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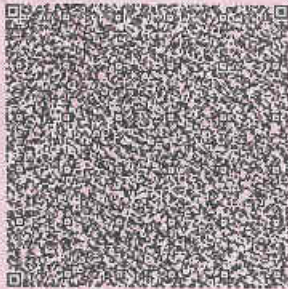


सत्यमेव जयते



**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Certificate No. : IN-UP024039698200640  
Certificate Issued Date : 16-Sep-2016 02:28 PM  
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
Unique Doc. Reference : SUBIN-UPUPSHCIL01028737644367430  
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.) : 2,78,19,660  
(Two Crore Seventy Eight Lakh Ninteen Thousand Six Hundred And Sixty only)  
First Party : MAHENDRA PAL VARSHNEY  
Second Party : DINESH KUMAR AGRAWAL  
Stamp Duty Paid By : DINESH KUMAR AGRAWAL  
Stamp Duty Amount(Rs.) : 34,39,200  
(Thirty Four Lakh Thirty Nine Thousand Two Hundred only)



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

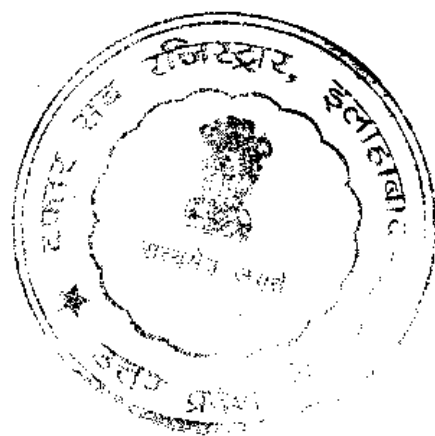
  


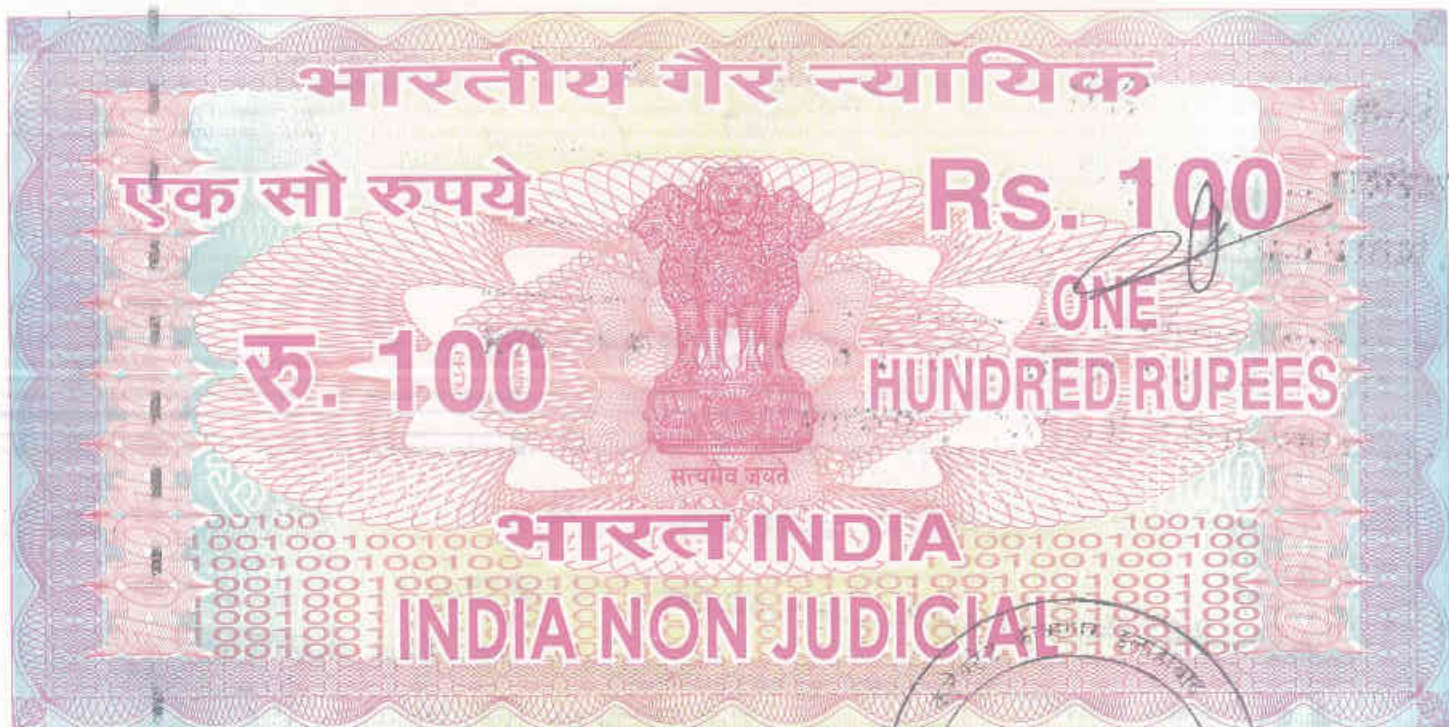

VO 0000504478

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". 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  
Shri Agrawal

### 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. -                                      | 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 |
| 5. Unit of Land (Hectare/Sq. Metre) -                              | 1057.30 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 Plot  |
| 10. Total area of the property (In case of Multistorey Building) - | X   |

Mahendra Pal Varshney

