



सत्यमेव जयते

2000+120

5213/16

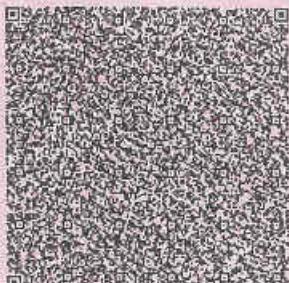


INDIA NON JUDICIAL  
Government of Uttar Pradesh

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-UP024039698200640  
: 16-Sep-2016 02:28 PM  
: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
: SUBIN-UPUPSHCIL01028737644367430  
: DINESH KUMAR AGRAWAL  
: Article 23 Conveyance  
: NazulNowF.HoldSiteNo.AA/1,CivilStationAld.(part)OverWhichPartOf  
H.No.Old 7/1,New9/3EdmonstonRoadAld  
: 2,78,19,660  
(Two Crore Seventy Eight Lakh Nineteen Thousand Six Hundred And  
Sixty only)  
: MAHENDRA PAL VARSHNEY  
: DINESH KUMAR AGRAWAL  
: DINESH KUMAR AGRAWAL  
: 34,39,200  
(Thirty Four Lakh Thirty Nine Thousand Two Hundred only)



Please write or type below this line...

VO 0000504478

Statutory Alert:

1. 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.
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

14 SEP 2016

CV 315096



(2)

Identified  
Att'l Advocate

## PRECIS OF THE DEED

1.	Type of Land. -	Residential Plot
2.	Ward/ Pargana. -	2, Sadar
3.	Mohalla/Village. -	Mohalla Tashkand Marg, Allahabad
4.	Description of Property. -	<i>Nazul now converted into freehold site No. AA/1, Civil Station, Allahabad (Part) measuring 1057.30 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, together with part of House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, including boundary wall and trees</i>
5.	Unit of Land (Hectare/Sq. Metre) -	1057.30 Sq. Metres
6.	Extent of Land/ Proportionate Land -	X
7.	Situation of Road. -	<i>Tashkand Marg (Edmonston Road) Allahabad</i>
8.	Other description/ 9 metre road/corner etc. -	X
9.	Type of Property. -	Residential Plot
10.	Total area of the property (In case of Multistorey Building) -	X

*Maheendra Pal Varshney*



Dinesh Kumar Agrawal



366

15(9)16

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कृत्या

100 प्रयोजन

ପ୍ରକାଶକ

संस्कृत

(पिता व पता)

~~Alma no aydeles de los siglos  
Alma mía~~

लाइसेन्स नं० 437 अवधि 31 अक्टूबर २०२४ अधिकारी जायसवाल

लाइटिंग ने 2012 के दौरान अपनी विक्रेता दीवाली के दौरान इन विक्रेताओं को बढ़ावा दी।

1966/01  
50000  
नियम 20000 रुपरत 120 योग 20120 8.00

के निवास पर यहुती जड़ पर प्रियतमालामुद्देश्यात्

मुख्यमंत्री की बातें तथा विषयी 3000

मेरे आज दिनांक... 16-9-16 को 5 प. 6 बजे

मध्य यह लेखपत्र मेरे समक्ष निवन्धन हेतु प्रस्तुत किया ।

प्र० उप लिंदन्धक

16-9-16

Dr. S. Jayaram

दो खण्डों की संविदा एवं दिव्य वस्तु तथे सननें तथा विवरण

के पश्चात लेखपत्र के निष्ठादत्त पांच सप्ताह २७२४६०

प्रलेखानुसार/पूर्व/मेरे सम्मान प्राप्त कर उठा श्रीमद्भगवान्

वार्षिक फुला संदर्भ पाल वामपादि १९७५/८५८६४

ਦਾਖਿਆਲ ਮਿ 14/22/28 ਸ਼ੁਭਲਾਵ ਮਿਲਾ

ने स्वीकार किया

संग्रह द्वारा



भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES

सत्यमव जयते

भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



( 3 )

11.	Total Covered Area (In case of Multistorey Building) -	X
12.	Stage-Finished/Semi-Finished/etc. -	X
13.	Valuation of Trees. -	1 Neem, 1 Kathal, 1 Bel and 3 other Trees total 6 Trees = Rs. 60,000/-
14.	Boring/Well etc. -	X
15.	Built up area. -	X
16.	Year of Construction. -	X
17.	Whether Member of Sahkari Awas Samiti- Yes/No. -	X
18.	Sale Consideration in Rupees. -	Rs. 2,78,19,660/-
19.	Valuation of Property -	Rs. 4,91,60,000/-
20.	Stamp duty paid. -	Rs. 34,41,200/-

