

25/18/20

TUSHAR DEBNATH
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCHTushar
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 DelailAsPerDeed

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)



पूनम तिवारी

Poonam Tiwari

(Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

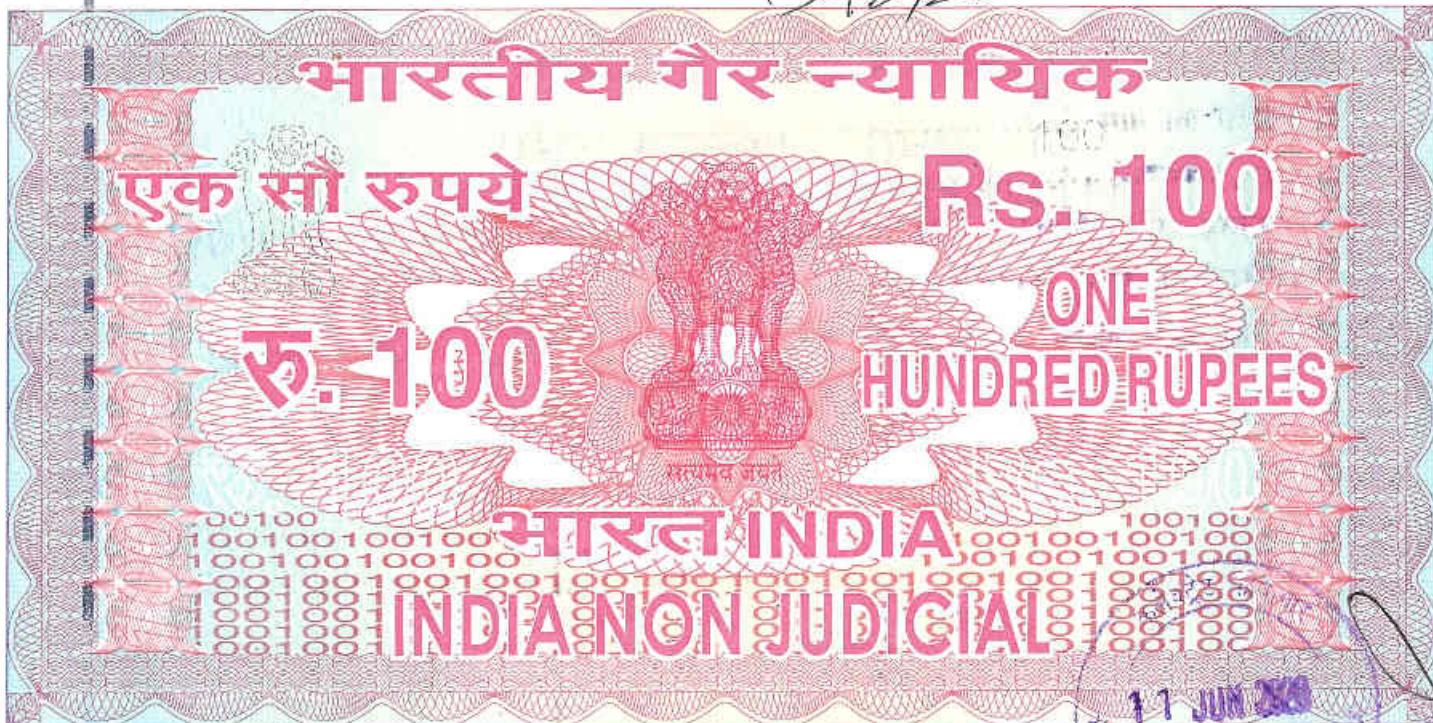
RS 0001514372

Statutory Alert:

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- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



2518/20



उत्तर प्रदेश UTTAR PRADESH



(2)

Identified
Mohd Shahid
ADVOCATE

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



पूनम तिवारी
Poonam Tiwari
(Vendor)



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

सांक १६४४ निधि १८ ग्रूप २०२०

दाय क्रेता का नाम डॉ कुमार हुड़ कम्पनी
फ्रांस १५२२२४ न्यू इंडिया ब्रोड
राम्प विक्रेता आगोवा
सिविल लाइन्स फ्रांस राज
लॉ नं० ४१ अधिकारी २० फ्रूक दाय ।





उत्तर प्रदेश UTTAR PRADESH

FF 890174

(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. Wide 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 (as per Praroop - 3 at Page No. 38 having V-Code No. 13)	:	Rs. 1,35,75,808/-
15. Stamp Duty Paid	:	Rs. 9,52,000/-

ପୁରମ୍ଭାଗାରୀ

Poonam Tiwari
(Vendor)

M/s D KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

मांग दिनी 15/6/2020 मूल्य 800

स्टाम्प क्रेता का नाम डी. छमार हड कम्पनी
दिनारा 14/07/2020 द्यु इलिनरोड
स्टाम्प विक्रेता - अ. सिवित लाल-समागराज
वाणिज्यकर परिवार,
ला० नं० ४४। अवधे ३१ मार्च २०२०



पूनम तिवारी

आवेदन सं०: 202000890008266

विक्रय पत्र

बही सं० 1

रजिस्ट्रेशन सं०: 2518

वर्ष: 2020

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



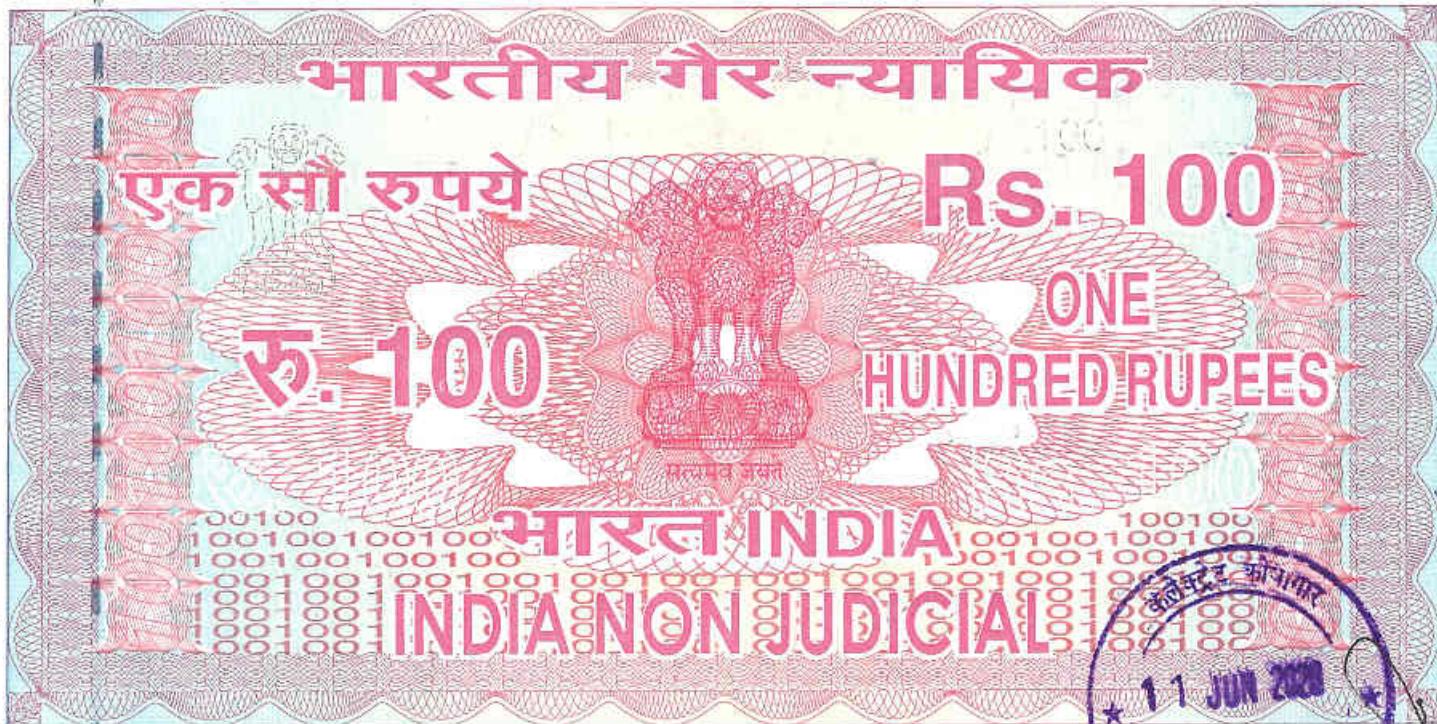
ने गह लेखात इस कार्यालय में दिनांक 03/07/2020 एवं 02:53:34 PM बजे
निबंधन हेतु पत्र केया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक सदर प्रथम
प्रधानमंत्री
03/07/2020

