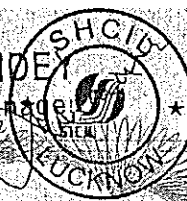


ROOPALL PANDEY

Asst. Manager



INDIA NON JUDICIAL

Government of Uttar Pradesh

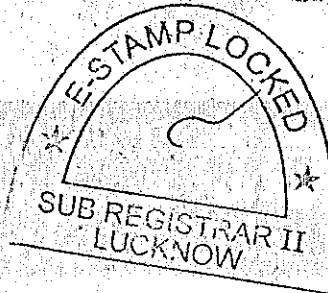
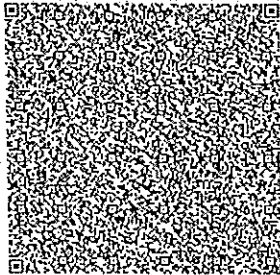
e-Stamp



सत्यमेव जयते

Certificate No. : IN-UP00826105261883N
Certificate Issued Date : 12-Jan-2015 12:34 PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100994196103593N
Purchased by : M.S.VIRAJ CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT FORMING PART OF KHASRA NO-83 SA AND 84 SA, AREA-270.167 SQMT, VILL-SEMRA, PAR TEH AND DISTT-LKO.
Consideration Price (Rs.) : 16,50,000
(Sixteen Lakh Fifty Thousand only)
First Party : ANNAPURNA SINGH
Second Party : M S VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : M S VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 1,15,500
(One Lakh Fifteen Thousand Five Hundred only)

777



Please write or type below this line

Bhau P. Singh



For Viraj Constructions P.

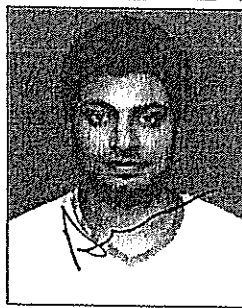
Director



XM 0002164833

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. 16,50,000/-
 Value of the property- Rs. 16,22,000/-
 Stamp Duty Payable- Rs. 1,15,500/-
 Stamp Duty paid - Rs. 1,15,500/-

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. 83 Sa and 84 Sa
iv.	Unit of measurement	:	Sq. Mtr.

Bhawan Singh



For Viraj Constructions Pvt. Ltd.

[Signature]

Director



	(Hec./sq. mtr.)		
v.	Area of property	:	270.167 sq.mtr.
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	:	270.167 Sq. mtr.
ix.	Total covered area	:	N.A.
x.	Condition	:	N.A.
xi.	Whether cooperative society or other	:	N.A.
xii.	Sale Consideration	:	Rs. 16,50,000/-

BOUNDARIES

East : Property of Atish Kumar

West : Other's property.

North : Other's property.

South : Property of Kalindi Tripathi

Particulars of Seller (1)

Smt. Annapurna Singh, Daughter of Late Sri Om Prakash Singh, resident of Village & Post - Marwatia, Babu Tappa Dubkhara, Pargana Nagar Purab, Tehsil and District - Basti through her attorney Sri Bhanu Prakash Singh, son of Sri Om Prakash Singh, resident of Village & Post - Marwatia, Babu Tappa Dubkhara, Pargana Nagar Purab, Tehsil and District - Basti.

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 12th day of January, 2015.

Bhanu P. Singh

For Viraj Constructions

[Signature]
Attorney

BETWEEN

Smt. Annapurna Singh, Daughter of Late Sri Om Prakash Singh, resident of Village & Post -- Marwatia, Babu Tappa Dubkhara, Pargana Nagar Purab, Tehsil and District --Basti through her attorney Sri Bhanu Prakash Singh, son of Sri Om Prakash Singh, resident of Village & Post -- Marwatia, Babu Tappa Dubkhara, Pargana Nagar Purab, Tehsil and District -- Basti (hereinafter 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;**

Bhanu P. Singh

For Viraj Constructions

Private Ltd.

