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INDIA NON JUDICIAL



IN-UP15753085356220V

Government of Uttar Pradesh

e-Stamp

13209/2023



IN-UP15753085356220V Dec-27-2023 03:30 PM

Certificate No. : IN-UP15753085356220V
 Certificate Issued Date : 27-Dec-2023 03:30 PM
 Account Reference : NEWIMPACC (SV)/ up14773104/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1477310427219868557569V
 Purchased by : SPRING GARDEN
 Description of Document : Article 23 Conveyance
 Property Description : LAND PART OF KHASRA NO-294, VILLAGE - MUTAKKIPUR, TEHSIL AND DISTT - LUCKNOW
 Consideration Price (Rs.) :
 First Party : SMT KAMLA AGARWAL
 Second Party : SPRING GARDEN
 Stamp Duty Paid By : SPRING GARDEN
 Stamp Duty Amount(Rs.) : 8,65,000
 (Eight Lakh Sixty Five Thousand only)

Spring
 STAMP PAPER USED
 SUB RED STAMP PAPER (FOURTH)
 LUCKNOW U.P.



Please write or type below this line

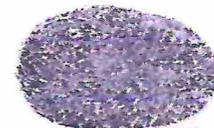


Agarwal

SALE DEED

Date of Execution : 28.12.2023
 Place of Execution : Lucknow

For SPRING GARDEN



Gala,
PARTNER

IRID 0018248704

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stamp.gov.in using e-Stamp Mobile App or Check website. Any discrepancy in the details in this Certificate and as available on the website / Mobile App 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.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGDPA5217E



नाम / NAME
KAMLA AGARWAL

पिता का नाम / FATHER'S NAME
RAM SWAROOP AGARWAL

जन्म तिथि / DATE OF BIRTH
25-06-1948

हस्ताक्षर / SIGNATURE



आयकर अधिकारी, लखनऊ
COMMISSIONER OF INCOME TAX (LKO)

Kamla Agarwal

2

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2
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4
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6
7
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9
10

पान 1

प्रस्तुतकर्ता अथवा प्राप्ती द्वारा रखा जाने वाला

उपनिबन्धक सर चतुर्थ लखनऊ क्रम 202323034643

आवेदन संख्या : 202300821097862

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-12-28 00:00:00

प्रस्तुतकर्ता या प्राप्ती का नाम जन राम जालान

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 15900000 / 15900000.00

1. रजिस्ट्रीकरण शुल्क 159000

2. प्रतिनिधिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुहलार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक खर्चा

1 से 6 तक का योग 159060

शुल्क बसूल करने का दिनांक 2023-12-28 00:00:00

दिनांक जब लेख प्रतिक्षिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-12-28 00:00:00

रजिस्ट्रीकरण अधिकाारी के हुलाखर

13208/2023

13208/2023

13208/2023

13208/2023



भारत सरकार

Unique Identification Authority of India
Government of India

सामांजन क्रम / Enrollment No 2017/00911/07327

To,
अजुन अग्रवाल
Ajun Agarwal
S/O Bhupendra Agarwal
187, MOHIBULLAPUR
SITAPUR ROAD
NEAR TADI KHANA CROSSING PALTAN CHAWNI
Lucknow
Diguria Lucknow
Uttar Pradesh 226020
9839754457

Ref: 235 / 17B / 208659 / 208788 / P



UE063560258IN



आपका आधार क्रमांक / Your Aadhaar No. :

7267 3001 0014

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अजुन अग्रवाल
Ajun Agarwal
जन्म वर्ष / Year of Birth : 1997
पुरुष / Male



7267 3001 0014

आधार - आम आदमी का अधिकार



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

17B / 208659

■ आधार देश भर में मान्य है।
 ■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में सहायकी होगा।
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O भूपेंद्र अग्रवाल, 187, मोहिबुल्लापुर, सीतापुर रोड, निकट ताड़ी खाना क्रासिंग, पलटन छावनी, लखनऊ, दिगुरिया, उत्तर प्रदेश, 226020
 Address: S/O Bhupendra Agarwal, 187, MOHIBULLAPUR, SITAPUR ROAD, NEAR TADI KHANA CROSSING, PALTAN CHAWNI, Lucknow, Diguria, Uttar Pradesh, 226020

