

6933/13

Ashutosh Jaiswal Executive  
SHCIL, Q4, LDA Center, 2 SP Marg,  
Civil Lines Allahabad 211001



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00175698440469L  
 Certificate Issued Date : 25-Nov-2013 03:30 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100192437356485L  
 Purchased by : SALEEM AHMAD  
 Description of Document : Article 23 Conveyance  
 Property Description : KhataNo-00092 AraziNo-216MI/1 Area0.0460 Hec  
 MauzaMahewaPattiPoorab Uparhar Arail Karchana Allahabad  
 Consideration Price (Rs.) : 29,44,000  
 (Twenty Nine Lakh Forty Four Thousand only)  
 First Party : KrishnaKumar Alias KrishnaKumarAgarwal Alias Rajan  
 Second Party : MS ParaskunjThrPartners SanjeevJainANDIshanAgarwal  
 Stamp Duty Paid By : MS ParaskunjThrPartners SanjeevJainANDIshanAgarwal  
 Stamp Duty Amount(Rs.) : 1,51,100  
 (One Lakh Fifty One Thousand One Hundred only)



Please write or type below this line

Krishna Kumar

Sanjeev Jain

Ishan Agarwal



YL 0000020473

**Statutory Alert:**

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





उत्तर प्रदेश UTTAR PRADESH  
22 NOV 2013  
इलाहाबाद VEN

AK 798975



SUMMARY OF DEED

All photo attached

Date of execution: 26-11-2013  
Mauza: Mahewa Patti poorab uparhar  
Pargana: Arail  
Tahsil: Karchana  
Code and page : 0269 Page N0-24 of rate list  
Khata No.: 00092  
Arazi No.: 216 Mi /1  
Total Land of Arazi : 460 Sq. mtr.  
Sold area: 460 Sq. mtr.  
Road: No Road  
Sale Consideration: Rs. 29,44,000.00  
Valuation: Rs. 29,44,000.00  
Paid stamp duty: Rs. 02,06,100.00

12818

Krishna Kumar

Sanjiv

Shan

२०११/१३  
 दिनांक ..... तिथि ..... मूल्य ..... प्राप्तिजन .....  
 स्टाम्प केता का नाम ..... अधीन याराम देव देवा मेजर प्र,  
 निवासी ..... १८ लेकी रोड .....  
 स्टाम्प दिक्ता शिव मोहन अग्रहरी सिविल कोर्ट, इलाहाबाद  
 ला० न० ५०८ अग्रहरी ३१ मार्च १ प्रक हस्ताक्षर







S कलेक्टर कोषागार  
उत्तर प्रदेश UTTAR PRADESH  
22 NOV 2013  
इलाहाबाद VEN

AK 798974

3  
**SALE DEED**

This deed of Sale is made on 26<sup>th</sup> day of November, 2013.

Krishna Kumar Alias Krishna Kumar Agarwal Alias Rajan S/o Late Murli Dhar Agarwal R/o 23/47/127, Kidwai Nagar, Allahpur, Allahabad hereinafter called the **Vendor** which terms shall means and includes his heirs, successors and legal representatives.

**Vendor**

**AND**

M/S Paras Kunj a partnership firm registered with Registrar of firms and societies under The Indian Partnership Act of 1929 having its registered office at IIIrd Floor, P Square Mall, MG Marg, Civil Lines, Allahabad through its Partner Sanjeev Jain s/o Shri Prakash Chandra Jain resident of 1-D, Beli Road, Allahabad and Ishan Agarwal S/o Sri D. K. Agarwal R/o 14/22/28, Elgin Road, Allahabad hereinafter called the **Vendee** which terms shall means and includes their heirs, successors, nominees and legal representatives.

