

25/8/20

TUSHAR DEBNATH
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCH

Tushar
Authorised Signatory



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP07829749032281S
Certificate Issued Date : 01-Jul-2020 03:39 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0109563628856316S
Purchased by : Ms D Kumar And Company
Description of Document : Article 23 Conveyance
Property Description : Part of Freehold Site No.AA/1 Civil Station Having H.no.9/2 EdmonstonRoadPrayagraj DetailAsPerDeed
Consideration Price (Rs.) : 1,36,00,000
(One Crore Thirty Six Lakh only)
First Party : Poonam Tiwari
Second Party : Ms D Kumar And Company
Stamp Duty Paid By : Ms D Kumar And Company
Stamp Duty Amount(Rs.) : 9,50,100
(Nine Lakh Fifty Thousand One Hundred only)



Please write or type below this line

(1)



पूनाम तिवारी
Poonam Tiwari
(Vendor)



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

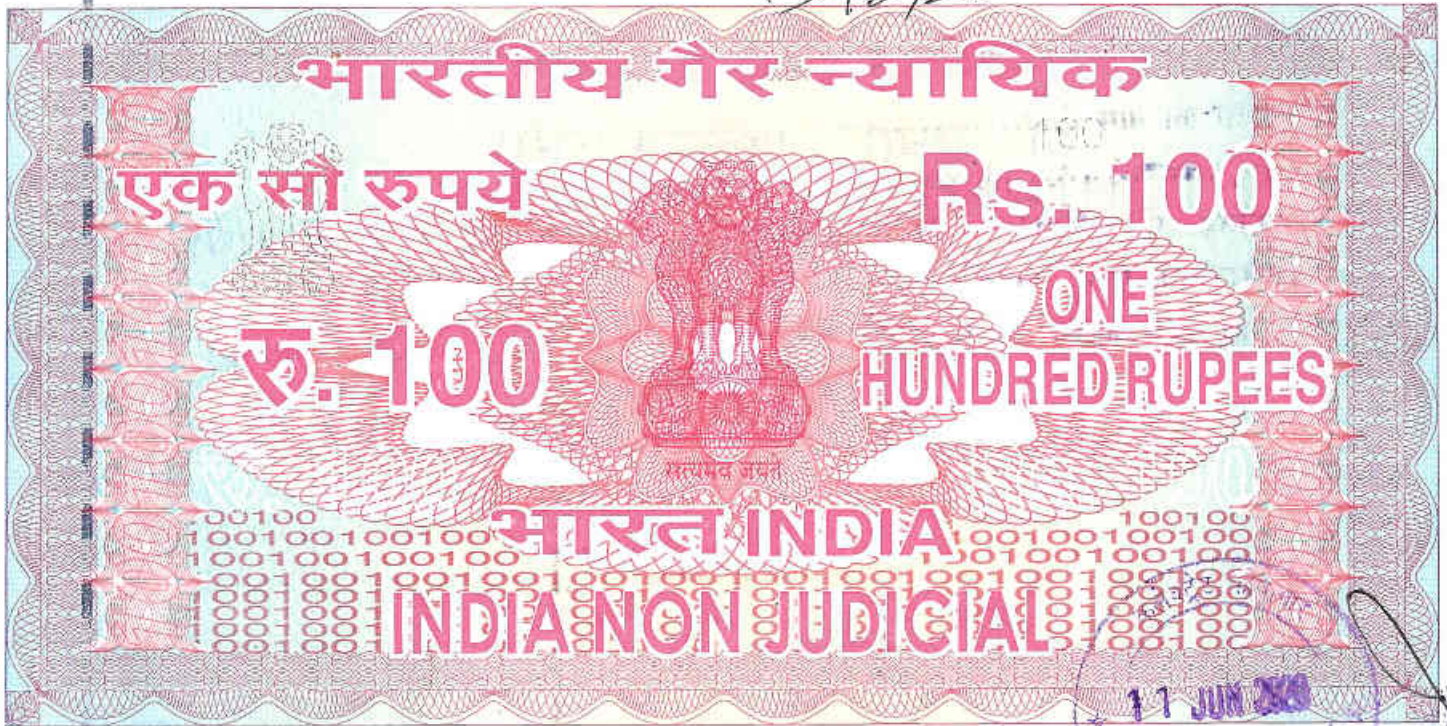
RS 0001514372

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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.



2518/20



उत्तर प्रदेश UTTAR PRADESH



Identified
Mohd Shafiq
ADVOCATE

(2)

SUMMARY OF DEED

- | | | |
|----------------------------|---|--|
| 1. Date | : | 01-July-2020 |
| 2. Type of Property | : | Residential Land |
| 3. Ward/ Pargana | : | Sadar - 1 |
| 4. Mohalla/Village | : | Mohalla Edmonston Road, (Tashkand Marg), Prayagraj |
| 5. Description of Property | : | Part of Nazul now Freehold Site No. AA/1, Civil Station, Allahabad (now Prayagraj) measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road |



पूनाम तिवारी
Poonam Tiwari
(Vendor)



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

मांक 145/15.6.2020

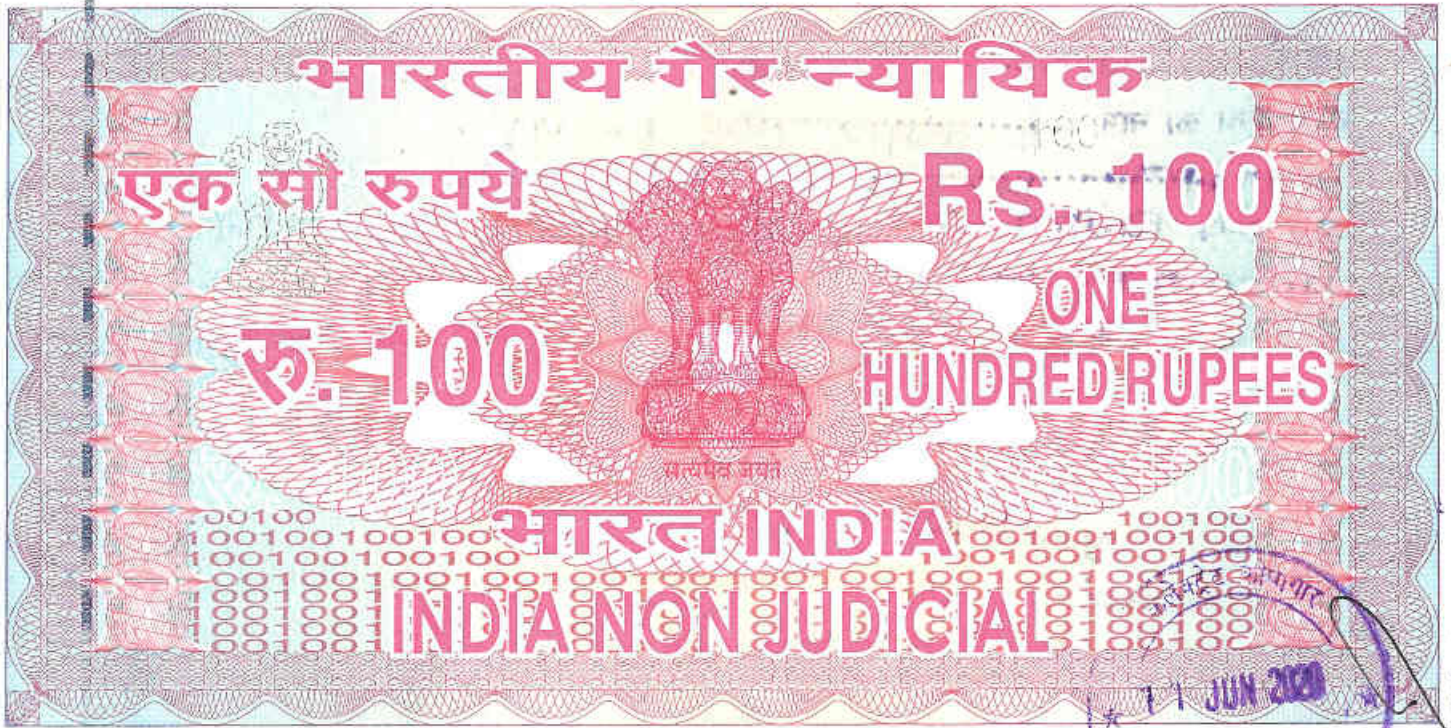
स्टाम्प क्रेता का नाम डी० कुमार एंड कम्पनी

मांक 145/28 न्यू सल्लान रोड

स्टाम्प विक्रेता - आनंद सिंघाणिया सिमिल लाइन्स प्रभाकराज

ला० नं० 841 अवधि 31 मार्च 2020 तक





उत्तर प्रदेश UTTAR PRADESH

(3)

(Tashkand Marg) Tehsil Sadar, Prayagraj
which lies towards North on the Service
Lane far away from Edmonston Road
(Tashkand Marg) in the shape of open Land.

- | | | |
|--|---|--------------------------------|
| 6. Unit of Land | : | sq.mts. (Square Meters) |
| 7. Area of Land | : | 253.28 sq.mts. |
| 8. Situation of Road | : | 60.00 mts. Wile Edmonston Road |
| 9. Any Other Description | : | X |
| 10. Valuation of Trees | : | X |
| 11. Boring/Well etc | : | X |
| 12. Whether Member of Sahkari Awas Samiti (Yes/No) | : | X |
| 13. Sale Consideration | : | Rs. 1,36,00,000/- |
| 14. Valuation of Property | : | Rs. 1,35,75,808/- |
| (as per Praroop - 3 at Page No. 38 having V-Code No. 13) | | |
| 15. Stamp Duty Paid | : | Rs. 9,52,000/- |



पूनाम तिवारी
Poonam Tiwari
(Vendor)




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

मांक 143515/6 2020

स्टाम्प क्रेता का नाम डी. कुमार एण्ड कम्पनी

मिलान 14/05/20 न्यू एल्लिन रोड

स्टाम्प विक्रेता-अ. सिविल लाक्स प्रयागराज

वाणिज्यकर परिषद

ला0 नं0 841 अवाधि 31 मार्च 2020



पूनम तिवारी

आवेदन सं०: 202000890008266

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 2518

वर्ष: 2020

प्रतिफल- 13600000 स्टाम्प शुल्क - 13575808 पंजीकरण शुल्क - 136000 प्रतिलिपिकरण शुल्क - 120 योग: 136120

श्रीमती पूनम तिवारी,
पत्नी श्री ज्ञानेश्वर तिवारी
व्यवसाय: अन्य
निवासी: ग्राम व पोस्ट-चाका, नैनी, परगना-अरैल, त-करछना, प्रयागराज



ने गृह लेखपत्र इस कार्यालय में दिनांक 03/07/2020 एवं 02:53:34 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी

उप निबंधक :सदर प्रथम

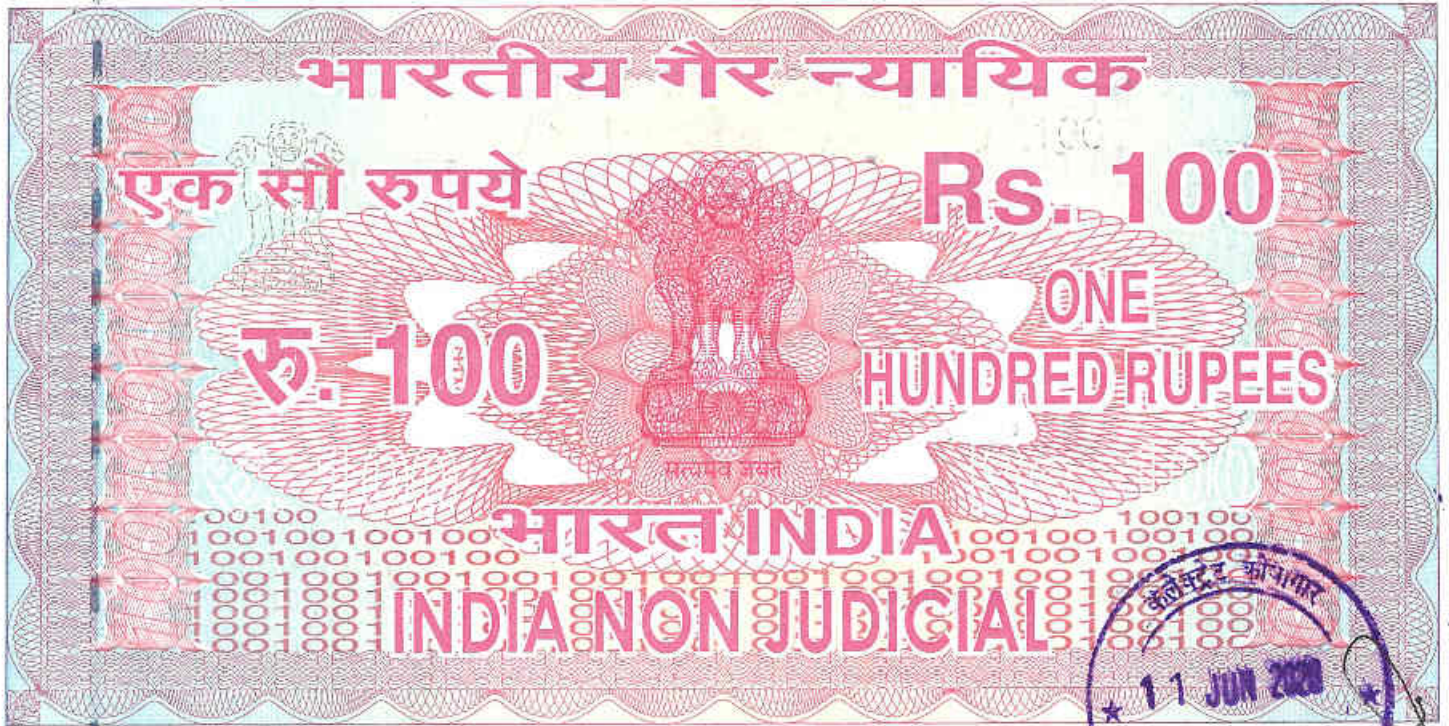
प्रयागराज

03/07/2020

अरविन्द कुमार नियमित

निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

(4)

CONVEYANCE - DEED

THIS Deed of Conveyance ("CONVEYANCE - DEED") is executed on this the 01st Day of July 2020 at Prayagraj.

BY & BETWEEN

POONAM TIWARI, (AADHAAR No.: 2799 6559 8335) W/o Shri Gyaneshwar Tiwari aged about 54 Years R/o Village & Post Chaka, Naini, Pargana Arail, Tehsil Karchana, Prayagraj - 211 008 (UP) IN (PAN: AEMPT9712L, Mobile: 7607276019)

(hereinafter called the "Vendor" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest and permitted assigns)

AND

M/s D. KUMAR & COMPANY, A Partnership Firm having its Principal Place of Business at 14/22/28 New Elgin Road, Civil Lines, Prayagraj - 211001 (UP) IN (PAN: AANFD3202A), represented by its Authorized Partner **Mr. Dinesh Kumar**



पूनमतिवारी

Poonam Tiwari

(Vendor)



(Signature of Mr. Dinesh Kumar Agrawal)

M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

क्रमांक 1436/15.6.2020
 रदाय क्रेता का नाम डी. कुमार एण्ड कंपनी
 निवासी 14/2/28 न्यू एल्लिन रोड
 सिविल लाइन्स प्रयागराज
 दायित्व, अन्य
 लाइन्स का नाम



पूनाम तिवारी

आवेदन सं०: 202000890008266

बही सं०: 1

रजिस्ट्रेशन सं०: 2518

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
 विक्रेता: 1

श्रीमती पूनाम तिवारी, पत्नी श्री ज्ञानेश्वर तिवारी

निवासी: ग्राम व पोस्ट-चांका, नैनी, परमना-अरिल, तं-करछना,
 प्रयागराज

व्यवसाय: अन्य

क्रेता: 1



श्री मेसर्स डी कुमार एण्ड कंपनी के द्वारा दिनेश कुमार अग्रवाल, पुत्र
 श्री स्व० फूल चन्द्र अग्रवाल

निवासी: 18/2/28, न्यू एल्लिन रोड, सिविल लाइन्स, प्रयागराज

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया जिनकी पहचान
 पहचानकर्ता: 1

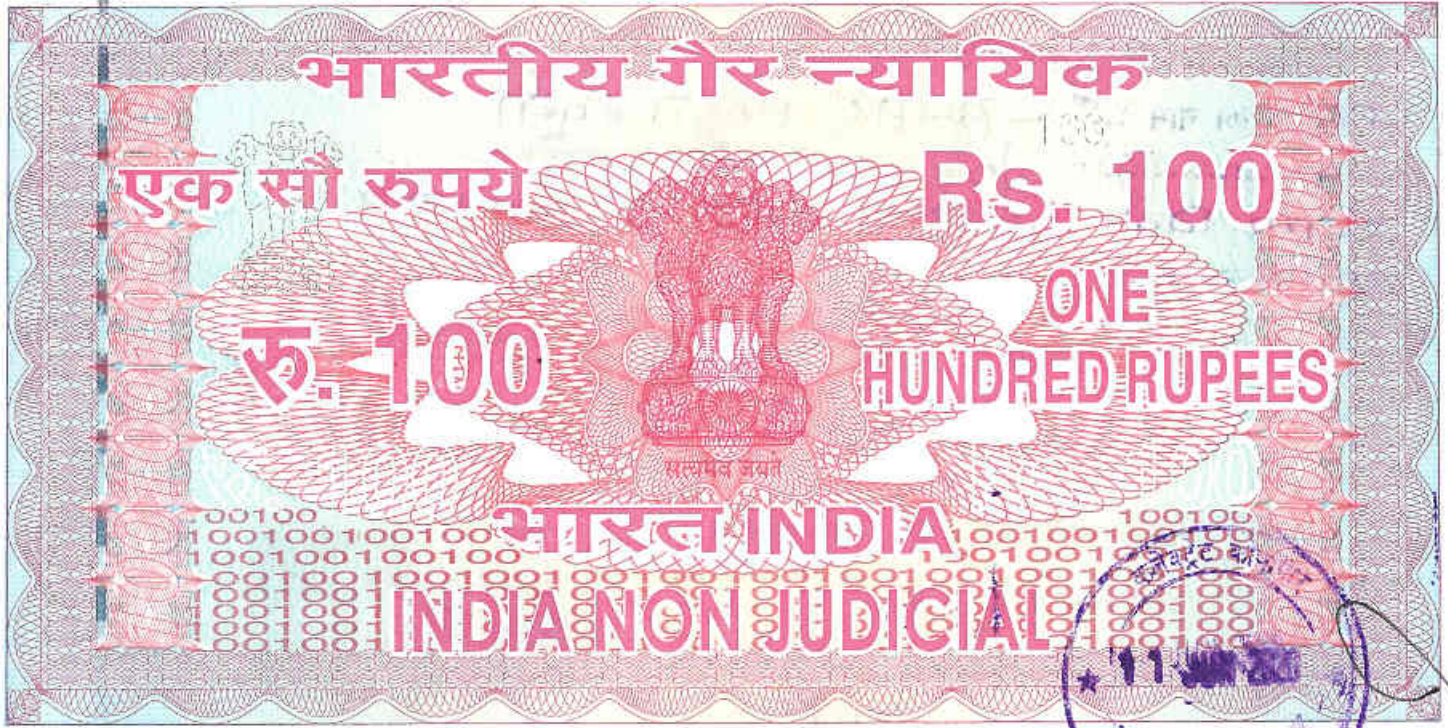
श्री ज्ञानेश्वर तिवारी, पुत्र श्री गोपाल जी तिवारी

निवासी: ग्राम व पोस्ट-चांका, नैनी, प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2





उत्तर प्रदेश UTTAR PRADESH

(5)

Agrawal, S/o Late Phool Chandra Agrawal, R/o 14/22/28 New Elgin Road, Civil Lines, Prayagraj - 211 001 (Uttar Pradesh) IN (AADHAAR No.: 9006 8550 5872, Mobile No.: 988 989 2299) authorized vide Authorization Letter dated 08-06-2020, passed and signed by all the partner constituting the Firm, (hereinafter referred to as the "Vendee" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns)

WHEREAS the Vendor is the absolute owner of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj and the name of the Vendor stands recorded over the aforesaid Freehold Land;

AND WHEREAS before the transfer of the aforesaid property in favour of the Vendor, Late Hari Pal Varshney, S/o Late Panna Lal was the Lessee of Nazul Site No. AA/1, Civil Station, Allahabad (now Prayagraj), measuring 1 Acre and



पूनाम तिवारी

Poonam Tiwari
(Vendor)



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

मांक 143715/62020
 स्टाम्प क्रेता का नाम डी. कुमार एड्स कम्पनी
 निवास 14/2/08 न्यू एल्लियन रोड
 स्टाम्प विक्रेता रिनिपल लाइन्स प्रयागराज
 वाणिज्यकार
 जा. नं० 041 जयपुर 01



श्री कृष्ण कुमार महेश्वरी, पुत्र श्री स्व० राम कृष्ण महेश्वरी

निवासी: ३४-ए, म्योर रोड, प्रयागराज

व्यवसाय: अन्य



K.K. Maheshwari

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
 टिप्पणी:

कमला देवी
 उप निबंधक: सदर प्रथम
 प्रयागराज

अरविन्द कुमार नियमित
 निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

(6)

2,901 Square Yards - 7,741 Square Yards (6,472.25 sq.mts.), by virtue of a Lease Deed dated 12-03-1991, which was valid with effect from 22-11-1959 upto 21-11-1979 for a Period of 30 Years which is Registered in Book No. 1, Volume No. 82 on Pages 365 - 382 at Serial No. 3179 in the Office of Sub - Registrar, Chail, Allahabad (*now Prayagraj*) on 02-05-1991 and his name stood recorded over the aforesaid property in the relevant records;

AND WHEREAS Hari Pal Varshney S/o Late Panna Lal during his life time executed an Un-Registered WILL dated 08-05-1989 and by virtue of the provisions contained in the said WILL executed by Late Hari Pal Varshney, his son Shri Ravindra Pal Varshney after demise of his father Late Hari Pal Varshney, became the owner of a Part of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 907.36 sq.mts.;

AND WHEREAS a Testamentary Case No. 30 of 1995 was filed in the Hon'ble High Court, Allahabad and by Order dated 26-11-1997 passed by Hon'ble High Court, Allahabad a Probate was issued and by virtue of aforesaid WILL and Probate, Shri Ravindra Pal Varshney became the Owner of Leasehold rights of



पूनाम तिवारी
Poonam Tiwari
(Vendor)