[Signature]
Director

more than the value of the property therefore the stamp duty of Rs. 1,15,500/- on the consideration of Rs. 16,50,000/- 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.

SCHEDULE OF THE SAID PROPERTY

All that Plot of land measuring about 2907 sq. ft. (270.167 sq. mtr.) being a part of Khasra no. 83-Sa and 84-Sa situated at Village-Semra, Pargana, Tehsil and District-Lucknow morefully shown in the plan annexed with this sale deed and bounded as under :-

East : Property of Atish Kumar

West : Other's property.

North : Other's property.

South : Property of Kalindi Tripathi

SCHEDULE OF PAYMENT MADE BY THE PURCHASER TO THE SELLER

The purchaser has paid a sum of Rs. 16,50,000/- through demand draft bearing no. 307633... Dated 12.01.2015 drawn on Punjab National Bank, Mid Corporate Branch, Ashok Marg, Lucknow in favour of Smt. Annapurna Singh

For Viraj Constructions Pvt. Ltd.


Director



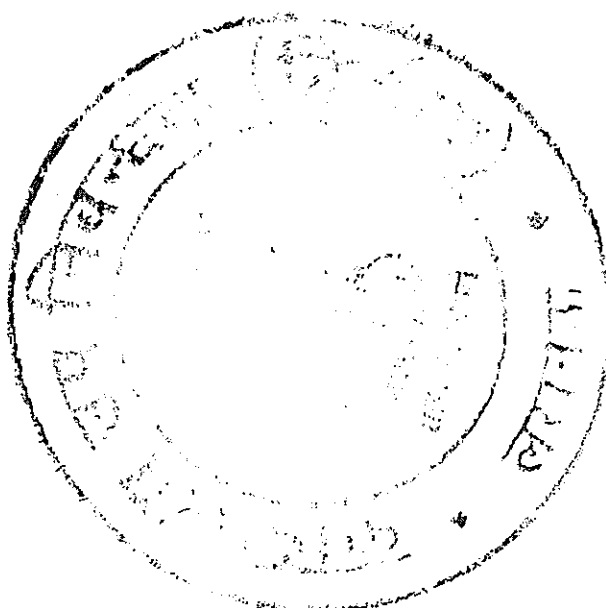
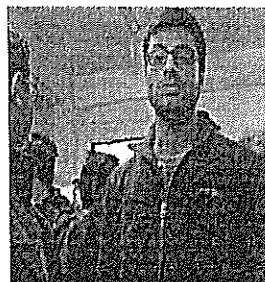
विक्रेता

Registration No.: 402

Year : 2,015

Book No. : 1

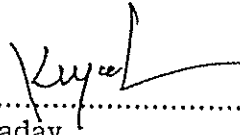
0101 भानु प्रकाश सिंह बहै.मु.आम अन्नपूर्णा सिंह
ओम प्रकाश सिंह
ग्राम व पोस्ट मरवाटिया बाबू तह व जिला बस्ती
अध्ययन




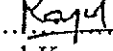
(seller), the receipt whereof the seller acknowledges.


IN WITNESS WHEREOF the Seller and the Purchaser have signed this Deed of Sale on this 12th day of January, 2015 at Lucknow.

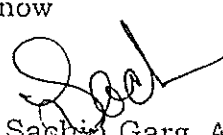
WITNESSES:

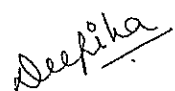
1. 
K. C. Yadav,
S/o Late Ganga Ram Yadav,
R/o Chintahat, Lucknow


(Sri Bhanu Prakash Singh)
Sole Proprietor of Smt. Annapurna Singh
Seller

2. 
Rajul Kumar,
Advocate,
Civil Court, Lucknow

For Viraj Constructions Pvt. Ltd.

