

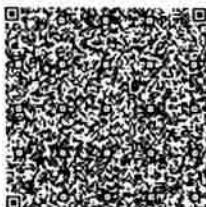


INDIA NON JUDICIAL
7593/22
Government of Uttar Pradesh

Signature Parash Deeba
ACC Name- Farha Deeba, ACC Code- UPECOLUP14171904
ACC Address- 788400 Mathiguri, Mobile- 7388549294
License No.- 607, Taldali & District- Prayagraj

e-Stamp

Certificate No.	: IN-UP85922113832946U
Certificate Issued Date	: 04-Sep-2022 09:56 PM
Account Reference	: NEWIMPACC (SV)/ up14171904/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUP1417190464283161816206U
Purchased by	: MaabhwatiDevelopersLLPThDesigPartShashankAgarwal
Description of Document	: Article 23 Conveyance
Property Description	: H.No.Old 9/16,PresentlyNoAs 25/16,25A/16A,And25B/16B,JhulelalNagarLukerganjPrayagrajDetailsAsPerD eed
Consideration Price (Rs.)	:
First Party	: Dr Mrs Aroti Ghosh ForSelfAndAsAttorneyof Others
Second Party	: MaabhwatiDevelopersLLPThDesigPartShashankAgarwal
Stamp Duty Paid By	: MaabhwatiDevelopersLLPThDesigPartShashankAgarwal
Stamp Duty Amount(Rs.)	: 87,50,000 (Eighty Seven Lakh Fifty Thousand only)



Please write or type below this line

Parsh Deeba



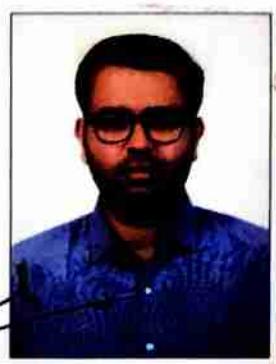
Parash Deeba



PU 0004387513

Statutory Alert:

1. The author is liable for any damage or loss suffered by you in case of any forged or tampered certificate or any other document issued on the Certificate and as available on the website / UJL due to any intentional or negligent act.
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*Identified
Mohd. Shashank
ADVOCATE*

(2)

PRECIS OF THE DEED

1. Type of Land. -	<i>Land with building</i>
2. Ward/ Pargana. -	<i>Sadar</i>
3. Mohalla/Village.-	<i>Mohalla Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj</i>
4. Description of Property. -	<i>Part of Nazul now Freehold Bhukhand Sankhya 9, 9-A/1, Mohalla Lukerganj, Allahabad measuring 448.47 Sq.Mts. out of 466.12 Sq.Mts. and part of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 measuring 919.32 Sq. Metres out of 1141.35 Sq. Metres and Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/3 measuring 988 Sq.Mts. and Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/4 measuring 1000 Sq.Mts., consolidated area measuring 3355.79 Sq. Metres out of 3595.47 Sq. Metres, bearing municipal House No. Old 9/16, Jhulelal Nagar, Lukerganj, Allahabad, presently numbered as 25/16, 25A/16A, and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj, including constructions and trees, standing thereon.</i>
5. Unit of Land (Hectare/Sq. Metre) -	<i>Sq. Metres</i>

Aroti Ghosh



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri

Shashank



Maabhagwati Developers Ltd.
through its Designated Partner
(Shashank Agarwal)

(3)

6.	Extent of Land/ Proportionate Land -	X
7.	Situation of Road.- <i>Mohalla Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj</i>	
8.	Other description/ 9 metre road/corner etc. -	<i>Old G.T. Road</i>
9.	Type of Property. -	<i>Land with building</i>
10.	Total area of the property (In case of Multistorey Building) -	X
11.	Total Covered Area (In case of Multistorey Building) -	X
12.	Stage-Finished/Semi-Finished/etc. -	X
13.	Valuation of Trees. -	X
14.	Boring/Well etc. -	X
15.	Built up area. -	<i>Value Construction (R.B.C. Second Class) on Ground Floor = 30.00 Sq. metres</i>
16.	Year of Construction. -	<i>1960</i>
17.	Whether Me mber of Sahkari Awas Samiti- Yes/No. -	X
18.	Sale Consideration in Rupees. -	<i>Rs. 16,00,00,000/-</i>
19.	Valuation of Property -	<i>Rs. 16,85,37,000/-</i>
20.	Stamp duty paid. -	<i>Rs. 1,22,50,100/-</i>