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

क्रमांक 1488 15/6/2020 ईव 100

नाम केस का नाम डी० कुमार एण्ड कम्पनी

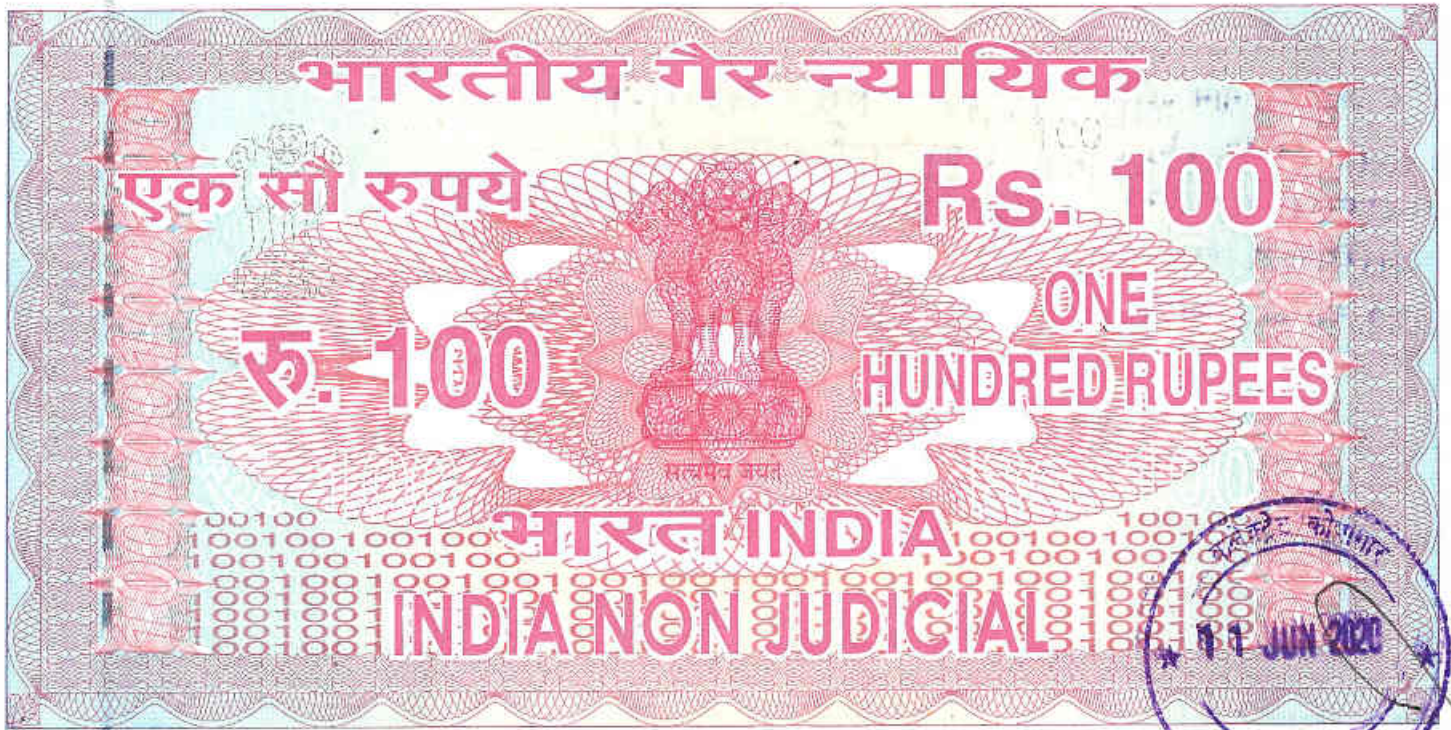
दिनांक 14/2/28 यू एलिन रोड

सदाम्म सिविल लाइन्स प्रयागराज

वाणिज्य

लाभ न० २१ ३ दस्तावेज





उत्तर प्रदेश UTTAR PRADESH

(7)

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

AND WHEREAS under the then prevalent Government Orders, Shri Ravindra Pal Varshney, S/o Late Hari Pal Varshney, made an Application having Application No. 3539 dated 22-07-2008 for conversion of his Leasehold Rights of aforesaid Part of Nazul Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj) measuring 907.36 sq.mts., situated at Mohalla Edmonston Road (Tashkand Marg) Tehsil Sadar, Allahabad (now Prayagraj);

AND WHEREAS after deducting the Land affected under Master Plan of Prayagraj for Road Widening measuring 34.76 sq.mts. and the Land required for Nala (Sewer Line) and its cleaning measuring 79.82 sq.mts. (Consolidated Total Area 114.58 sq.mts.), which cannot be declared Freehold, the remaining Nazul Land, measuring 792.78 sq.mts. (907.36 sq.mts - 114.58 sq.mts = 792.78 sq.mts.) is declared Freehold and Additional District Magistrate (Upper Ziladhikari) Nazul, Allahabad (now Prayagraj) on behalf of Governor of Uttar Pradesh executed a Freehold Deed dated 07-03-2017 in respect of the aforesaid Nazul Land,



पूनाम तिवारी

Poonam Tiwari
(Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal
(Vendee)

क्रमांक 1488/15/6 १०००

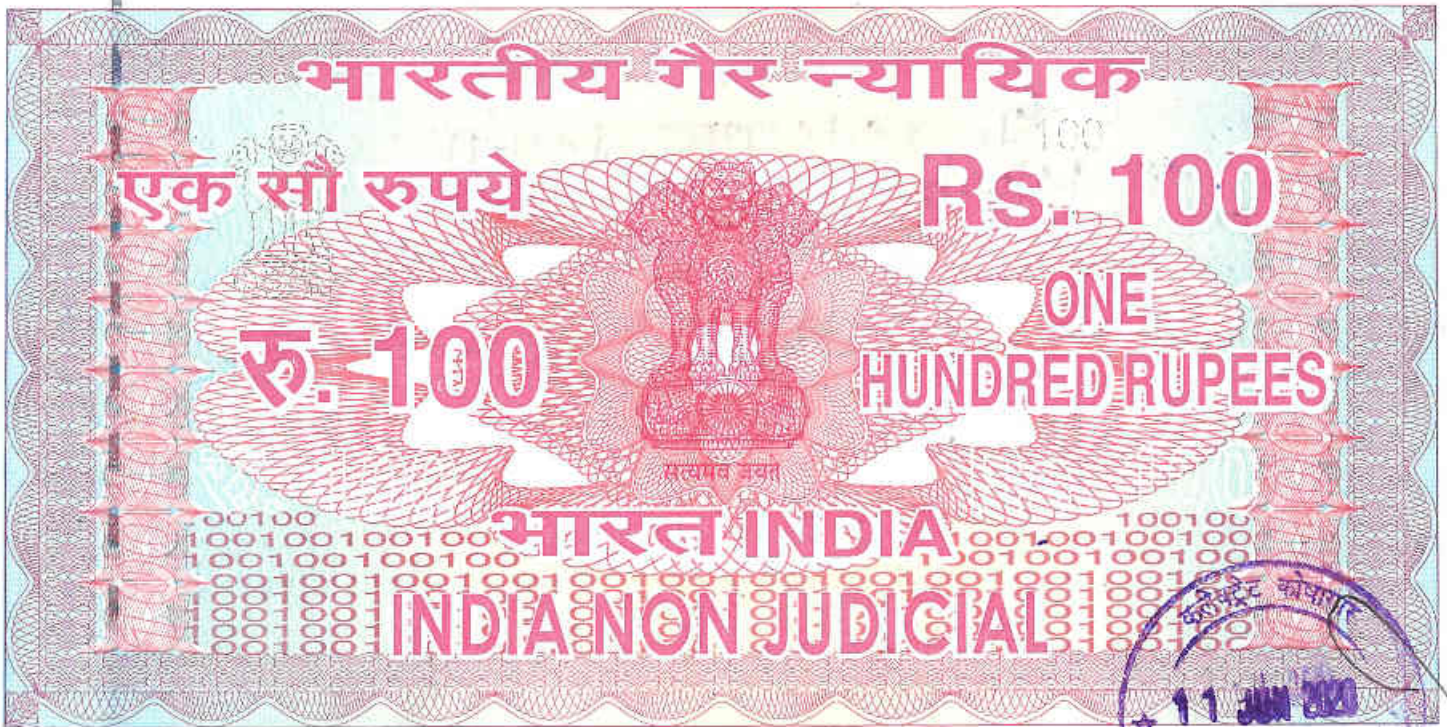
स्वाध्याय क्रेता का नाम श्री. कुमार एड्स कम्पनी

प्लॉट नं० 14/25/28 न्यू एलिगन रोड

स्टाम्प विक्रेता सिविल लाइन्स प्रभाग राज

वाणिज्य कक्ष
ला० नं० 841 अवधि 31 मार्च 20 ५५





उत्तर प्रदेश UTTAR PRADESH

(8)

measuring 792.78 sq.mts. in favour of Shri Ravindra Pal Varshney, S/o Late Hari Pal Varshney which is Registered in Book No. 1, Volume No. 9500 on Pages 169 to 236 at Serial No. 680 in the Office of Sub - Registrar (First), Allahabad (now Prayagraj) on 07-03-2017;

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

AND WHEREAS the said Shri Ravindra Pal Varshney executed a Conveyance Deed for Part Portion his Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj in favour of the Vendor Smt. Poonam Tiwari on 09-03-2018 vide Registered Conveyance Deed which is Registered in the Office of Sub - Registrar - 1, in Book No. 1, Volume No. 9910 on Pages 309 - 350 having Serial No. 1174 on 09-03-2018.



पूनाम तिवारी

Poonam Tiwari
(Vendor)



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

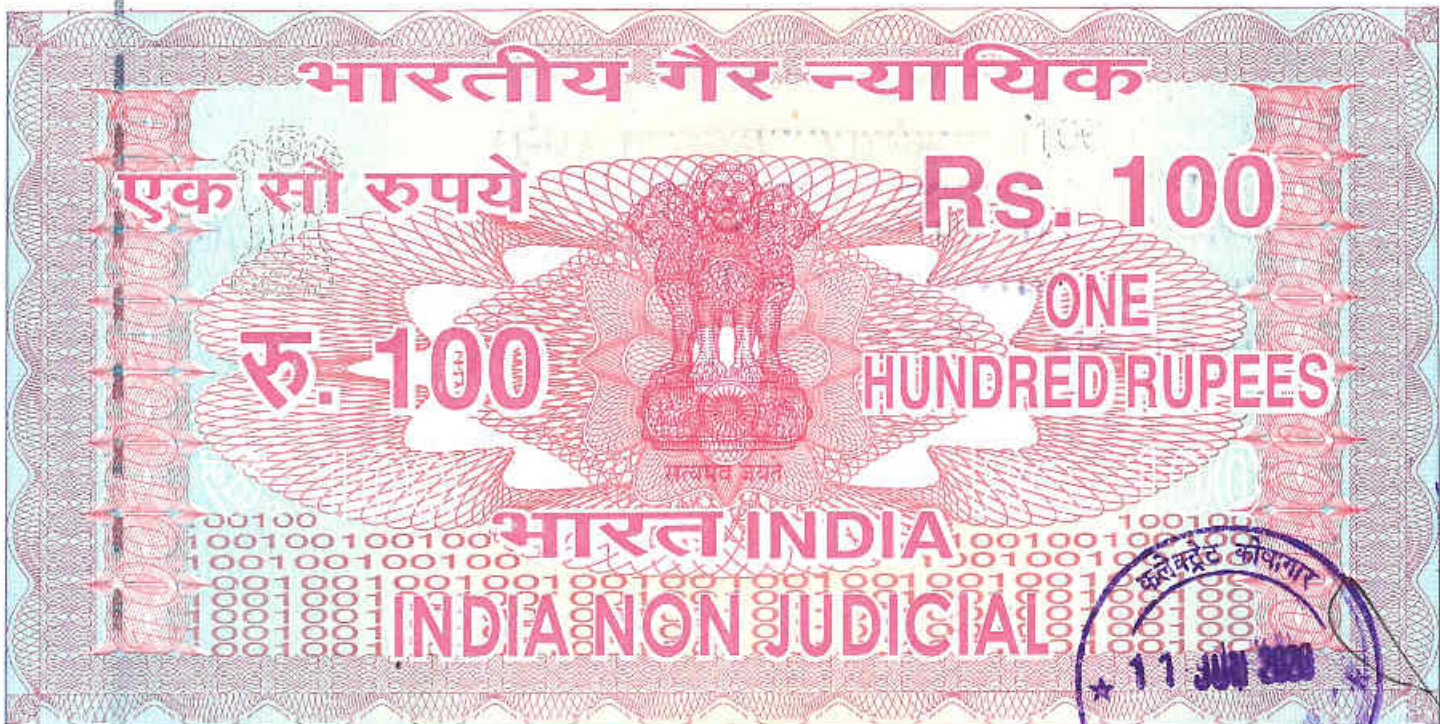
दिनांक १५/५/२०२० ६०००

डि० कुमार एण्ड कम्पनी
14/22/28 न्यू एलिगन रोड
सिविल लाईन्स प्रयागराज



आपका विश्वसनीय मित्र श्री कृष्ण हरदास





उत्तर प्रदेश UTTAR PRADESH

(9)

