

1851705000



Pargana & Tehsil : Mohanlalganj
Sale Consideration : Rs. 9,62,500/-
Market Value : Rs.9,62,500/-
Stamp Duty : Rs.67,500/-

SUMMARY OF DEED

1. Type of Land : Residential
2. Pargana : Lucknow
3. Village : Mozzamnagar
4. Detail of Property : khasra nos.72
5. Unit of Measurement : Sq.mtrs.
6. Area of Property : 125 sq.mtr
7. Situation of Road : At a distance of more than 500 mtrs.
from the sultanpur road,
8. Type of Property : Plot of land

BOUNDARIES

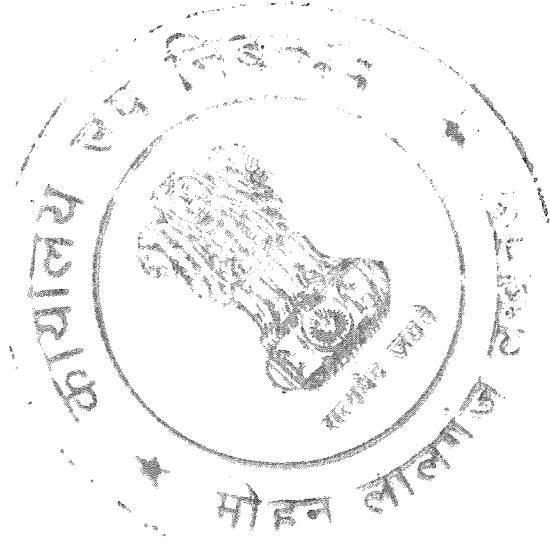
East : Khasra number 65 and other Land
West : Khasra number 73 and other Land
North : Khasra number 66
South : Khasra number 71 and other land

SYNERGY TIE UP PVT. LTD.


DIRECTOR

SHREE HARI BARTER LTD.


DIRECTOR



Number of Seller - one

M/s **SYNERGY TIE-UP PRIVATE LTD**, through its Director Sri Vinay Srivastava, son of Late Jagdish Prasad, having its registered office at B-46, J-Park, Mahanagar extention Lucknow.

Aadhar no.xxxx xxxx 5679

Occupation- Service

Mob no. 9415180298

Number of Purchaser - one

M/s **SHREE HARI BARTER LTD**, through its Director Sanjay Srivastava, son of Late Kamla Prasad Srivastava, having its registered office at B-46, J-Park, Mahanagar extention Lucknow.

Aadhar no.xxxx xxxx 3049

Occupation- Director

Mob no.9918101595

DEED OF SALE

This Deed of Sale is made by M/s **SYNERGY TIE-UP PRIVATE LTD**, CIN No. U51109UP2007PTC106159, through its Director Sri Vinay Srivastava, son of Late Jagdish Prasad, having its registered office at B-46, J-Park, Mahanagar extention Lucknow, hereinafter referred to as the Vendor, which expression shall unless the context otherwise requires include its assigns, legal representatives, administrators of the one part in favour of **SHREE HARI BARTER LTD**, CIN No.U67110WB1999PLC150541 through its Director Sanjay Srivastava, son of Late Kamla Prasad Srivastava, having its registered office at B-46, J-Park, Mahanagar extention Lucknow, hereinafter referred to as

SYNERGY TIE UP PVT. LTD.

Sri Vinay
DIRECTOR

SHREE HARI BARTER LTD.

S. Swastava
DIRECTOR



the Vendee, which expression shall unless the context otherwise requires include its assigns, legal representatives, administrators of the other part.

