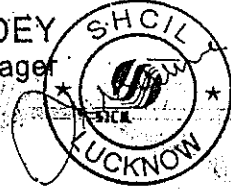


14

86

4, 29/10

ROOPALI PANDEY
Asst. Manager



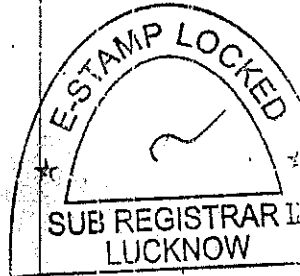
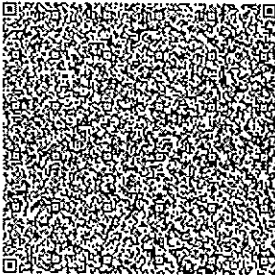
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00297299873687M
Certificate Issued Date : 22-Mar-2014 02:00:PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100346336670178M
Purchased by : MS VIRAJ CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance.
Property Description : PLOT NO. 7, PART OF KHASRA NO. 86, AREA-111.524
SQMT, VILLAGE-SEMRA PARGANA, TEHSIL AND DIST LUCKNOW
Consideration Price (Rs.) : 6,05,000
(Six Lakh Five Thousand only)
First Party : NIRMLA DEVI
Second Party : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MS VIRAJ CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 42,500
(Forty Two Thousand Five Hundred only)

8924



-----Please write or type below this line-----

For Viraj Constructions Pvt. Ltd.



[Signature]
Director



नि.रु.
नि.म.ल. 15/10

0000007203

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and on



Village - Semra
 Sale Consideration- Rs. 6,05,000/-
 Value of the property- Rs. 6,02,500/-
 Stamp Duty Payable- Rs. 42,500/-
 Stamp Duty paid - Rs. 42,500/-

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. 7 part of Khasra no. 86
iv.	Unit of measurement (Hec./sq. mtr.)	:	Sq. Mtr.
v.	Area of property	:	111.524 sq.mtr.

For Viraj Constructions Pvt. Ltd.

Director



नि. ५५
 नि. ५५



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	:	111.524 Sq. mtr.
ix.	Total covered area	:	N.A.
x.	Condition	:	N.A.
xi.	Whether cooperative society or other	:	N.A.
xii.	Sale Consideration	:	Rs. 6,05,000/-
BOUNDARIES			
East : Property of Vishwanath Shukla			
West : Khasra no. 85.			
North : Other's Property			
South : Other's Property			

Particulars of Seller (1)

Smt. Nirmla Devi, wife of Sri Umapati Shukla, resident of Village Pratappur Khurd, Post - Lavaiya, Pratappur (Saidahi), Distt - Ambedkarnagar (U.P.)

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 22nd day of March, 2014.

BETWEEN

Smt. Nirmla Devi, wife of Sri Umapati Shukla, resident of Village Pratappur Khurd, Post - Lavaiya, Pratappur (Saidahi), Distt -

For Viraj Constructions Pvt. Ltd.

Director:



Ambedkarnagar (U.P.) (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**;

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. Nirmla Devi is the absolute owner in possession of a Plot bearing no. 7 measuring about 1200 sq. ft. (111.524 sq. mtr.) being a part of Khasra no. 86 situated at Village-

For Viraj Constructions Pvt. Ltd.


Director

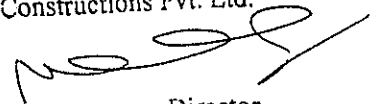


पि. ३५.
पि. ३५. ५५

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. 7, which is transferred through this deed of sale, is measuring about 1200 sq. ft. (111.524 sq. mtr.) being part of Khasra no. 86 situated at Village Semra, Pargana, Tehsil & District-

For Viraj Constructions Pvt. Ltd.