**Vendee**

Krishna Kumar

Sanjeev Jain

Ishan



क्रमांक 205

दिनांक 25/11/13

स्लॉम कृता का नाम श्री कृष्ण कुमार उर्फ कृष्ण कुमार अग्रवाल उर्फ राजन

निवासी 1 डी वेली रोड

स्लॉम विक्रेता श्री क. माहन अग्रवाल शिविन कोर्ट इलाहाबाद

एगो नो 508 अगो 3 नावे 14/22/28 इलाहाबाद

विक्रय पत्र

2,944,000.00 / 2,944,000.00 10,000.00 20 10,020.00 1,000

पतिफल

मानिजन

कैम रजिस्ट्री

मकान व प्रति शुल्क

योग

शुद्ध लगवग

श्री

कृष्ण कुमार उर्फ कृष्ण कुमार अग्रवाल उर्फ राजन

पुत्र श्री

स्व0 मुरलीधर अग्रवाल

व्यवसाय

Krishna Kumar

निवासी माथी

23/47/127 किदवाई नगर अल्लापुर इलाहाबाद

अधारी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

26/11/2013

समय

2:30PM

को निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्री सुरेश चन्द्र

उप निबंधक करछना

करछना

26/11/2013

निष्पत्ति लेखपत्र बाद सुनने व समझने मतमूल व प्राप्त धनराशि रु. प्रत्येकानुसार उक्त

विक्रेता

Krishna Kumar

क्रेता

श्री कृष्ण कुमार उर्फ कृष्ण कुमार अग्रवाल उर्फ

राजन

पुत्र श्री स्व0 मुरलीधर अग्रवाल

पेशा

निवासी 23/47/127 किदवाई नगर अल्लापुर

इलाहाबाद

श्री संजीव जैन

पुत्र श्री प्रकाश चन्द्र जैन

पेशा

निवासी 1 डी0 वेली रोड इलाहाबाद



श्री ईशान अग्रवाल

पुत्र श्री डी0के0 अग्रवाल

पेशा

निवासी 14/22/28 एलिन रोड इलाहाबाद

Sharma







उत्तर प्रदेश UTTAR PRADESH

AK 798973

22 NOV 2013

इलाहाबाद VEN

4

Whereas the vendor is actual owner and in possession of property recorded in Khata NO. 00092 Arazi NO- 216 Mi /1 admeasuring 0.0460 Hectare = 460 Sq. Mtr. Situated in Mauza Mahewa Patti poorab Uparhar Pargana Arail Tahsil Karchana Distt. Allahabad.

Whereas the vendor had purchased the above property through Registered Sale deed dated 8-8-1988 from Sayeed Ahmad alias Munney S/O Haji Mohd. Usman R/o Mahewa Patti poorab Pargana Arail Tahsil Karchana Distt. Allahabad, which Sale Deed has been registered in Prati Bahi No. 1 Jild 728 on, pages 128-130 at Sl. No. 19 on 17-1-1989 and the vendor is the possession over the same. Thus the vendor has become absolute owner and have full right disposal over the same.

Whereas due to need of money and paucity of funds at the present time, the vendor has decided to sell its property. After knowing the intention of vendor, the vendee offered to purchase the said property

Krishna Kumar

Sayinjan

Shan

क्रमांक 25/11/13 मूल्य 100/-  
स्टाम्प का नाम श्री राजेश कुमार गुप्ता  
निवासी 7D बस्ती नं. 1  
स्टाम्प विक्रेता शिव मोहन अग्रहरी सिविल कोर्ट, इलाहाबाद  
ला0 न0 500 अवधि 31 मार्च 1 सिक हस्ताक्षर

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री राजेश कुमार गुप्ता

पुत्र श्री आर0पी0 गुप्ता

पेशा

निवासी 21/19 म्यो रोड इलाहाबाद

व श्री वेद प्रकाश गोयल

पुत्र श्री स्व0 राजमल गोयल

पेशा

निवासी 15/3 धानसिल रोड इलाहाबाद

ने की।

प्रत्यक्ष और मासिकों के निजान अंगुष्ठ निजमानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र0 सुरेश चन्द्र  
उप निबंधक करछना  
करछना

26/11/2013







उत्तर प्रदेश UTTAR PRADESH

AK 862015

22 NOV 2013

पुलाहाबाद VEN

5

admeasuring 460 Sq. Mtr. more details of which given at the foot of this sale deed for a sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four Thousand only). Whereas after receiving the offer of the vendee and the offer being highest and most reasonable according to prevailing market rate. The vendor agreed to accept the offer of the vendee.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in view of the sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four thousand only) paid by the vendee to the vendor, the vendor here by sells, transfer and alienate all their right, title and interest in aforesaid piece of land area 460 Sq. Mtr. more fully detailed at the foot of this deed to and in favour of the vendee.