AND WHEREAS, the Vendor is the absolute owner in possession of khasra plot no.72 admeasuring 0.0125 hectrae viz 125 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow (more specifically described at the foot of this deed) on the basis of three deeds of sale viz sale deed dated 21.02.2009 registered on 24.02.2009 in Book no.I khand 1797 pages 47 to 88 at sr no.931/09 in the office of Sub-Registrar, Mohanlalganj, Lucknow ; sale deed dated 05.05.2009 registered in Book no.I Zild 1837 pages 235 to 274 at sr no. 1838, in the office of Sub-Registrar, Mohanlalganj, Lucknow ; sale deed dated 21.02.2009 registered in Book no.I khand 1796 pages 41 to 80 at sr no.902/09, in the office of Sub-Registrar, Mohanlalganj, Lucknow

AND WHEREAS, the land use of khasra plot no.72 has been changed from agriculture to non-agriculture Under Section 143 of the Z.A & L.R.Act in re : Synergy Tie-up Pvt Ltd Vs State in Case no.221/12-13, by means of the Order dated 23.07.2013 passed by the Asstt Collector, First Class, Mohanlalganj, Lucknow.

AND WHEREAS the name of the Vendor has been duly recorded in the revenue records, as it is established from the Extract of Intikhab khatauni, for the current fasli year.

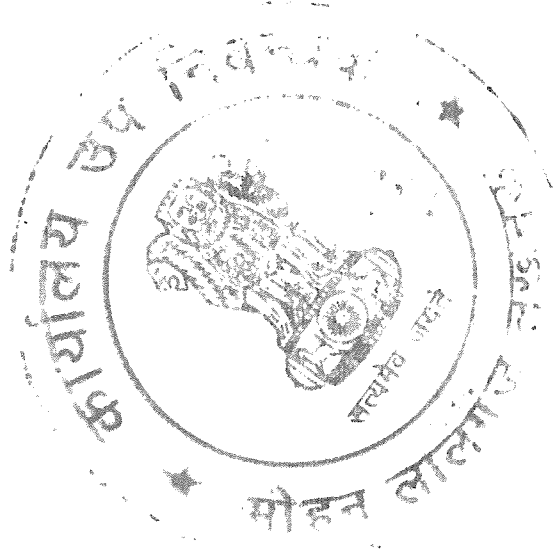
AND WHEREAS, as per the current revenue records, the land hereby sold in non-agricultural and is not affected by the provisions of the Ceiling Act.

SYNERGY TIE UP PVT. LTD.

[Signature]
DIRECTOR

SHREE HARI BARTER LTD.

[Signature]
DIRECTOR



AND WHEREAS, the land hereby sold has neither been acquired nor has been so far notified by the Competent Authority for acquisition, and further the Vendor has not received any notice from any government agency for acquisition of the said land.

AND WHEREAS, in view of the aforesaid facts, the Vendor is the absolute and exclusive owner in possession of the freehold plot of land bearing khasra no.72 admeasuring 0.0125 hectrae viz 125 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow (more specifically described at the foot of this deed) and possess right, title and interest in respect thereof and is fully competent and have a subsisting right and authority to transfer by way of absolute sale the said plot of land, alongwith the rights of incidents, easements annexed hereto, the profits accruing after the said transfer to the Vendee.

**NOW IT IS HEREBY COVENANTED BETWEEN THE PARTIES AS
HEREUNDER :**

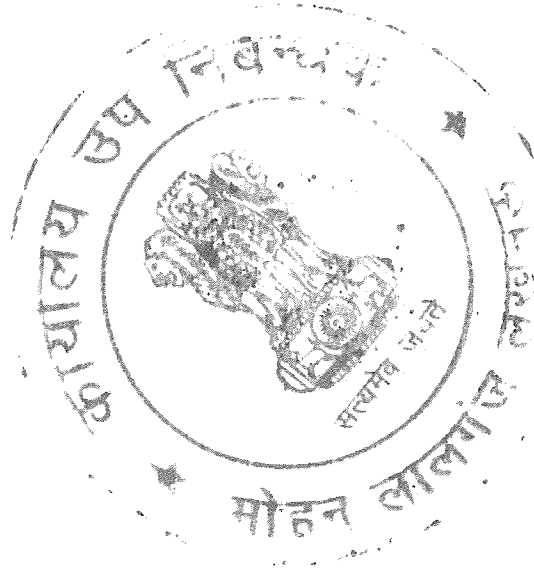
1. That in consideration of the payment of Rs. 9,62,500/- [Rupees Nine Lac Sixty Two Thousand Five Hundred only] by the Vendee to the Vendor, the Vendor do hereby grant, convey and transfer unto the Vendee by way of absolute sale the freehold plot of land bearing khasra no. 72 admeasuring 0.0125 hectrae viz 125 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow [more specifically described at the foot of this Deed], together with liberties, privileges, easementary rights and appendages and appurtenances whatsoever to the said land and or any part thereof, occupied therewith and all the estate, right, title and interest upon the same and every part thereof,

SYNERGY TIE UP PVT. LTD.