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Deegkhura 200 001

Ajun Ag



For SPRING GARDEN

Gata,
PARTNER



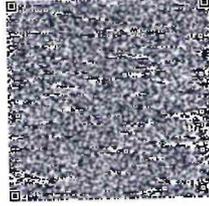
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/79525/75222

To
जय राम जालान
Jay Ram Jalan
C/O,
4/48
Gomti Nagar Extension
Behind Shipra Apartments
Sector-4, Vibhuti Khand
Gomtinagar
Lucknow Uttar Pradesh - 226010
9415212081

Valid by unknown
Date of birth: 20/09/1973
Unique Identification
Authority of India
Downloaded on 12/09/2011
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

4471 3002 9219
VID : 9160 2173 9485 6645

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



जय राम जालान
Jay Ram Jalan
जन तिथि/DOB: 20/09/1973
पुरुष/ MALE

Issue Date: 12/09/2011

4471 3002 9219
VID : 9160 2173 9485 6645

मेरा आधार, मेरी पहचान



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्वर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

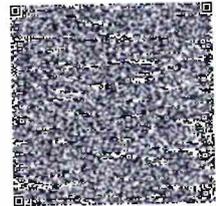


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O, 4/48, गोमती नगर एक्सटेंशन, शिप्रा अपार्टमेंट्स के पीछे, सेक्टर-4, विभूति खण्ड, गोमतीनगर, लखनऊ, उत्तर प्रदेश - 226010

Address:
C/O, 4/48, Gomti Nagar Extension, Behind Shipra Apartments, Sector-4, Vibhuti Khand, Gomtinagar, Lucknow, Uttar Pradesh - 226010



4471 3002 9219
VID : 9160 2173 9485 6645



1947



help@uidai.gov.in



www.uidai.gov.in

Gala,

Indian Union Driving Licence
Issued by Uttar Pradesh

UP

UP32 20089019162

Issue Date: 08-01-2020 Validity (NT): 04-12-2028 Validity (TR): -----

Name: DEEPAK PANDEY
 Date of Birth: 16-07-1986 Blood Group: O+ VE Organ Donor: N
 Son/Daughter/Wife of: JAGAN NATH PANDEY
 Address: 153 ISMAIL GANJ FAIZABAD ROAD
 LUCKNOW 226004

Holder's Signature

Date of First Issue: (05-12-2008)

दीपक पांडे

DL No: UP32 20089019162 UPDL 00002182101

Invalid Carriage (Regn Numbers)*
 Hazardous Validity* Hill Validity*

Class of Vehicle	Code	Issued By	Date of Issue	Vehicle Category	Badge Number*	Badge Issued Date*	Badge Issued By*
MCWG	MCWG	UP32	05-12-2008	NT			
LMV	LMV	UP32	05-12-2008	NT			
MVSD							

Emergency Contact Number

Licensing Authority
 UP32 LUCKNOW T P NAGAR

Form 7 Rule 16(2)

Ph- 96511 27763

HIGH COURT

LUCKNOW



Name : SUDHAKER PRASAD TIWARI
Father's Name : Late Shitala Pd. Tiwari
D.O.B : 25.08.1976
Blood Group : B+
M.S. Date : 16.11.2013
Bar Council No.: UP6175/2011
Mobile No. : 9450212350
A-C-R-No. : B/S 1085



ADDRESS:

D-201 SPRING GREENS APPARTMENT, ANAURA
P.S CHINHAT, LUCKNOW

Amarendra Nath Mishra
(General Secretary)



SOLD LAND



Ajinkya
Seller

For SPRING GARDEN

Raja,
PARTNER

Purchaser



Consideration : **Rs. 1,59,00,000/-**
Market Value : **Rs. 1,59,00,000/-**
Stamp Duty : **Rs. 11,13,000/-**

DETAILS OF PROPERTY

1. Ward / Pargna : Lucknow
2. Mohalla / Village : **Mutakkipur, Lucknow**
3. Details of property : **Land Part of Khasra No. 294**
4. Standard of measurement : Square meter
5. Area of Property : **2600 SQM only**
6. Location Road : No any segment Road.
7. Type of Property : Land

- : Boundary :-

East- Khasra no. 303
West - Khasra No. 290
North- Khasra No. 304
South- Remaining Part of Khasra No. 294 land Smt. Kamla Agarwal

Number of First Party (1) Number of Second Party (1)
Details of Seller:

Smt. Kamala Agarwal wife of Shri Ram Autar Agarwal
resident of Gauri Foods, Near Tadi Khana, Railway
Crossing, Paltan Chhawni, Mohibullapur, Lucknow, U.P.-
226020.

