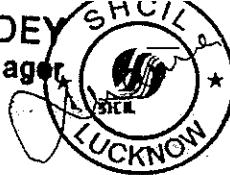




सत्यमेव जयते

(13) Y 3924

ROOPALI PANDEY
Asst. Manager



86

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 (EI)/upshcilm01/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

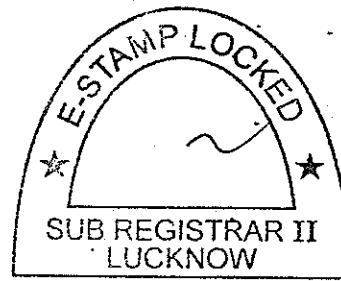
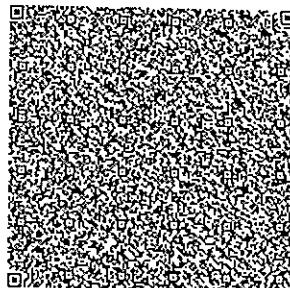
: MS VIRAJ CONSTRUCTIONS PVT LTD

Stamp Duty Paid By

: MS VIRAJ CONSTRUCTIONS PVT LTD

Stamp Duty Amount(Rs.)

: 88,500
(Eighty Eight Thousand Five Hundred only)



Please write or type below this line

For Viraj Constructions Pvt. Ltd.

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.





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

09-7791001

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 Banarsi 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

For Viraj Constructions Pvt. Ltd.

17/2/2014

N
Director



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-

For Viraj Constructions Pvt. Ltd.

Ch. J. J. J.

[Signature]

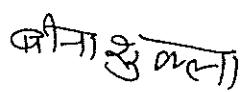
Director

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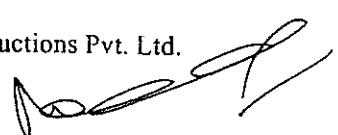
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person(s) claiming through it without any disturbance or interference by any person whomsoever.

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-



For Viraj Constructions Pvt. Ltd.



Director

न निष्पादन प्रमाणाग किया ।

पितरकी पहचान श्री के0 सी0 यादव
पुत्र श्री रव0 गंगा राम यादव

प-॥ नौकरी

निवार्या चिनहट लखनऊ

व श्री राजुल वैश्य एडवो0
सिविल कोर्ट लखनऊ

परा यकालत

निवार्या

न को ।

पत्वधन पट गांधियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Left

Right



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निवन्धक (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.

Chitrangada

Director

विक्रय पत्र

1,260,000.00 /	1,255,000.00	10,000.00	20	10,020.00	1,000
पानीफल	पालियन	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग
थामती	थाना शुक्ला	<i>वीना शुक्ला</i>			
पत्नी श्री	केदारनाथी शुक्ला				
गवाय गृहिणी					

निवासी श्वार्या श्रीराम विहार कालोनी थाना चिनहट लखनऊ
अपार्थी यना
ने यह लेखपत्र उम कार्यालय में दिनांक 10/3/2014 समय 3:16PM¹
वर्तमान तिथ्याम रेस्टुरंग किया।

वीना शुक्ला



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

10/3/2014

मिशनरी ने एक्स्ट्रा गुनने व ममझने मजमून व प्राप्त धनराशि रु. प्रलेखानसार उक्त
विक्रया

क्रेता

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



थामती थाना शुक्ला
पत्नी श्री केदारनाथी शुक्ला
पेशा गृहिणी
निवासी श्रीराम विहार कालोनी थाना चिनहट
लखनऊ



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

For Viraj Constructions Pvt. Ltd.

पर्वता शुक्ला

.....
Director

विक्रेता

Registration No. 3927 Year: 2014 Book No.: 1

0101 वीना शुक्ला

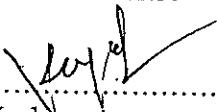
केदारनाथ शुब्ला

श्रीराम विहार काटोनी थाना धिनहट 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:

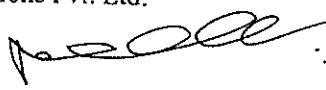
1. 