Dinesh Kumar Agrawal

*(Handwritten signature of Mahendra Pal Varshney)*

*(Handwritten signature of Dinesh Kumar Agrawal)*



366

तिथि

बुद्ध्या

100 प्रयोजन

स्वामीदास

(पिता व पत्नी)

பிழை எம் ஹெரால்டு டோ ரெ ஹெரால்டு  
பிழை எம் ஹெரால்டு டோ ரெ ஹெரால்டு

लाइसेन्स नं० 487 अवधि 31 मार्च 1972 सावित्री जायसवाल

स्टाम्प विक्रेता दीवानी कचेहरी - इलाहाबाद

21/12/2019

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59160000  
नि०शु०...

निष्ठा २००० रु. १२० योग २०१२० ८००

[illegible]

के निवास पर पहुँचा, जहाँ पर 15/12/2020 3:30 बजे

पुत्र (नं० ५१२५) उग्रवाल ..... निवास ३०५५

मे आज दिनांक... 16-9-16 ... को 5 ... व 6 ... बजे

मध्य यह लेखपत्र मेरे सगल निबन्धन हेतु प्रस्तुत किया ।

प्र. सप निदेशक  
इलाहाबाद (प्रथम)  
16-9-16

लेखक की संविदा एवं विषय वस्तु को सुनने व समझने

के पश्चात् लेखपत्र के निष्पादन एवं रुपये 2.72/450/-

प्रलेखानुसार/पूर्व/मेरे समक्ष प्राप्त कर उक्त श्रीमहंत पद

बाणेश्वर पुस्तकालय पल्ल बाणेश्वर मी. ४/३ २२४४४४

2 डि लो 2 मरु, डला, पं पडा य मी दिनेश कुमा डिगवाळ पुन

स्वर्णपत्रिका संख्या १५/२२/२८ - प्रमाणित संत सिविल लाइ ७

ने स्वीकार किया

5010 15014 484





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<br>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 १८१ तिथि ०९/११/६ मूल्य १० प्रयोजन other

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

लाइसेन्स नं० 467 अवधि 31 मार्च 1971 सावित्री जायसवाल  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