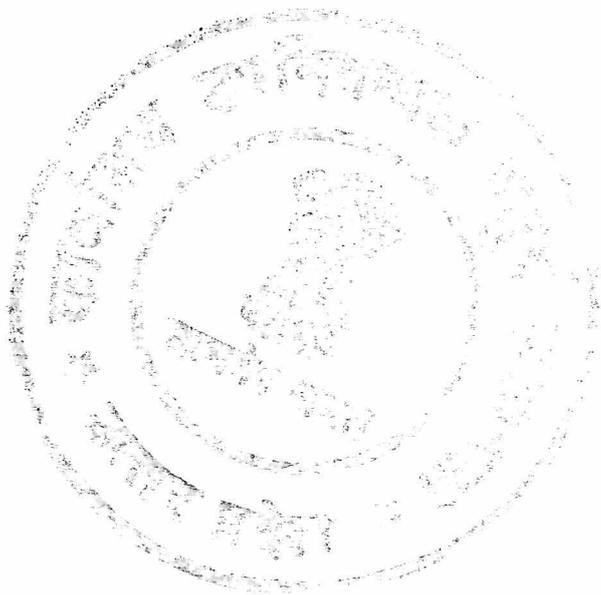
Mob. No. 78880 34278

PAN – AGDPA5217E

For SPRING GARDEN

Gall
PARTNER

Ajmer Ag



Consideration : **Rs. 1,59,00,000/-**
Market Value : **Rs. 1,59,00,000/-**
Stamp Duty : **Rs. 11,13,000/-**

DETAILS OF PROPERTY

1. Ward / Pargna : Lucknow
2. Mohalla / Village : **Mutakkipur, Lucknow**
3. Details of property : **Land Part of Khasra No. 294**
4. Standard of measurement : Square meter
5. Area of Property : **2600 SQM only**
6. Location Road : No any segment Road.
7. Type of Property : Land

- : Boundary :-

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West - Khasra No. 290
North- Khasra No. 304
South- Remaining Part of Khasra No. 294 land Smt. Kamla Agarwal

Number of First Party (1) Number of Second Party (1)
Details of Seller:

Smt. Kamala Agarwal wife of Shri Ram Autar Agarwal resident of Gauri Foods, Near Tadi Khana, Railway Crossing, Paltan Chhawni, Mohibullapur, Lucknow, U.P.- 226020.

Mob. No. 78880 34278

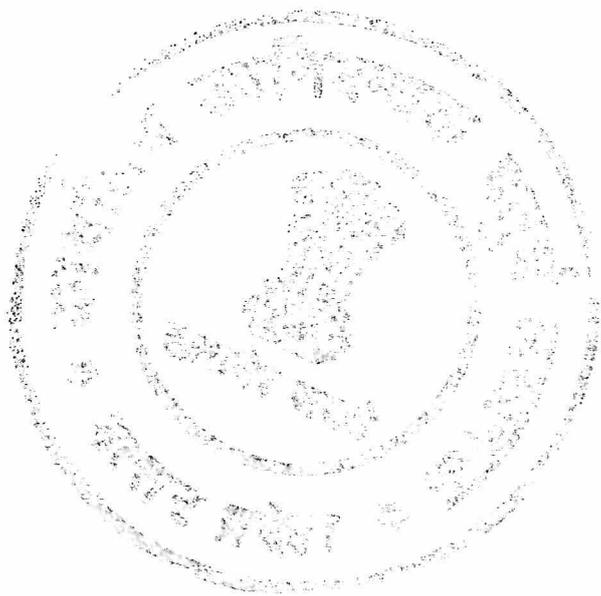
PAN – AGDPA5217E

Ajita

For SPRING GARDEN

Gada

PARTNER



Details of Purchaser:

M/S SPRING GARDEN, having its registered office at CP-138, Viraj Khand, Gomti Nagar Lucknow, through its Partner Mr. Jay Ram Jalan son of Late K.N. Jalan.
Mob. No. 9415212081 PAN -ADPF59990R

