

6230/19

TUSHAR DEBNATH  
Stock Holding Corporation of India Ltd.  
ALLAHABAD BRANCH

Authorised Signatory



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

Certificate No.	: IN-UP06559402802649R
Certificate Issued Date	: 31-Aug-2019 12:21 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107804383893859R
Purchased by	: Mr Ravindra Sonkar S O Sri Gabu Nath Sonkar
Description of Document	: Article 23 Conveyance
Property Description	: Part of Arazi No.483 Situated in Mauza Shaha URF Peepal Gaon Pargana And Tehsil Sadar Prayagraj
Consideration Price (Rs.)	: 5,07,80,000 (Five Crore Seven Lakh Eighty Thousand only)
First Party	: Mr Ravindra Sonkar S O Sri Gabu Nath Sonkar
Second Party	: Mr Amit Goel S O Mr Virendra Kumar Goel
Stamp Duty Paid By	: Mr Ravindra Sonkar S O Sri Gabu Nath Sonkar
Stamp Duty Amount(Rs.)	: 25,35,000 (Twenty Five Lakh Thirty Five Thousand only)



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




SR 0003599185

**Statutory Alert:**

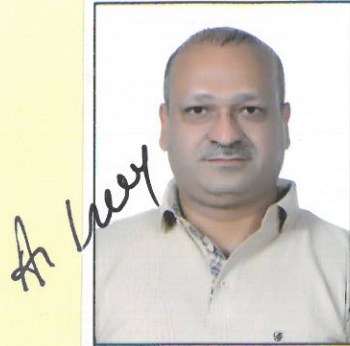
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHIL





2.



### SUMMARY OF SALE DEED

Date of Execution: ----- 11.09.2019  
Mohalla: ----- Shah Urf Peepal Gaon  
Code: ----- Code 0005 Page No-19 of rate list  
Types of Land: ----- [ Residential]  
Types of Property: ----- [ Residential Plot]  
Property No.: ----- Arazi No. 483  
Total Area of Property: ----- 8900sq. meters  
Sale Property: ----- 8606.77sq. meters  
Road: ----- 6 meter wide  
Sale Consideration: ----- Rs. 5,07,80,000/-  
Paid Stamp Duty: ----- Rs. 35,55,000/-

### SALEDEED

This sale deed is made on 11<sup>th</sup> day of September, 2019

**Ravindra Sonkar son of Sri Gabu Nath Sonkar R/o 134, Old Mumfordganj. Dist. Prayagraj {Allahabad}. Presently residing at G-3/TF-4" Leader Road, Skand Apartment, Lukerganj, Prayagraj ( Allahabad)/{Aadhar No. 5428 2150 2861 Pan No. AHBPS8781J Mobile No. 9839280826 Occupation Instructor}**

{Hereinafter called the First Party/Vendor which terms shall means and include his heirs, successors and legal representatives}.

**First Party (Vendor)**





0-7698-1137-4 \$14.95



1942

1077



AND

**Amit Goel S/o Sri Virendra Kumar Goel R/o 300 Colonenganj, Prayagraj (Allahabad). {Aadhar No. 5082 6658 2832 Pan No. ACUPG1014A, Mobile No. 9839908091 Occupation Business}**

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

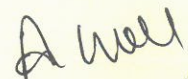

**Second Party (Vendee)**

**HISTORY OF LAND/PROPERTY**

**Whereas the First Party/ Vendor** is actual owner and in possession of Arazi No. 483 admeasuring 0.890 hec.or 8900 sq. metres situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad) and fully detailed and bounded in the foot of this agreement and annexed map.

**Whereas the First Party/ Vendor** had purchased the above mentioned property through Registered Sale deed dated 24.07.2002 from Jeet Lal , Amar Nath and Shiv Murat Sons of Babu Lal residents of Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad). The said sale deed has been registered in Prati Pustak No. 1 Khand 3399 on pages 65 to 138 at Sl. No. 6324 on 24-7-2002.

**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 24.02.2003 in case no. 696/2002 and mutated his name in relevant records over the previous owners above mentioned Arazi No. 483 admeasuring 0.890 Hec. or 8900 sq. metres situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj (Allahabad).