जिनकी पहिचान श्री राम प्रसाद मिश्र व श्री कृष्ण बहादुर मिश्र

निवासी 268/14-B मफा बाह्योनाइवाकम, 30 सदर इवाड

2.11 3.11.14

14/22/28 - 23 दिवस तक

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

Samaslang

प्रत्यक्षता वाले कालियों के अंगुष्ठ चिन्ह  
नियमानुसार लिये गये ।

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



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*

*Signature of Mahendra Pal Varshney*

*Signature of Dinesh Kumar Agrawal*

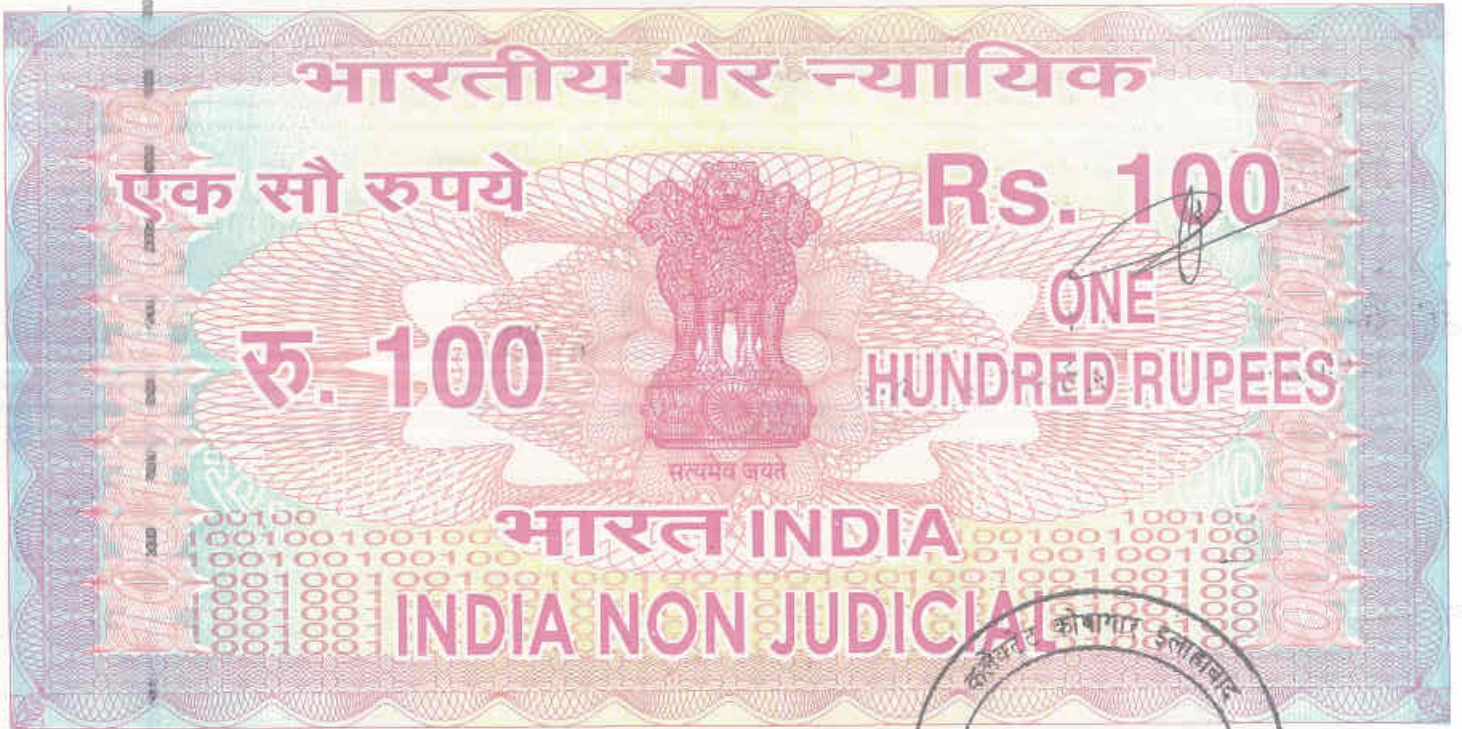


क्रमांक 361 तिथि 15/9/16/00 प्रयोजन ठेका  
खरीदार  
(पिता व पता) दिनेश सो मयल गोलू पी. मयल  
विमल मयल