SALE DEED

THIS SALE DEED MADE ON this 28th day of December 2023 BY **Smt. Kamala Agarwal** wife of Shri Ram Autar Agarwal resident of Gauri Foods, Near Tadi Khana, Railway Crossing, Paltan Chhawni, Mohibullapur, Lucknow, U.P.-226020 through her power of attorney holder **Mr. Arjun Agarwal** S/o Shri Bhupendra Agarwal R/o 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawni, Diguria, Lucknow, U.P.-226020, which is registered in the office of sub registrar IVth, Lucknow in Book No. 4 Jild No. 444 pages 339 to 350 Serial Number 578 on date 06/08/2022 which is valid (hereinafter referred to as '**SELLER**').

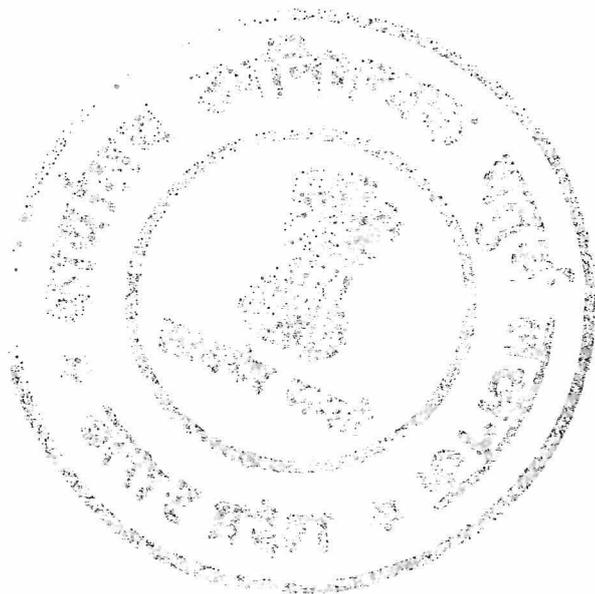
IN FAVOUR OF

M/S SPRING GARDEN, having its address CP-138, Viraj Khand, Gomti Nagar Lucknow, through its Partner **Mr. Jay Ram Jalan** son of Late K.N. Jalan (which expression unless repugnant to the context or meaning thereof, be deemed to

Arjun Ag

3

For SPRING GARDEN
Gada
PARTNER



include its nominees, successors, wholly owned subsidiaries and the permitted assigns). (hereinafter referred to as "**PURCHASER**").

WHEREAS, the seller, being the absolute owner, in possession and recorded tenure holder in revenue record of village Mutakkipur with transferable rights a land/plot part of Khasra No. 294 sold area 2600 SQM out of its total area 5960 SQM Situated at Village Mutakkipur, Pargana and District Lucknow more specifically detailed in schedule given at the foot of this sale deed [hereinafter referred to as the '**SAID PROPERTY**'].

AND WHEREAS the Seller purchased the said property from its ex-owner Smt. Habibunnisha W/o Mr. Musheer Begh & Smt. Jannatun Nisha W/o Mr. Muneer Begh through a registered sale deed dated 11/06/2004 which is duly registered in Book No. 1, Jild No. 4414 at Pages 347 to 382 Serial No. 5357 registered on 16/06/2004 in the office of Sub-registrar-II, Lucknow. Thereafter the name of the Seller is dully mutated in the Revenue records.

That the aforesaid property declared as non-agriculture land vide order dated 28/03/2008 passed by honorable court of SDO sadar Lucknow in case no. 105/07-08 under section 143 of U.P.Z.A. & L.R. Act.

For SPRING GARDEN

Gale
PARTNER

Ajanta



AND WHEREAS the Seller being the absolute owner of the said property, want to sell and transfer aforesaid property for a consideration of **Rs. 1,59,00,000/- (Rupees One Crore Fifty-Nine Lac Only)**. And the purchaser is also agree to purchase the said property from the seller for the said consideration.

AND WHEREAS the Seller has received the said consideration amount from the purchaser as detailed in the Schedule of Payment given at the foot of this deed.