Director



नि.रु.
निर्मला देवी

विक्रय पत्र

605,000.00 / 603,000.00

10,000.00 20 10,020.00 1,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्रीमती निर्मला देवी
पत्नी श्री उमापति शुक्ला

व्यवसाय गृहिणी

निवासी स्थायी ग्राम प्रतापपुर खुर्द जिला अम्बेडकर नगर
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 22/3/2014 समय 3:19PM
वजे नियन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

22/3/2014

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

श्रीमती निर्मला देवी
पत्नी श्री उमापति शुक्ला
पेशा गृहिणी
निवासी ग्राम प्रतापपुर खुर्द जिला अम्बेडकर नगर

क्रेता

श्री मे.विराज कान्स.प्रा.लि.द्वारा डाय.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 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 ग्राहियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

22/3/2014

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 111.524 = Rs. 6,02,229/- say Rs. 6,02,500/-, however, the agreed sale consideration is Rs. 6,05,000/-, which is more than the value of the property therefore the stamp duty of Rs. 42,500/- on the sale consideration of Rs. 6,05,000/- 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.

Director



नि.म.
नि.म.ला.ब.रा.

विक्रय पत्र

605,000.00/- 603,000.00

10,000.00

20 10,020.00

1,000

प्रतिफल मालियत
श्रीमती निर्मला देवी
पत्नी श्री उमापति शुक्ला

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शुद्ध लगभग

व्यवसाय गृहिणी

निवासी स्थायी ग्राम प्रतापपुर खुर्द जिला अम्बेडकर नगर

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 22/3/2014

समय 3:19PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

22/3/2014

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. पलेखानुसार उक्त

विक्रेता

क्रेता

श्रीमती निर्मला देवी

पत्नी श्री उमापति शुक्ला

पेशा गृहिणी

निवासी ग्राम प्रतापपुर खुर्द जिला अम्बेडकर नगर



श्री मे.विराज कान्स.प्रा.लि.द्वारा डाय.आर.के.अग्रवाल

पुत्र श्री स्व.बाबू बनारसी दास

पेशा नौकरी

निवासी 55 पुराना किला लखनऊ



SCHEDULE OF THE SAID PROPERTY

All that Plot bearing no. 7 measuring about 1200 sq. ft. (111.524 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 : Khasra no. 85
North : Other's Property
South : Other's Property

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

Paid Rs. 6,05,000/- through demand draft bearing no. 722791.... Dated 22-2-2014 drawn on Punjab National Bank, Ashok Marg Branch, Lucknow in favour of Smt. Nirmla Devi, the receipt whereof the seller hereby acknowledges

For Viraj Constructions Pvt. Ltd.

Director



नि. दे.
निर्मला देवी

विक्रेता

Registration No.: 4629

Year : 2,014

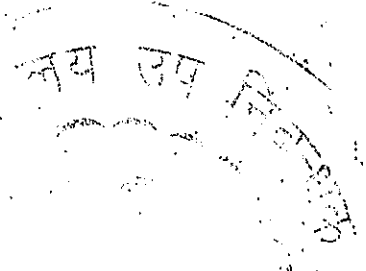
Book No. : 1

0101 निर्मला देवी

उमापति शुक्ला

ग्राम प्रतापपुर खुर्द जिला अम्बेडकर नगर

गृहिणी



IN WITNESS WHEREOF the Seller and the
Purchaser have signed this Deed of Sale on this
22nd day of March, 2014 at Lucknow

WITNESSES:

