawal*

Father's Name *Late P.C. Agrawal*

Permanent Address *14/22/28, New Elgin Road, Civil Lines, Allahabad*

Present Address *14/22/28, New Elgin Road, Civil Lines, Allahabad*

Occupation *Business*

Pan No. *AARPA1397H*

Aadhaar Card No. *900685505872*

Mobile No. *9415284581*

*Mahendra Pal Varshney* *Dinesh Kumar Agrawal*



क्रमांक 350 तिथि 15/9/16 मूल्य 100 प्रयोजन

खरीदार मिशन ग्राम परिवर्तन प.क. नं 102  
(पितामह)

लाइसेन्स नं 0 467 अवधि 31 मार्च साधिनी जायसदाल  
स्टाम्प विक्रेता दीदाजो कच्छहरी-इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 OV 315081

(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

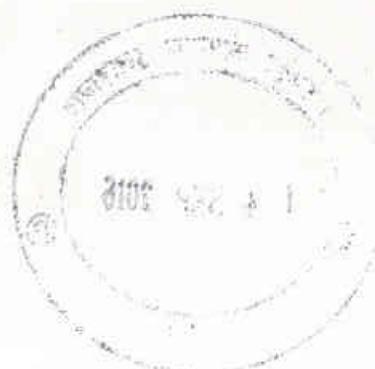
*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*

प्रक्रमांक ३५ | तिथि १५/९/१६ | मूल्य १०० प्रयोजन या

खरीदार \_\_\_\_\_  
(पितावपता) \_\_\_\_\_  
प्रियोरी नू० ८५८० रोड पी. बी. रोड  
प्रियोरी नू० ८५८० रोड

लाइसेन्स नं० ४६७ तिथि ३१ मार्च १९ सावित्री जायसवाल  
स्टाम्प विक्रेता दीवाजी कचेहरी-इलाहाबाद २०१८ साल





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

ग्रन्थालय

352

तिथि

15/9/16

मूल्य

प्रयोगक्रम

खरीदार

(पिता व पता)

गुरु गुरुभद्रवत्त गोदा पा. गुरुवा  
(गुरुभद्रवत्त गुरुवा)

लाइसेन्स नं० 467 अवधि 31 मार्च १९ सातिक्री जायस्वाल  
स्टाम्प विक्रेता दीवानी कवेहरी-हलाहाल गोदा गुरुवा





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 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 lease hold rights of nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad, measuring 1570.75 Sq. Metres;

AND WHEREAS under the prevalent 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

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तिथि

५८/१८/६

मूल्य

१० रुपये

जरीदार

(पिता व पता)

प्रिय रुपया नोट के लिए

निम्न निम्न

लाइसेन्स नं ० ४६७ अवधि ३१ मार्च १९६८ तात्पत्री जायसवाल

रुपये विक्रेता दीवानी कर्मठी-इलाहाबाद





## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

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

Dr. Aysen

304 15/9/16 100 प्रयोजन

क्रमांक

खरीदार

(पिता व पता)

तिथि

मूल्य

प्रिया ५० रुपये ५०/०० P.C. २५/००

प्रिया ५० रुपये ५०/००

लाइसेन्स नं ० ४६७ अवधि ३१ मार्च १७ शावित्री जायसदात  
स्टाम्प विक्रेता दीवानी क्षेत्री-इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315085

( 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*  
M.P.V.

*Dinesh Kumar Agrawal*  
D.K.A.

मांक

३) तिथि ५९/१६ नूल्य 100 प्रयोजन या

खरीदार

(पिता व पत्नी)

डिशो ९० मध्यगत कोडो रोड गोदावरी  
मुम्बई भरत

लांडसेन्स नं० ५६७ अंदरि ३१ मार्च १९७१ तारीखी जायसवाल

स्टाम्प विक्रेता दीवानी कर्पेट्स इलाहाबाद

मुक्ति दिनांक





## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CY 315086

( 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

३८६ तिथि १५/१६/१० प्रयोगिक दर

खरीदार

(प्रिया द पता)

मेरा दू० अमृता फू० ८०-८५०८०  
१८१८० नं न०८०८०

लाइसेन्स नं० ४६८ अस्ट्रे १२ नं० १२ नामी जायत्वाला

स्टाम्प विक्रेता दीपाली घायेन्द्री-इलाहाबाद

मालिक अमृता





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

MNL



Dinesh Kumar Agrawal

Dinesh Kumar Agrawal



इमांक 387 तिथि 15/9/16 100 मूल्य प्रयोगम् दर्शन  
 खरीदार \_\_\_\_\_ (पिता व पता) \_\_\_\_\_