अरविन्द कुमार नियमित
निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

FF 890175

(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



पूनम तिवारी

Poonam Tiwari

(Vendor)



M/s D. KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

मांक १४४६ तित १५ जून २०२० दिन ०० बजे दिनांक १५/२२/२४ द्यु उलिंगन रोड
स्टाप्प ब्रेंड का नाम डिं ब्रामा एड कंपनी
स्टाप्प ब्रेंड द्यु उलिंगन रोड
सिविल लाइन प्रभागराज



ପୁଅମ ମିଳାରୀ

आवेदन सं: 202000890008266

ਚਤੀ ਸੱਚਾ

रजिस्ट्रेशन सं.: 2518

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्ता विक्रेता: ।

विवाही-गाम त प्रोस्ट चाको चौथो प्रसाना-अ-

निवासी: ग्राम व पोस्ट-चाको, गोरीपरमना-अरला, तांत्र-करछना।
प्रधानाराज



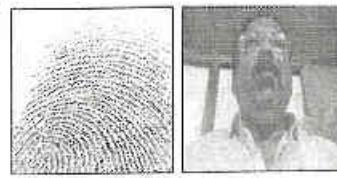
व्यवसायः अन्य

क्रेता: ।

श्री मेसर्स ही कुमार एण्ड कंपनी के द्वारा दिनेश कुमार अग्रवाल, पुत्र
श्री रवि फूल चन्द्र अग्रवाल

निवासी: १४/२२/२८, न्यू एलिंग रोड, सिविल लाइन्स, प्रयागराज

व्यवसायः अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचाने पहचानकर्ता।

श्री ज्ञानेश्वर तिवारी, पूत्र श्री गोपाल जी तिवारी

निवासी, ग्राम व पोस्ट-चाका, नैनी, प्रधानराजि

व्यवसायः अन्य

पहचानकर्ता : २





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



पूनम तिवारी

Poonam Tiwari

(Vendor)




M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

मांक ११३ लिखा १५ जून २०२० क्रमांक ५११७
 राज्य क्रेता का नाम .. श्री कृष्ण कुमार एहु कव्यपनी
 निवास .. १४१२२/२४ न्यु इंडियन रोड
 स्टाम्प विक्रेता .. सिवापिल लाइ-स प्रयागराज
 वाणिज्य कार ..
 जा० न० ८४९ अस्ट्री ३० ..



श्री कृष्ण कुमार महेश्वरी, पुत्र श्री ख० राम कृष्ण महेश्वरी

निवासी: ३४-५, म्योर रोड, प्रयागराज

ब्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कगला देवी
 उप निबंधक : सदर प्रथम
 प्रयागराज

अरविन्द कुमार नियमित
 निबंधक लिपिक





उत्तर प्रदेश UTTAR PRADESH

FF 890177

(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

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Poonam Tiwari
(Vendor)

M/s D.KUMAR & COMPANY
through its Authorised Partner

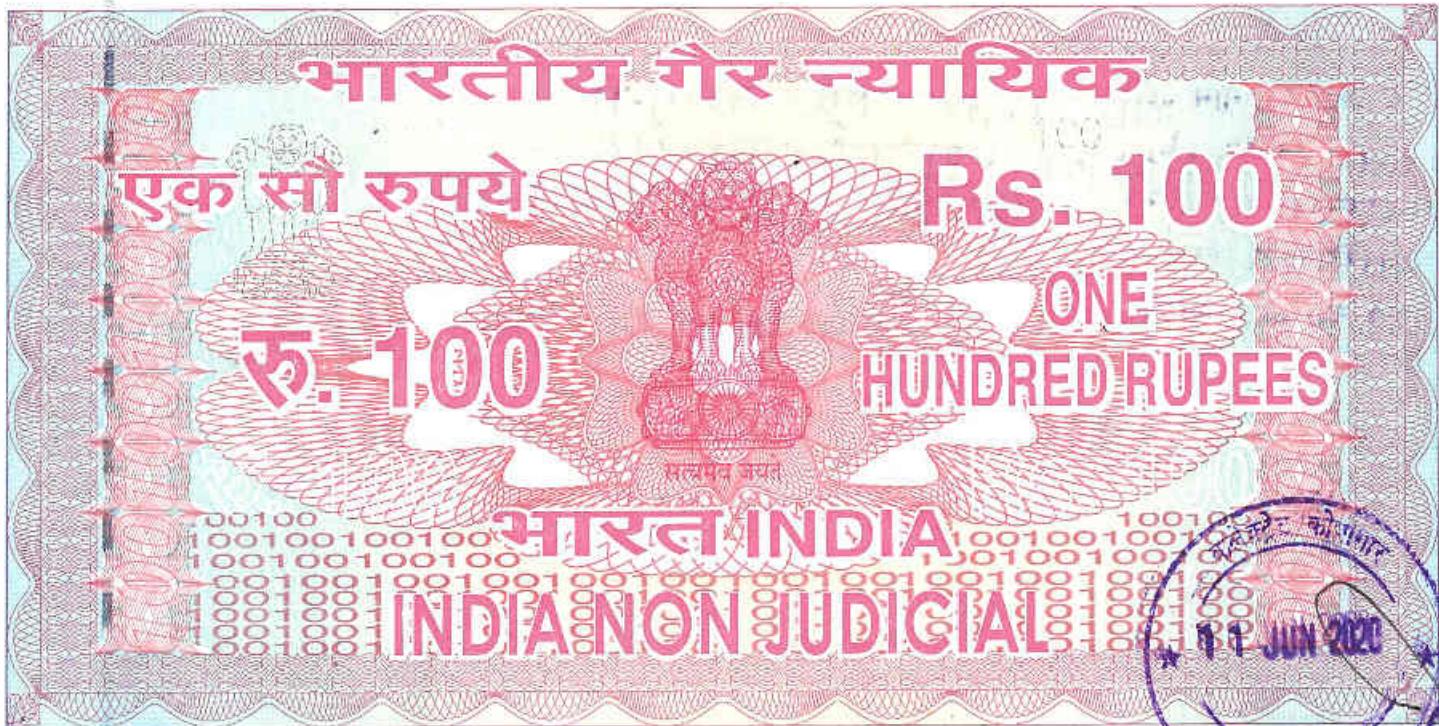
Mr. Dinesh Kumar Agrawal

(Vendee)

