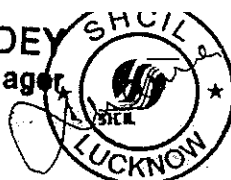


(13)

3727

ROOPALI PANDEY
Asstt. Manager



86



सत्यमेव जयते

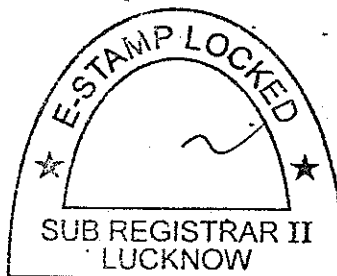
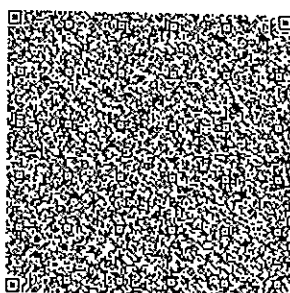
INDIA NON JUDICIAL

Government of Uttar Pradesh

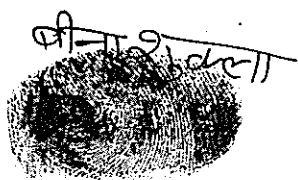
e-Stamp

Certificate No. : IN-UP00280575417657M -
Certificate Issued Date : 10-Mar-2014 12:48 PM
Account Reference : SHCIL (FI)/upshcil01/LUCKNOW/UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100324270623764M
Purchased by : MS VIRAJ CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO.10, PART OF KHASRA NO.86 AREA-232.342 SQMT,
VILLAGE-SEMRA PARGANA TEHSIL AND DISTT. LUCKNOW.
Consideration Price (Rs.) : 12,60,000
(Twelve Lakh Sixty Thousand only)
First Party : SMT BEENA SHUKLA
Second Party : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 88,500
(Eighty Eight Thousand Five Hundred only)

7491



Please write or type below this line



For Viraj Constructions Pvt. Ltd.



[Signature]

Director

0000006742

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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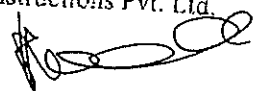
Village - Senira
 Sale Consideration- Rs. 12,60,000/-
 Value of the property- Rs. 12,55,000/-
 Stamp Duty Payable- Rs. 88,500/-
 Stamp Duty paid - Rs. 88,500/-

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. 10 part of Khasra no. 86
iv.	Unit of measurement (Hec./sq. mtr.)	:	Sq. Mtr.
v.	Area of property	:	232.342 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	:	232.342 Sq. mtr.
ix.	Total covered area	:	N.A.
x.	Condition	:	N.A.
xi.	Whether cooperative society or other	:	N.A.
xii.	Sale Consideration	:	Rs. 12,60,000/-.
BOUNDARIES			
East : Other's Property			
West : Property of Vishwanath Shukla			
North : Plot no. 9			
South : Plot no. 11			

Particulars of Seller (1) :

Smt. Beena Shukla, wife of Sri Kedarnath Shukla, resident of Ganeshpur Rahmanpur, (Shriram Vihar Colony), P.S. 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

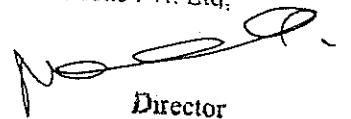
This deed of sale is executed on this 10th day of
March, 2014.

BETWEEN

Smt. Beena Shukla, wife of Sri Kedarnath Shukla, resident of Ganeshpur Rahmanpur, (Shriram Vihar Colony), P.S. Chinhat, Lucknow (hereinafter

बीना शुकला

For Viraj Constructions Pvt. Ltd.


Director

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

AND

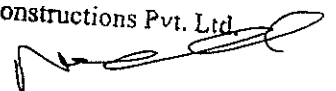
M/s Viraj Constructions Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 55, Purana Quila, Lucknow through its Director Sri R. K. Agarwal, son of Late Babu Banarasi Das (hereinafter referred to as 'The Purchaser', which expression shall mean and include 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. Beena Shukla is the absolute owner in possession of a Plot bearing no. 10 measuring about 2500 sq. ft. (232.342 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-

बीना शुकला

For Viraj Constructions Pvt. Ltd.



Director

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person(s) claiming through it without any disturbance or interference by any person whomsoever.

11. That all the land revenue, if any, up to the date of the execution of this sale deed shall be borne by the Seller and thereafter it shall be the liability of the Purchaser.
12. That the said property has been sold by the Seller to the Purchaser absolutely free from all encumbrances, charges, and liens whatsoever with good and marketable title therein.
13. That the seller has handed over all property documents to the purchaser before execution of this sale deed.
14. That the area of the Plot bearing no. 10, which is transferred through this deed of sale, is measuring about 2500 sq. ft. (232.342 sq. mtr.) being part of Khasra no. 86 situated at Village Semra, Pargana, Tehsil & District-

वीराज कंस्ट्रक्शन्स प्रा. लि.

For Viraj Constructions Pvt. Ltd.