*(Stamp Duty of Rs. 35,00,000/- has been paid at the time of Agreement
dated 13.12.2021 and remaining stamp duty of Rs. 87,50,100/- is paid in
this deed, thus total stamp duty of Rs. 1,22,50,100/- is paid)*

Boundary :

East : - *Guddu Furniture Shop.*

West: - *Santoshitam Saree Centre R/o Rishi Malik 17/26, Old GT Road,
Lukerganj, Allahabad now Prayagraj.*

North : - *Remaining Property of the Vendors.*

South : - *Old G.T. Road.*

Aroti Ghosh

*(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri*

Shashank

*Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)*

आवेदन सं: 202200890018347

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 7593

वर्ष: 2022

प्रतिफल- 160000000 स्टाम्प शुल्क- 8750100 बाजारी मूल्य - 168537000 पंजीकरण शुल्क - 1685370 प्रतिलिपिकरण शुल्क - 100 योग : 1685470

श्री माँ भगवती डेवेलपर्स एलएलपी द्वारा
शशांक अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्वरूप राजीव अग्रवाल
व्यवसाय : व्यापार
निवासी: फ्लैट नं बी-304/305, 60/48 पुष्पेन्द्र हाइट्स, सिविल लाइन्स प्रयागराज



श्री, माँ भगवती डेवेलपर्स एलएलपी द्वारा

शशांक अग्रवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 05/09/2022

एवं 04:19:33 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुलदीप कुमार सिंह
उप निबंधक : सदर द्रवितीय

प्रयागराज

05/09/2022



हसनैन अहमद निलो

निबंधक लिपिक

05/09/2022



(4)
Number of First Party [3]
Description of Vendor

1. Name :	Dr. (Mrs) Aroti Ghosh
Husband's Name	Shri P.K. Ghosh
Permanent Address	9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Prayagraj
Present Address	9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Prayagraj
Occupation	Doctor
Pan No.	ACDPG1510E
Adhaar No.	XXXX XXXX 6199
Mobile No.	9839933195
2. Name :	Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) through her Legally Appointed Attorney Dr. (Mrs) Aroti Ghosh
Husband's Name	Shri Kallol Bose
Permanent Address	9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Prayagraj
Present Address	99, Morton Drive, Kanata, Ontario, K2LIX2, Canada
Occupation	House Wife
Pan No.	BAZPB1784N
Passport No.	HD198814
Mobile No.	9839933195

Aroti Ghosh
 (Dr. (Mrs) Aroti Ghosh)
 for self and as attorney of
 Mrs. Amala Bose & Mrs. Minati Lahiri

Shashank
 Maabhagwati Development LLP
 through its Designated Partner
 (Shashank Agarwal)

बही सं: 1

रजिस्ट्रेशन सं: 7593

वर्ष: 2022

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

विकेता: 1

श्रीमती डॉ आरोती घोष स्वयं व मुआम अमला बोस उर्फ
अमला बनजी एवं मिनाती लहरी, पत्नी श्री पी० के० घोष
निवासी: 9/16 ओल्ड, न्यू न० 25/16, 25ए/16ए, 25बी/16बी,
झुलेलाल नगर, लूकरगंज, प्रयागराज

व्यवसाय: डाक्टर

क्रेता: 1

Anil Ghosh



श्री माँ भगवती डेवेलपर्स एलएलपी के द्वारा शशांक अग्रवाल,
पुत्र श्री स्व० राजीव अग्रवाल
निवासी: फ्लैट न० बी-304/305, 60/48 पुष्पेन्द्र हाइट्स,
सिविल लाइन्स प्रयागराज
व्यवसाय: व्यापार

Salil



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विशाल चौधरी, पुत्र श्री रमा कान्त

निवासी: 78, मुक्ता विहार, उद्योग नगर नैनी, प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2

Chaudhary



श्री देवाशीष बनजी, पुत्र श्री प्रशान्त बनजी

निवासी: 7/3ए, अमरनाथ झा मार्ग, जॉर्ज टाउन, प्रयागराज

व्यवसाय: अन्य

Devesh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुलदीप कुमार सिंह

उप निबंधक: सदर द्वितीय

प्रयागराज

05/09/2022

Kuldeep

हसनैन अहमद निलौ

निबंधक लिपिक प्रयागराज

05/09/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निर्णय अग्रणी नियमानुसार

लिए गए हैं।

टिप्पणी:



