



सत्यमेव जयते

INDIA NON JUDICIAL

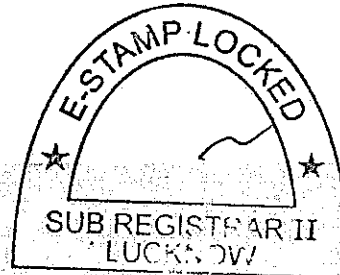
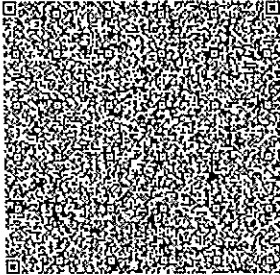
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00268456382151M  
 Certificate Issued Date : 28-Feb-2014 02:16 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100308883134344M  
 Purchased by : MS VIRAJ CONSTRUCTIONS PVT LTD  
 Description of Document : Article 23 Conveyance  
 Property Description : PLOT NO.21 PART OF KHASRA NO.86 AREA-116.171 SQMT,  
 VILLAGE SEMRA, PARGANA TEHSIL AND DISTT. LKO  
 Consideration Price (Rs.) : 6,50,000  
 (Six Lakh Fifty Thousand only)  
 First Party : ATUL SRIVASTAVA  
 Second Party : MS VIRAJ CONSTRUCTIONS PVT LTD  
 Stamp Duty Paid By : MS VIRAJ CONSTRUCTIONS PVT LTD  
 Stamp Duty Amount(Rs.) : 45,500  
 (Forty Five Thousand Five Hundred only)

6387



Please write or type below this line

For Viraj Constructions Pvt. Ltd.

Director

0000006473

**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.

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Village - Semra  
 Sale Consideration- Rs. 6,50,000/-  
 Value of the property- Rs. 6,28,000/-  
 Stamp Duty Payable- Rs. 45,500/-  
 Stamp Duty paid - Rs. 45,500/-

### 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 no. 21 part of Khasra no. 86
iv.	Unit of measurement (Hec./sq. mtr.)	:	Sq. Mtr.
v.	Area of property	:	116.171 sq.mtr.

For Viraj Constructions Pvt. Ltd.

Director

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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	:	116.171 Sq. mtr.
ix.	Total covered area	:	N.A.
x.	Condition	:	N.A.
xi.	Whether cooperative society or other	:	N.A.
xii.	Sale Consideration	:	Rs. 6,50,000/-
<b>BOUNDARIES</b>			
East : Property of Vishwanath Shukla			
West : Other's Property			
North : Plot no. 20			
South : Other's property			

**Particulars of Seller (1)**

Sri Atul Srivastava, son of Sri Prem Prakash Srivastava, resident of 11, Khas Bagh, Motinagar, 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**

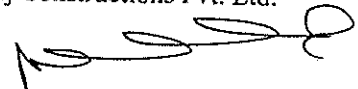
This deed of sale is executed on this 28<sup>th</sup> day of February, 2014.

**BETWEEN**

Sri Atul Srivastava, son of Sri Prem Prakash Srivastava, resident of 11, Khas Bagh, Motinagar, Lucknow (U.P.) (hereinafter referred to as the



For Viraj Constructions Pvt. Ltd.

  
 Director

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Seller, which expression shall mean and include his heirs, successors, transferees and assignees) of the **ONE PART;**

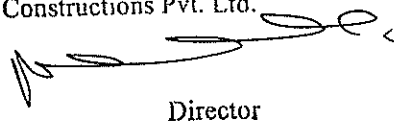
**AND**

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 - Atul Srivastava is the absolute owner in possession of a Plot bearing no. 21 measuring about 1250 sq. ft. (116.171 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-

For Viraj Constructions Pvt. Ltd.

  
Director

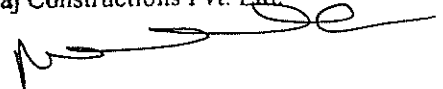




Lucknow. The said plot of land is neither situated on 9 meter road nor is a corner property. The Collector, Lucknow vide its rate list dated 05.08.2013 in Part-I the Village-Semra is provided under the category of 'Semi Urban Area' and is at Sr. No. 38. The rate of the land for residential purposes is 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 116.171 = Rs. 6,27,324/- say Rs. 6,28,000/-, however, the agreed sale consideration is Rs. 6,50,000/-, which is more than the value of the property therefore the stamp duty of Rs. 45,500/- on the sale consideration of Rs. 6,50,000/- has been paid<sup>2</sup> 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.