Director

न लिप्यादि प्रमाण किया।

निवासी पदवान श्री के० सी० यादव

पुत्र श्री स्व० गंगा राम यादव

पत्नी नौकरी

निवासी चिनहट लखनऊ

व श्री राजुल वैश्य एडवो०
सिविल कोर्ट लखनऊ

पेशा वकालत


निवासी

न को

पञ्चक्षनः षट् गाक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

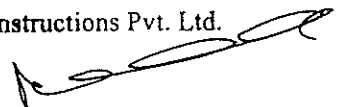

एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

10/3/2014

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 232.342 = Rs. 12,54,647/- say Rs. 12,55,000/-, however, the agreed sale consideration is Rs. 12,60,000/-, which is more than the value of the property therefore the stamp duty of Rs. 88,500/- on the sale consideration of Rs. 12,60,000/- 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.

For Viraj Constructions Pvt. Ltd.

फ्रीना शुक्ला



Director

विक्रय पत्र

1,260,000.00 / 1,255,000.00

10,000.00

20

10,020.00

1,000

पतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्रीमती

श्रीमती शुक्ला

वीना शुक्ला

पत्नी श्री

केदारनाथ शुक्ला

राजस्थान गृहिणी

निवासी

श्रीराम विहार कालोनी थाना चिनहट लखनऊ

अपराधी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

10/3/2014

समय

3:16PM

यहां निपटारा हेतु पेश किया।

वीना शुक्ला



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

10/3/2014

निम्नलिखित वस्तुओं का मूल्य व मजदूरी मजदूर व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रय

क्रेता

श्रीमती वीना शुक्ला

वीना शुक्ला

पत्नी श्री केदारनाथ शुक्ला

पेशा गृहिणी

निवासी श्रीराम विहार कालोनी थाना चिनहट

लखनऊ



श्री मे0 विराज कां0 प्रा0लि0 द्वारा निदे0 आर0 के0 अग्रवाल

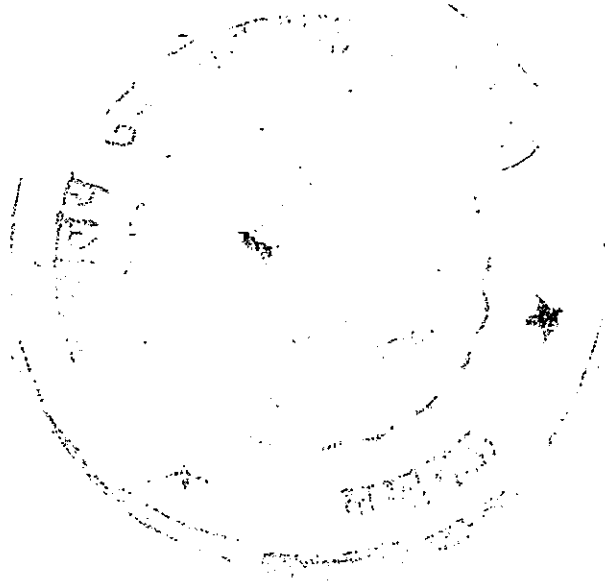
पुत्र श्री स्व0 बाबू बनारसी दास

पेशा नौकरी

निवासी 55 पुराना किला बाबू बनारसी दास नगर

लखनऊ

Handwritten signature of the buyer



SCHEDULE OF THE SAID PROPERTY

All that Plot bearing no. 10 measuring about 2500 sq. ft. (~~232.342~~ 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 :-

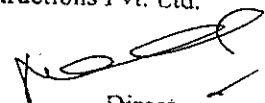
East : Other's Property
West : Property of Vishwanath Shukla
North : Plot no. 9
South : Plot no. 11

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

Paid Rs. 12,60,000/- through demand draft bearing no. 722778.... Dated 10-3-2014. drawn on Punjab National Bank, Ashok Marg, Lucknow in favour of Smt. Beena Shukla, the receipt whereof the seller hereby acknowledges

बीना शुक्ला

For Viraj Constructions Pvt. Ltd.


Director

विक्रेता

Registration No. 3927

Year: 2014

Book No. : 1

0101 बीना शुक्ला

केदारनाथ शुक्ला

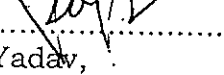
श्रीराम विहार कारोनी थाना चिनहट लखनऊ

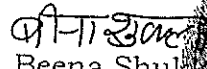
गृहिणी



IN WITNESS WHEREOF the Seller and the Purchaser have signed this Deed of Sale on this 10th day of March, 2014 at Lucknow.

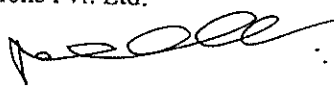
WITNESSES:

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


(Smt. Beena Shukla)
Seller

For Viraj Constructions Pvt. Ltd.