S. Anwar
DIRECTOR

SHREE HARI BARTER LTD.

S. Anwar
DIRECTOR



and to have and to hold the same unto and to the use of the Vendee, its, assigns, administrators, executors & legal representatives, as absolute owner of the aforesaid plot of land forever and at all times.

2. That the Vendee has paid to the Vendor a sum of Rs. 9,62,500/- [Rupees Nine Lac Sixty Two Thousand Five Hundred only] towards the sale consideration before the execution of this deed of sale as full and final payment, in respect of the aforesaid transaction of sale as per the details herein below mentioned, the receipt whereof is acknowledged by the Vendor.
3. That the Vendor has delivered the actual, physical, vacant and bounded possession of the aforesaid property [more specifically described at the foot of this Deed] to the Vendee.
4. That the Vendor has assured and undertaken that the aforesaid property is free from all sorts of encumbrances i.e. Sale, mortgage, attachments, disputes, Gifts, WILL, Exchanges, Court Injunction and the Vendor has not at any time done, executed or performed or suffered to the contrary or been a party or privy to any act, deed, thing whereby by reason or means whereof the said property is or may be impeached, charged, encumbered or affected adversely or whereby the Vendor is prevented from transferring or conveying the said property or by reason of defect in the title, in any manner aforesaid, and if it is ever proved otherwise, in that event the Vendor undertakes to indemnify the Vendee its, assigns, executors and administrators & legal representatives, of the loss or losses which may be suffered, incurred, undergone and or sustained by the Vendee as a result thereof to the extent of the total sale consideration from the Vendor.

SYNERGY TIE UP PVT. LTD.

N. K. K. K.
DIRECTOR

SHREE HARI BARTER LTD.

S. Anant
DIRECTOR



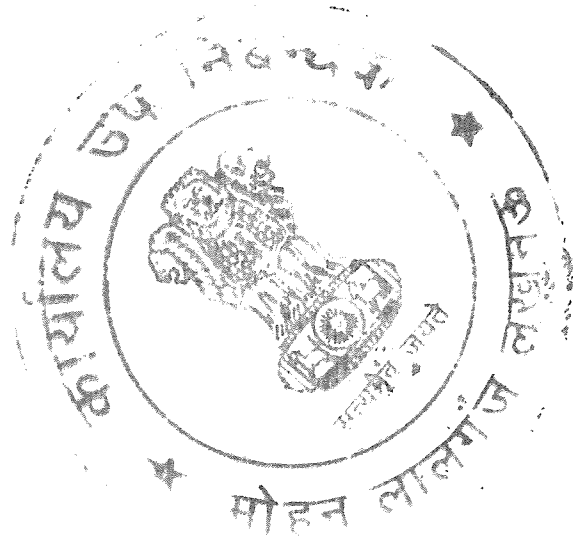
5. That, if any person or persons claims himself or through or on behalf of the Vendor any rights or privileges in respect of the property hereinabove mentioned, the same shall be rendered illegal and void by virtue of the present Deed of Sale.
6. That the Vendee is entitled to get its name mutated in the relevant records with respect to the said property (more specifically described at the foot of this deed) hereinbefore conveyed to the Vendee for which the Vendor hereby gives its consent and shall sign all such papers required for the said purpose and shall also appear in the mutation proceedings before the competent authority.
7. That the Vendor covenant with the Vendee to do all future act or acts to execute any document in respect of the property hereby sold as may be required for holding and peaceably enjoying the said property from time to time, if there be any such need and the same if required be done at the cost and the expense of the Vendee.
8. That the evaluation and the calculation of the Market value of the property hereby sold for the purposes of payment of stamp-duty is as under :
- i) The area of the land hereby sold is 125 sq.mtr, and it is situated on less than 9 mtr wide road, the circle rate is Rs.7700/- per sq.mtr, according to which the market value, of the said land comes to Rs.9,62,500/-, which is higher than the sale consideration on which a stamp duty of Rs.67,500/- is paid by the purchaser.
- ii) The area shown in the Sketch map is similarly written in this Deed of Sale.

