

4463/19

TUSHAR DEBNATHI
Stock Holding Corporation of India Ltd.
ALLAHABAD BRANCHTushar
Authorised Signatory

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP06299093325585R
Certificate Issued Date	: 03-Jul-2019 02:31 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107503914067160R
Purchased by	: AMIT GOEL SO VIRENDRA KUMAR GOEL
Description of Document	: Article 23 Conveyance
Property Description	: ARAZI NI-482 SAHA URF PEEPAL GAON TEHSIL SADAR PRAYAGRAJ
Consideration Price (Rs.)	: 6,76,000 (Six Lakh Seventy Six Thousand only)
First Party	: ANIL KUMAR ARORA SO SUKHDEV SINGH
Second Party	: AMIT GOEL SO VIRENDRA KUMAR GOEL
Stamp Duty Paid By	: AMIT GOEL SO VIRENDRA KUMAR GOEL
Stamp Duty Amount(Rs.)	: 47,500 (Forty Seven Thousand Five Hundred only)



Please write or type below this line



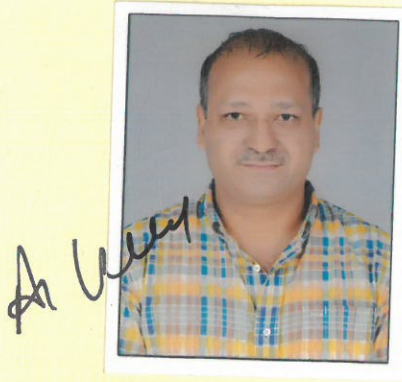
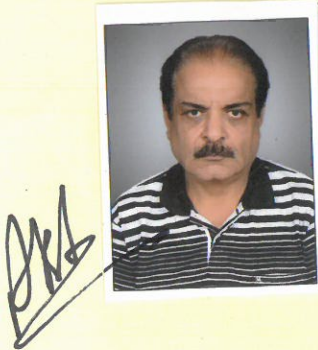

SR 0003597048

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.

SHIL





SUMMARY OF DEED

Date of Execution:	:	05.07.2019
Mohalla:	:	Shah Urf Peepal Gaon
Code:	:	Code 0056 Page No-24 of
rate list		
Types of Land:	:	[Residential]
Types of Property:	:	[Residential Plot]
Property No.:	:	Arazi No. 482
Total Area of Property:	:	222.75 sq. meters
Total Area of Property:	:	59.74sq. meters
Road:	:	20 meter wide
Sale Consideration:	:	Rs. 6,76,000/-
Valuation:	:	Rs. 6,75,062/-
Paid Stamp Duty:	:	Rs. 47,500/-

SALE DEED

This Deed of Sale is made on 5th day of July, 2019.






Anil Kumar Arora Son of Sri Sukh Dev Singh R/o of C-62, G.T.B. Nagar, Kareli, Prayagraj (Allahabad) {Aadhar No. 5509 5670 4876, Pan No. AAJPA4034D Mobile No. 9415236308, Occupation Business.}

(Hereinafter called the First Party/Vendor which terms shall always mean and include his heirs, successors and legal representatives).

First Party (Vendor)

AND

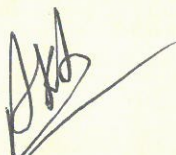
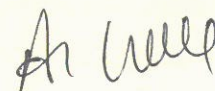
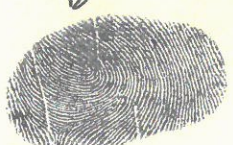
Amit Goel S/o Sri Virendra Kumar Goel R/o 300 Colonenganj, Prayagraj (Allahabad). {Aadhar No. 5082 6658 3832 Pan No. ACUPG1014A, Mobile No. 9839908091 Occupation Business}

{Hereinafter called the Second Party/Purchaser which terms shall always mean and include his heirs, successors and legal representatives}.

Second Party (Purchaser)

Whereas the First Party/ Vendor is actual owner and in possession of Arazi No. 482 admeasuring 0.022275 hec. or 222.75 sq. metres situated in Mauza Shah Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj (Allahabad) and fully detailed and bounded in the foot of this deed and annexed map.

Whereas the First Party/ Vendor had purchased the above mentioned property through Registered Sale deed dated 18-10-2002 from Anil Kumar Kushwaha S/o. Late Darbari Lal Kushwaha R/o. C-883 G.T.B. Nagar, Kareli, Prayagraj (Allahabad) Smt. Durga Devi W/o Late Darbari Lal Kushwaha, Sandeep Kushwaha, Atul Kumar Kushwaha, Vivek Kumar Kushwaha and Sunil Kumar Kushwaha all Sons of Darbari Lal Kushwaha and all Resident at C-883 G.T.B. Nagar, Kareli, Prayagraj (Allahabad). The said sale deed has been registered in PratiPustak No. 1 Khand 3533 on pages 241 to 268 at Sl. No. 9472 on 18-10-2002.

