

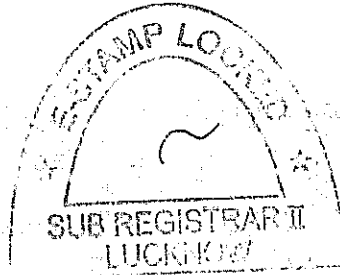
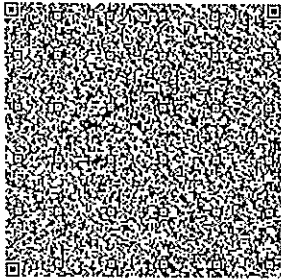


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00302222192543M
Certificate Issued Date : 26-Mar-2014 12:59 PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100352848914997M
Purchased by : MS VIRAJ CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT FORMING PART OF KHASRA NO.86 AREA-759 SQMT,
SITUATED AT VILL. SEMRA PARGANA AND TEH. DISTT. LKO
Consideration Price (Rs.) : 42,00,000
(Forty Two Lakh only)
First Party : SANGEETA PANDEY
Second Party : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 2,94,000
(Two Lakh Ninety Four Thousand only)



Please write or type below this line

For Viraj Constructions Pvt. Ltd.



[Signature]
Director

संगीता पाण्डेय



0000007335

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.



Village - Semra
 Sale Consideration- Rs. 42,00,000/-
 Value of the property- Rs. 40,99,000/-
 Stamp Duty Payable- Rs. 2,94,000/-
 Stamp Duty paid - Rs. 2,94,000/-

SALE DEED

Brief of Deed of Sale

i.	Nature of Land	:	Residential
ii.	Mohalla/Village	:	Semra, Pargana, Tehsil & District- Lucknow
iii.	Particulars of property (property no.)	:	Plot forming part of Khasra no. 86
iv.	Unit of measurement (Hec./sq. mtr.)	:	Sq. Mtr.
v.	Area of property	:	759 sq.mtr.

For Viraj Constructions Pvt. Ltd.

सगीता पाण्डेय


Director



vi.	Situation of road as per schedule A	:	More than 1 Km. from Faizabad Road, Lucknow
vii.	Other particulars	:	N.A.
viii.	Total area of property	:	759 Sq. mtr.
ix.	Total covered area	:	N.A.
x.	Condition	:	N.A.
xi.	Whether cooperative society or other	:	N.A.
xii.	Sale Consideration	:	Rs. 42,00,000/-
BOUNDARIES East : Part of BBD Green City West : Part of BBD Green City North : Part of BBD Green City South : Part of BBD Green City			

Particulars of Seller (1)

Smt. Sangeeta Pandey, wife of Sri Akhilesh Pandey, resident of Anand Lok Colony, Phase-2, House No. 88, Chinhat, Lucknow

Particulars of Purchaser (1)

M/s Viraj Constructions Pvt. Ltd., 55 -Purana Quila, Lucknow through its Director Sri R. K. Agarwal, son of Late Babu Banarasi Das.

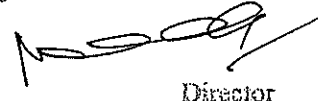
SALE DEED

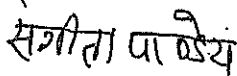
This deed of sale is executed on this 26th day of March, 2014.

BETWEEN

Smt. Sangeeta Pandey, wife of Sri Akhilesh Pandey, resident of Anand Lok Colony, Phase-2, House No. 88, Chinhat, Lucknow (hereinafter

For Viraj Constructions Pvt. Ltd.


Director


संगीता पाण्डेय



referred to as the Seller, which expression shall mean and include her heirs, successors, transferees and assignees) of the **ONE PART**;

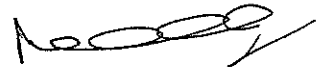
AND

M/s Viraj Constructions Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow through its Director Sri R. K. Agarwal, son of Late Babu Banarasi Das (hereinafter referred to as 'The Purchaser', which expression shall mean and include its successors, transferees and assignees) of the **OTHER PART**;

WHEREAS local and permanent address of the parties of this deed of sale are same as mentioned in the above paragraph; **AND**