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

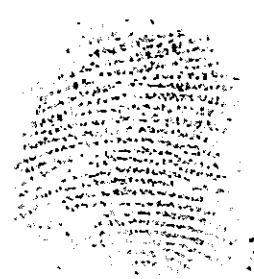
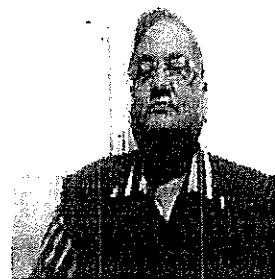
क्रेता

Registration No. 3927

Year : 2,014

Book No. : 1

0201 मे० विराज काँ० प्राँ०ली० द्वारा निदेँ० आर० के०-अग्रवाल
स्व० वायू बनारसी दास
55 पुराना फिला वायू बनारसी दास नगर लखनऊ
नौकरी



DESCRIPTION OF THE PROPERTY SOLD

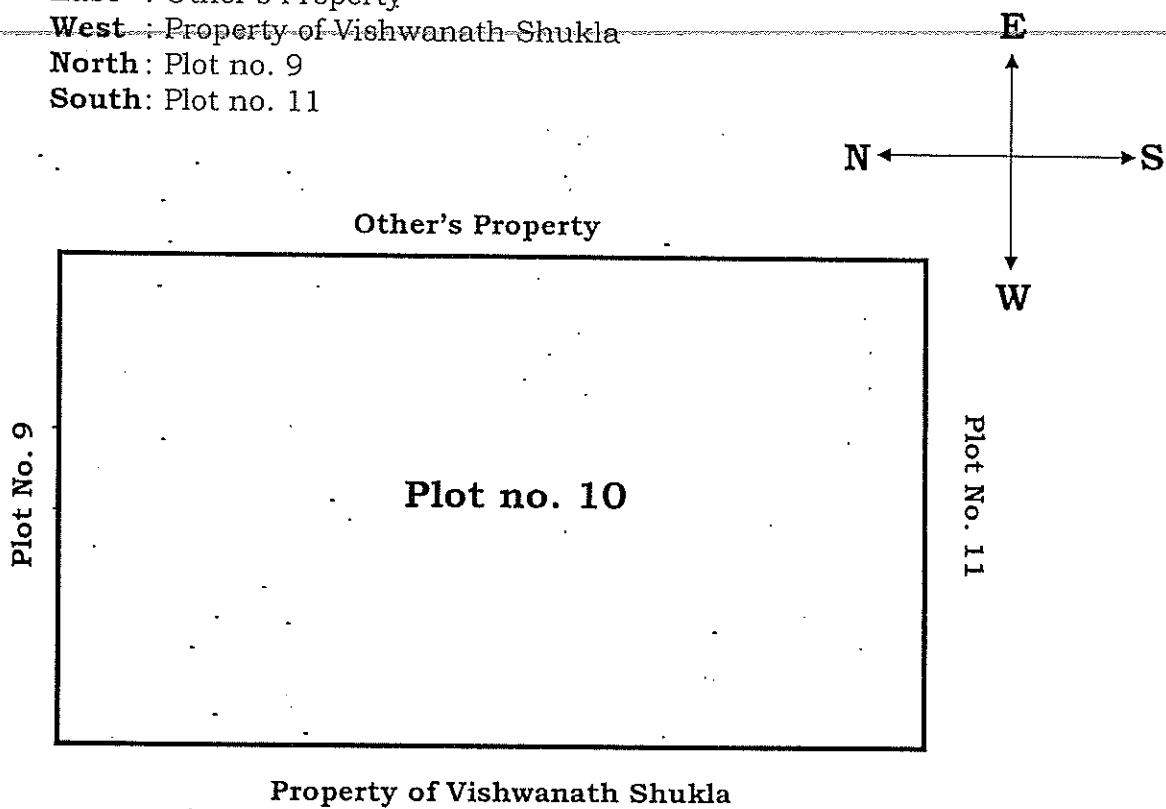
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West : Property of Vishwanath Shukla

North : Plot no. 9

South : Plot no. 11



Property of Vishwanath Shukla

For Viraj Constructions Pvt. Ltd.

Director

PURCHASER

विश्वनाथ शुक्ला

SELLER

आज दिनांक 10/03/2014 को

वही सं 1 जिल्हा सं 15065

पृष्ठ सं : 147 से 176 पर कंमांक 3927

गजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 प्राण्डेय

उप-निबन्धक (द्वितीय)

लंखनऊ

10/3/2014

उप-निबन्धक