AND WHEREAS thus the Vendor, Smt. Poonam Tiwari became the absolute owner of Part Portion of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (*Tashkand Marg*) Tehsil Sadar, Prayagraj.

AND WHEREAS the Vendee as Part & Parcel of its Business offered to purchase the Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (*Tashkand Marg*) Tehsil Sadar, Prayagraj from the Vendor in the shape of Open Land and offered a sum of Rs. 1,36,00,000/- (*Rupees One Crore Thirty-Six Lakhs Only*) as its Sale Consideration

AND WHEREAS the Vendor on finding the offer of the Vendee quite reasonable has agreed for absolute of Sale of her aforesaid Land which is Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (*now Prayagraj*), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (*Tashkand Marg*) Tehsil Sadar, Prayagraj from the Vendor in the shape of Open Land.



पूनाम तिवारी
Poonam Tiwari
(Vendor)



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

क्रमांक 144/15 दि. 20/03/20

प्रति श्री. कुमार एंड कंपनी

14/55/88 न्यू एलियन रोड

व्यापार क्षेत्र - अमृतसर जिला

वाणिज्य और परिवार, प्रयागराज

ला. नं. 841 अवधि 31 मार्च 20





उत्तर प्रदेश UTTAR PRADESH

FF 890181

(10)

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

That in consideration for a Total Sum of Rs. 1,36,00,000/- (Rupees One Crore Thirty-Six Lakhs Only) having been paid by the Vendee to the Vendor through the Schedule give at the end of this Deed, the receipt of which is hereby acknowledged by the Vendor, the Vendor does hereby sell, transfer, convey and alienate to unto and in favour of M/s D.KUMAR & COMPANY, A Partnership Firm having its Principal Place of Business at 14/22/28 New Elgin Road, Civil Lines, Prayagraj (the said Vendee), all her rights, title and interest in respect of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, in the shape of Open Land, more fully detailed & described in the schedule and marked with red colour in the Site Plan annexed hereto and thus the Vendor has received the Total Sale Consideration and the Vendor and Vendee hereby declare and covenant with their heirs, successors and assigns as follows:-



पूनाम तिवारी

Poonam Tiwari
(Vendor)



D.K. Agrawal

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

क्रमांक 1441-1562020

डि० कुमार एड्स कम्पनी

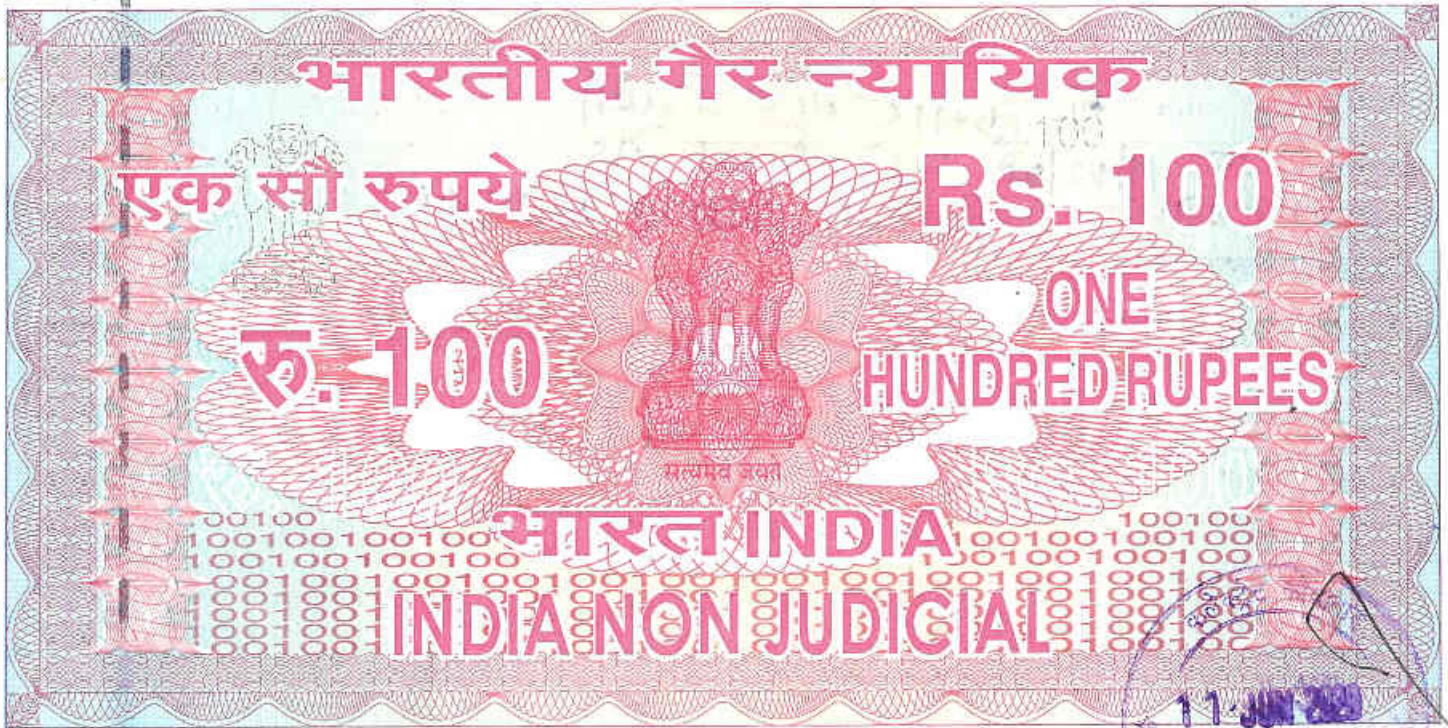
14/02/08 न्यू एल्विन रोड

सिविल लाइन्स प्रयागराज



ला० नं० 841 अर्थात् 31 मार्च 2020 तक





उत्तर प्रदेश UTTAR PRADESH

(11)

1. That the Vendor has withdrawn her possession from the Property hereby sold and transferred and has handed over the vacant and actual/physical possession to the Vendee and the Vendee is now the absolute owner in possession of the Property hereby sold and transferred.

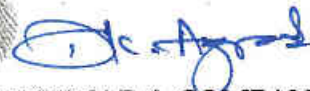
2. That the Vendor hereby covenants that all rights, title and interest in the said Freehold Property heretofore enjoyed by her, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee Firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns shall and or may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendor, her heirs, executors, administrators, successors-in-interest and permitted assigns or any other person or persons claiming through or under her.

3. That the Vendor hereby further covenants that the Vendor has been the full and absolute owner of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.



पूनाम तिवारी
Poonam Tiwari
(Vendor)




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

क्रमांक 1192-1569070 100

2/10/28

श्री. कुमार एंड कम्पनी

14/22/28 न्यू एलिंगन रोड

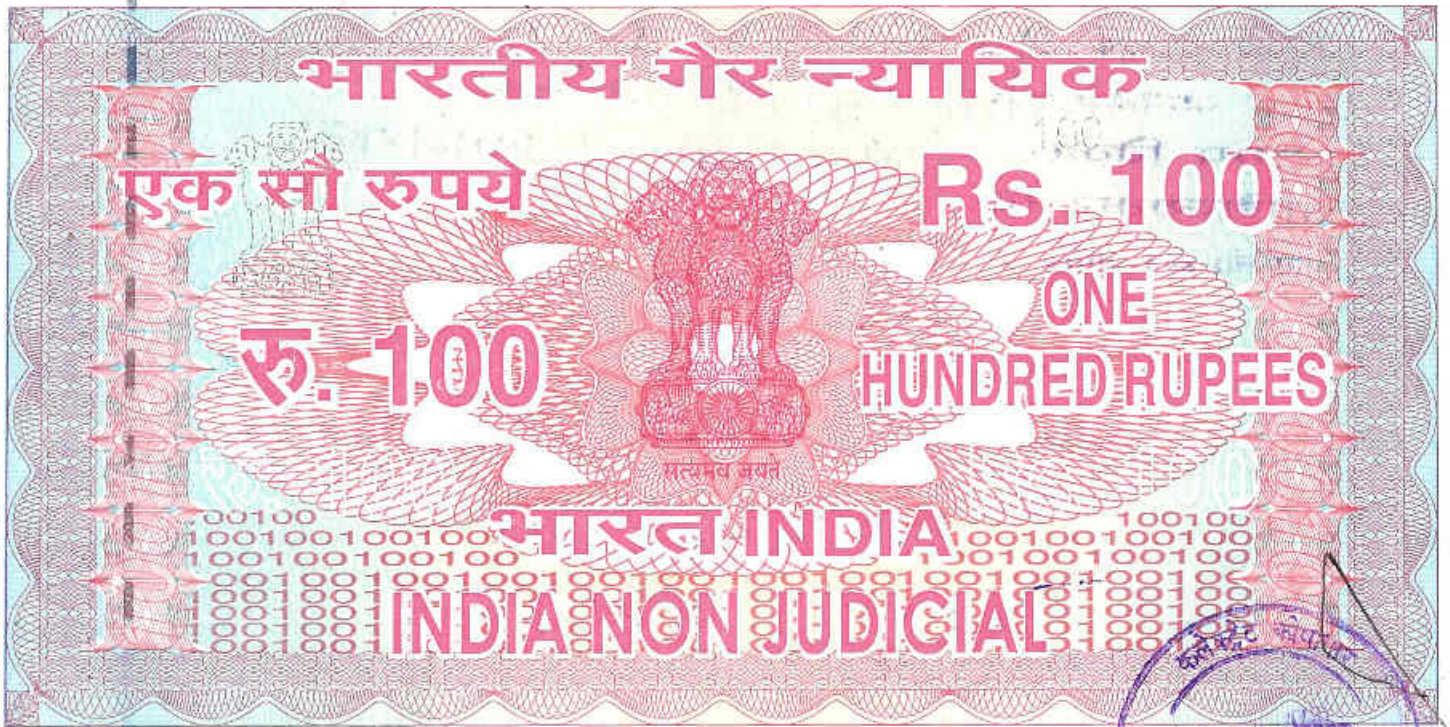
सिविल वाइस प्रयागराज



वाणिज्य विभाग
प्रमाणित

१२





उत्तर प्रदेश UTTAR PRADESH

(12)

4. That the Vendor, her heirs, executors, administrators, successors-in-interest and permitted assigns have no longer any claim or objection regarding the Sale Consideration which has been paid to the Vendor in full. The Vendee is now entitled to get its name mutated over the aforesaid property in place of the Vendor in the records of Nagar Nigam, Prayagraj, Nazul Department and other relevant records.