संक्षेप १५४५ १५.६.२०२० ५७०८

जानकीरमण डी. कुमार एवं कम्पनी
मान्यता: १५/२२/२४ यू-एलिग्न रोड
सदाशिव सिविल लोड से प्रधानराज
जापियर
लॉन्ड नं. २१५ दिल्ली





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 Ziladikari) 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,



पूनम तिवारी

Poonam Tiwari

(Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

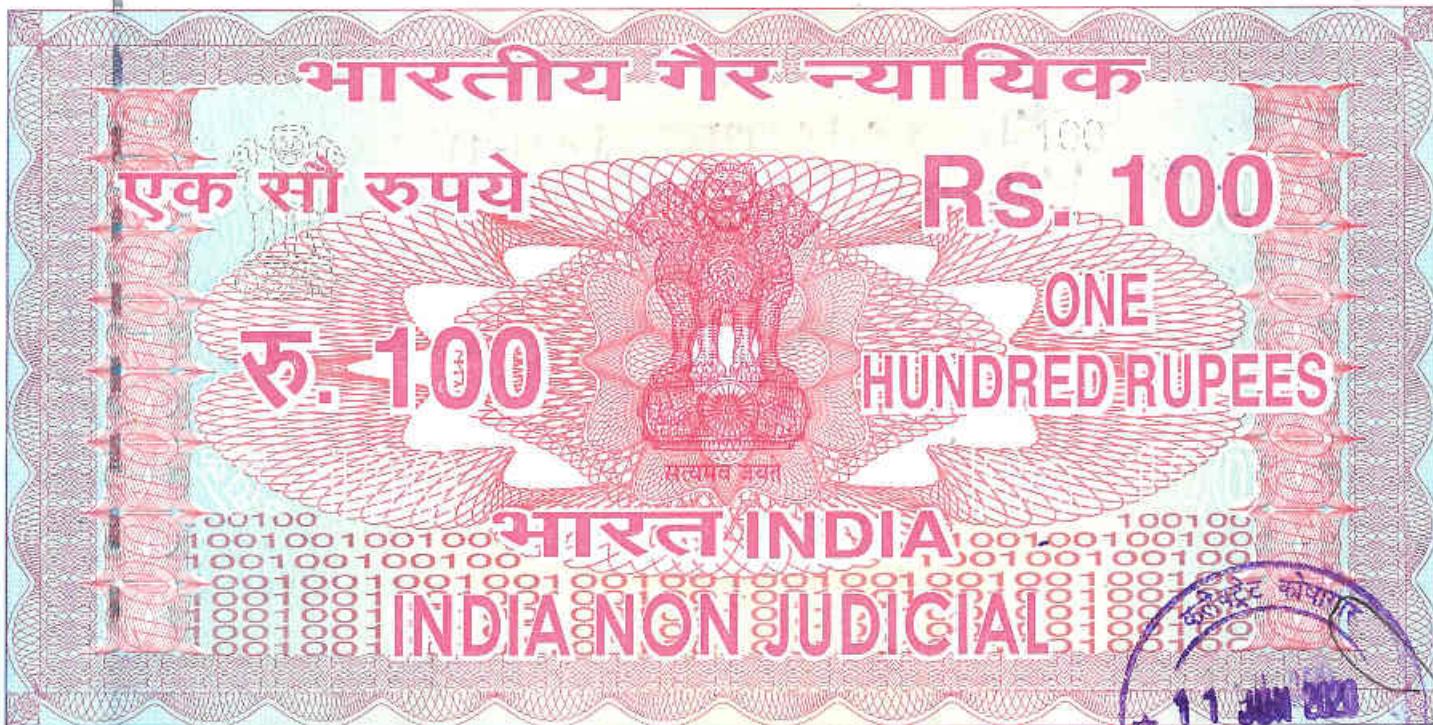
Mr. Dinesh Kumar Agrawal

(Vendee)

गांक । १४८५। ८। ८। ८। ८। ८। ८।

स्वामी क्रेता राजा नाम श्री कुमार एड कम्पनी
जन्मता । १४। २। २। २८ न्यू एंडिशन रोड
स्वामी विक्रेता । सिविल लाई ए प्रभागराज
वाणिज्य नगर ।
लाठ नं० ४१ अधिकार । २१ अक्टूबर १९८८





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.



पूनम तिवारी

Poonam Tiwari
(Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal
(Vendee)

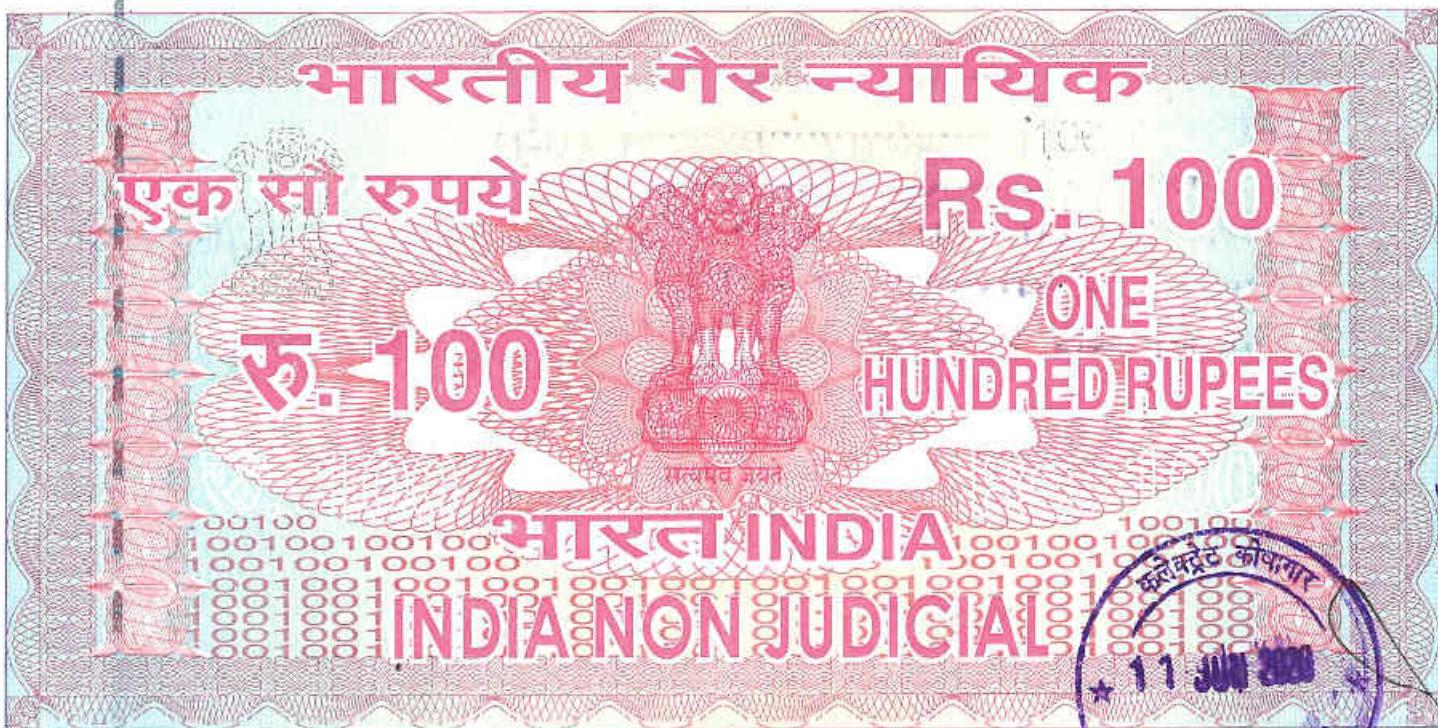
[Signature]