For Viraj Constructions Pvt. Ltd.



Director

विक्रय पत्र

650,000.00 / 628,000.00

10,000.00

20

10,020.00

1,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

प्रतिफल

मालियत

श्री

अतुल श्रीवास्तव

पुत्र श्री

प्रेम प्रकाश श्रीवास्तव

व्यवसाय नौकरी

निवासी स्थायी

11 खास बाग मोतीनगर लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 28/2/2014

समय 4:43PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

28/2/2014

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

विक्रेता

क्रेता

श्री अतुल श्रीवास्तव

पुत्र श्री प्रेम प्रकाश श्रीवास्तव

पेशा नौकरी

निवासी 11 खास बाग मोतीनगर लखनऊ

मे0 विराज कां0 प्रा0 लि0 द्वारा निदे0 आर0 के0

अगवाल

पुत्र श्री स्व0 बाबू बनारसी दास

पेशा नौकरी

निवासी 55 पुराना किला लखनऊ

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री के0 सी0 यादव

पुत्र श्री गंगा राम यादव

पेशा नौकरी

निवासी चिनहट लखनऊ

व श्री राजुल वैश्य एडवो0  
सिविल कोर्ट लखनऊ

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

28/2/2014

**SCHEDULE OF THE SAID PROPERTY**

All that Plot bearing no. 21 measuring about 1250 sq. ft. (116.171 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** : Property of Vishwanath Shukla

**West** : Other's Property

**North** : Plot no. 20

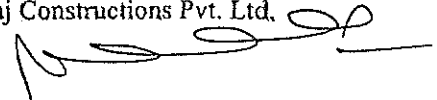
**South** : Other's property

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

Paid Rs. 6,50,000/- through demand draft bearing no. 722763... Dated ...20.02.14 drawn on Punjab National Bank, Ashok Marg, Lucknow in favour of Atul Srivastava, the receipt whereof the seller hereby acknowledges



For Viraj Constructions Pvt. Ltd.



Director

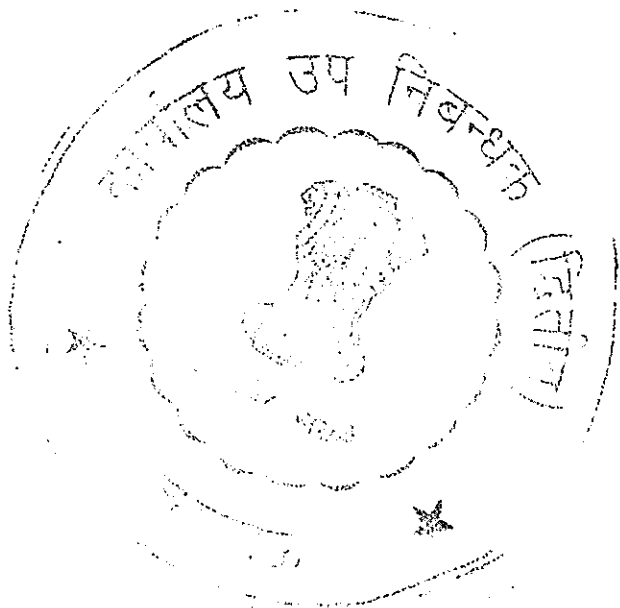
क्रेता

Registration No. : 3328

Year : 2,014

Book No. : 1

0201 मे० विराज कां० प्रा० लि० द्वारा निदे० आर० के० अगवाल  
स्व० बाबू बनारसी दास  
55 पुराना किला लखनऊ  
नौकरी



IN WITNESS WHEREOF the Seller and the Purchaser have signed this Deed of Sale on this 28<sup>th</sup> day of February, 2014 at Lucknow.