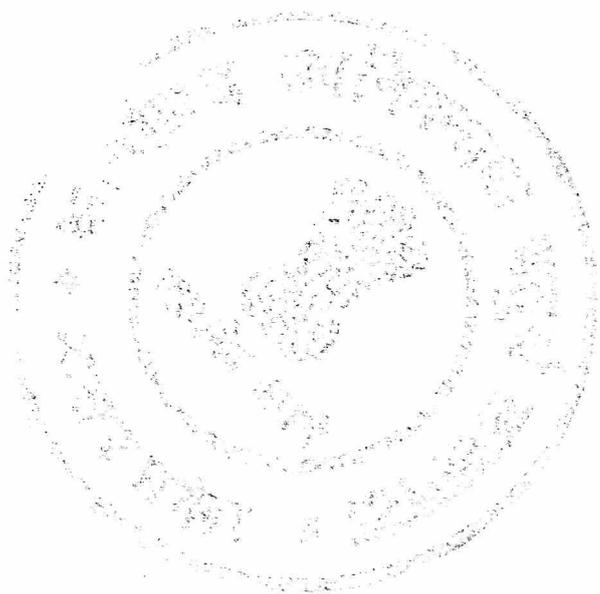
NOW THIS SALE DEED WITNESSES AS UNDER: -

1. That having received the said consideration amount in the manner detailed hereinafter, the seller doth hereby sells, conveys and assigns absolutely to the purchaser, the said property mentioned above and all that it has including all rights of easement and appurtenance attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owners thereof free from all encumbrances whatsoever.
2. That the seller has handed over the vacant possession of said property to the purchaser with all it's rights and privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.

Ajmer Ag

For SPRING GARDEN

Gada
PARTNER



3. That, if any, person claims through the seller, any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary rights therein, by reasons of any defect in the title the seller undertakes to Indemnify the purchaser to the extent of such loss or losses as the case may be from its other movable or immovable properties wherever, found in existence at that time.
4. There are no construction and No trees, No Tub well. It is not any segment road.
5. That the land hereby sold is within the limit of Nagar Nigam. The area of the land hereby sold is **2600 SQM** the market value whereof for the purpose of stamp duty as per rates/ rules notified by Collector, Lucknow works out to following: -
- I. The first 1000 SQM calculated @Rs.7500/- per SQM which comes 1000xRs.7500/- = Rs.75,00,000/-.
- II. Remaining 1600 SQM being calculated after reducing 30% which comes @Rs.5250/- per SQM therefore 1600xRs.5250/- = Rs.84,00,000/-.

Ajinkya

For SPRING GARDEN
Gada
PARTNER



thus, the total valuation comes to Rs. 1,59,00,000/- only.

III. The actual sale consideration and market value both are Rs. 1,59,00,000/-. Hence, the stamp duty on sale consideration of Rs. 11,13,000/- @7% which is being paid by the Purchaser through E- Stamp.

6. That the both parties are not member of schedule caste or schedule tribe, as such there is no impediment against the transfer of the above land.

7. That the land/plot hereby sold is not subject matter of any acquisition under any of the Scheme notified by Lucknow Development Authority or Housing Board or any other Authority.

8. That the expression 'Seller' and 'Purchaser' hereinbefore used, unless repugnant to the context mean and shall always mean and include their heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above-named seller and the purchaser, have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

Ajinkya

For SPRING GARDEN
Gade
PARTNER

आवेदन सं०: 202300821097862

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 13209

वर्ष: 2023

प्रतिफल- 15900000 स्टाम्प शुल्क- 1113000 बाजारी मूल्य - 15900000 पंजीकरण शुल्क - 159000 प्रतिनिधिकरण शुल्क - 60 योग : 159060

श्री मेसर्स सिप्रंग गार्डन द्वारा
जय राम जालान अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० के०एन०जालान
व्यवसाय : व्यापार
निवासी: 4/48, सेक्टर-4, गोमतीनगर विस्तार, लाइनक



श्री. मेसर्स सिप्रंग गार्डन द्वारा

जय राम जालान अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/12/2023 एवं 11:11:18