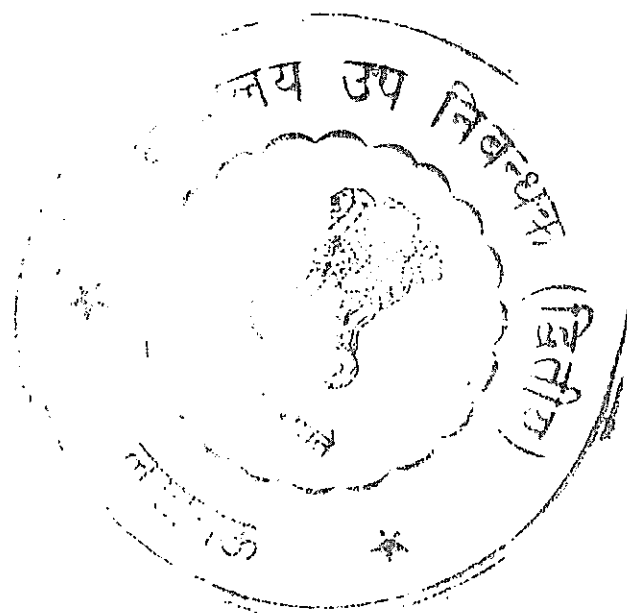
WHEREAS the Seller – Smt. Sangeeta Pandey is the absolute owner in possession of a Plot of land measuring about 8166 sq. ft. (759 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-Lucknow shown in

For Viraj Constructions Pvt. Ltd.



Director

संगीता पाण्डेय



The said plot of land is neither situated on 9 meter road nor is a corner property. The Collector, Lucknow vide its rate list dated 05.08.2013 in Part-I the Village- Semra is provided under the category of 'Semi Urban Area' and is at Sr. No. 38. The rate of the land for residential purposes is provided at Page 20 of the said rate list, which is Rs. 5400/- per square meter in Village- Semra for the purpose of stamp duty and registration, therefore the value of the said property comes to Rs. 5400/- x 759 = Rs. 40,98,600/- say Rs. 40,99,000/-, however, the agreed sale consideration is Rs. 42,00,000/-, which is more than the value of the property therefore the stamp duty of Rs. 2,94,000/- on the sale consideration of Rs. 42,00,000/- has been paid on this deed of sale. There is no construction over the said plot of land and the said plot of land is more than One Kilometer away from Faizabad Road, Lucknow.

सुनीता पार्षद

For Viraj Constructions Pvt. Ltd.


Director

विक्रय पत्र

4,200,000.00 / 4,099,000.00

10,000.00

20

10,020.00

1,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

प्रतिफल

मालियत

श्रीमती

संगीता पाण्डेय

पत्नी श्री

अखिलेश पाण्डेय

संगीता पाण्डेय

व्यवसाय गृहिणी

निवासी स्थायी आनन्द लोक कालोनी फेस-2, हाउस नं.88, चिनहट, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 26/3/2014 समय 3:11PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

26/3/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्रीमती संगीता पाण्डेय

पत्नी श्री अखिलेश पाण्डेय

पेशा गृहिणी

निवासी आनन्द लोक कालोनी फेस-2, हाउस

नं.88, चिनहट, लखनऊ

संगीता पाण्डेय

श्री मे.विराज कान्स.प्रा.लि.द्वारा डायरेक्टर

आर.के.अग्रवाल

पुत्र श्री स्व.बाबू बनारसी दास

पेशा नौकरी

निवासी 55, पुराना किला लखनऊ

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री के.सी.यादव

पुत्र श्री स्व.गंगा राम यादव

पेशा व्यापार

निवासी चिनहट, लखनऊ

व श्री राजुल वैश्य एड, सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

SCHEDULE OF THE SAID PROPERTY

All that Plot of land measuring about 8166 sq. ft. (759 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-Lucknow morefully shown in the plan annexed with this sale deed and bounded as under :-

East : Part of BBD Green City

West : Part of BBD Green City

North : Part of BBD Green City

South : Part of BBD Green City

**SCHEDULE OF PAYMENT MADE BY THE
PURCHASER TO THE SELLER**

Paid Rs. 42,00,000/- through demand draft bearing no. 722782.... Dated 15/03/2014. drawn on Punjab National Bank, Ashok Marg, Lucknow in favour of Smt. Sangeeta Pandey, the receipt whereof the seller hereby acknowledges

For Viraj Constructions Pvt. Ltd.

Director

संगीता पाण्डेय

विक्रेता

Registration No.: 4785

Year : 2,014

Book No. : 1

0101 संगीता पाण्डेय

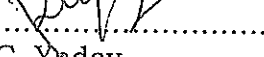
अखिलेश पाण्डेय

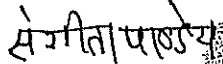
आनन्द लोक कालोनी फेस-2, हाउस नं.88, चिनहट, लखनऊ
गृहिणी



IN WITNESS WHEREOF the Seller and the Purchaser have signed this Deed of Sale on this 26th day of March, 2014 at Lucknow.

