

0005071588

Pargana & Tehsil : Mohanlalganj
 Sale Consideration : Rs. 36,57,500/-
 Market Value : Rs. 36,57,500/-
 Stamp Duty : Rs.2,56,100/-

SUMMARY OF DEED

1. Type of Land : Residential
2. Pargana : Lucknow
3. Village : Mozzamnagar
4. Detail of Property : Khasra nos.65
5. Unit of Measurement : Sq.mtrs.
6. Area of Property : 475 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

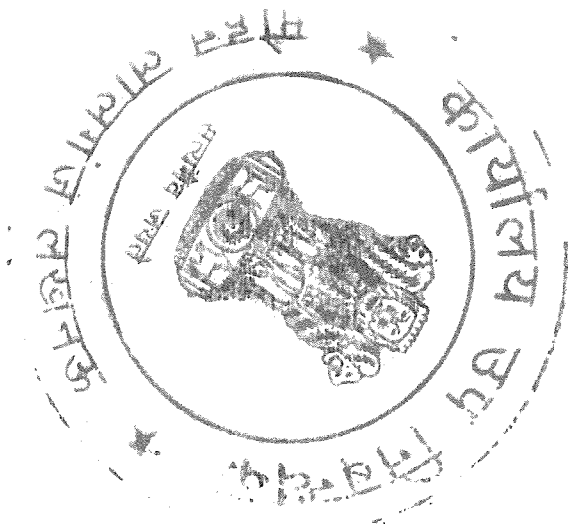
East : Khasra number 63 and 64
 West : Khasra number 66 and 72
 North : Khasra number 60 and other land
 South : Khasra number 67 and other land

SYNERGY TIE UP PVT. LTD.


 DIRECTOR

For SAHU LAND DEVELOPERS PVT. LTD.


 Authorised Signatory



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 SAHU LAND DEVELOPERS PVT LTD, through its Authorised Signatory Sanjay Srivastava, son of Late Kamla Prasad Srivastava, having its office at C-40/5, 1st Floor, Meerabai Marg, Lucknow.

Aadhar no.xxxx xxxx 3049

Occupation- Service

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 **M/s SAHU LAND DEVELOPERS PVT LTD**, CIN No.U70101WB2007PTC118275 through its Authorised Signatory Sanjay Srivastava, son of Late Kamla Prasad Srivastava, duly authorized by Board Resolution dated 20/12/2023, having its office at C-

SYNERGY TIE UP PVT. LTD.


DIRECTOR

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40/5, 2nd Floor, Meerabai Marg, Lucknow, hereinafter referred to as 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.65 admeasuring 0.475 hectrae viz 475 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.65 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.

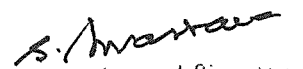
AND WHEREAS the name of the Vendor has been duly recorded in the revenue records, as it is established from the Extract of Intikhab khatauni, for the current fasli year.

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.


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For SAHU LAND DEVELOPERS PVT. LTD


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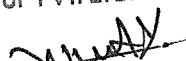
AND WHEREAS, the land hereby sold has neither been acquired nor has been so far notified by the Competent Authority for acquisition, and further the Vendor has not received any notice from any government agency for acquisition of the said land.

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.65 admeasuring 0.0475 hectrae viz 475 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 :**