लाइसेन्स नं० 487 अवधि 31 मार्च 9 कारिणी जायसवाल  
रदायप विक्रेता कीदानी कवेहरी-इलाहाबाद  
मामूद मयल







उत्तर प्रदेश UTTAR PRADESH

(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.	9006 8550 5872
Mobile No.	9415284581

Mahendra Pal Varshney

Dinesh Kumar Agrawal



क्रमांक 364 तिथि 15/9/15 मूल्य 100 प्रयोजन

खरीदार (पिता व पत्नी) डि. 21 70 रु. 100 को प. 21 70 रु. 100 को  
डि. 21 70 रु. 100 को प. 21 70 रु. 100 को

लाइसेंस नं० 467 अवधि 31 मार्च 01 सविनी जायसवाल  
स्वाम्य विक्रेता दीवानी कचेहरी-इलाहाबाद सविनी 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

*Mahendra Pal Varshney*



*Dinesh Kumar Agrawal*



नॉक 320 तिथि 15/9/68 मूल्य 100 प्रयोजन लेख  
 खरीदार श्री २० बहालदास १०० प.स. २१/१०/६८  
 (पिता व पत्नी) मिहिमलदास

लाइसेन्स नं० 467 अवधि 31 मार्च 01 सवित्री जाधवदास  
 स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद अरवि चण्डा







उत्तर प्रदेश UTTAR PRADESH

(7)

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

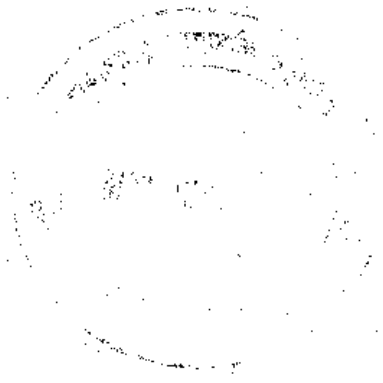
क्रमांक 371 तिथि 15/9/16 मूल्य 100 प्रयोजन कर

खरीदार \_\_\_\_\_  
(पिता व बत्ता) \_\_\_\_\_

p.c. 25/10/16

लाइसेन्स नं० 457 अवधि 31 मार्च 01 सावित्री नारायण  
स्टान्प विक्रेता दीवानी कचेहरी-इलाहाबाद

सावित्री नारायण







उत्तर प्रदेश UTTAR PRADESH



CV 315102

(8)

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 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 for conversion

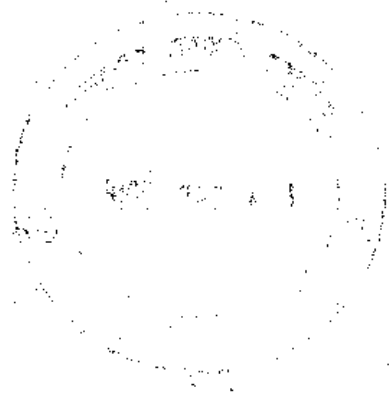
Mahendra Pal Varshney

Dinesh Kumar Agrawal

क्रमांक 372 तिथि 15/9/16 मूल्य 100 प्रथीजन

स्वरीदार 5781 50 मयदमरुको P.C. मयदम  
(पिता व पता) मिमेल मयदम

लाइसेन्स नं० 467 अवधि 31 मार्च 17 सावित्री जामसुवान  
स्टाफ् दिक्केता दीवान्नी कसेहरी-इलाहाबाद सावित्री जामसुवान







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 373 तिथि 15/9/46 मूल्य 100000000

स्वीकृत

(पिता व पत्नी)