(R. K. Agarwal)
Director
For M/s Viraj Constructions Pvt. Ltd.
PURCHASER
PAN No. AACCv2888C


Drafted by: Sachin Garg, Advocate


Typed by: Deepika Srivastava, Steno

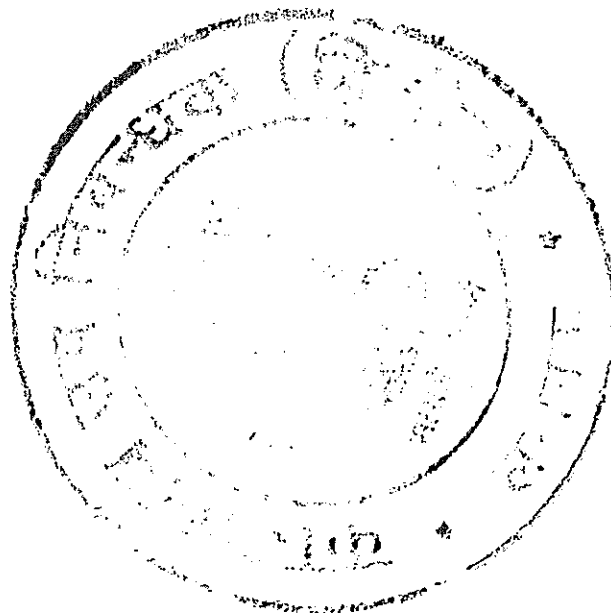
क्रेता

Registration No. : 402

Year : 2,015

Book No. : 1

0201 मेसर्स विराज का.प्रा.लि.द्वारा निदेशक आर.के.अग्रवाल
स्व. बाबू बनारसी दास
55 , पुराना किला लखनऊ
नौकरी



DESCRIPTION OF THE PROPERTY SOLD

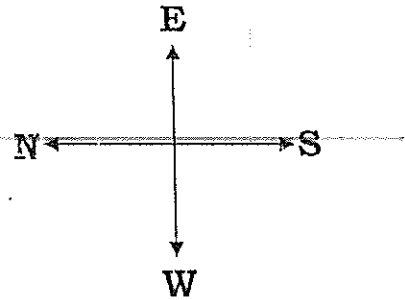
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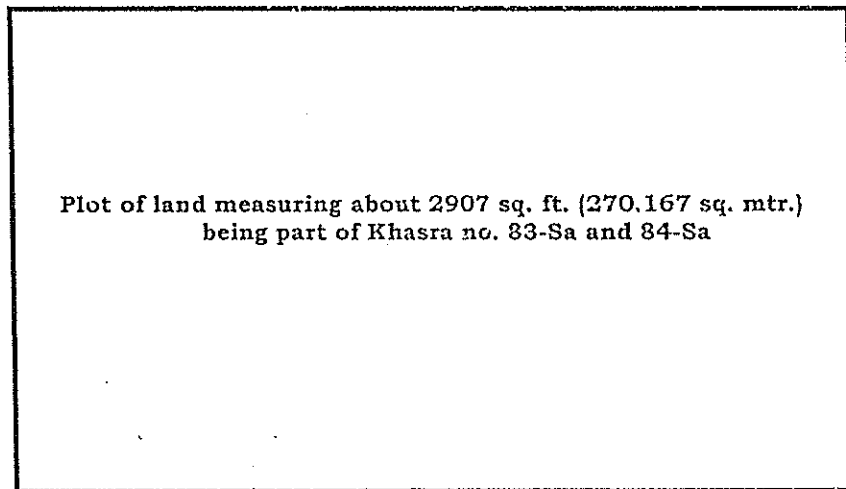
North : Other's property.

South : Property of Kalindi Tripathi



Property of Atish Kumar

Other's property



Property of Kalindi Tripathi

Other's property


Bhaw Singh

SELLER

For Viraj Constructions Pvt. Ltd.



PURCHASER

[Signature]
Director

आज दिनांक 12/01/2015 को

वही सं. 1 जिल्द सं. 16337

पृष्ठ सं. 113 से 146 पर क्रमांक 402

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

12/1/2015