आवेदन सं०: 201900890011846

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विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4463

वर्ष: 2019

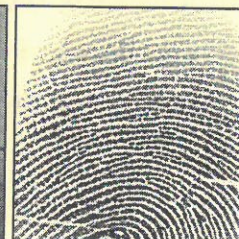
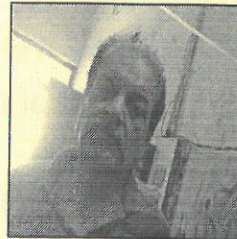
प्रतिफल- 676000 स्टाम्प शुल्क- 47500 बाजारी मूल्य - 675062 पंजीकरण शुल्क - 13520 प्रतिलिपिकरण शुल्क - 60 योग : 13580

श्री अनिल कुमार अरोरा ,

पुत्र श्री सुख देव सिंह

व्यवसाय : अन्य

निवासी: सी-६२जी वी बी नगर करेली प्रयागराज



ने यह लेखपत्र इस कार्यालय में दिनांक 06/07/2019 एवं 11:45:37 AM बजे
निबंधन हेतु पेश किया।

2th March

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten signature]
मनोज कुमार पाण्डेय(प्रभारी)

उप निबंधक :सदर द्वितीय

प्रयागराज

06/07/2019

रवि शंकर शुक्ल(लिपिक)

निबंधक लिपिक



Whereas after purchasing the aforesaid property First Party- Vendor has given an application to the Tehsildar Sadar Prayagraj (Allahabad) for mutation of land in his name, the Nayab Tehsildar Sadar Prayagraj (Allahabad) Passed the judgment on Dated 26.03.2003 in case no. 272/2003 and mutated his name in relevant records over the previous owners above mentioned Arazi No. 482 admeasuring 0.22275 Hec. Or 222.75 sq. metres situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad).

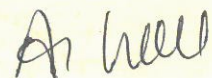
Whereas the First Party/ Vendor is in the possession over the above mentioned property and his name duly recorded in the relevant records. Thus the First Party/ Vendor have become sole and absolute Owner and have full right for disposal of the same.

Whereas the present time necessity of money due to certain unavoidable circumstances the First Party/ Vendor has decided to sell it knowing. The intention of First Party/ Vendor, the Second Party/ Purchaser offered to purchase the said property more details given at the foot of this sale deed for a sale consideration of Rs. 6,76,000/- (Rs. Six Lacs Seventy Six Thousand.)

Whereas the offer of the Second Party/ Purchaser being most reasonable according to prevailing market rate. The First Party/ Vendor agreed to sell the same to the Second Party/ Purchaser.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in view of the sale consideration of Rs. 6,76,000/- (Rs. Six Lacs Seventy Six Thousand.) has been paid by the Second Party/ Purchaser to the First Party/ Vendor. The Second Party/ Purchaser has agreed to purchase 59.74 Sq. mtrs. land out of 222.75 sq. mtrs Arazi No. 482 in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar,



आवेदन सं०: 201900890011846

बही सं०: 1

रजिस्ट्रेशन सं०: 4463

वर्ष: 2019

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

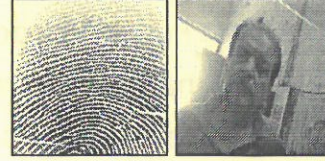
विक्रेता: 1

श्री अनिल कुमार अरोरा, पुत्र श्री सुख देव सिंह

निवासी: सी-62 जी/टी बी नगर करेली प्रयागराज

व्यवसाय: अन्य

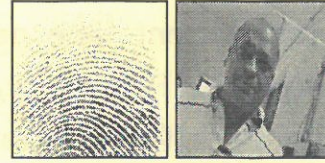
क्रेता: 1



श्री अमित गोयल, पुत्र श्री वीरेन्द्र कुमार गोयल

निवासी: 300 कर्नलगंज प्रयागराज

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिसकी पहचान

पहचानकर्ता : 1

श्री बजरंग दत्त त्रिपाठी, पुत्र श्री रामानन्द त्रिपाठी

निवासी: 123/3 चक दाउद नगर नैनी प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री राम आसरे, पुत्र श्री छोटे लाल

निवासी: मेहदौरी इलाहाबाद

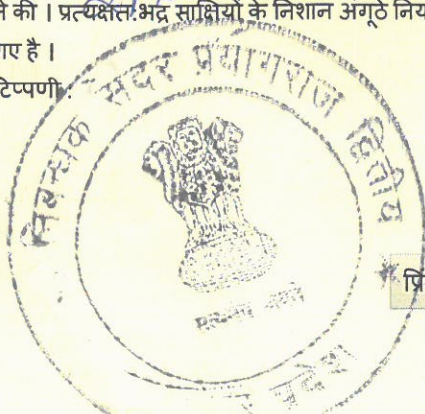
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:



प्रिंट करें

मनोज कुमार पाण्डेय (प्रभारी)

उप निबंधक : सदर द्वितीय

प्रयागराज

रवि शंकर शुक्ल (लिपिक)

निबंधक लिपिक

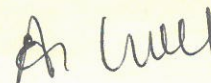
Prayagraj(Allahabad) more fully detailed at the foot of this deed and annexed map too and in favour of the Second Party/ Purchaser.