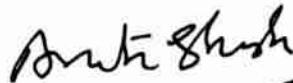
(5)

3. Name : **Mrs. Minati Lahiri**
through her Legally Appointed Attorney Dr. (Mrs) Aroti Ghosh
Husband's Name **Shri Bimal Lahiri**
Permanent Address **9/16, Old New Number 25/16, 25A/16A and 25B/16B,
Jhulelal Nagar, Lukerganj, Prayagraj**
Present Address **26 Tangle Wood Drive Milford MA 01757-1043, USA**
Occupation **House Wife**
Pan No. **AGQPL0790C**
Passport No. **522820305**
Mobile No. **9839933195**

Number of Second Party [1]

Description of Vendee

1. Name : **Maabhagwati Developers LLP, through its Designated
Partner Shri Shashank Agarwal**
Father's Name **Late Rajeev Agarwal**
Permanent Address **Flat No. B-304/305, 60/48, Pushpendra Heights,
Civil Lines, Prayagraj,**
Present Address **Flat No. B-304/305, 60/48, Pushpendra Heights, Civil
Lines, Prayagraj,**
Occupation **Business**
Pan No. **ABSFM4805A**
Adhaar No. **XXXX XXXX 7747**
Mobile No. **9838658898**



(Dr. (Mrs) Aroti Ghosh
for self and as attorney
Mrs. Amala Bose & Mrs. Minati Lahiri)



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

(6)

SALEDEED

THIS SALE DEED is made on this the 5th day of September, 2022.

BETWEEN

(1) Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh R/o 9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Prayagraj and (2) Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose R/o 9/16, Lukerganj, Prayagraj, presently residing at 99, Morton Drive Kanata, Ontario K2LIX2, Canada, through her legally constituted attorney Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh aforesaid, by virtue of a power of attorney dated 23.09.2021, executed by Amala Banerji aforesaid, which is duly verified and certificed by the order dated 08.02.2022 passed by District Registrar (ADM Finance) Allahabad now Prayagraj and (3) Mrs. Minati Lahiri W/o Shri Bimal Lahiri R/o 9/16, Lukerganj, Allahabad now Prayagraj presently residing at 26, Tangle Wood Drive Milford MA 01757-1043, USA through her legally constituted attorney Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh aforesaid, by virtue of a power of attorney dated 30.01.2012, executed by Mrs. Minati Lahiri W/o Shri Bimal Lahiri aforesaid, which is registered in Pustak Sankhya IV Khand Sankhya 40 on pages 59/68 at Serial No. 18/12 in the office of Sub-Registrar, Allahabad-Second on 30.01.2012, hereinafter jointly called the Vendors, which term unless excluded by the context shall mean and include their heirs, successors legal representatives, administrators and assigns.

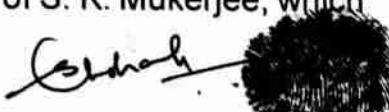
AND

Maabhagwati Developers LLP, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal** R/o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj, hereinafter called the Vendee, which term unless excluded by the context shall mean and include their heirs, successors in office, legal representatives and assigns.

WHEREAS initially the Nazul Plot No. 9-9A, Lukerganj, Allahabad was nazul land and by an indenture dated 12.12.1912 was demised by the secretary of State for India in Council in favour of S. K. Mukerjee, which



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

(7)

is registered in Bahi Sankhya 1 Jild Sankhya 347 on pages 25 to 26 at serial No. 151 in office of Sub-Registrar, Chail, Allahabad on 21.01.1913 for a period of 30 years with effect from 01.12.1912, renewable after every thirty years upto an aggregate period of ninety years.

AND WHEREAS after the death of S.K. Mukerjee the aforesaid lessee, the name of his son namely Hem Chandra Mukerjee was recorded over the aforesaid nazul land;

AND WHEREAS the lease of Nazul Plot No. 9-9A, Lukerganj, Allahabad was renewed vide deed of renewal dated 29.08.1947 in the name of Hem Chandra Mukerjee;

AND WHEREAS Hem Chandra Mukerjee alias Hem Mukerji S/o Late Dr. S.K. Mukerji, R/o 9 Lukerganj, Allahabad executed a Gift Deed of Nazul Plot No. 9-9A, Lukerganj, Allahabad in favour of Smt. Nanda Rani Devi W/o Late Shri K.L. Banerji R/o 16, Lukerganj, Prayagraj and her three daughters (i) Amala Devi Bose (2) Aroti Devi Ghosh (3) Minati Devi Lahiri, which was registered in Bahi No. 1, Zild No. 1049 on pages 389 to 394 at serial no. 991 on dated 22.05.1957 ;