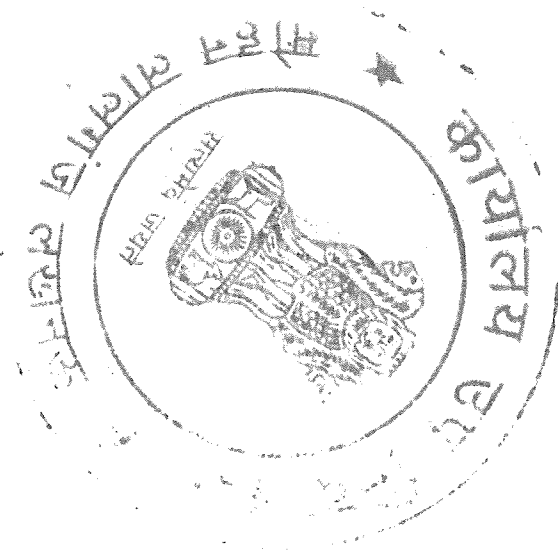
1. That in consideration of the payment of Rs. 36,57,500/- [Rupees Thirty Six Lac Fifty Seven Thousand Five Hundred only] by the Vendee to the Vendor, the Vendor do hereby grant, convey and transfer unto the Vendee by way of absolute sale the freehold plot of land bearing khasra no. 65 admeasuring 0.0475 hectrae viz 475 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow [more specifically described at the foot of this Deed], together with liberties, privileges, easementry 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.


DIRECTOR

For SAHU LAND DEVELOPERS PVT. LTD.


Authorised Signatory



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.

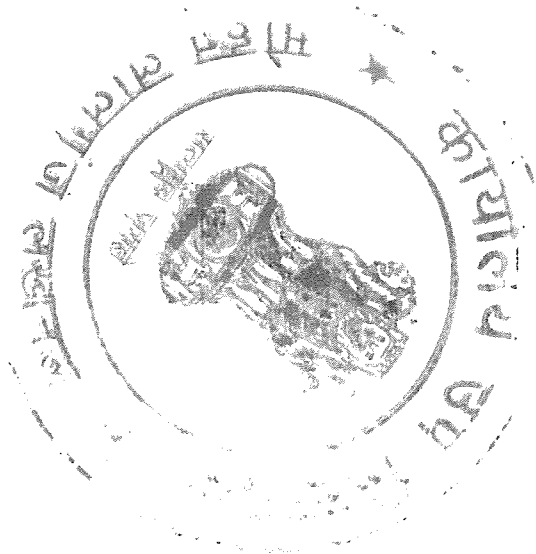
2. That the Vendee has paid to the Vendor a sum of Rs. 36,57,500/- [Rupees Thirty Six Lac Fifty Seven Thousand Five Hundred only] towards the sale consideration before the execution of this deed of sale as full and final payment, in respect of the aforesaid transaction of sale as per the details herein 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.


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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 475 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.36,57,500/-, which is higher than the sale consideration on which a stamp duty of Rs.2,56,100/- is paid by the purchaser.
 - ii) The area shown in the Sketch map is similarly written in this Deed of Sale.

For SAHU LAND DEVELOPERS PVT. LTD

SYNERGY TIE UP PVT. LTD.


DIRECTOR


Authorized Signatory



- 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. 223779 dated 21.12.2023 Rs. 36,57,500/- (Rupees Thirty Six Lac Fifty Seven Thousand Five Hundred only) drawn on Canara Bank, Naval Kishore Road, Hazratganj, Lucknow.

DESCRIPTION OF THE PROPERTY HEREBY SOLD

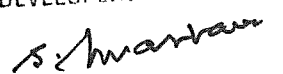
khasra plot no.65 admeasuring 0.0475 hectrae viz 475 sq.mtr, situated at Village Mozzamnagar, Pargana & Tehsil Mohanlalganj, District Lucknow, and which is bounded as under :

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DIRECTOR

For SAHU LAND DEVELOPERS PVT. LTD.