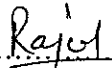


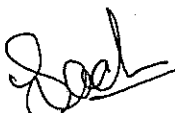

Director
(R. K. Agarwal)
Director


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

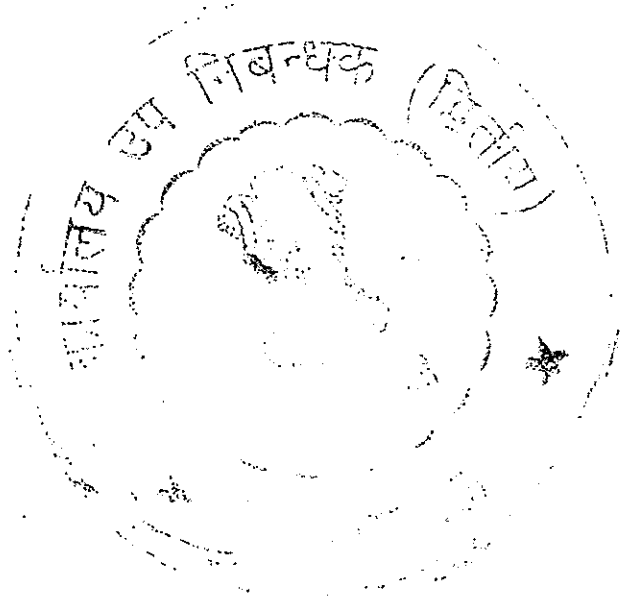
केता

Registration No. 3927

Year : 2,014

Book No. : 1

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



DESCRIPTION OF THE PROPERTY SOLD

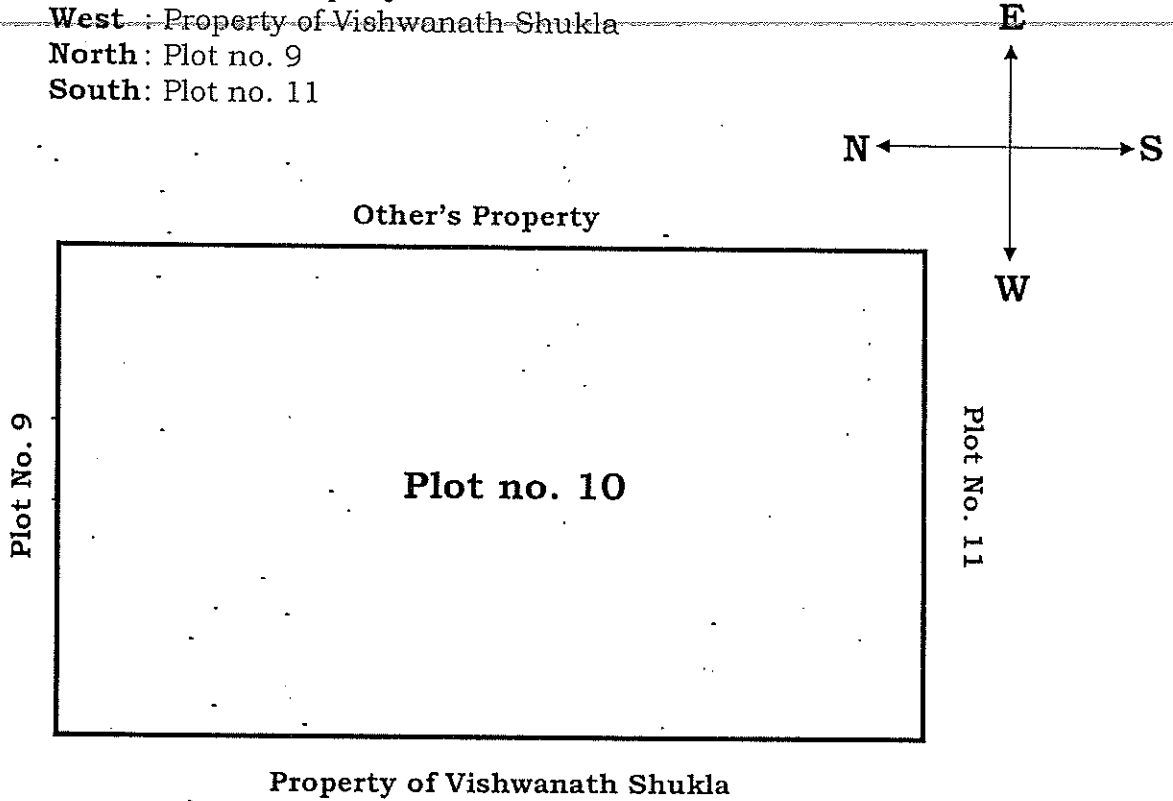
All that Plot bearing no. 10 measuring about 2500 sq. ft. (232.342 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-Lucknow bounded as under :-

East : Other's Property

West : Property of Vishwanath Shukla

North : Plot no. 9

South : Plot no. 11



वीनाशुक्ल/

SELLER

For Viraj Constructions Pvt. Ltd.

Director

PURCHASER

आज दिनांक 10/03/2014 को

वही सं. 1 जिल्द सं. 15065

पृष्ठ सं. : 147 से 176 पर कमांक 3927

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 प्राण्डेय

उप-निबन्धक (द्वितीय)

लेखनऊ

10/3/2014