आवेदन सं०: 201900890016779

बही सं०: 1

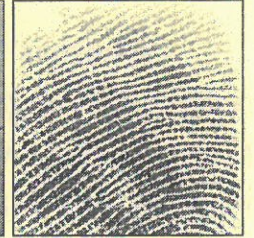
विक्रय पत्र

रजिस्ट्रेशन सं०: 6230

वर्ष: 2019

प्रतिफल- 50780000 स्टाम्प शुल्क- 3555000 बाजारी मूल्य - 50780000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री रवीन्द्र सोनकर,  
पुत्र श्री गबू नाथ सोनकर  
व्यवसाय: अन्य  
निवासी: १३४, ओल्ड ममफोर्डगंज, प्रयागराज/इलाहाबाद



ने यह लेखपत्र इस कार्यालय में दिनांक 11/09/2019 एवं 01:15:49 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मनोज कुमार पाण्डेय (प्रभारी)

उप निबंधक : सदर द्वितीय

प्रयागसज

11/09/2019

रवि शंकर शुक्ल (लिपिक)

निबंधक लिपिक



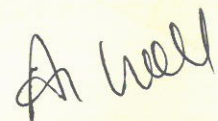
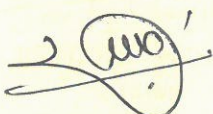


**Whereas** after mutated his name the aforesaid property, First Party-Vendor has also given an application to the S.D.M. Sadar Prayagraj (Allahabad) for conversion of land use from agriculture land to residential land under section 143 {now Sec. 80} Uttar Pradesh Rajaswa Sahita 2006. According to Govt. Notification and rules, on basis of the necessary evidence completing all formalities, S.D.M. Sadar Prayagraj (Allahabad) declared/ converted the aforesaid agriculture land into residential use by the order dated 13.02.2019 vide case no. 00794/2019 and computerizes case no. T201902030600794/4 in between Ravindra Sonkar {First Party- Vendor} Vs. U.P. Govt. {Sarkar}.

**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.

**AND WHEREAS** the Vendor assures to the Purchaser that the aforesaid property of the Vendor, is free from all encumbrances, charges, lien and demands and the same has neither been mortgaged, pledged, hypothecated anywhere, nor the Vendor has been prohibited by any order or decree if any court of authority from transferring or alienating the said property or any part thereof and besides the Vendor there is no other co-share nor any other person/persons has any right, title, possession, claim or interest in the aforesaid properties and as such the Vendor, is the absolute owner in possession of the aforesaid Property having all rights, title, possession, claim and interest therein and the Vendor has every right to sell, transfer or alienate the said property in any manner the Vendor thinks best and proper.

**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/ Vendee offered to purchase the said property more details given at the foot of this Sale Deed for a sale consideration of Rs. 5,07,80,000/- ( Rs. Five Crore Seven Lacs Eighty Thousand).





आवेदन सं०: 201900890016779

बही सं०: 1

रजिस्ट्रेशन सं०: 6230

वर्ष: 2019

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

विक्रेता: 1

श्री रवीन्द्र सोनकर, पुत्र श्री गबू नाथ सोनकर

निवासी: १३४, ओल्ड ममफोर्डगंज, प्रयागराज/इलाहाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री अमित गोयल, पुत्र श्री वीरेन्द्र कुमार गोयल