2. That the Second Party/ Purchaser has paid the entire sale consideration of Rs. 6,76,000/- (Rs. Six Lacs Seventy Six Thousand.) to the First Party/ Vendor in the following manner:-

- (i) Cheque No. 000601 dated 26.06.2019 for Rs. 6,76,000.00 drawn on HDFC Bank Ltd. Civil Lines, Allahabad.

The First party /Vendor hereby acknowledges of the receipt of the same. Nothing remains due to the second party.

3. That the First Party/ Vendor has handed over the physical possession of the vended Property to the Second Party/Purchaser.
4. That the Second Party/Purchaser has become absolute owner of the vended property. He may use and enjoy the same in the manner he likes. He may also get his name mutated in the relevant records.
5. That all the Rights of the First Party/ Vendor in respect of the vended Property stand transferred to the second party / Purchaser from today the First party/ Vendor ceases to have any concern with the said property.
6. That all the rights of the property hereby sold stand transferred to the second party / Purchaser.
7. That the Property hereby sold is free from all encumbrances.
8. That the Second Party / Purchaser shall be fully entitled to sell his property if he likes in future without any interruption of any one.





9. That if due to any defect in the title of the First Party / Vendors the Vended property whole or part goes out of possession of the second party / Purchaser. The Second Party / Purchaser shall be entitled to recover the sale consideration and damages from the First party / vendor.

DETAILS OF THE LAND/PROPERTY HEREBY SOLD

Part of Arazi No. 482, situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad) measuring 59.74 sq. meters land out of 222.75 sq. meter more fully detailed in annexed map and bounded as below.

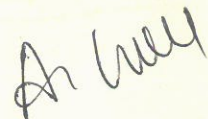
BOUNDARY:

East- IIIT Allahabad to Khel Gaon Road.
West- GataSankhya 483.
North- Vendors Land.
South- GataSankhya 477 and 481.

VALUTION OF VENDED PROPERTY

The Sold Property is situated in Mauza Saha Urf Peepal Gaon, Paragana & Tehasil – Sadar, Prayagraj (Allahabad) urban area said Mauza is also under P.D.A. Circle the Property situated between peepal gaon to khel gaon Road. The Property meant for Residential Purpose.

The Cost of Land according to The Collectors prescribed rate, area 59.74sq. mtrs X 11,300 = Rs. 6,75,062 and liability of stamp duty is Rs. 47,500. The Total cost of Land is Rs. 6,75,062 and liability of stamp duty is Rs. 47,500 on sale consideration of Rs. 6,76,000 the stamp has been paid Rs. 47,500 through e-stamp Certificate No. IN-UP06299093325585R dated 03-07-2019.



निबन्धक सदर प्रयागराज द्वितीय



7.

Photograph of Land



Aras



Aras





Part of Arazi no. 482 ,Situating in Mauza Saha Urf Peepal Gaon,
Pargana and Tehsil Sadar, Prayagraj (Allahabad) measuring 59.74 sqm
Land out of 222.75sqm. more fully detailed in annexed map and
bounded as below.



आवेदन सं०: 201900890011846

बही संख्या 1 जिल्द संख्या 5789 के पृष्ठ 1 से 18 तक क्रमांक 4463 पर
दिनांक 06/07/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मनोज कुमार पाण्डेय (प्रभारी)

उप निबंधक : सदर द्वितीय

प्रयागराज

06/07/2019

प्रिंट करें

In witness whereof the Parties have signed this deed of sale with the free will and without any coercion on the date, month and the year first above written present on the witnesses.



First Party/Vendor

Second Party/Purchaser

WITNESSES:



1. Bajrang Dutt Tripathi
S/o Ramanand Tripathi
R/o 123/3 Chak Daud Nagar
Naini, Prayagraj (Allahabad)
D.L. No. 7011039432
Mob. No. 9389458320



2. Ram Asare
S/o Mr. Chhotelal
R/o Mehdaury
Allahabad
Voter ID No. HTS0004457
Mob. No. 9450628421

Drafted by : Danish Shakeel, Advocate

Typed by : Rohit Kesarwani