Krishna Kumar

Sanjay

Shor



542  
कमीक

25/11/13 रजि. सं. 6933

रजि. सं. 543 अर्थात् 37 मार्च 2014 तक

नियारी 10 लेखी री 12

रजि. सं. 543 अर्थात् 37 मार्च 2014 तक

विक्रेता

*[Handwritten signature]*

Registration No : 6933

Year : 2013

Book No : 1

0101 कृष्ण कुमार सर्व कृष्ण कुमार अध्यात्म सर्व राजन

रजि. सं. 543 अर्थात् 37 मार्च 2014 तक

23/47/127 विद्वह नगर अल्तापुर इलाहाबाद



*[Handwritten signature]*







उत्तर प्रदेश UTTAR PRADESH

AK 862016

22 NOV 2013  
S इलाहाबाद VEN 6

6

2. That the vendee has paid the entire sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four Thousand only) to the vendor in the following manner:-

- A. Rs. 6,00,000.00 vide cheque No. 405261 of HDFC bank Civil Lines Allahabad dated 5-10-2013.
- B. Rs. 23,44,000.00 vide cheque No. 000010 of HDFC Bank Civil Lines Allahabad dated 21<sup>st</sup> of November 2013.

Krishna Kumar

Sanjiv

Shor



दिनांक 25/11/13 बला 500 प्रयोजन

रहाम्म खसरोवार का नाम मेघनाथ पारम के 6111 मंजूर है  
निवासी 17 बेली रोड इलाहाबाद

रहाम्म दिवंगत सुनील मेघनाथ के 17 बेली रोड इलाहाबाद

ला0न0 543 अर्थात् 31 मार्च 2014 तक

हस्ताक्षर

*[Handwritten signature]*

क्रेता

Registration No.

6933

Year

2013

Book No.

1

0201 संजीव जैन

प्रकाश चन्द जैन

17/02/28 बेली रोड इलाहाबाद

*[Handwritten signature]*



0202 ईशान अग्रवाल

डी0के0 अग्रवाल

14/22/28 एलिन रोड इलाहाबाद

*[Handwritten signature]*



*[Handwritten mark]*







उत्तर प्रदेश UTTAR PRADESH

AK 862017

22 NOV 2013

इलाहाबाद VFN

7

The Vendor hereby acknowledges the receipt of the entire sale consideration and now nothing remains due from Vendee in this regard.

3. That the vendor has handed over the physical possession of the vended property to the vendee.
1. That the vendee has become the absolute owner of the vended property. They may use and enjoy the same in the manner they likes in future. They may also get their names mutated in the relevant records.
2. That all the rights of the vendor in respect of the vended property stand transferred to the vendee. From today the vendors ceases to have any concern with the said property.

Krishna Kumar

Sanjay Kumar

for



कुलकर्णी







उत्तर प्रदेश UTTAR PRADESH

AK 862063

22 NOV 2017

इलाहाबाद VEN

8

3. That all the rights of the property hereby sold stand transferred to the vendee.
4. That the property hereby sold is free from all agreements commitments, charges, liens and encumbrances.
5. That if due to any defect in the title of the vendor's the vended property whole or part goes out of possession of the vendee. The vendee shall be entitled to recover the damages from the vendor and their legal heirs and representatives and assignees.

Krishna Kumar

Sanjay

for

306

25/11/23

DMO 20

सहायक जमींदार (विना व फसल) जमीनी पारम केर हा (H.M. 24)  
जिवासी 17 वेली रा 3  
सहायक विद्येकर सेनाश नाम प्रोप्रायटरी  
अपघट म्यादालके परिवार - पुण्याहमन  
र. वे. 515 कर्पास 31 बाप 20  
[Signature]

700518 11

[Signature]







कानूनी दस्तावेज़ का प्रमाण  
उत्तर प्रदेश UTTAR PRADESH  
उत्तर 22 NOV 2013  
इलाहाबाद VEN

AK 862064

9

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

DETAILS OF THE PROPERTY HEREBY SOLD

Part of Khata N0. 00092 Arazi N0- 216Mi/1 area measuring 0.0460 Hectare or 460 Sq. Mtr. in the shape of open land, Situated in Mauza Mahewa Patti poorab Uparhar, Pargana Arail Tahsil Karchana Distt. Allahabad, more fully details shown by red lines in annexed map.