कांक 1449 15/6/2020 6000

दिल्ली कुमार एण्ड कम्पनी
14/22/28 न्यु लिंगन रोड
सिविल लाइन, लोकस्ट्रेट यागराज

लाइन नं 10 लाइन नं 10 लाइन





उत्तर प्रदेश UTTAR PRADESH

FF 890180

(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.



पूनम तिवारी

Poonam Tiwari
(Vendor)



M/s D.KUMAR & COMPANY

through its Authorised Partner

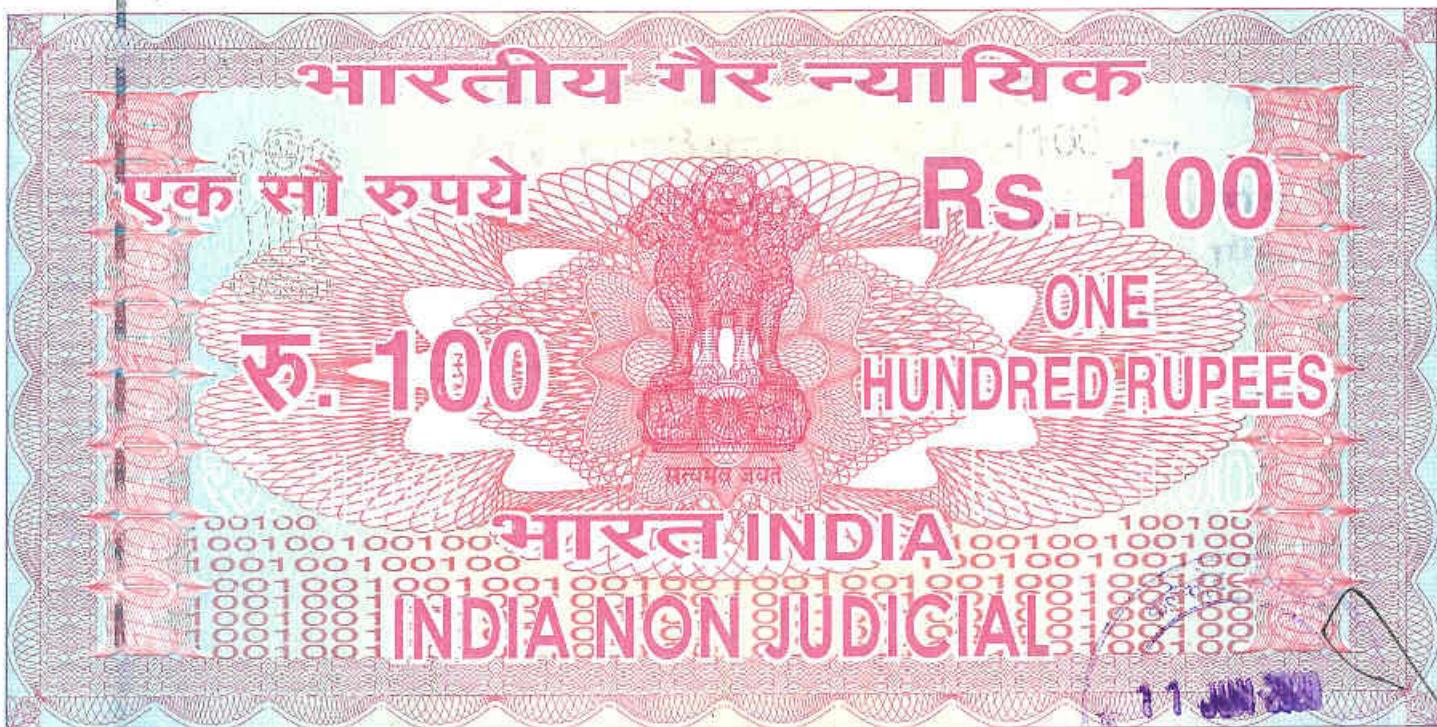
Mr. Dinesh Kumar Agrawal
(Vendee)

लांक ५४/८०१.८. '८२०२०
मूल्य १००

गोपी

व्रष्टि क्रेता का नाम - ईश्वर कुमार छठ कम्पनी
पुस्तकालय १४५५ क्षेत्र अमृतलिंग रोड
सिवाम्प बैंक ताला - आमोह के बस्ती सिविल लोड समाग्राज
वाणिज्य एवं परिसर, प्रयागराज
दाता नं० ४१ अवधि ३१ मार्च २० फैलक हस्ताना





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 WITNESSED 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:-