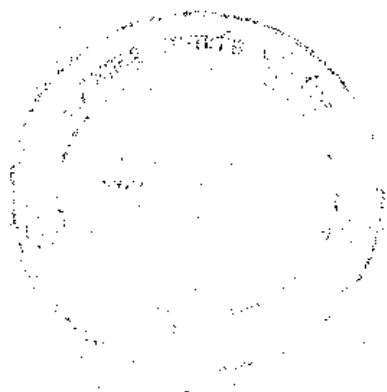
पिता 20 मधुकर मोहन

पत्नी 20 मधुकर मोहन

लाइसेन्स नं० 467 अतिथि 31 मार्च 1947

स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद

माहिती कागद







उत्तर प्रदेश UTTAR PRADESH

(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 १४५ तिथि 15/9/16 मूल्य 100 प्रयोजन के

अरीदार \_\_\_\_\_  
(पिता व पता) \_\_\_\_\_  
\_\_\_\_\_

लाइसेन्स नं० 467 अवधि 31 मार्च 07 सावित्री जायसवाल  
रहास दिक्केता दीवानी कचेहरी - इलाहाबाद सावित्री जायसवाल







उत्तर प्रदेश UTTAR PRADESH



(11)

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

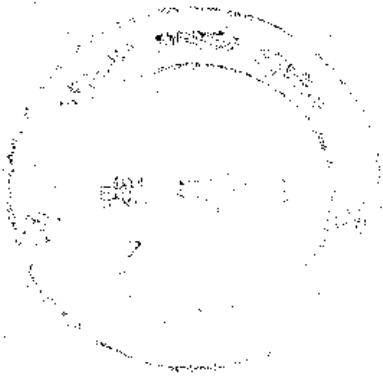
Dinesh Kumar Agrawal

क्रमांक ३२५ तिथि १५/१/६६ १०० प्रयोजक

खरीदार श्री २१ ५० भुवनेश्वर रावो प्र. नयन  
(पिता व पत्नी) श्री १६ मल नयन

लाइसेन्स नं० ५३७ अवधि ३१ मार्च ५७ सावित्री जायसवाल  
स्टाफ्फ् विक्रेता बी.बी. कदेहरी - इलाहाबाद

मा. वि. नयन







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



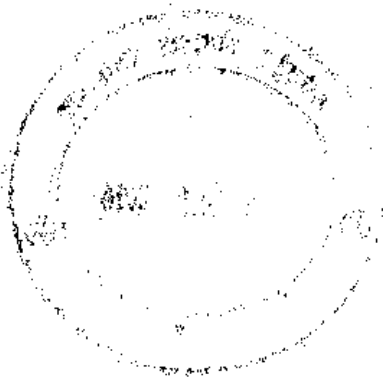
Dinesh Kumar Agrawal



क्रमांक 322 तिथि 15/9/16 मूल्य 100 प्रयोजन

खरीदार श्री 20 मयदा 100 100 Ru. मयदा  
(पिता व पता) विनीत मयदा

लाइसेन्स नं० 467 अवधि 31 मार्च 07 सार्वजनिक जायतवाला  
स्टाव्य विक्रेता दीदानी कवेहरी-इलाहाबाद मयदा 11/1/17








उत्तर प्रदेश UTTAR PRADESH


(13)

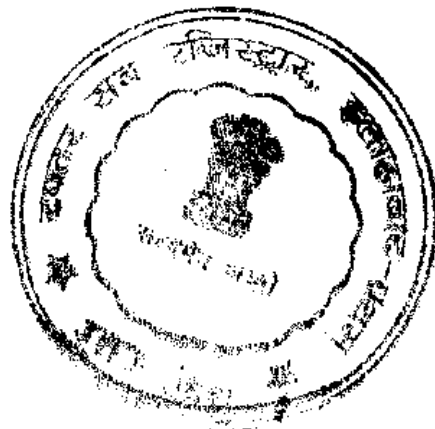
11/07/2008	801181	2,00,000/-	Uco Bank, Allahabad
12/07/2008	673159	3,00,000/-	Uco Bank, Allahabad
11/07/2008	163711	5,00,000/-	Uco Bank, Allahabad
11/07/2008	079725	10,00,000/-	Uco Bank, Allahabad
11/07/2008	049828	17,00,000/-	Bank of India, Allahabad
11/07/2008	022008	10,00,000/-	Punjab National Bank, 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