AND WHEREAS by the mutation order of Prashashak Nagar Mahapalika, Allahabad, vide letter No. 3255/138/IX-2/55-56 dated 15.11.1966, the names of Smt. Nandarani Devi, Smt. Amala Devi, Aroti Devi and Minati Devi, was ordered to be recorded over the aforesaid nazul land;

AND WHEREAS a family settlement dated 15.11.1966 took place between the aforesaid lessees and by virtue of the aforesaid settlement dated 15.11.1966 an area measruing 1365.25 Sq. Yards came in the share of Smt. Nandarani Devi, an area measruing 1181.25 Sq. Yards came in the share of Smt. Amala Bose an area measruing 1196 Sq. Yards came in the share of Minati Lahiri and an area measruing 557.5 Sq. Yards came in the share of Dr. (Mrs) Aroti Ghosh;

AND WHEREAS Under the Prevelent Government Order, Dr. (Mrs) Aroti Ghosh, made an application for conversion of a portion of the aforesaid



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



Maabhagwati Developers
through its Designated Partner
(Shashank Agarwal)

lease hold land into freehold in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad. The Collector Allahabad allowed the said conversion and the Collector Allahabad on behalf of Governor of Uttar Pradesh executed a freehold deed dated 10.03.1997, which is registered in Pustak Sankhya 1 Khand 1050 on pages 1/26 at serial No. 2568 in the office of Sub-Registrar-Chail, Allahabad on 6.8.97. The Residential building which existed over the aforesaid freehold land was numbered as 25/16 Jhulelal Nagar (Lukerganj), Allahabad, presently numbered as 25B/16B Jhule Lal Nagar (Lukerganj), Allahabad and the name of the Vendor (Dr. (Mrs) Aroti Ghosh) stands recorded over the aforesaid freehold land and on the building standing thereon and as such the Vendor (Dr. (Mrs) Aroti Ghosh) is the absolute owner and in possession of a portion of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9, 9-A/1 measuring 466.12 Sq. Metres, by virtue of the aforesaid freehold deed;

AND WHEREAS Under the Prevelent Government Order, Smt. Nandarani Devi, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of the aforesaid lease hold land into freehold in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad. The Collector Allahabad allowed the said conversion and the Collector Allahabad on behalf of Governor of Uttar Pradesh executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 51/78 at serial No. 614 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. The Residential building which existed over the aforesaid freehold land was numbered as 25/16 Jhulelal Nagar (Lukerganj), Allahabad and the name of the Smt. Nandarani Devi, stood recorded over the aforesaid freehold land and on the building standing thereon and as such the Smt. Nandarani Devi became the absolute owner and in possession of a portion of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 measuring 1141.35 Sq. Metres, by virtue of the aforesaid freehold deed;

AND WHEREAS Under the Prevelent Government Order, Smt. Amla

Aroti Ghosh

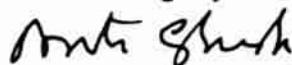
(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati

Shashank

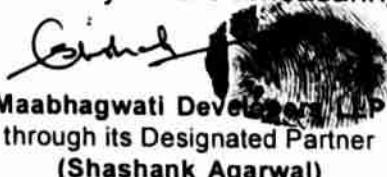
Maabhagwati Deo, L.P.
through its Designated Partner
(Shashank Agarwal)

Devi Bose, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of lease hold land into freehold in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad. The Collector Allahabad allowed the said conversion and the Collector Allahabad on behalf of Governor of Uttar Pradesh executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 21/50 at serial No. 613 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. The Residential building which existed over the aforesaid freehold land was numbered as 25/16 Jhulelal Nagar (Lukerganj), Allahabad, presently numbered as 25/16 Jhule Lal Nagar (Lukerganj), Allahabad, and the name of the Smt. Amla Devi Bose, stand recorded over the aforesaid freehold land and on the building standing thereon and as such the Vendor (Smt. Amla Devi Bose) became the absolute owner and in possession of a portion of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/3 measuring 988.00 Sq. Metres, by virtue of the aforesaid freehold deed;