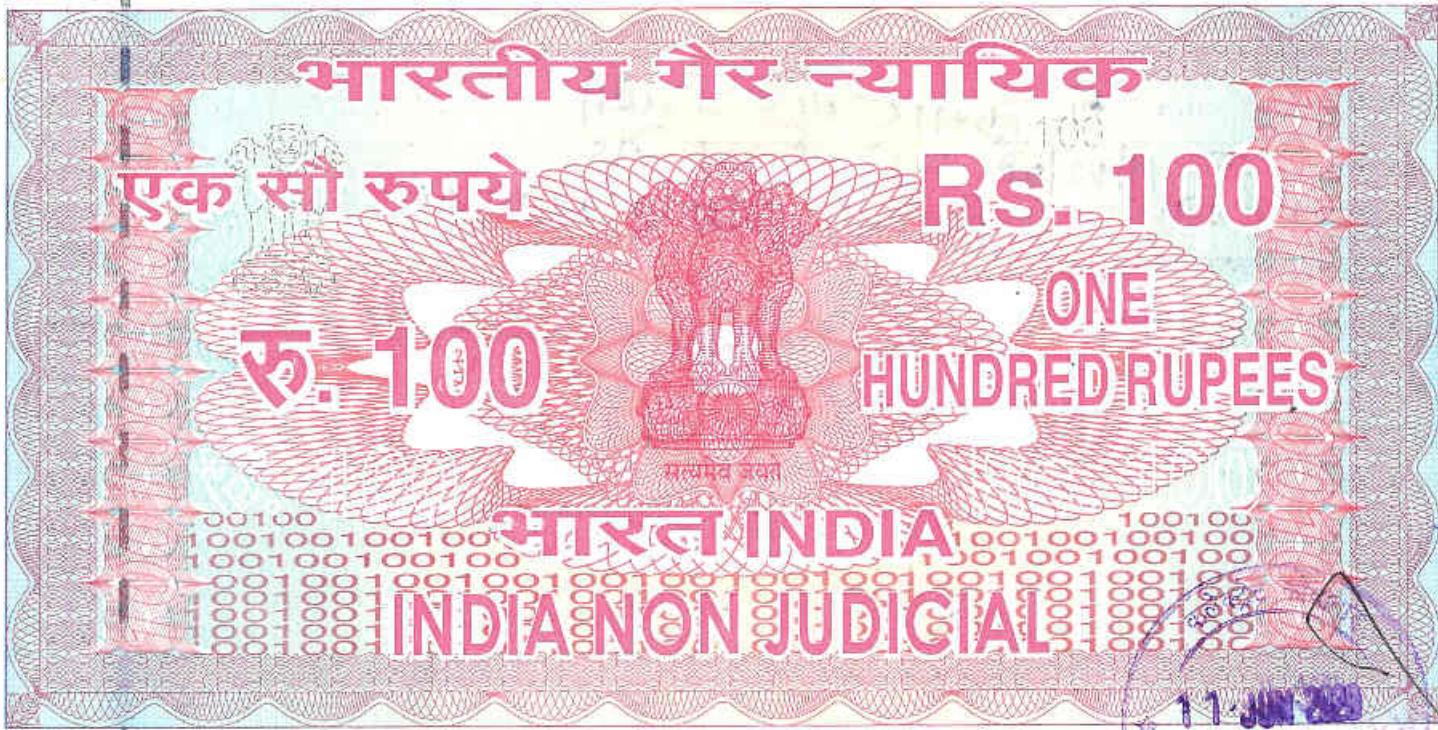
पूनम तिवारी
Poonam Tiwari
(Vendor)



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

नांक ५४१ १८६६ २०२० १००
प्रधान इलाज कानूनी डॉ. कुमार एस. काम्पनी
पत्र संख्या १४/२२/१४ न्यूर्सलिग्न रोड
स्टाम्प दिन: सिविल भाइ-सु. प्रभागराज
वाणी, जम्मू
लाठ नं० ५४१ अदान २० जून २०२०





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.



पूनम तिवारी

Poonam Tiwari
(Vendor)



Dinesh Agrawal

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

मार्क 1192 दृष्टि 100

दृष्टि

साधु ब्रह्मल जा नाम श्री कृष्ण कंपनी

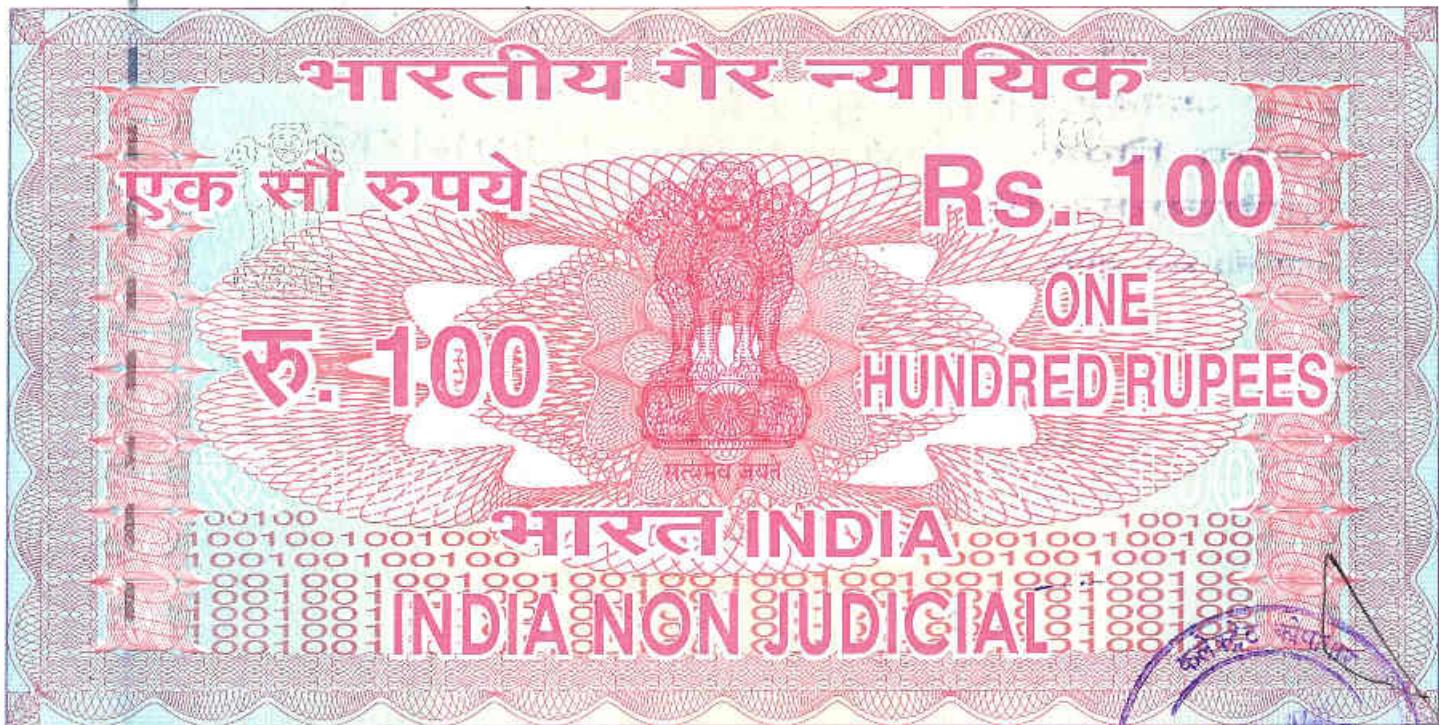
दिनांक 14/22/28 न्यू इंडियन रोड

स्थान विवरण
वाणिज्य बाजार दिल्ली

लॉन्च नं 10 नं 10

सिविल लाइन मुद्रागारान





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 inscribed 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)

संकार ६४३ त्रि ६/२०२२ मित्र १०० रुपये
स्थान्य क्रेता का नाम ..डी० कुमार एड० कन्फर्नि
दिनांक ... १४/२२/२४ न्यु दिल्गन रोड
स्थान्य विक्रेता निविल लाइस समावराज
वाणिज्यकर पारस्पर इलाहा
जाह नं० ४१ अवधि ३१ जानू २०२५





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)