WITNESSES:

1. 
K. C. Yadav,
S/o Late Sri Ganga Ram Yadav,
R/o Chinhat, Lucknow


(Smt. Sangeeta Pandey)
Seller

For Viraj Constructions Pvt. Ltd.

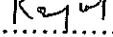

Director


(R. K. Agarwal)
Director

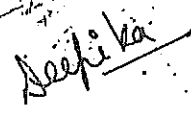
For M/s Viraj Constructions Pvt. Ltd.

PURCHASER

PAN No. AACCV2888C

2. 
Rajul Vaish,
Advocate,
Civil Court, Lucknow


Drafted by: Sachin Garg, Advocate


Typed by: Deepika Srivastava, Steno

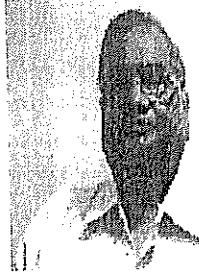
क्रेता

Registration No. : 4785

Year : 2,014

Book No. : 1

0201 मे.विराज कान्स.प्रा.लि.द्वारा डायरेक्टर आर.के.अग्रवाल
स्व.बाबू बनारसी दास
55,पुराना किला लखनऊ
नौकरी



DESCRIPTION OF THE PROPERTY SOLD

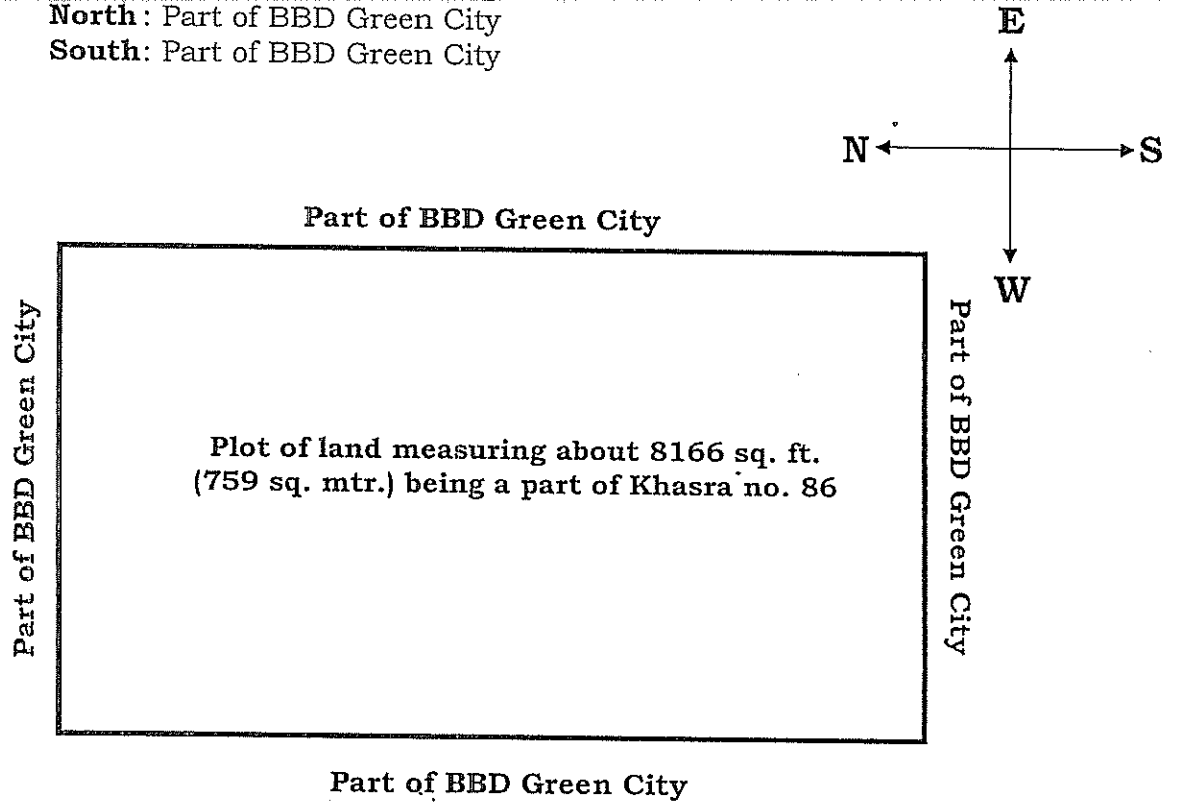
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East : Part of BBD Green City

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संगीता पांडेय

SELLER

For Viraj Constructions Pvt. Ltd.

Director

PURCHASER

आज दिनांक 26/03/2014 को

वही सं. 1 जिल्द सं. 15121

पृष्ठ सं. 325 से 356 पर क्रमांक 4785

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

26/3/2014