AM चजे

निबंधन हेतु पेशा क्रिया।

Gala.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शिव कुमार सिंह

उप निबंधक : सदर लाइनक

लाइनक

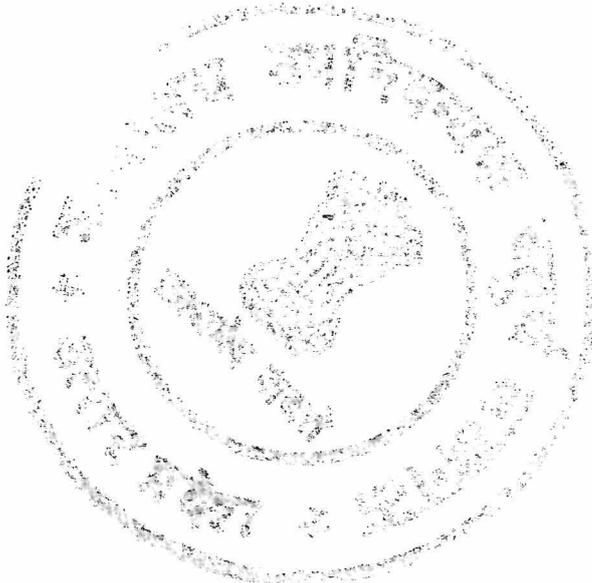
28/12/2023

अरविन्द्र कुमार गौड़

निबंधक लिपिक

28/12/2023

प्रिंट करें



SCHEDULE OF PROPERTY

Land/Plot part of Khasra No. 294 sold area 2600 SQM out of its total area 5960 SQM, Situated at Village Mutakkipur, Pargana Tehsil and District Lucknow.

SCHEDULE OF PAYMENT

1. Rs. 1,57,41,000/- (Rupees One crore Fifty-Seven Lac Forty-One Thousand Only) by Cheque No. 001625 Union bank of India Lucknow.
2. Rs. 1,59,000/- only deducted towards TDS.

Lucknow/Dated: 28/12/2023

WITNESSES: -



दीपक पाण्डेय

Mr. Deepak Pandey
S/o Shri Jagan Nath Pandey
R/o 153, Ismailganj, Faizabad Road,
Lucknow.

Signed for & on behalf of



Ajmer Singh
SELLER

For SPRING GARDEN

Gala,
PARTNER

PURCHASER



सुधकर प्रसाद तिवारी
Mr. Sudhakar Prasad Tiwari
(Advocate)
High court Lucknow

Drafted & Typed By:

सुधकर प्रसाद तिवारी
Sudhakar Prasad Tiwari
(Advocate)
High court Lucknow
Phone-9450212350

बही सं०: 1

रजिस्ट्रेशन सं०: 13209

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री कमला अग्रवाल के द्वारा अर्जुन अग्रवाल, पुत्र श्री भूपेन्द्र
अग्रवाल

निवासी: 187, मोहिबुल्लापुर, सीतापुर रोड, निकट- ताड़ी
खाना क्रांसिंग, पल्टन छावनी, डिगुरिया, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

Arjun Ag



श्री मेसर्स स्प्रिंग गार्डन के द्वारा जय राम जालान, पुत्र श्री
स्व० के०एन०जालान

निवासी: 4/48, सेक्टर-4, गोमतीनगर विस्तार, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Sda



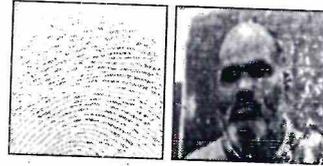
श्री दीपक पाण्डेय, पुत्र श्री जगन्नाथ पाण्डेय

निवासी: 153, इस्माईलगंज, अयोध्या रोड, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

दीपक पाण्डेय



श्री सुधाकर प्रसाद तिवारी, पुत्र श्री सूर्यश्रीतला प्रसाद
तिवारी

निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेंट, अयोध्या रोड,
अनौरा कला, लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shivendra Kumar Singh
शिवेन्द्र कुमार सिंह