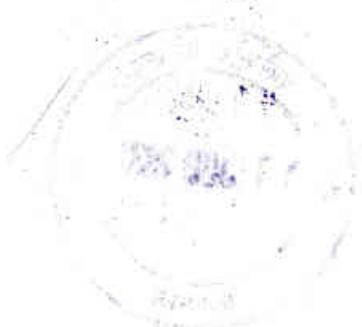


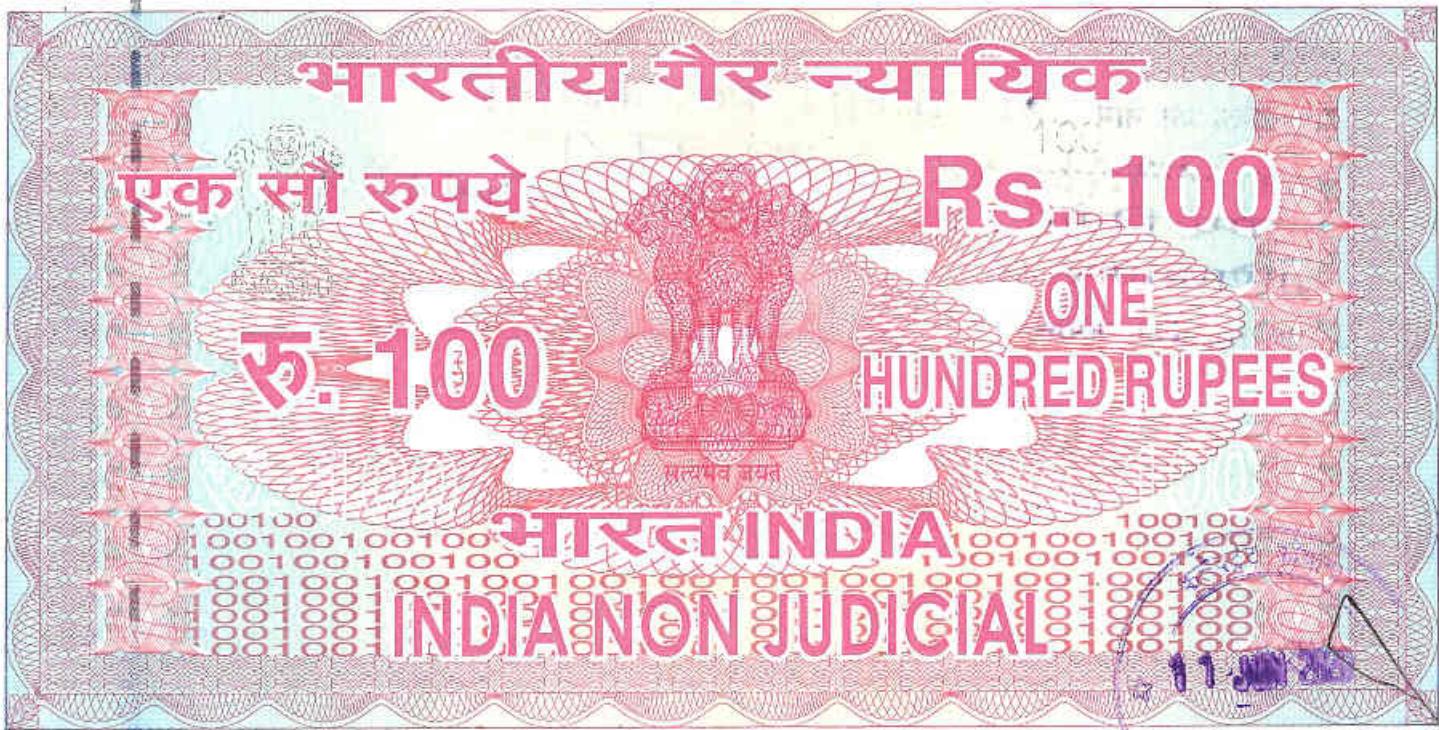
M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)





उत्तर प्रदेश UTTAR PRADESH

FF 890185

(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.

ନୂଆମ ଶିବାରୀ

Poonam Tiwari

(Vendor)

John Agresti

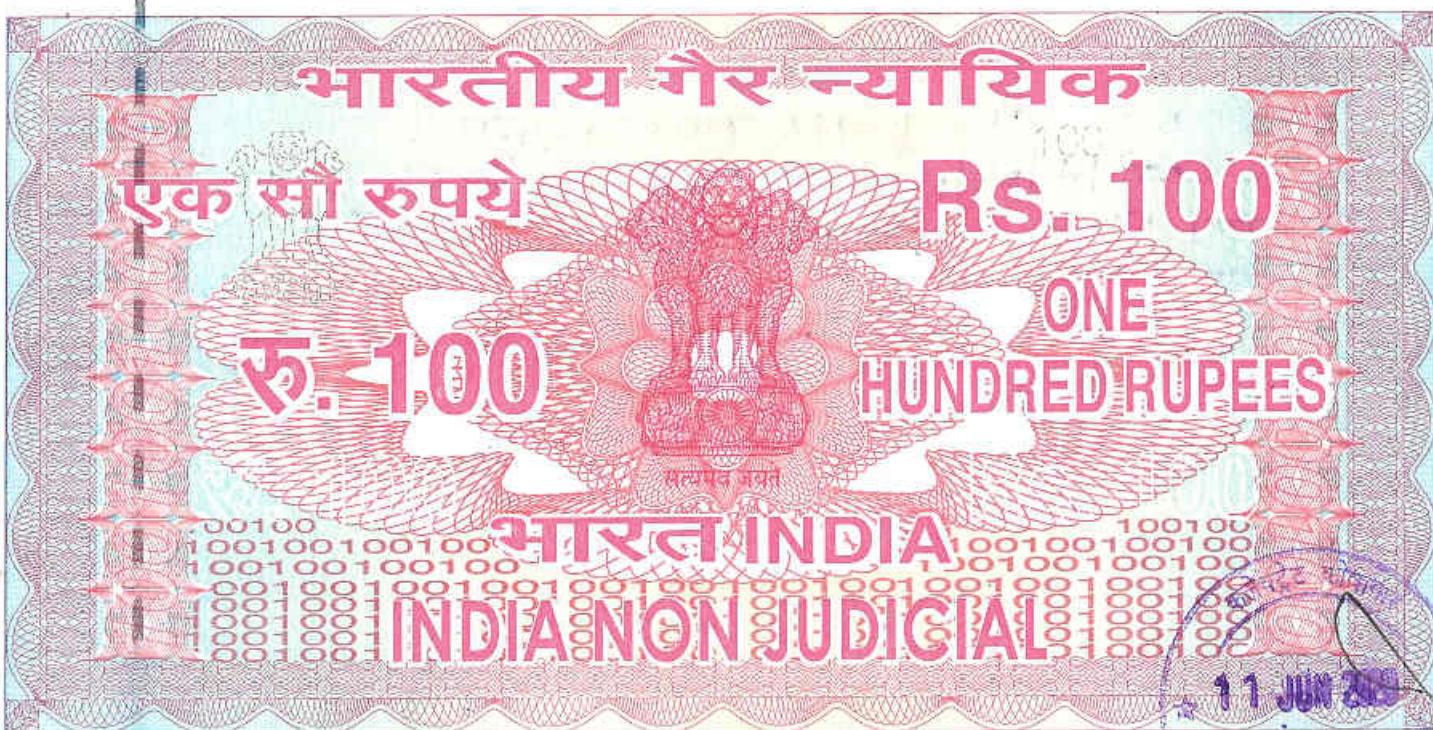
M/s D.KUMAR & COMPANY

through its Authorised Partner

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मांक १५४८/१६. ६. २०२५ दिन
राम क्रेता ला नाम डी. कुमार एड कम्पनी
पालत ४६२/७४ न्यू लिंगन रोड
स्टाम्प विक्रेता सिलिंग लॉडर्स प्र
वाणिज्यकर पोर्टल, लंदन
जा० नं० ४१ अधि ३१ मार्च २०१८ दिन