क्रमांक 372 तिथि 15/9/16 मूल्य 100 प्रयोजन   
अरीदार पति १० अवातम रोड P.O. 24101m  
(पिता व पता) मि. मो. लाल 2000

लाइसेन्स नं० 467 अवधि 31 मार्च 07 लाली नारायण  
स्टारप दिनेश दीवानी कचेहरी-इलाहाबाद 







उत्तर प्रदेश UTTAR PRADESH



CV 315108

(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.

- 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

*(Signature)*

Dinesh Kumar Agrawal

*(Signature)*

क्रमांक

720

दिनांक

15/9/16

100 मूल्य

87

स्वरीदार

विशेश

20

मूल्य

10000/-

मूल्य

10000/-

(पिता व पता)

16/10/16

10000/-

10000/-

लाइसेन्स नं० 457 अवधि 31 मार्च 97 तक जारी

स्टाम्प विक्रेता दीवानी कचहरी - इलाहाबाद

सुनिश्चित - 10000/-







उत्तर प्रदेश UTTAR PRADESH

(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

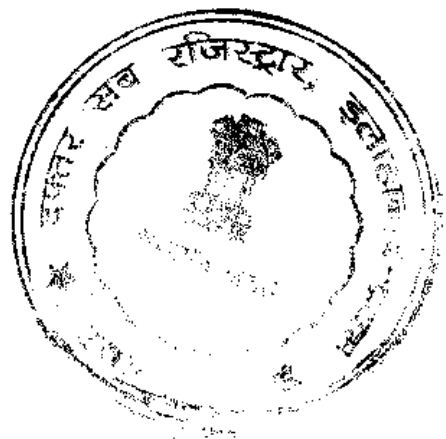
क्रमांक 374 तिथि 15/9/46 मूल्य 100 प्रयोजन

खरीदार (पिता व पता) श्री १० मय्याल १० ६०  
प्रामाण्य नमः

P.C. मय्याल

लाइसेन्स नं० 467 अतिथि 31 मार्च ०५ सारिरी लाइसेन्स  
रहस्य विक्रेता दीवानी कचेरी - इलाहाबाद

सुखी चान्द







उत्तर प्रदेश UTTAR PRADESH

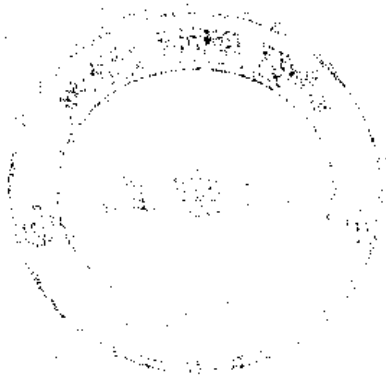
(16)

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 saledeed the Vendor cease to have any right, title and interest in the Vended property and the Vendee has become

Mahendra Pal Varshney

Dinesh Kumar Agrawal

इसेक्ट नं० 467 अधि 31 मार्च 0 साक्षी जायसवाल  
 टावर क्रिस्ता दीवावी कचेहरी-इलाहाबाद







उत्तर प्रदेश UTTAR PRADESH

(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

क्रमांक

301

तिथि

15/9/16

मूल्य

10 प्रयोजन

*[Signature]*

खरीदार

(पिता व पता)

फिरोज 50 मयूर रोड  
मिर्जापुर महाराष्ट्र

PC भायकर  
*[Signature]*

लाइसेन्स नं० 467 अर्थात् 31 मार्च 1 सावित्री जायसवाल  
स्टाण्डर्ड विक्रेता बीबी कवेहरी-इलाहाबाद