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

6. That the Vendor assure the Vendee that she is the lawful owner of the Vended property hereby sold and transferred to the Vendee. If in future due to defect in the title of the Vendor or the Vendee is dispossessed from the Property hereby sold and transferred, or the Vendee suffers any loss, in that case the Vendor, her heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the Vendee firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns and the Vendor, her heirs and assigns shall have no right to raise any objection in this regards in any Court of Law.

पूनाम तिवारी

Poonam Tiwari
(Vendor)

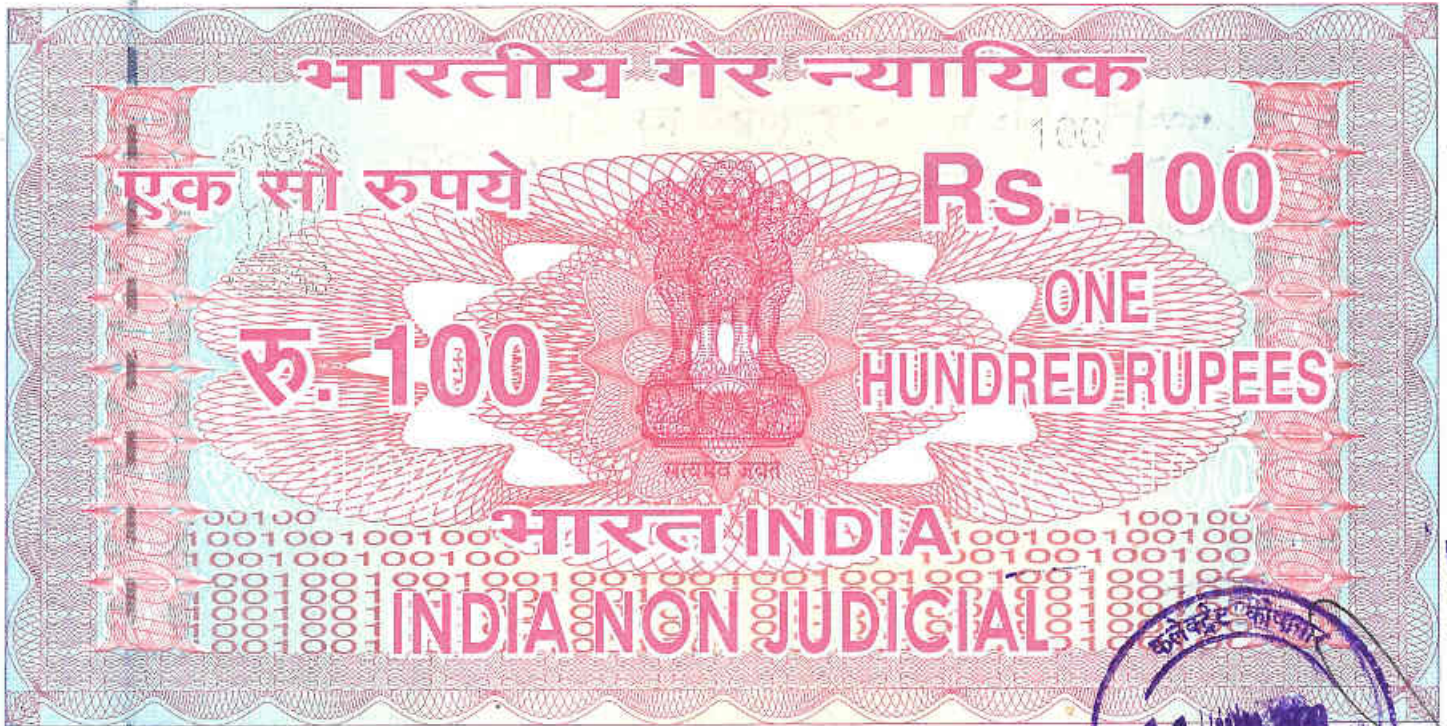
M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal
(Vendee)

मांक 1443-18 '6/2020 1000
स्टाम्प क्रेता का नाम .. डी० कुमार एड्स कम्पनी
दिनांक 14/22/28 न्यू सल्लिगन रोड
स्टाम्प विक्रेता सिविल लाईन्स प्रयागराज
वाणिज्यकर पारस्परिक प्रमाणित
शा 10 नं० 841 अवधि 31 मार्च 2028





उत्तर प्रदेश UTTAR PRADESH

(13)

7. That by virtue, of the present Conveyance Deed, the Vendor ceases to have any right, title and interest in the Vended property and now the Vendee is absolute owner of the vended property.

8. That all taxes and charges whatsoever payable to Nagar Nigam, Prayagraj or Water Works, Prayagraj or Prayagraj Development Authority, Prayagraj or Electricity Department or any other authorities upto the date of this Conveyance Deed shall be payable by the Vendor and from the date of this Conveyance Deed and onwards it will be the liability of the Vendee Firm.

9. That the Vendee shall have the right to get the Building Plans sanctioned over the same and to make constructions over the Vended Freehold Property in accordance with law, for which the Vendor her heirs, executors, administrators, successors-in-interest and permitted assigns shall have no objection in future.

10. That the Vended Property is Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil



पूनम तिवारी

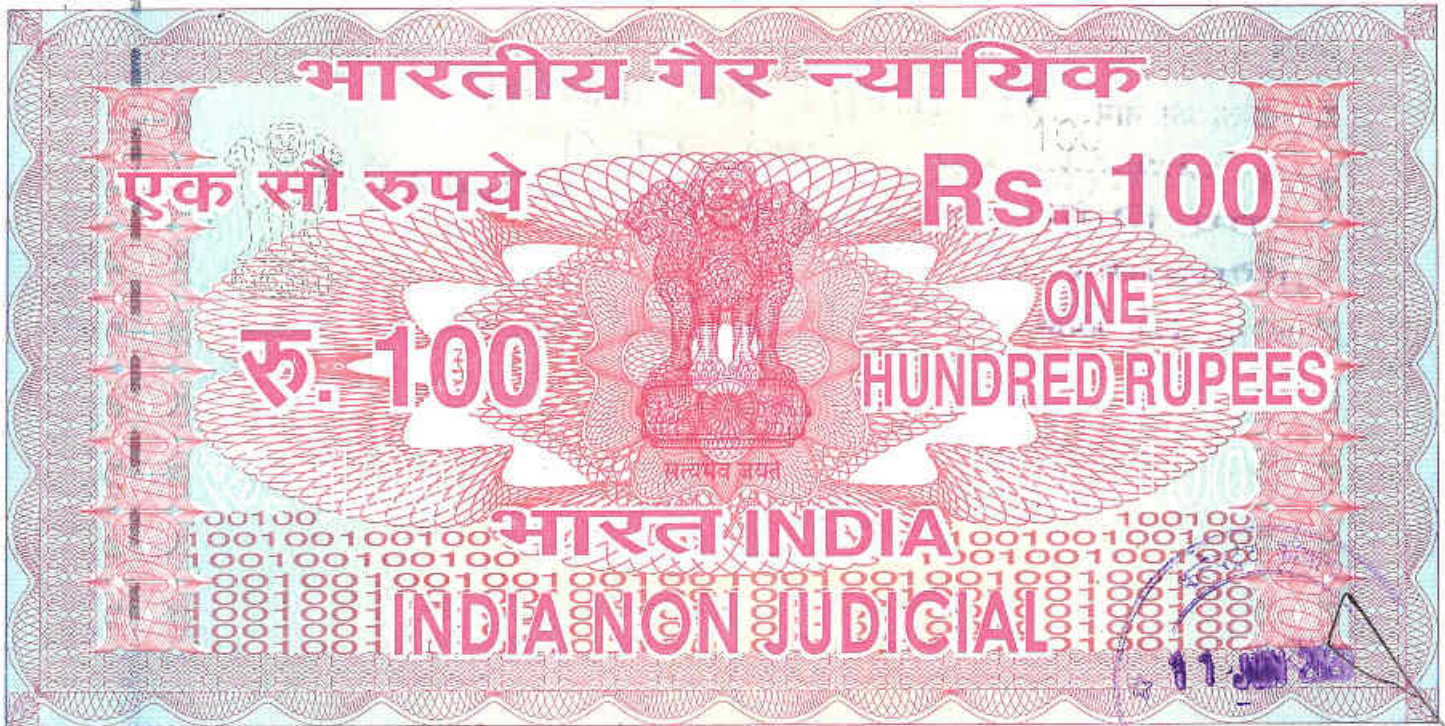
Poonam Tiwari
(Vendor)



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

क्रमांक 1444 15/6/2024
 रजिस्ट्रार का नाम श्री. कुमार लड्डू कम्पनी
 दिनांक 14/6/24 न्यू एलियन रोड
 स्टाम्प डिपार्टमेंट सिविल लोइन्स म्हागराज
 वाणिज्यिक न्यायालय
 शा. नं. 1444 जवाहर नगर 1444





उत्तर प्रदेश UTTAR PRADESH

(14)

Sadar, Prayagraj, having V - Code No. 13 in the shape of Open Land. According to the Market Value fixed by the Collector, Prayagraj for purposes of Stamp Duty, the value of the aforesaid Vended Property at the Rate of Rs. 53,600/- per sq.mts. comes to Rs. 1,35,75,808/- (Rupees One Crore Thirty-Five Lakhs Seventy-Five Thousand Eight Hundred Eight Only). The Sale Consideration of the Vended Property is Rs. 1,36,00,000/- (Rupees One Crore Thirty-Six Lakhs Only). As per the Government Order No. 2756/11 dated 30-06-2008 the Stamp Duty of Rs. 70/- per Thousand is payable if the Conveyance Deed is executed in favour of a Firm. Since the present Conveyance Deed is executed in favour of a Firm which is a juristic person and the Present Sale Consideration is Rs. 1,36,00,000/- (Rupees One Crore Thirty-Six Lakhs Only) and as such the Stamp Duty shall be charged based on current Sale Consideration which is of Rs. 1,36,00,000/- (Rupees One Crore Thirty-Six Lakhs Only) amounting to Rs. 9,52,000/- is paid.

11. That the expenses in regard to the Stamps Duty, Advocate Fees, etc. of this Conveyance Deed have been borne by the Vendee. In future if any demand arises due to deficiency of Stamp Duty, Legal Fees and Registration Charges, etc., the Vendee shall be only responsible and liable to pay, and the Vendor shall not be responsible for it.