उप निबंधक: सदर चतुर्थ

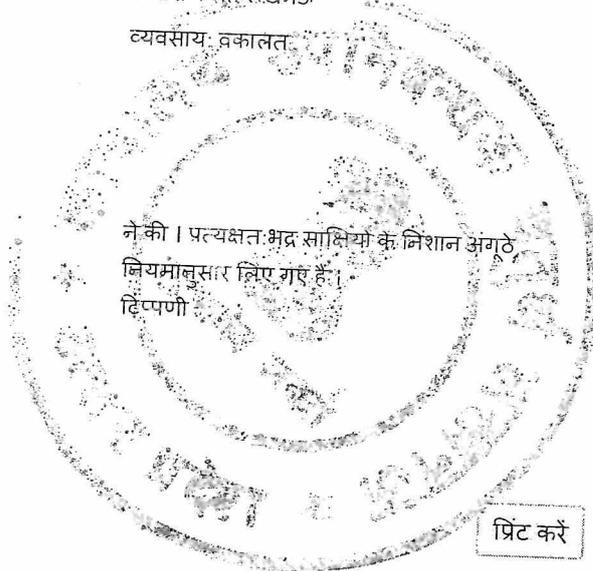
लखनऊ

28/12/2023

Arvind Kumar Goel
अरविन्द्र कुमार गोड

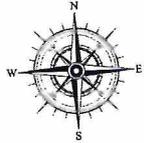
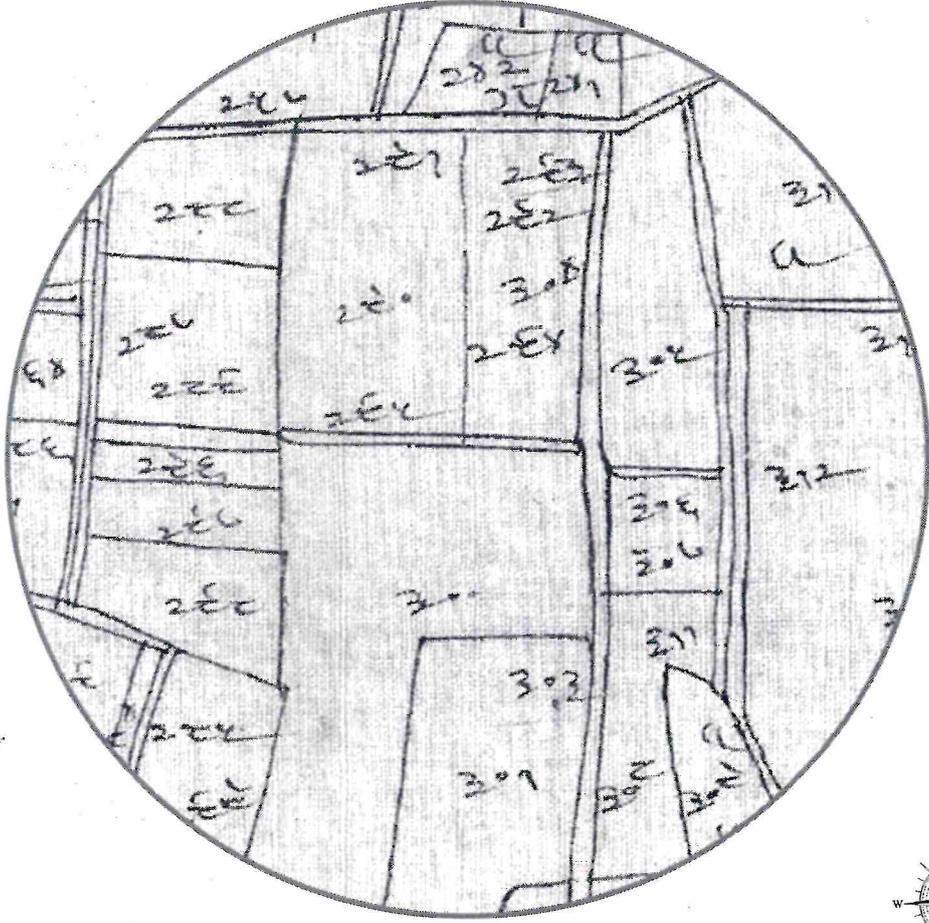
निबंधक लिपिक लखनऊ

28/12/2023



प्रिंट करें

**Sold Land Part of Khasra No.-294
Situating-Village-Mutakkipur, Pargana Tehsil & Distt-Lucknow**



Ajmer Ag

For SPRING GARDEN

Gola

PARTNER

आवेदन सं०: 202300821097862

बही संख्या 1 जिल्द संख्या 20979 के पृष्ठ 345 से 362 तक क्रमांक
13209 पर दिनांक 28/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शिवेन्द्र कुमार सिंह

उप निबंधक : सदर चतुर्थ

लखनऊ

28/12/2023

प्रिंट करे