*[Signature]*







उत्तर प्रदेश UTTAR PRADESH

(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 386 तिथि 15/9/66 मूल्य 100 प्रयोजन के लिए

अरीदार पिगेडा व. अग्रवाल 00 100 P.C. अग्रवाल  
(पिता व पता) किसिल कारखाना

लाइसेंस नं० 467 अवधि 31 मार्च ७७ सचिवी कार्यालय  
स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद मानाव कारखाना







उत्तर प्रदेश UTTAR PRADESH



(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



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

*I Srivastava*

*[Signature]*

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

*[Signature]*  
*[Fingerprint]*

Dinesh Kumar Agrawal

*[Signature]*  
*[Fingerprint]*

क्रमांक 302 तिथि 15/9/16 मूल्य 100 प्रयोजन

अरीदार प्रिन्ट 50 मूल्य 50 No P.C. 2500

(पिता व पत्नी) प्रिन्ट 50 मूल्य 50

लाइसेन्स नं० 467 अवधि 31 मार्च 0 सावित्री जायसवाल

स्टान्डर्ड विज्ञान वीरानी कवेहरी-इलाहाबाद सावित्री जायसवाल







उत्तर प्रदेश UTTAR PRADESH

(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 3013 तिथि 15/9/16 मूल्य 100 प्रयोजन other

खरीदार श्री 20 मयल 2000  
(पिता व पत्नी) हिमालय लाल

Re. 22548

लाइसेंस नं० 467 अवधि 31 मार्च 0 सावित्री लालसवाल

स्टाम्प विक्रेता दीवानी कचेहरी-इलाहाबाद सावित्री लाल







उत्तर प्रदेश UTTAR PRADESH

(21)

Value of Boundary Wall running 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 ३०५ तिथि १५/९/१६ मूल्य १०० प्रयोजन *John*

खरीदार *पिरे २० मे गुरुनारायण १००*  
(पिता व पता) *हिमाल नारायण P.C. गुरुनारायण*

लाइसेंस नं० ४६७ अवधि ३१ मार्च १९७१ सावित्री जायसवाल  
स्टाफ़ विक्रेता दीवानी कचेहरी-इलाहाबाद *सुनील नारायण*



दिनांक १६-९-१६ को फोटो प्रति

पुस्तक सं० I खण्ड ९३६८ के

पृष्ठ २८१ से ३२६ में लेखपत्र सं० ५२१३

पर रजिस्ट्रीकृत किया गया ।

*Attn*  
प्र. 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





Hand-drawn plan view of a road widening project. The drawing shows a road labeled "TASHKAND MARG (EDMONSTON ROAD)" with a north arrow pointing left. The road is 76'-0" wide. A widening section is highlighted in yellow, labeled "ROAD WIDENING" and "20' WIDENING". The widening section is 111'-0" wide, with a 38'-0" section on the left and a 73'-0" section on the right. The widening section is bounded by a dashed line on the left and a solid line on the right. The road is flanked by a dashed line on the left and a solid line on the right. The widening section is labeled "ROAD WIDENING" and "20' WIDENING".



100'-0"

(WEST) PART OF HOUSE NO. OLD  
7/1, NEW 9/3, EDMONSTON ROAD  
(TASHKAND MARG), ALLAHABAD  
OVER NAZUL (NOW FREWOLD SITE  
No. AA/1 CIVIL STATION, ALLD.

O P E N  
L A N D

(EAST) PART OF NAZUL SITE NO. AA/3, CIVIL  
STATION, ALLAHABAD OF SHRI RAVINDRA PAL  
VARSHNEY

59.0  
SITE NO. AA/2, CIVIL  
STATION, ALLAHABAD

SHRI DINESHKUMAR AGARWAL (VENDEE)