पूनाम तिवाड़ी

Poonam Tiwari
(Vendor)

M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal
(Vendee)

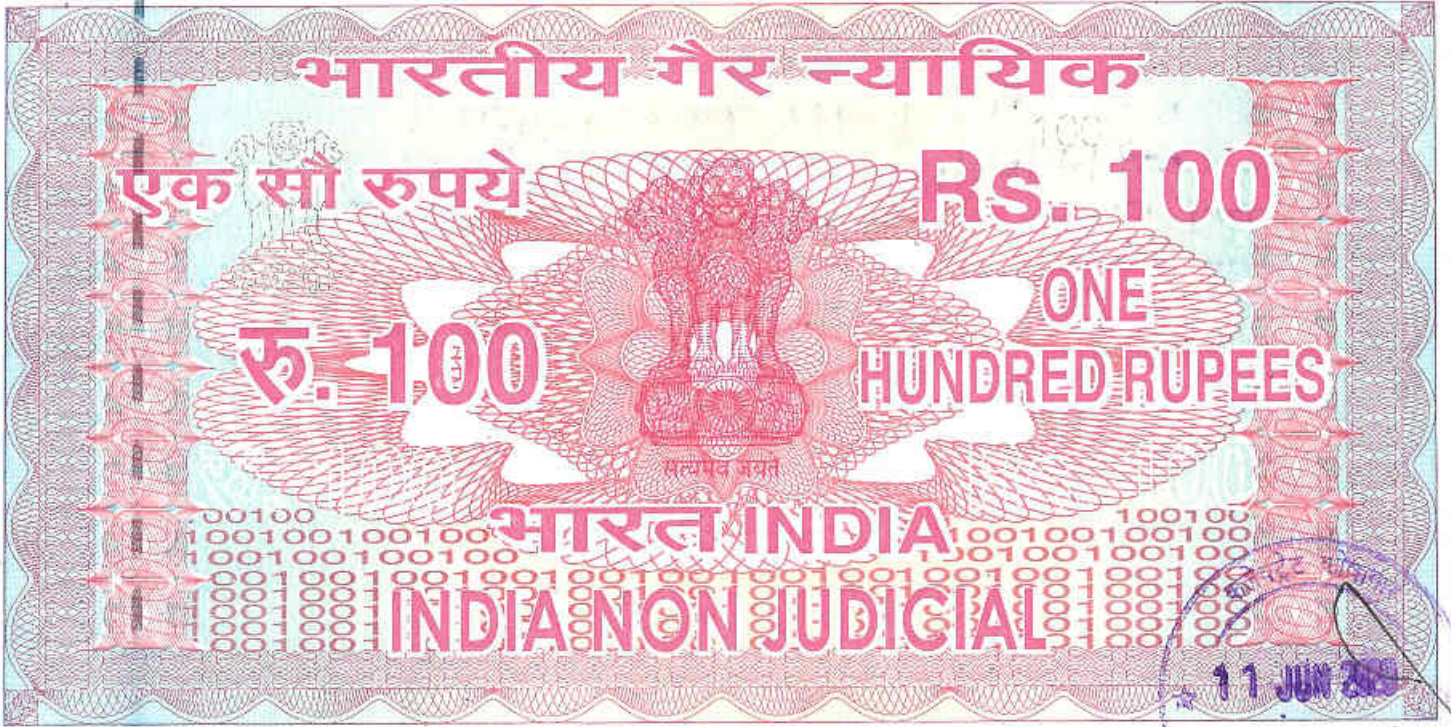
क्रमांक 1448/16/2024
रिजिस्ट्रार का नाम डी. कुमार एंड कंपनी

प्लॉट नं. 4/2/8 न्यू एलिंगम रोड
स्टाम्प विक्रेता सिविल लाइन्स प्रभाग राज

वाणिज्यकर धारक, प्रभाग राज

गा0 नं0 841 अथवा 31 मार्च 2014 तक कराव





उत्तर प्रदेश UTTAR PRADESH

(15)

SCHEDULE OF PAYMENTS

1. Rs. 24,75,000/- (Rupees Twenty-Four Lakhs Seventy-Five Thousand Only) vide Cheque No. 000240 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 28-06-2019.
2. Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 000027 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 24-12-2019.
3. Rs. 25,00,000/- (Rupees Twenty - Five Lakhs Only) vide Cheque No. 000045 drawn on HDFC Bank, S.P. Marg Branch, Prayagraj dated 18-06-2020.
4. Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 000066 drawn on Kotak Mahindra Bank, Lowther Road Branch, Prayagraj dated 23-06-2020.
4. Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 000067 drawn on Kotak Mahindra Bank, Lowther Road Branch, Prayagraj dated 01-07-2020.
5. Rs. 25,23,000/- (Rupees Twenty-Five Lakhs Twenty-Three Thousand Only) vide

पूनाम ति वारी

Poonam Tiwari
(Vendor)

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

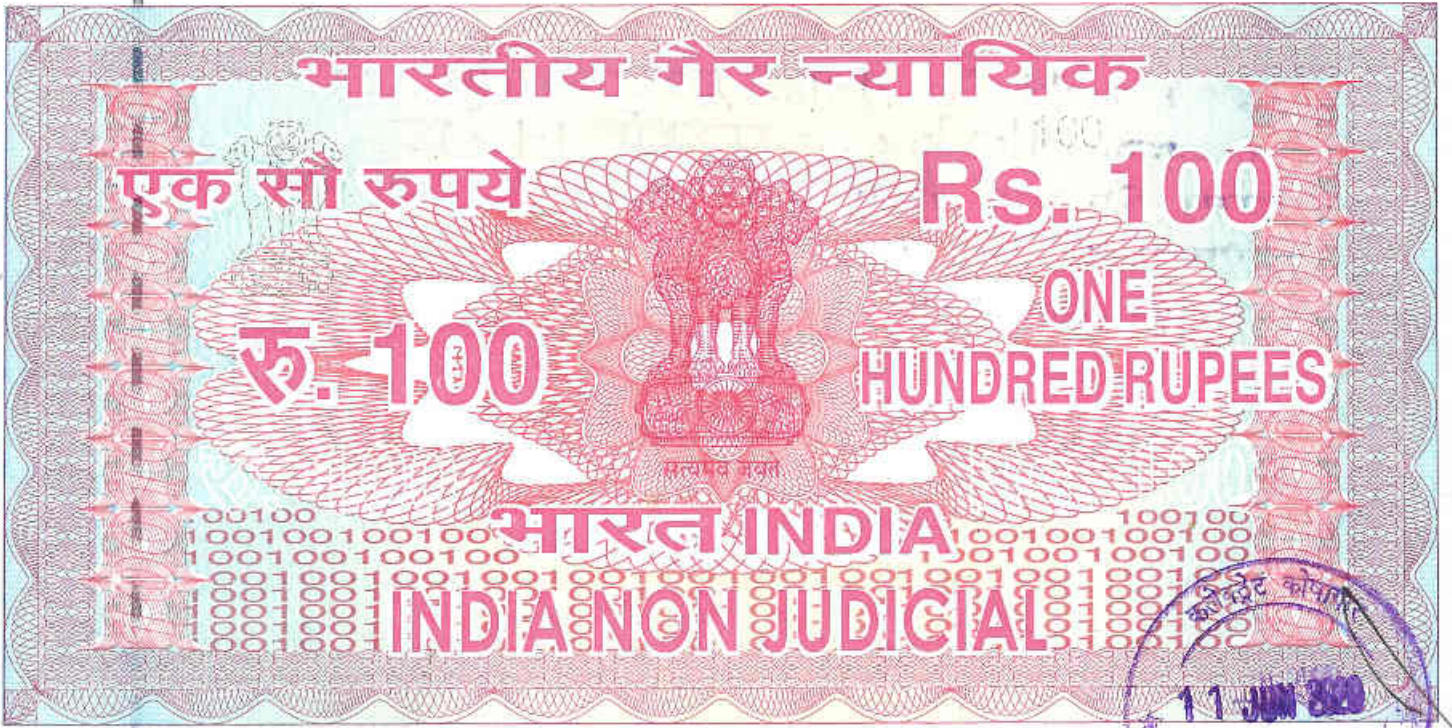
1446 15.02.20 2020

डी० कुमार एण्ड कम्पनी
14/2/20 न्यू एलियन रोड
सिविल लाईन्स प्रभागरानि



21 फरवरी 2020





उत्तर प्रदेश UTTAR PRADESH

(16)

Cheque No. 000068 drawn Kotak Mahindra Bank, Lowther Road Branch, Prayagraj dated 01-07-2020.

5. Rs. 1,02,000/- (Rupees One Lakh Two Thousand Only) as 0.75% TDS of Sale Consideration vide E-Tax Acknowledgement No. AH0708330 & Challan No. 280/06637 dated 01-07-2020 from HDFC Bank



पूनाम ति वारी

Poonam Tiwari
(Vendor)



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

संक्र. ५५७/१९८०/२०२०

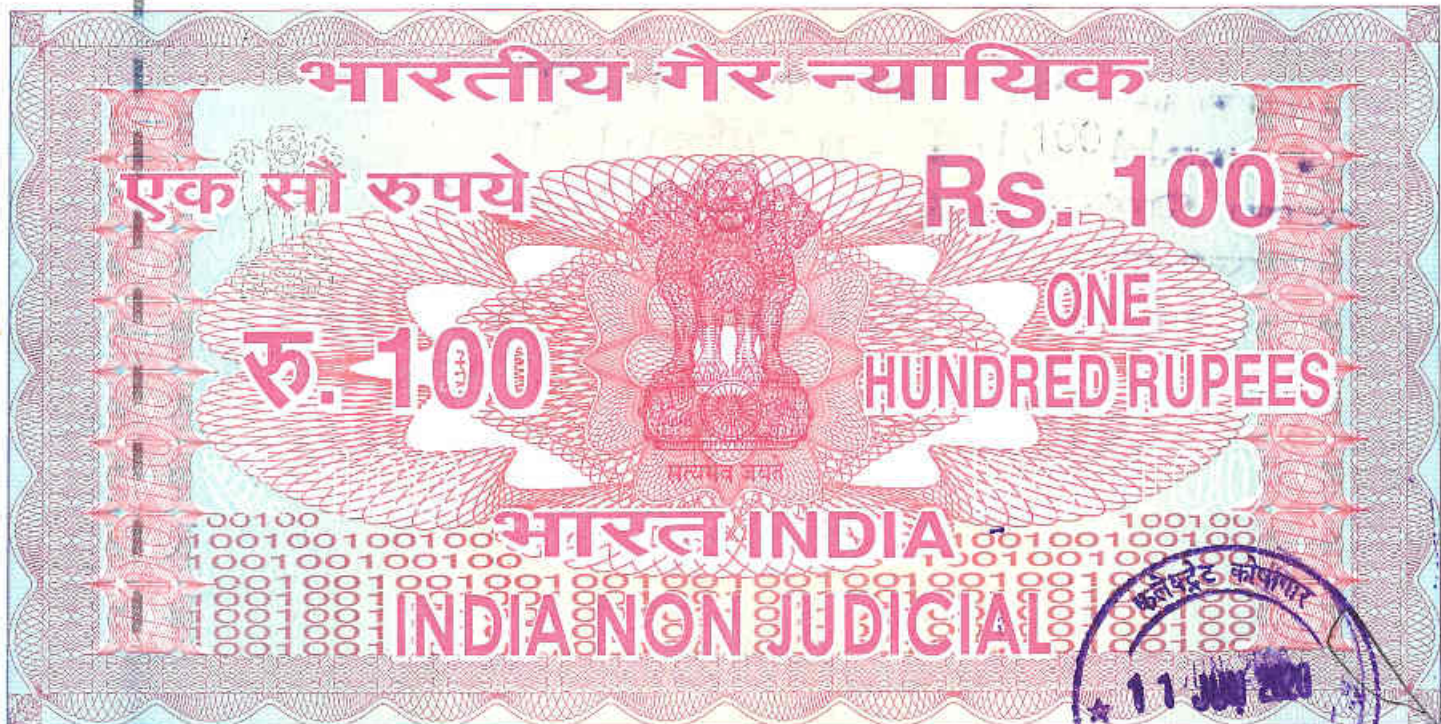
स्थापक केंद्र का नाम १४ डी. कुमार एण्ड कम्पनी लिमिटेड

दिनांक १४/११/८८ न्यू एल्विन रोड सिविल बिल्डिंग्स प्रभाग राज

वाणिज्यिक फोरम, प्रयागराज

ला० सं० ४४१ अर्थात् ३१ मार्च २०२१ तक इस्तेमाल





उत्तर प्रदेश UTTAR PRADESH

(17)

SCHEDULE

Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, in the shape of Open Land as shown and marked Red in the Site Plan annexed hereto and bounded as below :-

Boundary:

East: Property of the Vendee (M/s D.Kumar & Company)
West: Property of Shri Dinesh Kumar Agrawal
North: Edmonston Road (Tashkand Marg)
South: Property of the Vendee (M/s D.Kumar & Company)

IN WITNESS WHEREOF the Vendor and the Vendee have signed this Deed of Conveyance out of their own good and free will and accord and without any coercion and in sound state of mind and health on this the 01st Day of July 2020 at Prayagraj.