SYNERGY TIE UP PVT. LTD.


DIRECTOR

SHREE HARI BARTER LTD.


DIRECTOR



- iii) The property hereby sold is situated at a distance of more than 500 metres from the main sultanpur road.
- iv) There is no construction of any type on the plot of land hereby sold.
9. That all the expenses for the execution and registration of this Deed of Sale which includes stamp-paper, registration fees etc, have been paid by the Vendee.
10. This Deed of Sale has been drafted on the facts and figures furnished by the Vendor and the Vendee, and moreover the deed of sale has been read over and understood by the Vendor and the Vendee, and in case any of the facts is found to be false, then the Advocate who has drafted the deed as well as the typist shall not be responsible.

DETAILS OF PAYMENT

A/c payee cheque no. 783835 dated 21.12.2023 Rs. 9,62,500/-
[Rupees Nine Lac Sixty Two Thousand Five Hundred only] drawn
on Canara Bank, Naval Kishore Road, Hazratganj, Lucknow

DESCRIPTION OF THE PROPERTY HEREBY SOLD

khasra plot no.72 admeasuring 0.0125 hectrae viz 125 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow, and which is bounded as under :

East	:	Khasra number 65 and other Land
West	:	Khasra number 73 and other Land
North	:	Khasra number 66
South	:	Khasra number 71 and other land

SYNERGY TIE UP PVT. LTD.

[Signature]
DIRECTOR

SHREE HARI BARTER LTD.
[Signature]
DIRECTOR

विक्रय पत्र

वर्ष: 2023

रजिस्ट्रेशन सं.: 39851

वर्षी सं.: 1

प्लॉट सं. - 962500 स्टेशन रोड - 67500 बाजारी मंडल - 963000 पंजीकरण शुल्क - 9630 पंजीकरण शुल्क - 60 यांग : 9690

श्री श्री एंटी वार्टर लिमिटेड द्वारा

संजय शीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री स्व. कमला प्रसाद शीवास्तव

उपवास्य : नोकरी

निवासी: वी 46, जी पाक अहमदनगर विस्तार लखनऊ

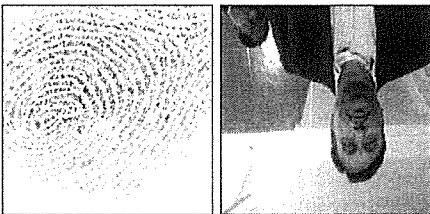
S. M. ...

संजय शीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि

जे यद लेखपत्र इस कायालय में दिनांक 22/12/2023 एवं 12:10:21

PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रार ऑफिस के इन्सपेक्टर

श्री 0 भाजी अहमद प्रभाषी

उप निबंधक: अहमदनगर

लखनऊ

22/12/2023

संजय कुमार गौतम

निबंधक लिपिक

22/12/2023

पिट करे



IN WITNESS WHEREOF THE VENDOR AND THE VENDEE HAVE SET
AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES ON THIS DEED
OF SALE ON THIS 21 DAY OF DECEMBER, 2023 AT LUCKNOW.

Witnesses :

संदीप



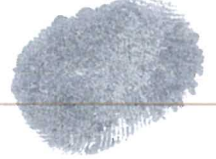
VENDOR

PAN No. - AAMCS1206R

SYNERGY TIE UP PVT. LTD.