*Boundary :*

*East: - Nazul site No. AA/1, Civil Station of Shri Ravindra Pal Varshney.*

*West: - Part of House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, built over Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.*

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

*South: - Nala and Site No. AA/2, Civil Station, Allahabad.*

*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*

क्रमांक ३६८ तिथि ०८/११/८६ मूल्य १० रुपये जारी द्वा

खरीदार \_\_\_\_\_ भारतीय अधिकारी नं. २४१  
(पिता का पता) \_\_\_\_\_ भारतीय अधिकारी नं. २४१

लाइसेन्स नं० 467 अवधि 31 मार्च १९८५ सावित्री जायसराम  
स्टार्ट विक्रेता दीवानी कचेहरी-हलाहाल *anil anil anil*

जिनकी पहियान अ<sup>१</sup> राज्य, विधानव <sup>२</sup> राज्य, विधानव

निवासी 268/14-B रापी बालोलालाई विवाह, ०१०१ रादर इलाहा

नोट 14/22/28 यहां तक पहुँच गया। यहां व दूसरे दूरी दूरी ने की।

प्रात्प निबन्धक  
इलाहाबाद (उथम)  
16-9-16

16-9-16

1, (C. Deyan)

J. Conrad Lang

इसकर्ता द्वाले जाकियो के बांगुड़ चिन्ह  
सिंधुनस्तर लिये गये ।

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



## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315098

(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

Mobile No.  
*Mahendra Pal Varshney*  


*Dr. Agouti*

क्रमांक 360 तिथि 15/9/61 रुपये 100 प्रधानमंत्री  
खरीदार \_\_\_\_\_ श्रीमति दृष्टि नाथ प. स. नायर  
(पिता का पता) \_\_\_\_\_ 18/9/61 न्यू लॉड

लाहौसेबस नं. 467 अवधि 31 मार्च 9 रात्रि जायस्वाल  
ट्रायलिंग क्रीक दीवाली क्षेत्र-इलाहाबाद

न्यू लॉड





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315099

(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

369 तिथि ५/९/१६ शूल्य १०० रुपये ज्ञान

खरीदार

(पिता व पता)

मिश्र दूष्यलाल प्रदेश प.क. ३४८०५  
पालक वार्ष्य

लाइसेन्स नं० ४६७ तिथि ३१ मार्च १९८५ जाप्तिली जाप्तिली

स्टार्ट विक्रेता दीवानी कवेहरी-हलाहल नाम सुनील

प्राप्ति दिन  
१०/०९/८५





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

*Mahendra Pal Varshney*

*Dinesh Kumar Agrawal*

सांकेतिक दो तिथि १९/१८ सूल्त 100 प्रयोजन  
खरीदार नं० २० श्री कल्पना कौर स.प. २१५६  
(पिला य पता) *Mr. K. K. Kalpana*

लाहौरेव्हर नं० 467 अब्दि ३ नार्व ११ राजिकी लाहौरस्टाल  
स्टाम्प विक्रेता दीवानी कच्चेहरी-इलाहाबाद *Amber Choudhury*



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 1.00

ONE  
HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



( १ )

now converted into freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (Part) area 1367.96 Sq. Meters, situated in Mohalla Tashkand Marg, Tehsil Sadar, Allahabad, over a 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

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक

३१

तिथि

०५/१६/०० क्रमांक प्रबोधन क्र.

खरीदार

(पिता व धरा)

दिनांक श्री वृषभ शुक्ल  
मास वर्ष

प.क. ३५५५

लाइसेन्स नं० ४५७ अधिकारी श. साहित्री जाहाजपुर  
स्टार्ट दिक्केता दीवानी कबेरी-इलाहाबाद

निवास





## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

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 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 Testamentry 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 for conversion

Mahendra Pal Varshney

Dinesh Kumar Agrawal

1. 