लाइसेन्स नं० 467 अंकधि 31 अर्व ०१ विश्री जालस्तवाग  
स्टाम्प विक्रेता दीवानी कदेहरी-इलाहाबाद का (See annex)





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 Thirty 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

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3507 15/4/16 मूल्य 100 प्रयोग्य द्वारा

खरीदार (पिता व पता) प्रिया दुर्गा नायक फोटो पी.सी. रघुवीर  
प्रिया नायक

लाइसेन्स नं० 467 अवधि 31 जून १९८५ सिरी जायसवाल  
स्टार्ट विक्रेता दीवानी क.देहरी-इलाहाबाद *anil and company*





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315089

(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

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15/9/16 100 प्रयोजन जी

स्त्रीदार

(पिता द पता)

Get to know who she is

क्रान्तिकारी जनसेवक संघ 467 अवधि 31 मार्च 1972 सातीत्री जायस्वर्ग

काङ्क्षेवण जं० 467 अवधि 31 मार्च १९८८ सतिश्री नायदुवाला  
स्टार्टिंग विलेता दीवानी कच्छहरी-इलाहाबाद २०/८/८८ ८०५५०



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315090

( 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 Thirty 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 transferred 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 ३६० तिथि ५/११/६ मूल्य 100 प्रयोजन  
 खरीदार मिशन रेस्टोरेंट 100 रुपये  
 (पिता व पता) लाइसेन्स नं ० ४६७ अवधि ३१ जारी ०  
सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कच्छहरी-इलाहाबाद 20/10/1966





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

CY 315091

( 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 sale deed the Vendor ceases to have any

Mahendra Pal Varshney

MNV

Dinesh Kumar Agrawal

D. Agrawal

मुद्रांक

३६१ तिथि १५/९/१६ मूल्य १०० प्रायोजन रुप.

खरीदार प्रेषा रुप अवैतन रुपेश ठाकुर  
(पिताव पता) प्रेषा रुप अवैतन रुपेश

लाइसेन्स नं० ४६७ अवधि ३१ जून ७५ सरिजी लाइसेन्स  
स्टाम्प विक्रेता दीदानी कदेहरी इलाहाबाद कामानी





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315092

(17)

right, title and interest in the Vended property and the Vendee has became 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

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Dinesh Kumar Agrawal

Dinesh Kumar Agrawal



प्रौद्योगिकीय ३६२ तिथि १५/१९६६ मूल्य १० प्रयोजन द्वा  
खरीदार \_\_\_\_\_  
(पिता य पता) \_\_\_\_\_ श्रीमा गोप्यमानकुमार नं/प्रामाणी

लाइसेन्स नं ० ४६७ अवधि ३१ अक्टूबर १९६६ तालिकी जायसवाल  
स्टाल्प दिल्लेता दीवानी कर्धेहरी इलाहाबाद असाम भारत





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315115

( 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.

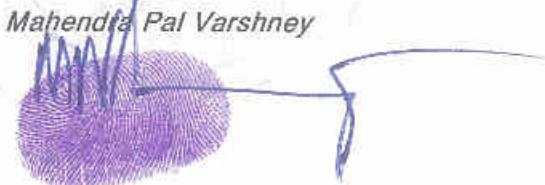
*Witnesses:-*

*J. Srivastava*

Shri Rakesh Srivastava S/o Late Kunwar  
Bahadur Srivastava R/o 268/14 - B, Nai Basti,  
Sohbatiyabagh, Allahabad, Adhaar No.: 8183  
7D59 6473 Mobile: 9559553300



*Mahendra Pal Varshney*



*Dinesh Kumar Agrawal*



क्रमांक ३०५ तिथि १५/११/६६ दूर्योग १०० प्रयोग  
खरीदार दिल्ली २० मायदा मोदी  
(पितावधत) सिर्पिल मिशन F.C. मायदा

लाइसेन्स नं० ४६७ अवधि ३१ मार्च ७२ सादिशी लायसेन्स  
स्टाम्प विक्रेता दीयानी कच्छहरी-हलाहाबाद मायदा लायस





उत्तर प्रदेश UTTAR PRADESH

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(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



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 ३६३ तिथि १५/११/१६ मूल्य १० रुपयोजक  
खरीदार प्रिया राजा प.क. २१५८  
(पिता व पता) प्रिया राजा १८८८

लाइसेन्स नं० ४६७ अवधि ३१ मार्च ०१ सालिनी जायसवाल  
स्टाम्प दिक्केता दीवानी कच्छहरी-इलाहाबाद

प्रिया राजा





## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 | CV 315094

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*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

Mathendra Pal Varshney  
M.P.V.