M. N. S.
DIRECTOR

1. Sandeep Kumar Singh
S/o- Usha Kiran
R/o,-40, Subhash Marg opposite
PNB, Lucknow



R. G.



2. Ram Gopal ,
S/o- Chunni Lala
R/o- 387/5, Kachchabagh,
Saadatganj, Lucknow

VENDEE

PAN No. -AAHCS5311E

SHREE HARI BARTER LTD.

S. Swastava
-DIRECTOR



Typed by :
[Signature]
[Rahul]
Lucknow

Drafted by :
[Signature]
[Pradeep Srivastava]
Advocate High Court
Mob no.9450377190

वही सं.: 1 रिजिस्ट्रेशन सं.: 39851 वर्ष: 2023

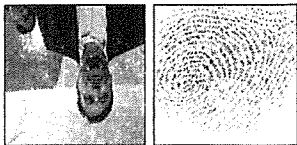
निष्पादन लेखपत्र बाद सुनने व समझने मजसून व प्राप्त धनराशि क प्रलेखनसंग उक्त

विक्रम: 1

श्री सिनर्जी टाई अप प्राइवेट लिमिटेड के द्वारा विनय श्रीवास्तव , पुत्र श्री स्व० जगदीश प्रसाद
जगदीश प्रसाद
निवासी: बी 46, जे पाक मरदानगर विस्तार नखनऊ
दयवसाय: नौकरी
कैता: 1

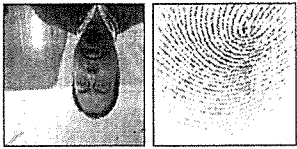


श्री श्री देवी वाटर लिमिटेड के द्वारा संजय श्रीवास्तव , पुत्र श्री स्व० कमला प्रसाद श्रीवास्तव
निवासी: बी 46, जे पाक मरदानगर विस्तार नखनऊ
दयवसाय: नौकरी
S. Kumar



जे निष्पादन स्वीकार किया | निनकी पहचान
पहचानकर्ता : 1

श्री संदीप कुमार सिंघ, पुत्र श्रीमती उषा सिंघ
निवासी: 40, सुभाष मार्ग अपॉजिट पीएनबी, नखनऊ
दयवसाय: नौकरी
25/5/23
पहचानकर्ता : 2

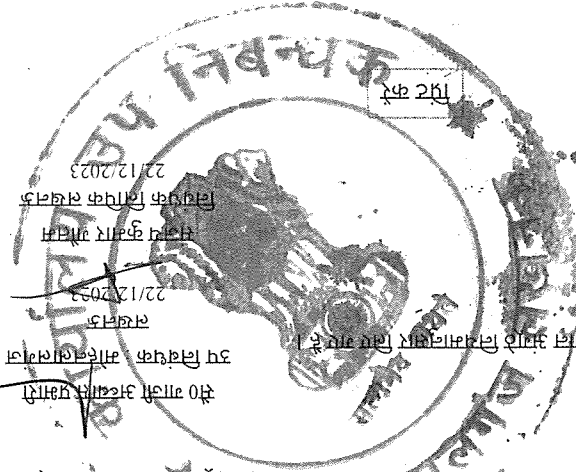


श्री राम गोपाल , पुत्र श्री चुल्ही लाल
निवासी: 387/5 कटवा बाग, सआदतनगर, नखनऊ
दयवसाय: नौकरी