Krishna Kumar

Sanjay

Shan





उत्तर प्रदेश UTTAR PRADESH

AK 862065

22 NOV 2011

10

BOUNDARY:

- East - property Anil Kumar Agarwal.  
West - Sanjeev Jain and Others.  
North - Others property.  
South - Sanjeev Jain and Others.

Valuation of Property

The property is meant for residential purpose, no road there on. The vended property governed by code no. 0269 page 24 of Collector's prescribed rate list 2013. The valuation of sold portion area 460Sq.Mtr.x 6,400=29,44,000.00 and chargeability of stamp on said value i.e. Rs. 2,06,080.00 and stamp was paid Rs 1,51,100 through E-stamp certificate No. IN-UP00175698440469L dated 25.11.2013 and rest stamp of Rs. 55,000.00 through non judicial stamp paper. Thus the total stamp duty was paid Rs. 2,06,100.00 according to G.O. No. 2756/11 dated 30<sup>th</sup> June 2008 accordingly.

Krishna Kumar

Sanjeev

Jain



30/11/13

25/11/13

सुन

२

प्रमाण करारपत्र (विना क फा)

मिनाको

प्रमाण विहोता बीसको मास श्रीवास्तव

प्रमाण श्रीवास्तव वीरवार—इलाहाबाद

पत्र नं. ७१६ कलक ३१ बाप २०

114  
[Signature]





AK 798758

11

Photo of Property



Krishna Kumar



Sanjay



Son





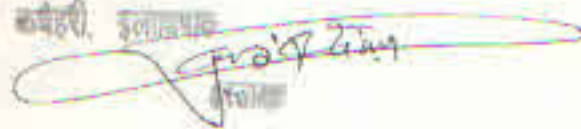
क्रमांक (५७) तिथि २६-४-१६ को ५७७७

वरीयत प्रेषित वाचन कुंज आरा लखीमपुर

पिछ क पत्र १-७ लेखीस ३५१०

माइसरा नं० ५४६ लखीमपुर गाम ७५५७७७ कुम्हार विजय लखम

लेखता अनपद न्यायालय परिसर लखीमपुर, इलाहाबाद

 Pradyumn Singh  
लखीमपुर

✓





उत्तर प्रदेश UTTAR PRADESH  
22 NOV 2013  
इलाहाबाद VEN

AK 798759

*Sanjay Kumar*  
*Sharma*

Sig. of Vendor

Sig. of Vendee

WITNESSES:

1. Rajesh Kumar Gupta s/o Shri R.P. Gupta  
2/0 21/19, Mayo Road, Allahabad
2. Sanjay Kumar s/o Late  
Rajendra Kumar s/o Ramji Rao  
Allahabad

Drafted by: *Anil Kumar Shukla* Anil Kumar Shukla, Advocate

Typed by: *Mohd. Idris* Mohd. Idris





क्रमांक ५९२- तिथि २५-१२-१३ मूल ५००/- प्रमाणित

हरीदत्त देवदास पाल गुप्त २१८८ संकीर्ण ५-

पिता व पत्नी १-८ जेली रोड २८२५८

साइसस नं० ५१८ जयपति ३१ गांव १५ पकण कुमार निवासी स्थान

पिकेता प्रतपद न्यायालय परिसर कवेहरी दुलाहमा



2 ✓





CHANDRASEKAR  
S. I. LALITHA KUMAR AGARWAL  
- MD  
SHRI KRISHNAN KUMAR

TOTAL AREA = 160.00 Sq. M. VARIATION OF  
ARAZI JINJI MAHEWA PARAPATTI PARGANA  
ARAZI, FAHSHI KARCHANA DIST. ALLAHABAD



 SVM CAD solutions 10033 E. 12th Ave. #201 Denver, CO 80231 Phone: (303) 750-7344	800-541-4274 FAX: 303-750-7344 E-Mail: <a href="mailto:info@svm-cad.com">info@svm-cad.com</a> Web: <a href="http://www.svm-cad.com">www.svm-cad.com</a>
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आज दिनांक 26/11/2013 को  
वही सं. 1 जिल्द सं. 3341  
पृष्ठ सं. 77 से 102 पर क्रमांक 6933  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्र० सुरेश चन्द्र

उप निबंधक करछना

करछना

26/11/2013