प्राचीक

372

लिखि

15/9/16 सूत्र 100 प्रथम

खरीदार

(पिता व पता)

प्रेश २० नवम्बर २०८० P.C. २५८८  
प्रियत नव २०८०

लाइसेन्स नं ४६७ अवधि ३१ अर्द्ध १८ साली जाति संस्कार  
राज्य विक्रेता दीवानी कर्मचारी-हलाहल अमृता





उत्तर प्रदेश UTTAR PRADESH

( 9 )

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 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*

*Dinesh Kumar Agrawal*

क्रमांक ३८३ तिथि १५.१६.१० शूल्य 100 रुपये  
खरीदार मिश्र रमेश ठाके P. G. ३७१००८  
(पिता व पता) मिश्र रमेश ठाके १०८८८ नाम  
लाइसेन्स नं० ४०७ अधिकारी वार्षिकी व्यापाराल  
स्टार्ट विक्रेता दीवानी कच्छहरी-ग्लाहाबाद





उत्तर प्रदेश UTTAR PRADESH



CV 315104

(10)

Mahendra Pal Varshney, which 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 freehold charges have been borne by the present Vendee on behalf of the Vendor.

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

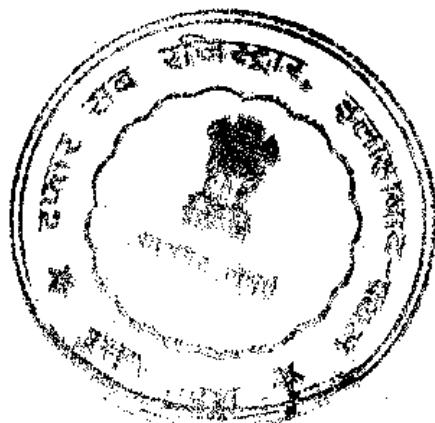
AND WHEREAS the Vendee aforesaid has agreed to purchase the part of Nazul now converted into freehold site No. AA/1, Civil Station, Allahabad (Part) measuring 1057.30 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, together with part of House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, including boundary wall, described and detailed in the schedule below and offered a sum of Rs. 2,78,19,660/- (Rupees Two Crore Seventy Eight Lakhs Nineteen Thousand Six Hundred and Sixty Only) as its sale consideration which is the maximum and most adequate price

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक ३४५ तिथि १५/९/६६ मूल्य १०० रुपये ज्ञान  
खरीदार \_\_\_\_\_ विद्युत विभाग फॉर्म प.ल. ३७५१/८  
(पिता व पता) \_\_\_\_\_

लाइसेन्स नं० ४६७ अधिकारी ३१ शार्दूली जायसवाड  
रहावड दिल्ली दीवानी कर्तवहरी-इलाहाबाद मिलन अमा





उत्तर प्रदेश UTTAR PRADESH

CV 315105

(1)

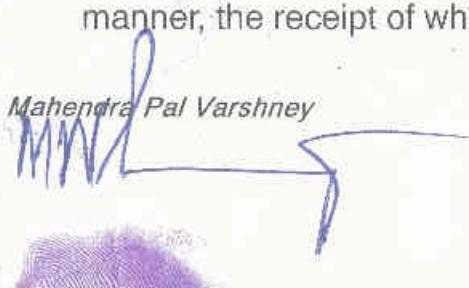
which the said property could fetch at present and the Vendor has agreed with the Vendee for absolute sale of the aforesaid property with all his right, title and interest in respect of the said property, more fully described in the schedule annexed hereto and further payment of Rs. 1,85,79,310.00 paid by the Vendee to The District Magistrate, Allahabad for conversion of the above land from Lease hold to free hold, together aggregating to Rs. 4,63,98,970/- (Rupees Four Crore Sixty Three Lakhs Ninty Eight Thousand Nine Hundred Seventy Only);

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. 2,78,19,660/- (Rupees Two Crore Seventy Eight Lakhs Nineteen Thousand Six Hundred and Sixty Only) having been paid by the Vendee to the Vendor in the following manner, the receipt of which is hereby acknowledged by the Vendor

Mahendra Pal Varshney

  
MMV

Dinesh Kumar Agrawal

  
DK Agrawal

प्राक्तिक

३२५ तिथि १५/११/६६ १०० प्रयोग

खट्टीदार मिशन गो अन्नपाल frado sc. २५८८  
(पिता व पता) १६/११/६६ मिशन

लाइसेन्स नं० ५६७ अवधि ३१ जारी पृ० सदिशी जायस्वाल  
स्थान्य विक्रेता दीदारी कडेहरी-बुलाहालाद anilaw anilaw





उत्तर प्रदेश UTTAR PRADESH



CV 315106

( 12 )