उत्तर प्रदेश UTTAR PRADESH

FF 890186

(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

पूनम तिवारी

Poonam Tiwari

(Vendor)

M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

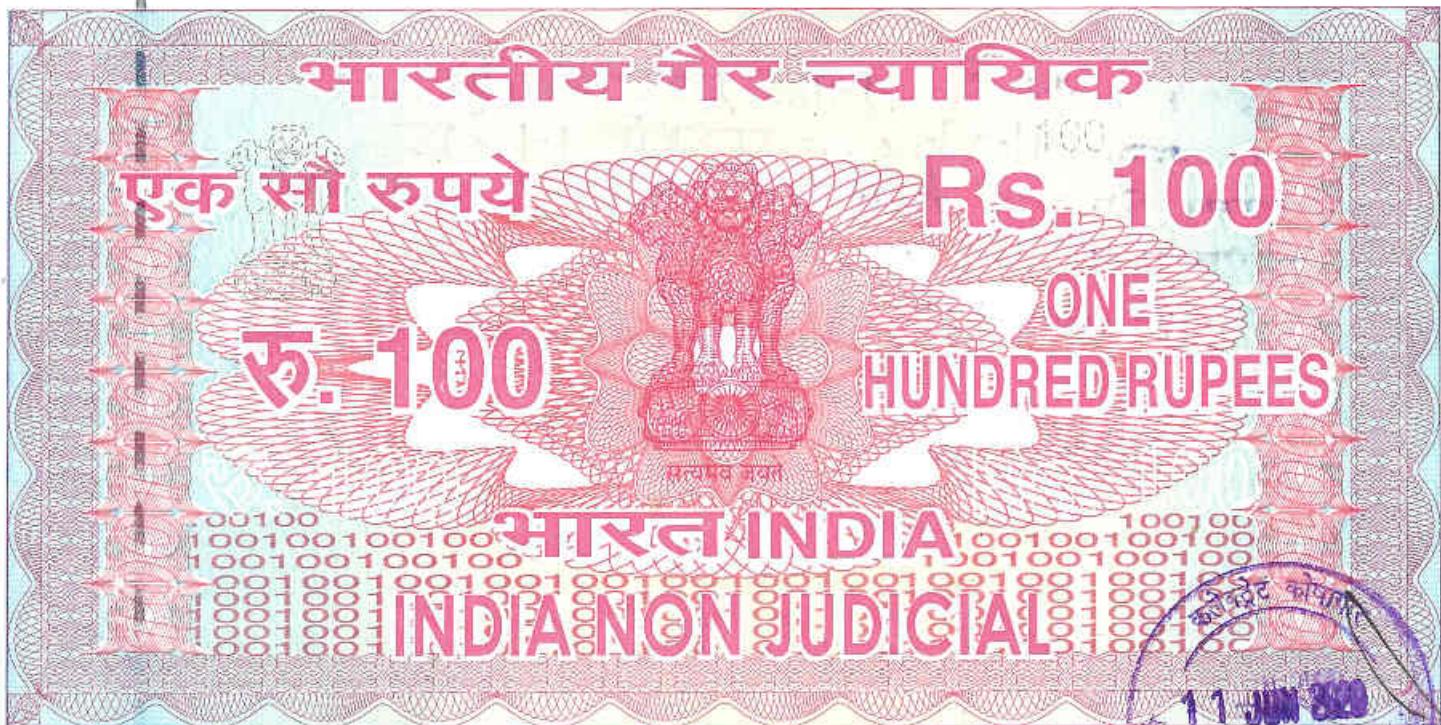
१५९६ १५.६.१९२० दो

दिल्ली क्रमांक १०० डॉ. कुमार अ० कृष्णनी
दिन १४/६/२१ दिल्ली रोड

स्थान दिल्ली शिविल लाईस प्रागराज

प्राप्ति दिन १५.६.१९२० दिल्ली रोड





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



पूनम तिवारी

Poonam Tiwari

(Vendor)



M/s D.KUMAR & COMPANY
through its Authorised Partner

Mr. Dinesh Kumar Agrawal

(Vendee)

संक ५४७१५ '६२०२० द्वारा

संस्कृत द्वारा १४ दी. कुमार देव कम्पनी

दिनांक १४/२२/१८ स्थु एलिंगन रोड

स्टाम्प विभाग - सिविल बल्लाइ-स प्रभागराम

नाणिकल्प द्वारा दारकार, प्रधानमंत्री।

लाभ नं ३३१ अधिक ३१ नार्द २०२१ तक हस्तालि।





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.



पूनम तिवारी

Poonam Tiwari
(Vendor)



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

संकाळित संग्रह २०१०

२०१०

स्थाय क्रेता का नाम डॉ. कुमार एड कम्पनी
दिनांक १४/१२/२४ न्यु एलिग्न रोड



स्थाय विक्रेता निलिल लाइस प्रभागराज

वाणिज्यक

लाइस नं. ८८८

२०१०





उत्तर प्रदेश UTTAR PRADESH

FF 890189

(18)



ਪੁਨਰ ਮਿਤੀ ਵਾਰੀ

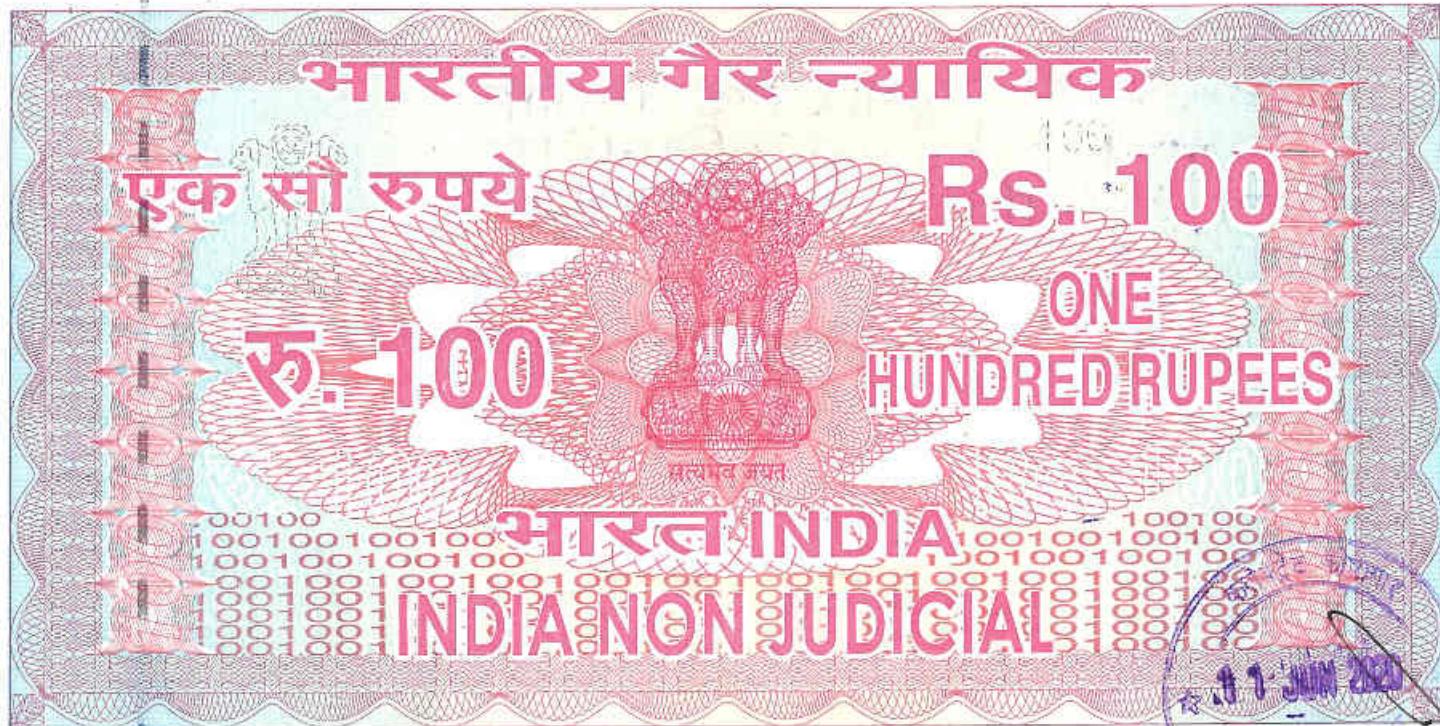
Poonam Tiwari
(Vendor)