पूनाम तिवारी

Poonam Tiwari
(Vendor)

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

क्रमांक 1447/56/2010 मूल्य 1000

अक्षर

स्वायं क्रेता का नाम डी. कुमार एंड कंपनी

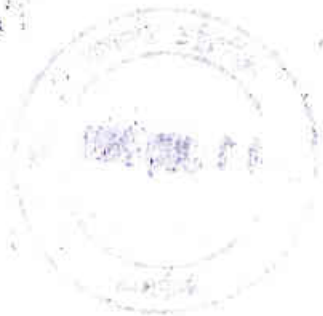
दिनांक 14/12/28 न्यू एल्लिगन रोड

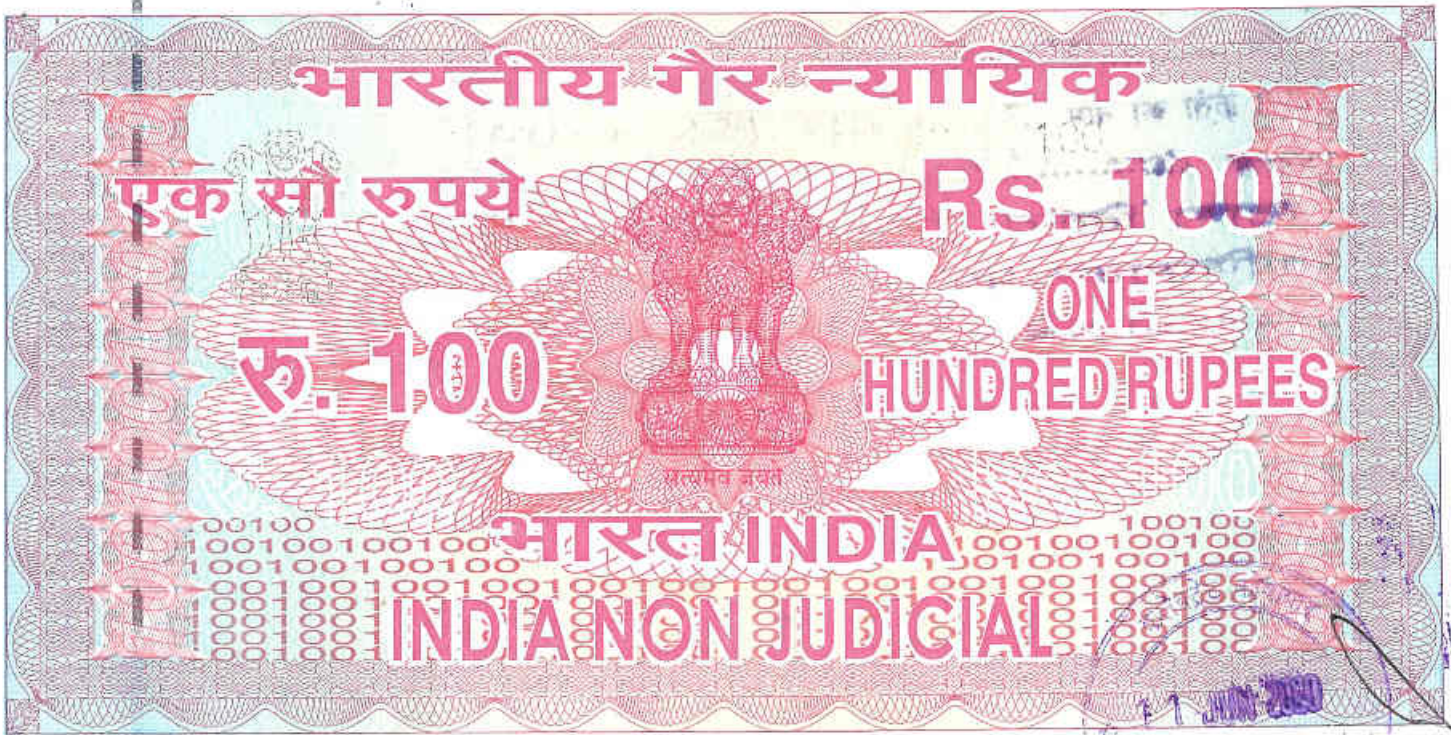
स्टाम्प विक्रेता सिविल लाइन्स प्रयागराज

वाणिज्यिक

लाभ नर 844 अथवा 34 34

21

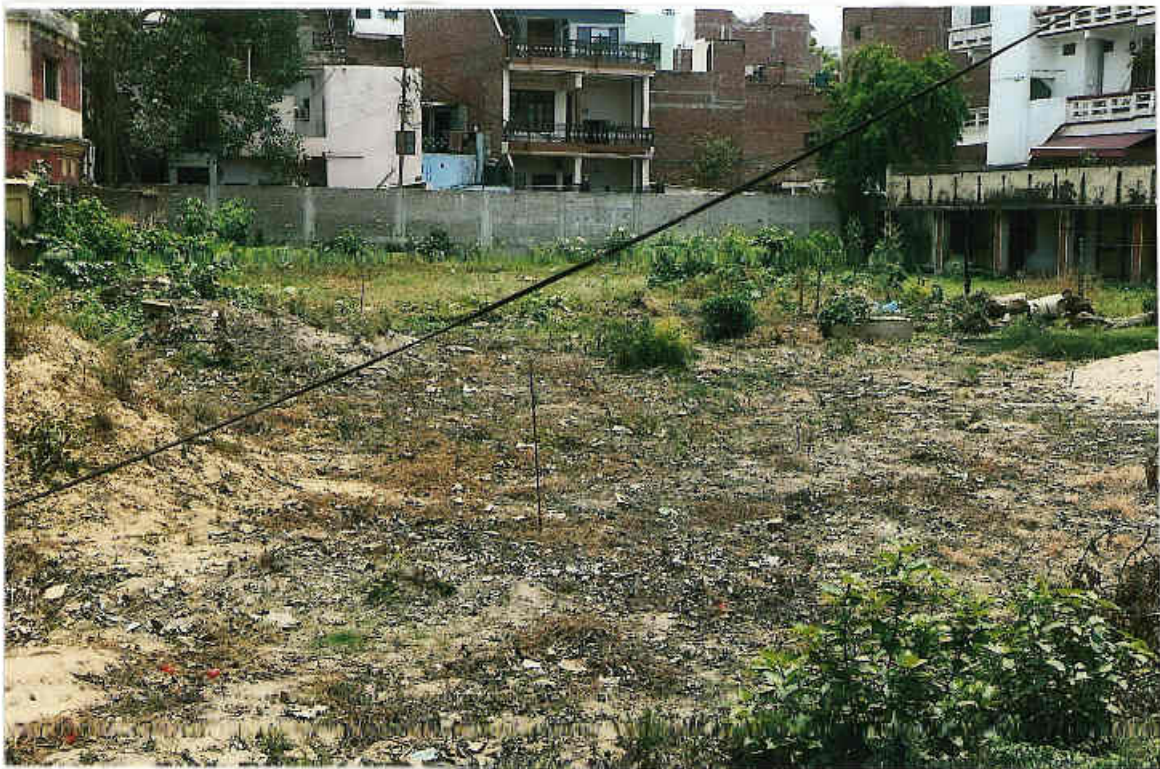




उत्तर प्रदेश UTTAR PRADESH

FF 890189

(18)



पूनम तिवारी
Poonam Tiwari
(Vendor)



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

क्रमांक 1449 दिनांक 15 जून 2020

स्टाम्प क्रेता का नाम डी. कुमार एड्स कम्पनी

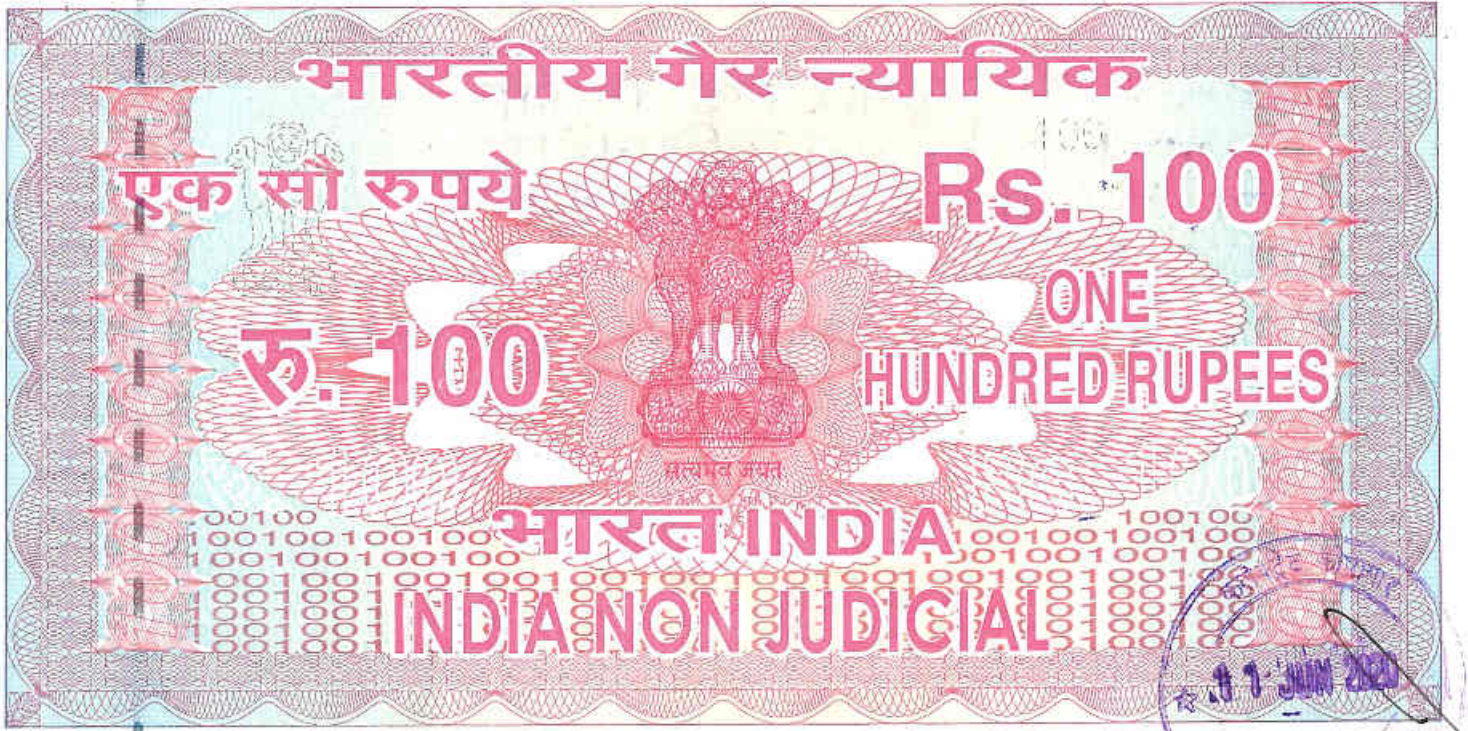
निवास 14/2/08 न्यू एडिगन रोड

स्टाम्प विक्रेता सिविल लेक्स प्रयागराज

वाणिज्यकर परिषद प्रयागराज

ला 10 नं 841 अवधि 31 मार्च 2020 ई 15 जून 2020





उत्तर प्रदेश UTTAR PRADESH


(19)