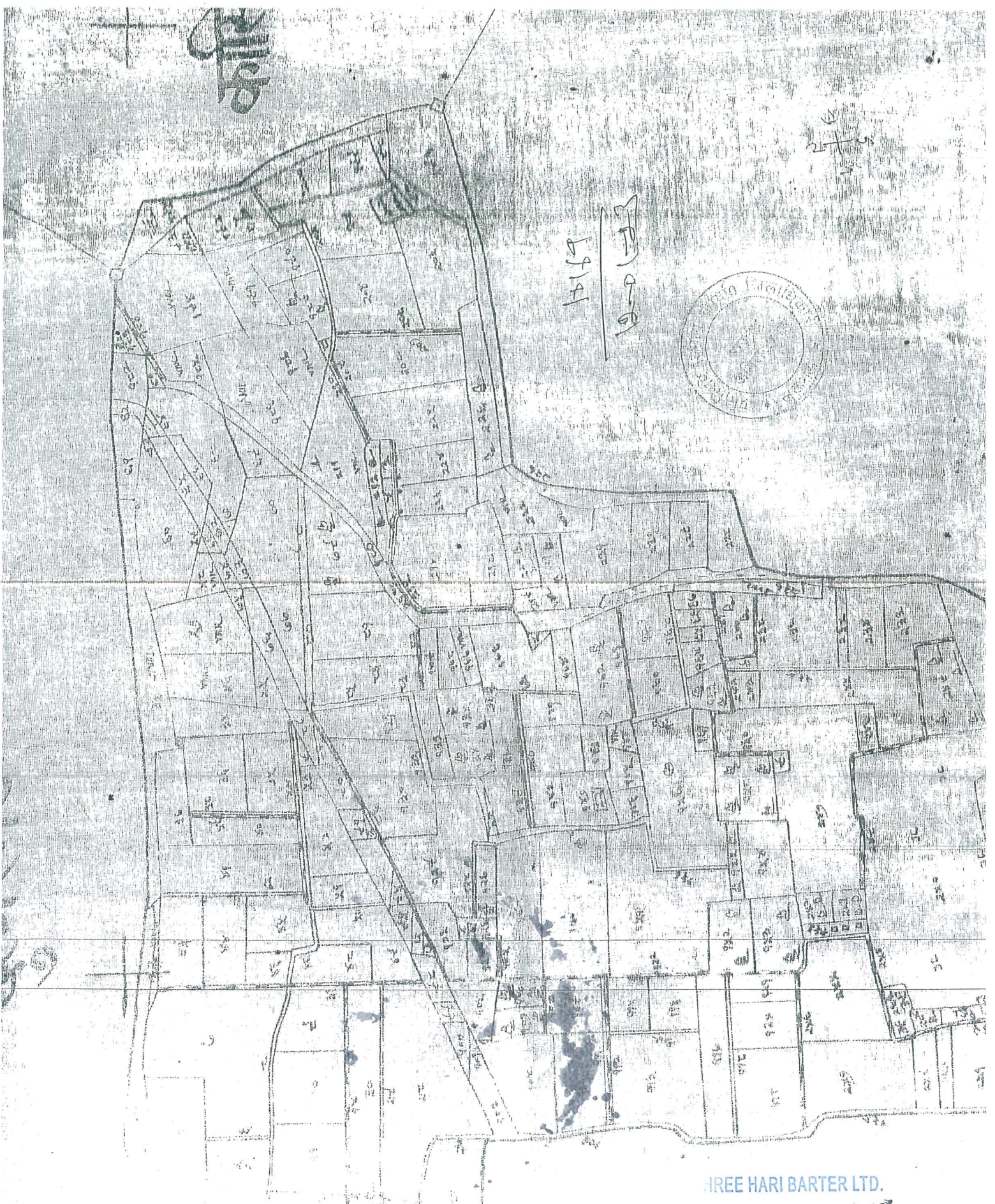


रिजिस्ट्रेशन अधिकारी के दस्तखत

से 10 गाजी अहमद प्रभासी
उप निबंधक आदिनामिकाओं
नखनऊ
22/12/2023
संजय कुमार गोपाल
निबंधक निबंधक नखनऊ
22/12/2023



पिंट करे



SYNERGY TIE UP PVT. LTD.

M. W. K.

DIRECTOR

SHREE HARI BARTER LTD.

S. Swarnatao

DIRECTOR

17169

17169
199 (153)





पिठ करे

22/12/2023

लखनऊ

उप निबंधक : मोहनलालगंज

सै0 गजनी अहवाल प्रभारी

रजिस्ट्रार आधिकारी के हस्ताक्षर

22/12/2023 को रजिस्ट्रार के द्वारा किया गया।

वही संख्या 1 लिस्ट संख्या 16334 के पृष्ठ 119 से 138 तक क्रमांक 39851 पर दिनांक

आवेदन सं०: 202300822061479