M/5

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

सांक ५५९ दिन ६ जूलाय २०२० ४००
स्टाम्प क्रेता का नाम डी. कुमार एड कम्पनी
निवास १४/२२०८ न्यू एंडिगन रोड
स्टाम्प विक्रेता सिविल लाइन पंथागराम
वाणिज्यकर परिवार, बंजारा राम
लाल नं ४४१ अद्वि ३१ जानू २०२० ४५५ इस्टर्न





उत्तर प्रदेश UTTAR PRADESH

(19)



पूनम 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 Gopal ji Tiwari
R/o Village & Post Chaka, Naini
Prayagraj - 211 008
(AADHAAR No.: 9377 9599 6711, Mobile No.: 94152 18419)

G

2. Krishna Kumar Maheshwari K. K. Maheshwari
S/o Late Ram Krishna Maheshwari
R/o 34 - A, Muir Road
Prayagraj - 211 001
(AADHAAR NO. 6148 4636 5294, Mobile No.: 9335151216)



Drafted By: Mohd. Shahid (Advocate), Civil Court, Prayagraj

Typed By: Pavitra Kumar

Mohd. Shahid ADVOCATE
Pavitra Kumar

मंक १५०/६ '६/२०२० द्वारा द्वितीय

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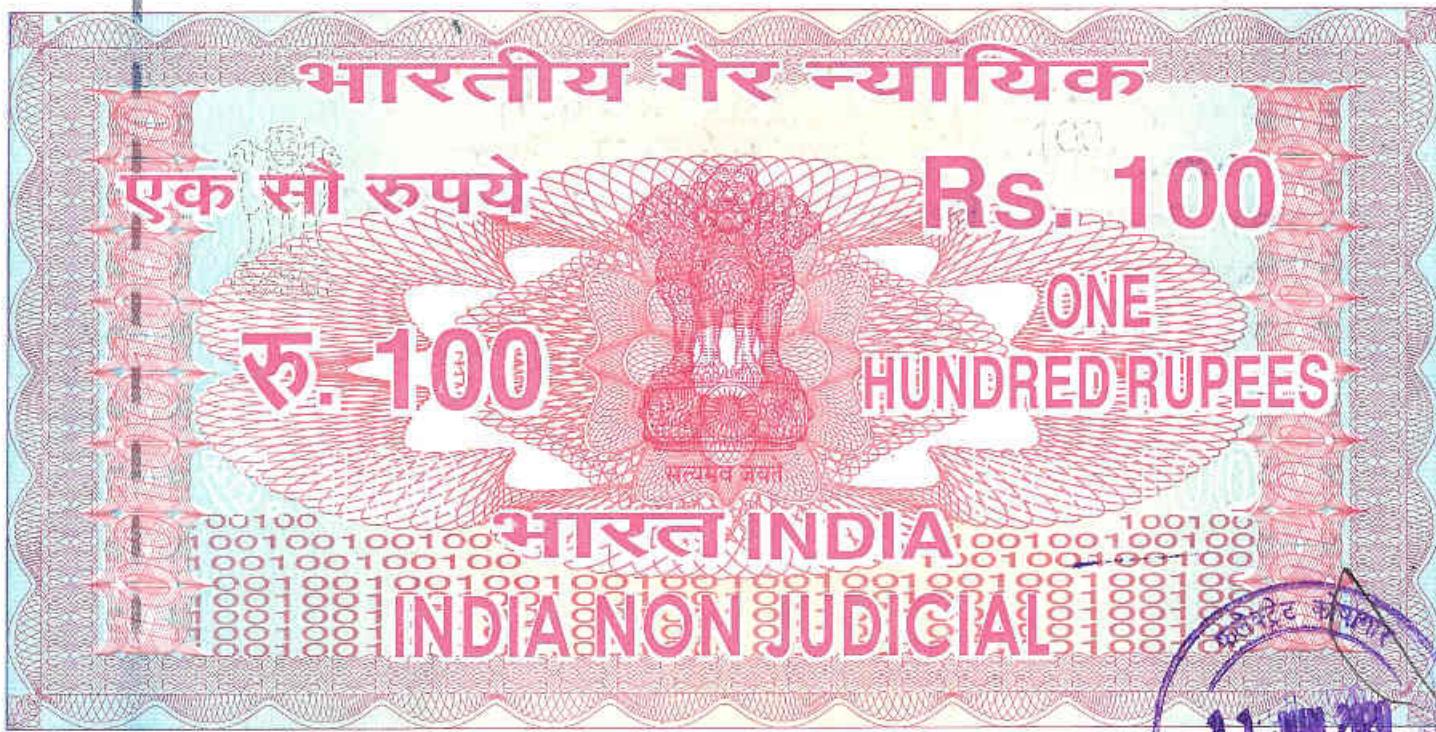


दाम्पत्ति के नाम: डॉ. कुमार एवं कम्पनी
दिनांक: १४/०९/२०२० - द्वारा अलिगनरोड
स्थान: सिविल वाइस प्रभागराज
दाम्पत्ति के नाम: डॉ. कुमार एवं कम्पनी

लाप्ति के नाम: डॉ. कुमार एवं कम्पनी

250 रुपये





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 तिवारी

Poonam Tiwari
(Vendor)



D. Agrawal

M/s D.KUMAR & COMPANY

through its Authorised Partner

Mr. Dinesh Kumar Agrawal
(Vendee)

मांक १५८। ०३। ७। २०२० दिनांक
 दायर क्रमांक १०० कुमार कंपनी
 दिनांक १४।२२।२८ भूमिका नं २०८
 सदामर नियमित लोकसंघ प्रयागराज
 वाणिज्य नियमित लोकसंघ प्रयागराज
 नं ०० ८४। अपाध अ. नं ०० ८४। अपाध



आवेदन सं: 202000890008266

बही संख्या १ 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