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

(Smt. Nirmla Devi)
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

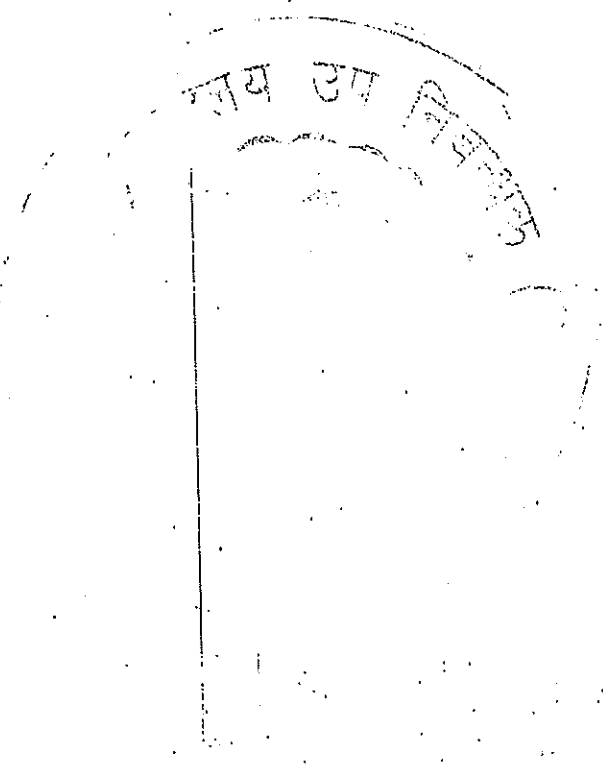
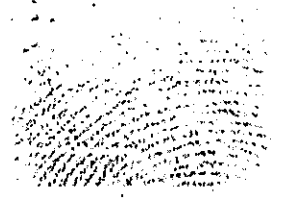
क्रेता

Registration No. : 4629

Year : 2,014

Book No. : 1

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



DESCRIPTION OF THE PROPERTY SOLD

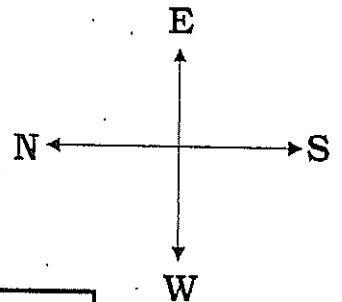
All that Plot bearing no. 7 measuring about 1200 sq. ft. (111.524 sq. mtr.) being a part of Khasra no. 86 situated at Village-Semra, Pargana, Tehsil and District-Lucknow bounded as under :-

East : Property of Vishwanath Shukla

West : Khasra no. 85

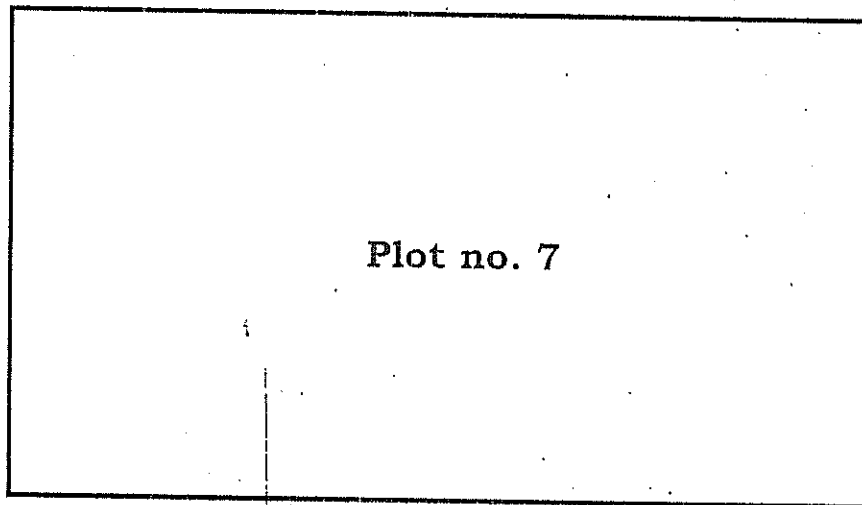
North : Other's Property

South : Other's Property



Property of Vishwanath Shukla

Other's Property



Other's Property

Khasra no. 85

For Viraj Constructions Pvt. Ltd.

Director

PURCHASER



लि.क.
नि.सि.देवा


आज दिनांक 22/03/2014 को

वही सं. 1 जिल्द सं. 15111

पृष्ठ सं. 37 से 68 पर क्रमांक 4629

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

22/3/2014