पूनाम तिवारी

Poonam Tiwari
(Vendor)

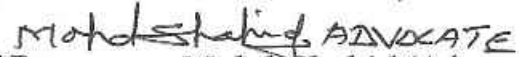
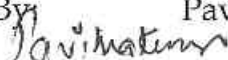



M/s D.KUMAR & COMPANY
through its Authorised Partner
Mr. Dinesh Kumar Agrawal

WITNESSES:

1. Shri Gyaneshwar Tiwari
S/o Shri Gopalji Tiwari
R/o Village & Post Chaka, Naini
Prayagraj - 211 008
(AADHAAR No.: 9377 9599 6711, Mobile No.: 94152 18419)
2. Krishna Kumar Maheshwari 
S/o Late Ram Krishna Maheshwari
R/o 34 - A, Muir Road
Prayagraj - 211 001
(AADHAAR NO. 6148 4636 5294, Mobile No.: 9335151216)



 ADVOCATE
Drafted By: Mohd. Shahid (Advocate), Civil Court, Prayagraj
Typed By: Pavitra Kumar


मंक ॥८०॥ १६/६/२०२० जी

डि० कुमार एण्ड कम्पनी

१४/०३/२० - यू एलिन रोड

सिविल वाड-स प्रयागराज

वाणिज्य

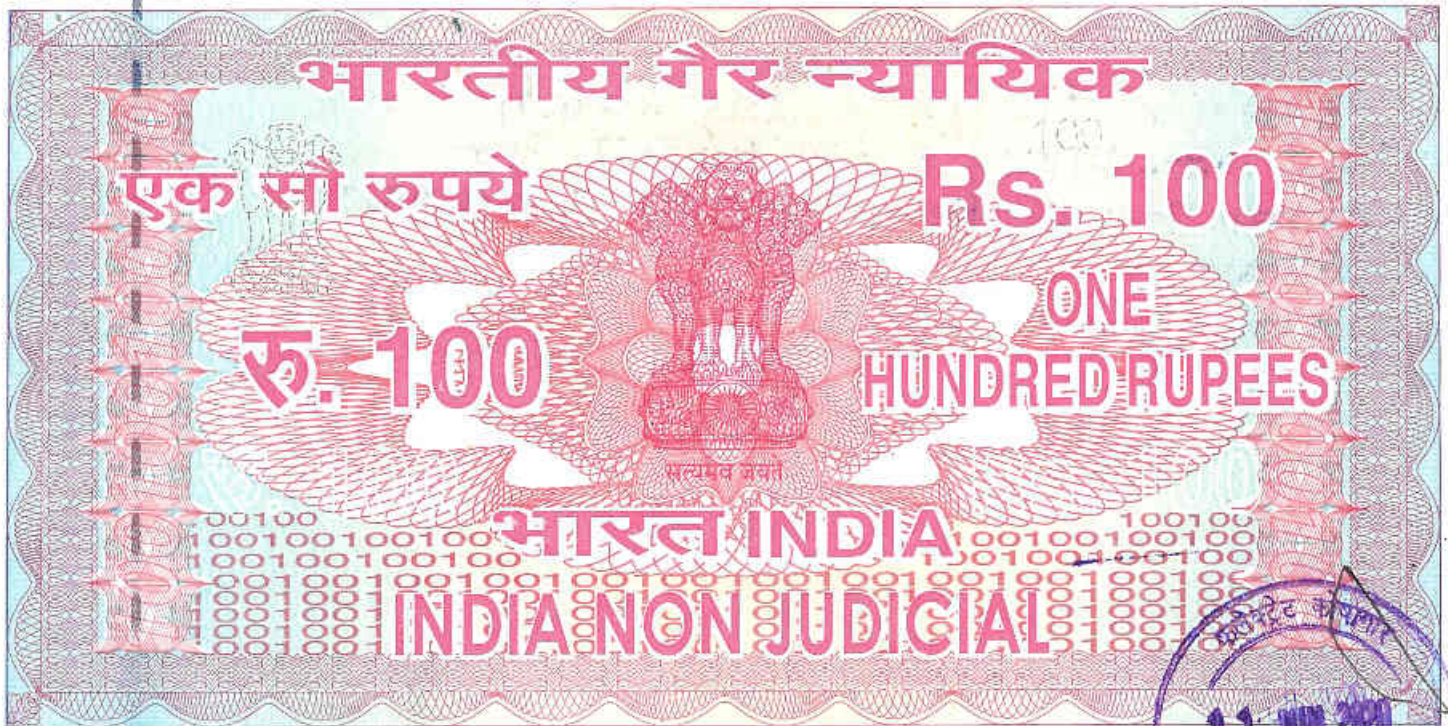
ल० न० ६५५ २०२० २१८



~~~~~







उत्तर प्रदेश UTTAR PRADESH

(20)

**STAMP DUTY**

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

a. Stamp Duty of Rs. 9,50,100/- (Rupees Nine Lakhs Fifty Thousand Two Hundred Only) is being paid through E-Stamp Certificate No. IN-UP07829749032281S, having Serial No. RS0001514372 dated 01-July-2020 at 03:39 PM

b. Stamp Duty of Rs. 1,900/- (Rupees One Thousand Nine Hundred Only) is being paid through Indian Non - Judicial Stamp according to Government Order No. 2756/11 dated 30th June 2008



पूनम ति वारी

Poonam Tiwari  
(Vendor)



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

क्रमांक 1451/15/67020  
 स्थापक के नाम डी० कुमार एड्स कम्पनी  
 दिनांक 14/07/20 - मुहल्लिन रोड  
 स्थापक सिविल लाइसेंस प्रयागराज  
 वाणिज्यिक प्रयागराज  
 लाठ नं० 841 अर्थात् आ गाँव 20 स्थल प्रयागराज



आवेदन सं०: 202000890008266

बही संख्या 1 जिल्द संख्या 11018 के पृष्ठ 101 से 142 तक क्रमांक 2518 पर  
 दिनांक 03/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी

उप निबंधक : सदर प्रथम

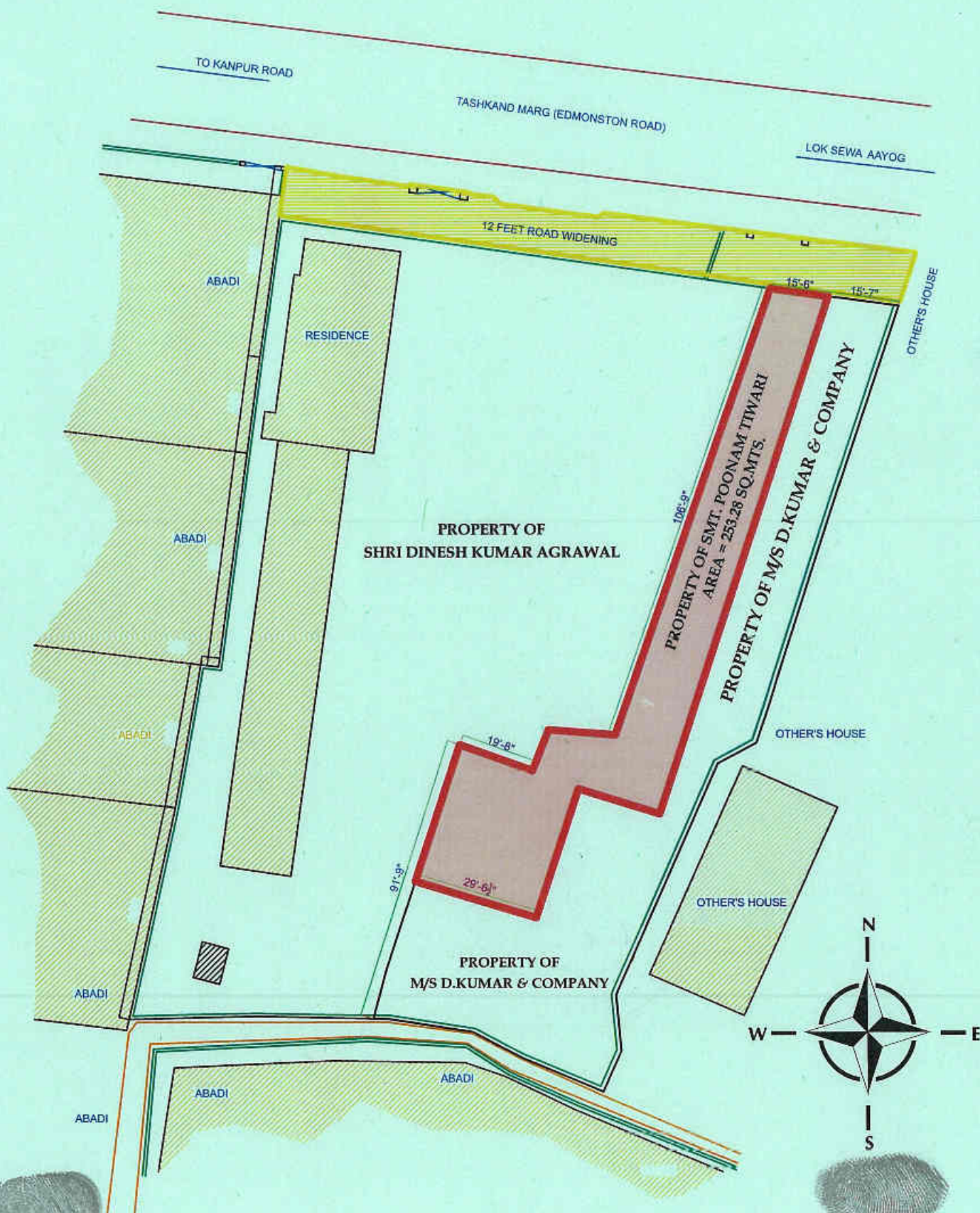
प्रयागराज

03/07/2020





Site Plan of Part of Nazul now Freehold Bhukhand Sankhya AA/1, Civil Station, Allahabad (now Prayagraj), measuring 253.28 sq.mts., which is also Part of House No. 9/2, Edmonston Road (Tashkand Marg) Tehsil Sadar, Prayagraj, in the shape of Open Land as shown and marked Red Colour



पूनाम ति वारी

Poonam Tiwari  
(Vendor)

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