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** 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 1057.30 Sq. Metres, situated in Mohalla Tashkand Marg, Allahabad, together with part of House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, including boundary wall and trees, 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
11/07/2008	215663	1,00,000/-	Bank of India, Allahabad
11/07/2008	141147	2,00,000/-	Uco Bank, Allahabad

*Mahendra Pal Varshney*



*Dinesh Kumar Agrawal*



क्रमांक

३२८

तिथि १५/११/६६ दस्तावेज़ १०० प्रयोजन

खट्टीदार

(पिता व पता)

प्रेषा २० अगस्त १९८० वा. ८७८८  
(१५ मिनीट लाइसेन्स)

लाइसेन्स नं० ५५७ अवधि ३१ जून १९८८ सालीनी जावस्वाल  
स्टार्टिंगिंगेटा दीदाली कवेहरी-इलाहाबाद  
संस्कृत अनुवाद





उत्तर प्रदेश UTTAR PRADESH



( 13 )

11/07/2008	801181	2,00,000/-	Uco Bank, Allahabad
12/07/2008	673159	3,00,000/-	Uco Bank, Allahabad
11/07/2008	163711	5,00,000/-	Uco Bank, Allahabad
11/07/2008	079725	10,00,000/-	Uco Bank, Allahabad
11/07/2008	049828	17,00,000/-	Bank of India, Allahabad
11/07/2008	022008	10,00,000/-	Punjab National Bank, Allahabad
23/08/2008	435235	5,00,000/-	Dena Bank, Allahabad
23/08/2008	435236	5,00,000/-	Dena Bank, Allahabad
25/11/2014	000024	20,00,000/-	HDFC Bank, Allahabad
14/02/2015	000032	25,00,000/-	HDFC Bank, Allahabad

Mahendra Pal Varshney

Dinesh Kumar Agrawal

माल

372 तिथि 15/9/16 रुपया 100 प्रयोजन

खरीदार

(पिता व पता)

पुराणा ५० नवाबाजार फौजी P.C. २५१०८  
मिशन मार्क २००

लाइसेन्स नं० ४६७ अवधि ३१ दिसंबर २०१७ दातिकी जातिस्वाल  
स्टार्टर विक्रेता दीपाली कवेहरी-इलाहाबाद

anand chauhan





उत्तर प्रदेश UTTAR PRADESH



(14)

20/02/2015	000034	25,00,000/-	HDFC Bank, Allahabad
30/06/2015	000052	50,00,000/-	HDFC Bank, Allahabad
25/05/2016	000096	31,75,000/-	HDFC Bank, Allahabad
16/09/2016	000119	63,66,463/-	HDFC Bank, Allahabad
16/09/2016	TDS	2,78,197/-	Through Challan No. 02471

and thus the Vendor has received the total sale consideration of Rs. 2,78,19,660/- (Rupees Two Crore Seventy Eight Lakhs Nineteen Thousand Six Hundred and Sixty Only) in the aforesaid manner from the Vendee, the receipt of which is hereby acknowledged by the Vendor.

2. That as agreed between the parties, the Vendee has also paid a sum of Rs. 1,85,79,310.00 (Rs. One Crore Eighty Five Thousand Seventy Nine Thousand Three Hundred & Ten) for conversion of the land from Lease

Mahendra Pal Varshney

MNV

Dinesh Kumar Agrawal

DKA

क्रमांक

३२०८ दिन १५/९/१६ बा० ६०२ नियमित ४२

खरीदार

(पिता व पता)

प्रियोग के नियम ग्रन्ति का नियम

१६/१०/०० वा० ८/८/००

लाइसेन्स नं० ४६७ अधिक जा० आ० ०

स्टाम्प विक्रीता होती बैंकी बैंकी - इलाहाबाद  
स्टाम्प विक्रीता होती बैंकी बैंकी - इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

CV 315109

( 15 )

Hold to Free Hold on behalf of the Vendor apart from the total sale consideration.

3. That in consideration of the present Market Conditions, the Vendee has requested the Vendor for waiver of Interest which the Vendor has accepted.
4. 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.
5. 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 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.