निवासी: ३००, कर्नलगंज, प्रयागराज/इलाहाबाद

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

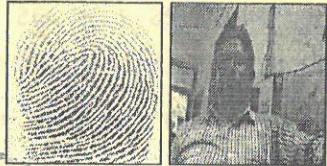
पहचानकर्ता: 1

श्री बजरंग दत्त त्रिपाठी, पुत्र श्री ब्रह्मानन्द त्रिपाठी

निवासी: १२३/३, चाह दाउद नगर, नैनी, प्रयागराज/  
इलाहाबाद

व्यवसाय: अन्य

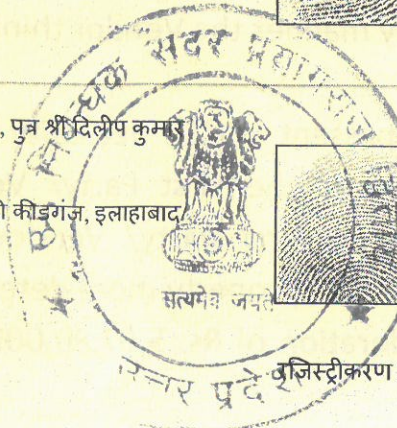
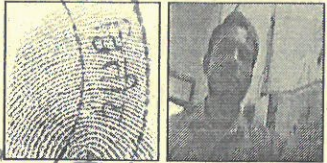
पहचानकर्ता: 2



श्री रोहित कुमार केसरवानी, पुत्र श्री दिलीप कुमार  
केसरवानी

निवासी: २१२/१४४, पूराबल्दी कीडगंज, इलाहाबाद  
प्रयागराज

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी:

मनोज कुमार भाण्डेय (प्रभारी)

उप निबंधक: सदर द्वितीय

प्रयागराज

रवि शंकर शुक्ल (लिपिक)

निबंधक लिपिक



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

**NOW THIS TO SALEDEEDWITNESSETH AS UNDER:**

1. That in view of the sale consideration of Rs. 5,07,80,000/- ( Rs. Five Crore Seven Lacs Eighty Thousand) paid by the Second Party/ Vendee to the First Party/ Vendor has agreed to purchase 8606.77 Sq. mtrs. land out of 8900 sq. mtrs Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad) more fully detailed at the foot of this deed and annexed map too and in favour of the Second Party/ Vendee.
2. That the amount of stamp duty is borne by First Party/ Vendor.
3. That the Vendor hereby covenant that all right, title and interest in the said property heretofore enjoyed by the Vendor, shall hereafter vest in the Purchaser who shall be the full and absolute owner thereof and the said Purchaser and its heirs, successors in office and assigns shall and may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendor, its heir, successors in office of any other person or persons claiming through or under him.
4. That the Vendor has withdrawn its possession from the said property and has handed over the vacant possession to the Purchaser and the Purchaser is now the absolute owner in possession of the freehold property hereby sold and transferred.
5. That the Vendor hereby further covenant that the Vendor has been the full and absolute owner of the property hereby sold transferred without any co-shares therein and that the said property is free from all and every kind of encumbrance, charges and litigation.
6. That the Vendor, its heirs and successors in office and representatives have no longer any claim or objection regarding the sale consideration





Whereas the offer of the said Party Vendor being most reasonable  
according to existing market rate the said Party Vendor agreed to sell the  
same to the Second Party Vendor.

### NOW THIS TO BE EVIDENCED AS UNDER

1. That in view of the consideration of Rs. 20,000/- (Twenty thousand  
Rupees) the said Party Vendor has agreed to purchase 8500 sq. ft. land out of  
3900 sq. ft. of the said Party Vendor's land situated at the foot of the road and  
the said Party Vendor has agreed to sell the same to the Second Party Vendor.

2. That the amount of Rs. 20,000/- is paid by the First Party Vendor.

3. That the Vendor hereby declares that all right, title and interest in the  
said property heretofore enjoyed by the Vendor, shall remain vest in  
the purchaser who shall be the full and absolute owner thereof and the  
said purchaser and his heirs, assigns and assigns shall and  
may possess and enjoy the said property without any hindrance  
and claim whatsoever from or by the said Vendor or his successors in  
office or any other person or persons claiming through or under him.

4. That the Vendor has withdrawn his objection from the said property  
and has handed over the vacant possession to the purchaser and the  
purchaser is now the absolute owner in possession of the property.

5. That the Vendor hereby declares that the said Vendor has been the  
sole and absolute owner of the said property from all and





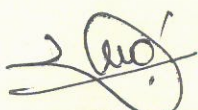

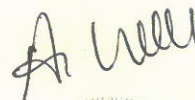

which has been paid to the Vendor in full in the aforesaid manner the Purchaser is now entitled to get its named mutated over the aforesaid property in tehsil records and in the records of Nagar Nigam, Prayagraj Development Authority, Prayagraj and in other relevant records.