**WITNESSES:**

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

(Atul Srivastava)  
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

विक्रेता

Registration No.: 3328

Year : 2,014

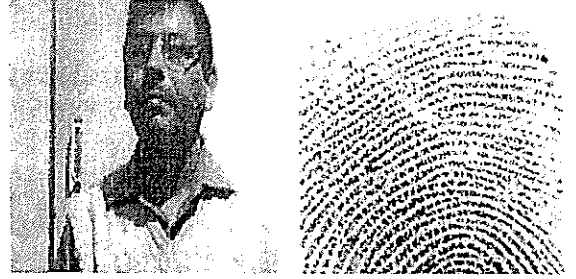
Book No. : 1

0101 अतुल श्रीवास्तव

प्रेम प्रकाश श्रीवास्तव

11 खास बाग मोतीनगर लखनऊ

नौकरी



### DESCRIPTION OF THE PROPERTY SOLD

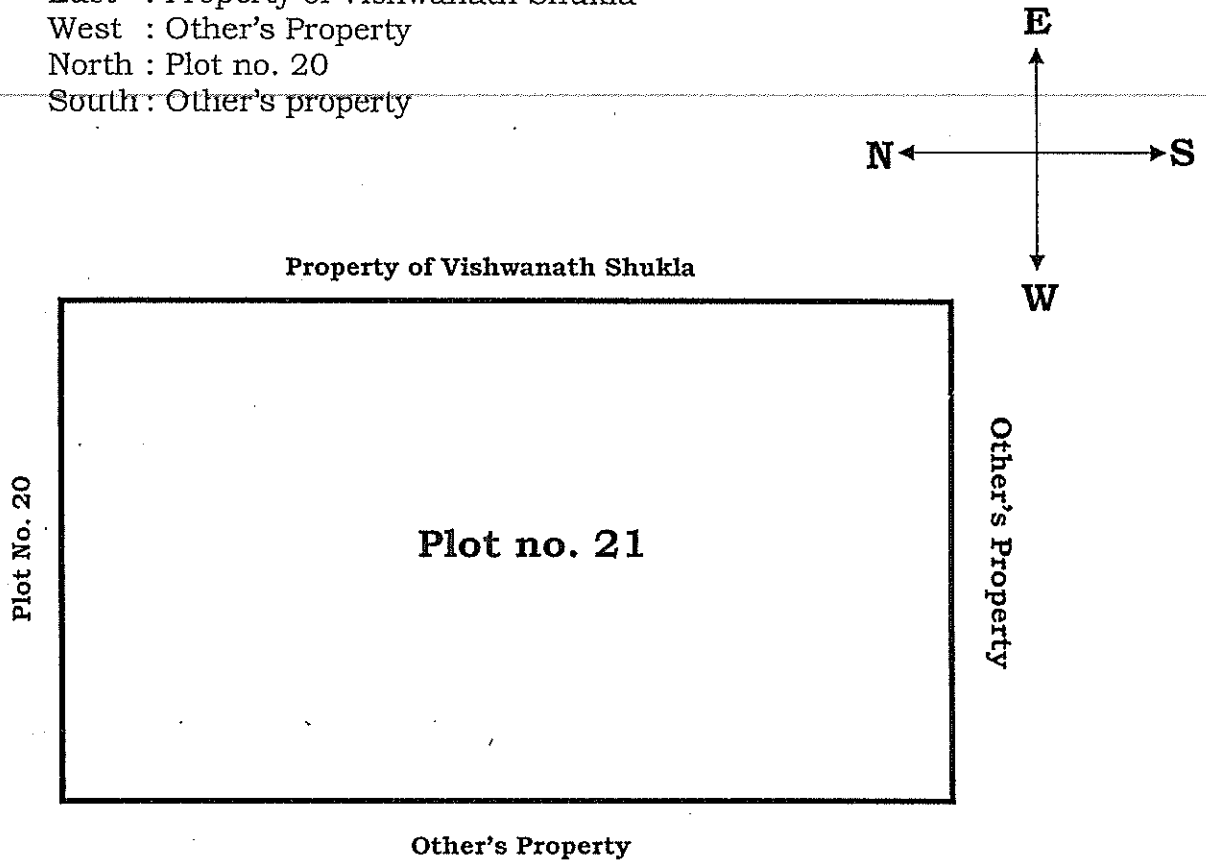
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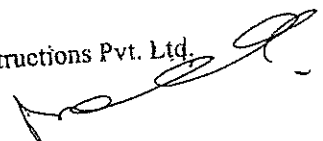
North : Plot no. 20

South : Other's property



  
**SELLER**

For Viraj Constructions Pvt. Ltd.

  
Director



**PURCHASER**

आज दिनांक 28/02/2014 को

बही सं. 1 जिल्द सं. 15028

पृष्ठ सं. 1 से 32 पर क्रमांक 3328

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

28/2/2014