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक

३२९

तिथि

१५/९/१६

मुद्रा

१०० प्रमोजन

खरीदार

(सिताव पता)

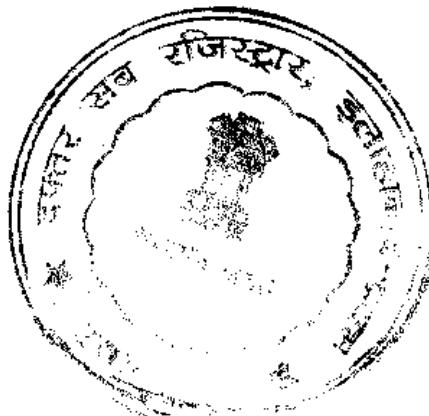
मिसा कु मायामा ५६६०

P.C. ८५५५५  
६५५

लाइसेंस नं० ४६७ अधि ३१ इवं ५ राजीनी लाइसेंस  
स्टाम्प विक्रेता दीयानी क द्वारा - इलाहाबाद

स्टाम्प क्रमांक

स्टाम्प क्रमांक





उत्तर प्रदेश UTTAR PRADESH



CV 315110

( 16 )

6. 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.
7. That the Vendor, his 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.
8. 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.
9. That by virtue of the present sale deed the Vendor cease to have any right, title and interest in the Vended property and the Vendee has became

*Mahendra Lal Varshney*

*Dinesh Kumar Agrawal*

तांक ३० नवलिंग १५८१६ नमूना १०० प्रयोजन  
दीदार — किंशु गोव्यार्द्दन गोदा प.०. बिडोर  
प्रेतावपता: किंशु गोव्यार्द्दन गोदा  
इन्द्रेश्वर नं० ४६७ अवधि ३१ मार्च १९८३ सारिनी जायसवाल  
टाक्के देता दीवाली तोहरी - इलाहाबाद किंशु गोदा





## उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

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(17)

the absolute owner of the vended property.

10. 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 Vendor and from the date of this sale deed and onwards it will be the liability of the Vendees.
11. That the Vendee shall have all rights to make constructions over the aforesaid freehold land in the manner he like. The Vendee shall have the right to get building plan sanctioned from the authorities concerned.
12. That the vended portion is part of Nazul now freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad, measuring 1057.30 Sq. Metres including boundary wall and trees. The market price of the aforesaid property is Rs. 2,78,19,660/- (Rupees Two Crore Seventy Eight Lakhs Nineteen Thousand Six Hundred and Sixty Only). The Vended property lies from Kamla Nehru Road to Kanpur Road on Edmonston Road in Praroop 3,

Mahendra Pal Varshney

Dinesh Kumar Agrawal

Dr. Agarwal

क्रमांक ३८१ तिथि १५/९/६ नूल्य १० प्रदीपन  
 खरीदार पिता व पता निर्मला दुर्गा दुर्गा निर्मला निर्मला  
 लाइसेन्स नं० ४६७ अवधि ३१ मार्च १९ साधिती जायसुवाल  
 स्टॉप विक्रेता दीदारी कबीरगी-इलाहाबाद  
 PC २७८५  
 Date  
 21/6/2018





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016

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( 18 )

having V-Code No. 0013. According to the market value fixed by the Collector Allahabad, for purposes of stamp duty, the value of the aforesaid property does not exceed Rs. 4,91,60,000/- 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. 4,91,60,000/- amounting to Rs. 34,41,200/- is paid.

13. 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-UP024039698200640 having Serial No. VO - 0000504478 dated 16.09.2016 for Rs. 34,39,200/- and remaining stamp duty of Rs. 2,000/- has been paid through India Non Judicial Stamps.

Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक ३८६ तिथि १५/१९८६ मूल्य १०० प्रयोजन रुपूर  
खरीदार पिंडीरा दू. अयोध्या दो ८० P.C. अयोध्या  
(पिता व पता) पिंडील लाला

लाइसेन्स नं० ४६७ अवधि ३१ मार्च १९८८ सरियाँ जारी सरकार  
अधिकारी विक्रेता दीपाली कर्मठी-इलाहाबाद मालाल चौधुरी





उत्तर प्रदेश UTTAR PRADESH

14 SEP 2016 CV 315112



(19)

*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.

*Varshney*

2.