Dinesh Kumar Agrawal

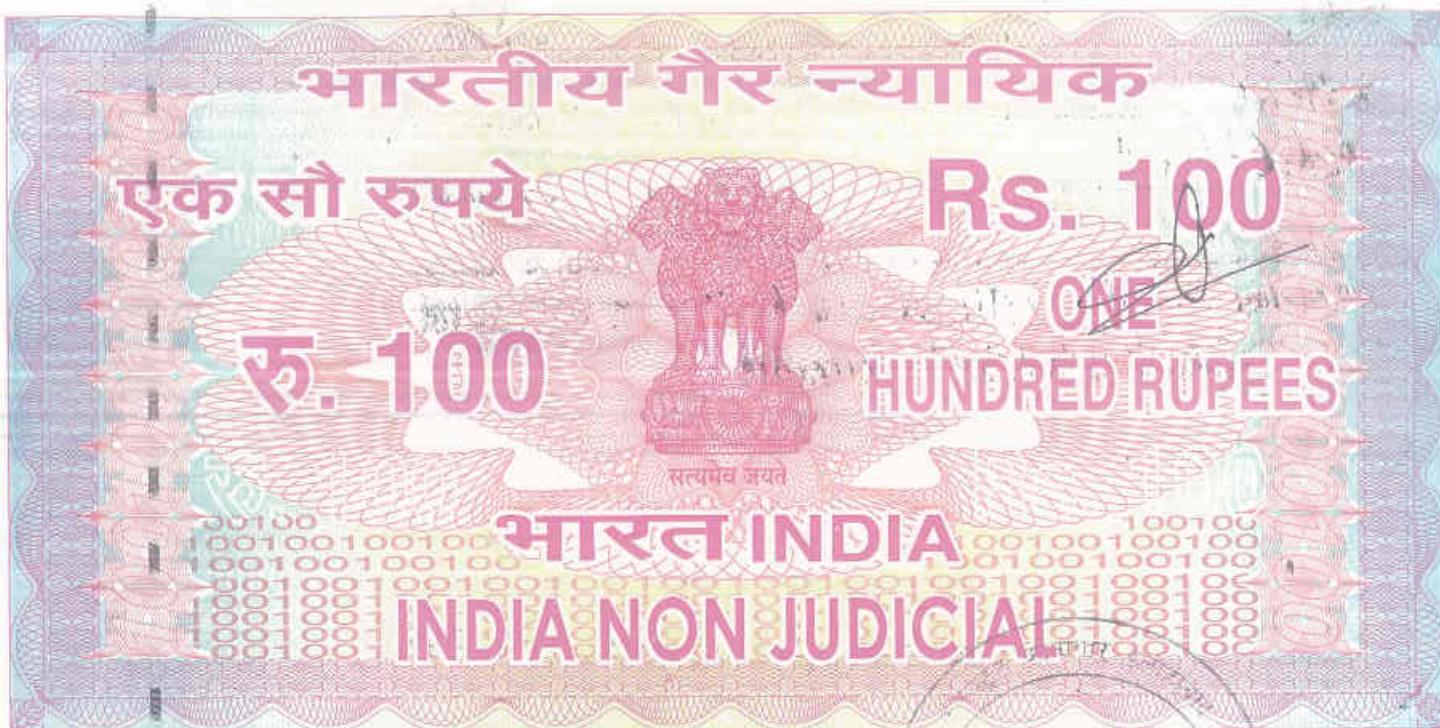
Dr. Agarwal

उमांक 364 तिथि ११/१६/८६ (मूल्य १० रुपये)

खरीदार \_\_\_\_\_  
 (पिता/पता) \_\_\_\_\_ पा. नाम \_\_\_\_\_

लाइसेन्स नं० ४६७ अवधि ३१ मार्च ७८ संदिकी जायसदस्य  
 उम्मीद विक्रेता दीवानी कंचे हरी-इलाहाबाद आदि नाम





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

CV 315095

(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

Drafted by:

Dinesh Kumar Agrawal

Abdul Jalil Advocate

Typed by:

Pavitra Kumar

15/9/16

365 तिथि

मूल्य 10<sup>0</sup> प्रयोजन

अर्दीदार \_\_\_\_\_ निश ७० सिवाल ५६८० R.G. ३१/५८०  
 (पिता पता) \_\_\_\_\_ निश ८० ८०८० २०८

लाइसेन्स नं० ४६७ अवधि ३१ नवं ० सावित्री बायसवाल  
 स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद नामी पापुआ

दिनांक 16-9-2016 को फोटो प्रति

पुस्तक सं० I खण्ड १३६८ के

पृष्ठ ३२७ से ३७२ में लेखपत्र सं० ५२१४

युर रजिस्ट्रीकूत विद्या कथा ।

प्रधान  
उप निबन्धक  
इलाहाबाद (प्रथम)

3628/00

6463/14



(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