7. That in case the Purchaser is dispossessed from any part and parcel of the said property for want of any charge, encumbrance or defect of title, the Purchaser shall be at liberty to claim the amount of sale consideration and damages from the Vendor.
8. That all taxes and charges whatsoever payable to Nagar Nigam, Prayagraj and Jal Sansthan, Prayagraj 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 Purchaser.
9. That Purchaser shall be solely responsible for all the activities to be carried out on the vended land.

And thus the vendor has received the total agreed sale consideration of Rs. 5,07,80,000/- (Rs. Five Crore Seven Lacs Eighty Thousand Only) from the purchaser, the receipt of the above mentioned agreed sale consideration is hereby acknowledged by the Vendor and the Vendor does hereby sell, transfer, convey and Alienate in favor of Mr. Amit Goel (Pan no. ACUPG1014A & Passport No.Z2858448) S/o Mr. Virendra Kumar Goel R/o 300, Colonelganj, Prayagraj. The said Purchaser, all its right, title interest and possession in respect of Arazi No. 483, situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad) measuring 8606.77 Sq. Meters land out of 8900 Sq. Meters fully detailed in annexed map and bounded is below.

#### **DETAILS OF THE LAND/PROPERTY HEREBY SOLD**

Part of Arazi No. 483, situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj(Allahabad) measuring 8606.77 sq. meters land out of 8900 sq. meter more fully detailed in annexed map and bounded as below.







**BOUNDARY:**

East- Gata Sankhya 482, 484, 485 and other land.  
 West- Gata Sankhya 466.  
 North- 20ft. wide Road.  
 South- Gata Sankhya 477 and 481.

Valuation of property for the purpose of payment of stamp duty:

Land Area Sold in Peepal Gaon = 8606.77 Sq. Meters

Value of 8606.77 Sq. Meters Land @ Rs. 5900/- = Rs. 5, 07, 79,943.00  
 Or Rs. 5, 07, 80,000.00

Actual amount of sale consideration is Rs. 5, 07, 80,000.00

- i) Stamp of Rs. 35, 55,000/- is payable on Rs. 5, 07, 80,000.00 as per G.O. No. 2756/11 dated 40.06.2008 of U.P. Government.

Total Stamp of Rs. 35, 55,000.00 is payable on Rs. 5, 07, 80,000.00 total stamp duty paid is Rs. 35, 55,000.00 as detailed hereunder

Stamp duty of Rs. 10, 20,000.00 is paid through e-Stamp bearing Certificate No. IN-UP06154390448336R dated 03-June-2019 at the time of execution of Registered Agreement to Sell dated 03-June-2019 registered on bahi no. 1, Zild No. 5737 Page No. 81 to 96 at S. No. 3672 in the office of Registrar Second, Prayagraj.

Stamp duty of Rs. 25,35,000/- is paid through e-stamp bearing Certificate no. IN-UP06559402802649R dated 31-August-2019.

**SCHEDULE OF PAYMENT**

Sl No.	Name of Bank	Cheque No./DD	Date	Amount
1	HDFC Bank Ltd.	000324	24.05.2019	10,00,000/-
2	HDFC Bank Ltd.	000352	29.05.2019	40,00,000/-
3	HDFC Bank Ltd.	000590	02.06.2019	1,50,00,000/-
4	HDFC Bank Ltd.	000591	03.06.2019	55,22,200/-
5	HDFC Bank Ltd.	000369	29.08.2019	50,00,000/-







6	HDFC Bank Ltd.	000623	11.09.2019	1,12,50,000/-
7	HDFC Bank Ltd.	000624	11.09.2019	85,00,000/-
			Total (A)	5,02,72,200/-

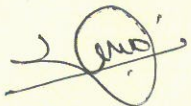
Details of TDS Deposited by the Vendee forming part of sale consideration as per law.