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 1057.30 SQ. METRES,  
SITUATED IN MOHALLA TASHKAND MARG, ALLAHABAD, TOGETHER

*Mahendra Pal Varshney*



*Dinesh Kumar Agrawal*



इमारांक 302 तिथि 15/9/16 नमूल्य 100 प्रयोजन  
चारीदार \_\_\_\_\_ निशा ३० नवम्प्रत्याहा १० P.C. २५८८  
(पिता क पता) निशा ३० नवम्प्रत्याहा १० P.C. २५८८

लाइसेन्स नं ० ४६७ अवधि ३१ मार्च १ सादित्री ज्ञायसवाल  
स्टार्टिंग दीलाजी कंपनी-हुलाहाबाद २०१८



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 315113

( 20 )

WITH PART OF HOUSE NO. OLD 7/1, NEW 9/3, EDMONSTON ROAD (TASHKAND MARG), ALLAHABAD, INCLUDING BOUNDARY WALL AND TREES, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

*East:* - Nazul site No. AA/1, Civil Station of Shri Ravindra Pal Varshney.

*West:* - Part of House No. Old 7/1, New 9/3, Edmonston Road (Tashkand Marg), Allahabad, built over Nazul Now converted into freehold site No. AA/1, Civil Station of the Vendor.

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

*South:* - Nala and Site No. AA/2, Civil Station, Allahabad.

#### VALUATION FOR PURPOSES OF STAMP DUTY

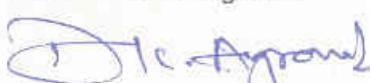
Total Land : 1057.30 Sq. metres.

Value of Land : 1057.30 Sq. metres x Rs. 46,400/- per Sq. metres = Rs. 4,90,58,720/-

Mahendra Pal Varshney

Dinesh Kumar Agrawal


क्रमांक 303 तिथि 15/9/16 रुपय 100 प्रयोगक्षम दिन

खातीदार

(प्रिया ब. पटा)

शिशा दृ. अ. प. विलास निवास

16/9/16 दिन

Re. १००/-

दिन

न्यायिक नं० 467 अवधि 31 मार्च ० साधिती ज्ञायसदाल

स्टाम्प विक्रेता दीवाबी कच्छहरी-हलाहल रुपय १००/-



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



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Value of Boundary Wall runing Feet = 81 feet x 500/- = Rs 40,500/-

Value of Trees 1 Neem = Rs. 10,000/-, 1 Kathal = Rs. 10,000/-, 1 Bel = Rs. 10,000/- and 3 other Trees = Rs. 30,000/- total Rs. 60,000/-

Total Valuation according to circle rate does not exceed Rs. 4,91,59,220/- and as such the stamp at the rate of 70/- per thousand for the valuation of Rs. 4,91,60,000/- amounting to Rs. 34,41,200/- is paid.

Mahendra Pal Varshney

Dinesh Kumar Agrawal

Drafted by:

Abdul Jalil Advocate

Typed by:

Pavitra Kumar

क्रमांक ४०४ तिथि १५/९/१६ मूल्य १०० प्रयोजन  
 खरीदार — श्रीराम चंद्रमलाल कुमार प.०. २५०/८  
 (पिता व पता) अमृतल माला जै

लाइसेन्स नं० ४६७ अवधि ३१ मार्च १९ साहित्री ज्ञायसदाल  
 स्टाम्प विक्रेता दीदाबी कच्चेहरी-इलाहाबाद



१ दिनांक १६-९-१६ को फोटो प्रति  
 पुस्तक सं० I खंड ९३६८ के  
 पृष्ठ २८१ से ३२६ में लेखपत्र सं० ५२१३  
 पर रजिस्ट्रीकृत किया गया ।

प्रधान  
 उप निबन्धक  
 इलाहाबाद (प्रथम)



(22)

## PHOTOGRAPH

NAZUL NOW CONVERTED INTO FREEHOLD SITE NO. AA/1, CIVIL STATION, ALLAHABAD (PART) MEASURING 1057.30 SQ. METRES, SITUATED IN MOHALLA TASHKAND MARG, ALLAHABAD, TOGETHER WITH PART OF HOUSE NO. OLD 7/1, NEW 9/3, EDMONSTON ROAD (TASHKAND MARG), ALLAHABAD, INCLUDING BOUNDARY WALL AND TREES.