Authorized Signatory

विक्रय पत्र

बही सं०: 1

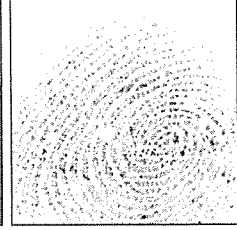
रजिस्ट्रेशन सं०: 39850

वर्ष: 2023

प्रतिफल- 3657500 स्टाम्प शुल्क- 256100 बाजारी मूल्य - 3658000 पंजीकरण शुल्क - 36580 प्रतिलिपिकरण शुल्क - 60 योग : 36640

श्री साहू लैंड डेवलपर्स प्राइवेट लिमिटेड द्वारा
संजय श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० कमला प्रसाद श्रीवास्तव
व्यवसाय : नौकरी
निवासी: सी - 40/5 प्रथम तल मीराबाई मार्ग लखनऊ

S. Kumar



श्री. साहू लैंड डेवलपर्स प्राइवेट लिमिटेड द्वारा

संजय श्रीवास्तव अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/12/2023

एव 12:11:55 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सै० गाजी अब्बास प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ

22/12/2023

संजय कुमार गौतम

निबंधक लिपिक

22/12/2023

प्रिंट करें



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

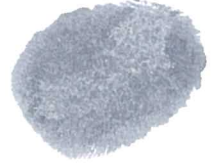


VENDOR

PAN No. -AAMCS1206R

SYNERGY TIE UP PVT. LTD.

Sandeep
DIRECTOR



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

Ram Gopal



VENDEE

PAN No. -AAMCS1205N

For SAHU LAND DEVELOPERS PVT. LTD



S. Swastika
Authorised Signatory

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

Typed by :

Rahul

[Rahul]
Lucknow

Drafted by :

Pradeep Srivastava
[Pradeep Srivastava]
Advocate High Court
Mob no.9450377190

बही सं०: 1

रजिस्ट्रेशन सं०: 39850

वर्ष: 2023

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

विक्रेता: 1

श्री सिनर्जी टाई अप प्राइवेट लिमिटेड के द्वारा विनय
श्रीवास्तव, पुत्र श्री स्व० जगदीश प्रसाद

निवासी: बी 46, जे पार्क महानगर विस्तार लखनऊ

व्यवसाय: नौकरी

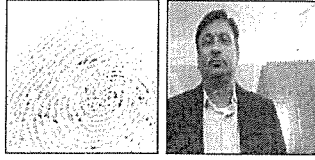
क्रेता: 1



श्री साहू लैंड डेवलपर्स प्राइवेट लिमिटेड के द्वारा संजय
श्रीवास्तव, पुत्र श्री स्व० कमला प्रसाद श्रीवास्तव

निवासी: सी - 40/5 प्रथम तल मीराबाई मार्ग लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री संदीप कुमार सिंह, पुत्र श्रीमती उषा किरण

निवासी: 40, सुभाष मार्ग अपोजिट पीएनबी, लखनऊ

व्यवसाय: नौकरी

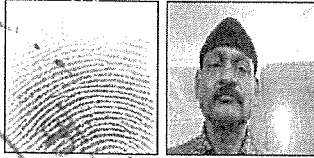
पहचानकर्ता: 2



श्री राम गोपाल, पुत्र श्री चुन्नी लाल

निवासी: 387-5 कच्चा बाग, सभद्रतगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भूत साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

सै० माजी अंबास प्रभारी
उप निबंधक: मोहनलालगंज

लखनऊ

23-12-2023

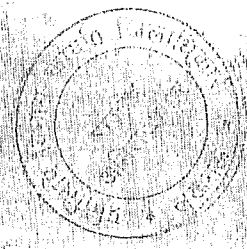
संजय कुमार गौतम
निबंधक लिपिक लखनऊ
22/12/2023

प्रिंट करें

DRP



2006
5914



SYNERGY TIE UP PVT. LTD.

[Signature]
DIRECTOR

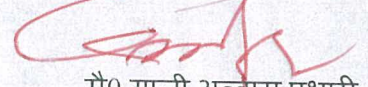
For SAHU LAND DEVELOPERS PVT. LTD

S. Swarna
Authorised Signatory

आवेदन सं०: 202300822061460

बही संख्या 1 जिल्द संख्या 16334 के पृष्ठ 99 से 118 तक क्रमांक
39850 पर दिनांक 22/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



सै० गाजी अब्बास प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

22/12/2023