Sl No.	Name of Bank	Challan No.	Date	Amount
1	TDS Deposited @ 1% u/s 194(IA)	Challan No. 02065	26.06.2019	2,57,800.00
2	TDS Deposited @ 1% u/s 194(IA)	Challan No. 13592	10.09.2019	2,50,000.00
			Total (B)	5,07,800.00

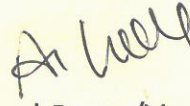
Grand total (A+B) = Rs. 5,07,80,000/-

(Rs. Five Crore Seven Lacs Eighty Thousand Only.)

**IN WITNESS WHEREOF** the parties hereto have signed this deed of sale with their own good and free will and accord without any coercion and in sound state of mind and health after understanding its contents on this the 11<sup>th</sup> day of September, 2019 at Prayagraj (Allahabad).

  
First Party/Vendor



  
Second Party/Vendee





1	11.09.2018	11.09.2018	11.09.2018
2	11.09.2018	11.09.2018	11.09.2018
	Total (A)		

Details of the Deposit by the Vendor/Contractor at the following bank of the Government of India:

Sl. No.	Name of Bank	Branch	Date	Amount
1	100 Deposit	100000	10.09.2018	10,00,000.00
2	100 Deposit	100000	10.09.2018	10,00,000.00
	Total (B)			20,00,000.00

Grand Total (A+B) = Rs. 20,00,000.00  
(Rs. Five Crore Seven Lacs Only)

IN WITNESS WHEREOF the parties have signed this deed of sale with their own good and free will and sound mind and memory and in sound state of mind and health after reading the contents of the 11th day of September, 2018 at Prayagraj (Uttar Pradesh).





9.

Photo Part of Arazi No. 483, Situated in Mauza Shaha Urf Peepal Gaon, Pargana and Tehsil Sadar, Prayagraj.



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An well









**WITNESSES:**

1. Bajrang Dutt Tripathi  
S/o Brahmanand Tripathi  
R/o 123/3 Chak Daud Nagar  
Naini, Prayagraj (Allahabad)  
D.L. No. 7011039432  
Mob. No. 09389458320



*Bajrang Dutt Tripathi*

2. Rohit Kumar Kesarwani  
S/o Mr. Dilip Kumar Kesarwani  
R/o 212/144, Purabaldi Kydganj,  
Allahabad  
Aadhar Card No. 464341627587  
Mob. No. 08081828283



*Rohit K*

Drafted by : Danish Shakeel, Advocate

*DS*

Typed by : Rohit Kumar Kesarwani

*Rohit K*

*2 (enc)*

*An Well*





WITNESSES

1. Address of the person  
2. Name of the person  
3. Date of birth  
4. Place of birth  
5. Occupation  
6. Signature

7. Name of the person  
8. Address of the person  
9. Date of birth  
10. Place of birth  
11. Occupation  
12. Signature

13. Name of the person  
14. Address of the person  
15. Date of birth  
16. Place of birth  
17. Occupation  
18. Signature

U.S.A.

W.C.

1. Name of the person  
2. Address of the person  
3. Date of birth  
4. Place of birth  
5. Occupation  
6. Signature

1020ms/1  
3622/17



3622/17  
3622/17



OTHER'S  
LAND

GATA SANKHYA:-  
482

3.88M

GATA SANKHYA:-  
484, 485

69.29M

73.79M

GATA SANKHYA-477, 481

76.99M

TOTAL AREA-  
8606.77 SQM

MEASUREMENTS  
SELLER'S LAND  
AREA  
293.23 SQM

58.17M

20' WIDE DAMAR ROAD

CHAK MARG

CHAK MARG

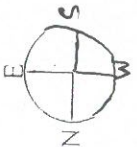
128.72M

GATA SANKHYA-466

AREA:- 8606.77 SQM

*Anu*

*[Signature]*  
*[Signature]*



PLOT PLAN AT ARAZI NO-483  
VILLAGE-SAHA URF PEEPAL GAO



आवेदन सं०: 201900890016779

बही संख्या 1 जिल्द संख्या 5903 के पृष्ठ 151 से 172 तक क्रमांक  
6230 पर दिनांक 11/09/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
मनोज कुमार पाण्डेय(प्रभारी)

उप निबंधक : सदर द्वितीय

प्रयागराज

11/09/2019