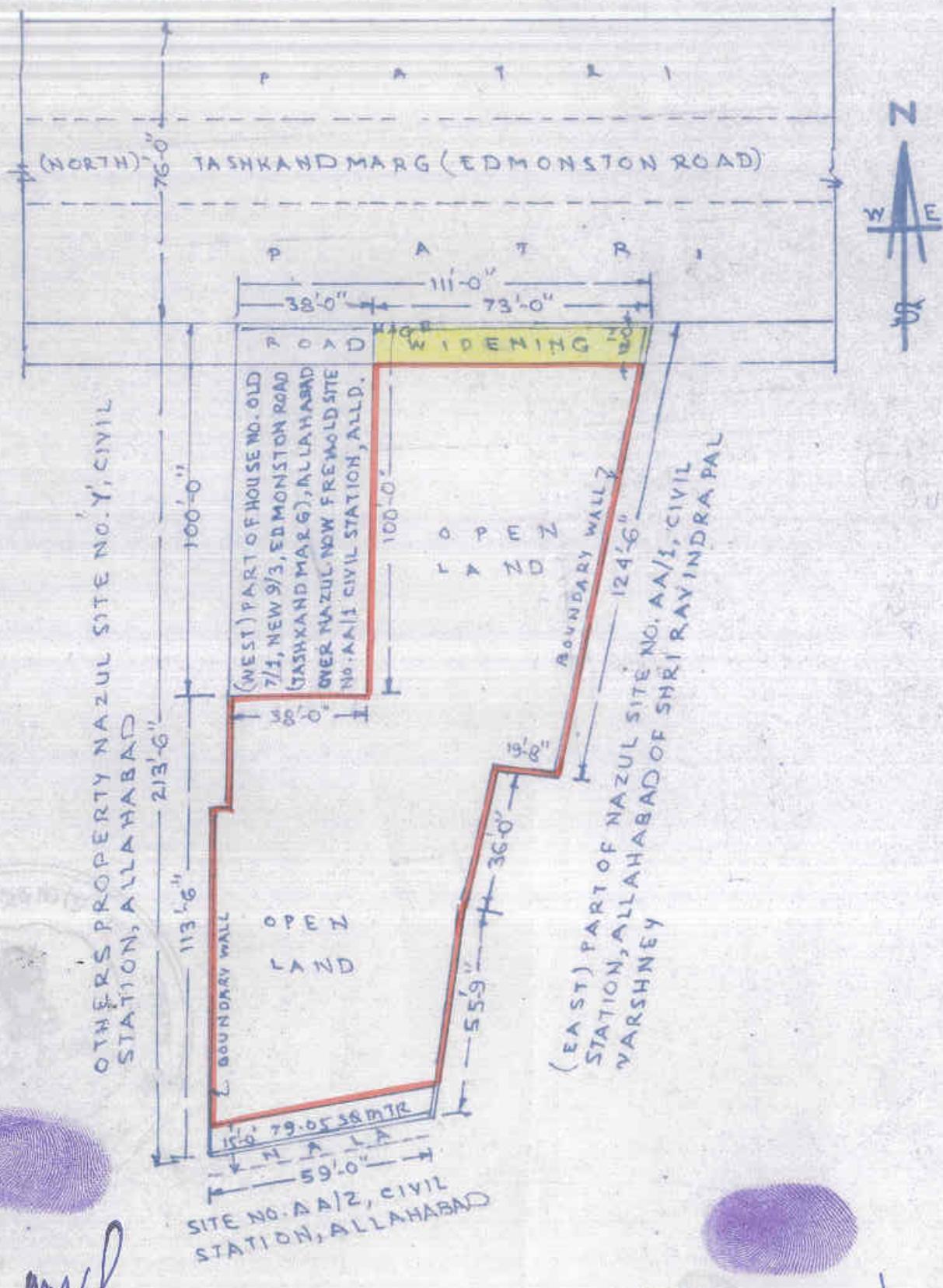


  
Mahendra Pal Varshney

  
Dinesh Kumar Agrawal



SITE PLAN OF NAZUL NOW CONVERTED INTO FREEHOLD SITE NO. AA/1,  
CIVIL STATION, ALLAHABAD (PART), MEASURING 1057.30 SQ. METRES  
SITUATED IN MOHALLA TASHKAND MARG, ALLAHABAD, WHICH IS  
ALSO PLOT PORTION OF HOUSE NO. OLD 7/1, NEW 9/3, EDMONSTON ROAD  
(TASHKAND MARG), ALLAHABAD INCLUDING BOUNDARY WALLS AND  
TREES, TO BE SOLD BOUNDED BY RED LINES.



SHRI MAHENDRA PAL VARSHNEY (VENDOR).

SHRIDINESHKUMARAGARWAL (VENDEE)