AND WHEREAS Under the Prevelent Government Order, Smt. Minati Devi Lahiri, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of lease hold land into freehold in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad. The Collector Allahabad allowed the said conversion and the Collector Allahabad on behalf of Governor of Uttar Pradesh executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 79/106 at serial No. 615 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. The Residential building which existed over the aforesaid freehold land was numbered as 25/16 Jhulelal Nagar (Lukerganj), Allahabad, presently numbered as 25A/16A Jhule Lal Nagar (Lukerganj), Allahabad stands over the aforesaid freehold land and the name of the Vendor (Mrs. Minati Devi Lahiri) stands recorded over the aforesaid freehold land and on the building standing thereon and as such the Vendor (Mrs. Minati Devi Lahiri) became the absolute owner and in possession of a portion of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/4 measuring



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati La



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

(10)

1000.00 Sq. Metres, by virtue of the aforesaid freehold deed;

AND WHEREAS during her life time Smt. Nandarani Devi, executed a WILL dated 05.02.1986, which is registered in Bahi Sankhya 3 Jild Sankhya 307 on pages 42 to 46 at Serial No. 68 on 12.03.1986 in the office of Sub-Registrar-First, Allahabad;

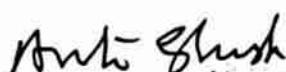
AND WHEREAS Smt. Nandarani Devi died on 11.03.2007, leaving the aforesaid registered WILL and after the death of Smt. Nandarani Devi, by virtue of aforesaid WILL, the present Vendors, namely Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh and Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose and Mrs. Minati Lahiri W/o Shri Bimal Lahiri, became the owners of the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 area 1141.35 Sq. Metres, Mohalla G.T. Road, Lukerganj, Allahabad to the extent of 1/3 share each;

AND WHEREAS after the death of Smt. Nandarani Devi her freehold property measuring 1141.35 Sq. metres devoled in equal share i.e. measuring 380.45 Sq. metres each to the present Vendors, namely Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh and Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose and Mrs. Minati Lahiri W/o Shri Bimal Lahiri, and thus the present Vendors are now the owners of the area of the aforesaid property as detailed below, together with House No. Old 9/16, Jhulelal Nagar, Lukerganj, Allahabad, presently numbered as 25/16, 25A/16A, and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj, having absolute right, title and interest in respect of aforesaid freehold property and the Vendors have all and every right to sell, transfer and alienate the same

Dr. (Mrs) Aroti Ghosh is the owner of $466.12 + 380.45 = 846.57$ Sq. Metres. in the aforesaid property,

Mrs. Amala Bose is the owner of $988 + 380.45 = 1368.45$ Sq. Metres. in the aforesaid property, and

Mrs. Minati Devi Lahiri is the owner of $1000 + 380.45 = 1380.45$ Sq. Metres. in the aforesaid property



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



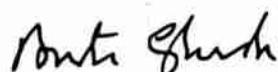
Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

(11)

AND WHEREAS as the aforesaid property is not yielding much profit to the Vendors as such the Vendors decided to sell the aforesaid property.

AND WHEREAS the Vendors have entered into an agreement for sale of an area measuring 4300 Sq. Yards = 3595.47 Sq. Metres of nazul now freehold plot No. 9-9A, with house No. 9/16 Old New No. 25/16, 25A/16A and 25B/16B, Jhule Lal Nagar, Lukerganj, Prayagraj on 13.12.2021 and that the Vendor had agreed to deliver vacant possession to the Vendee but even after great efforts the Northern portion measuring 20 feet in depth and 129 feet in width remains in occupation of some out houses. The Vendor and the Vendee therefore agreed to extend the time line of the agreement and reduce the said occupied area measuring 20 feet x 129 feet, 239.55 Sq. Mts. from being sold and as such the area of property now being sold / Vended through this sale deed is 3355.79 Sq. Mts. instead of earlier agreed area of 3595.47 Sq. Mts. As a result of reduction in the area of property being sold through this Sale Deed from 3595.47 Sq. Mts. to 3355.79 Sq. Mts., the sale consideration has also been mutually agreed to be reduced from Rs 17,50,00,000/- (Seventeen Crore Fifty Lakh only) to Rs. 16,00,00,000/- (Sixteen Crore only). The Vendor has agreed to sell an area of 3355.79 Sq. Mts. for a Sales Consideration of Rs 16,00,00,000/- (Sixteen Crore only), the details of which is mentioned in the SCHEDULE and the Vendee has agreed to purchase the same. To avoid loss of stamp duty to the State Exchequer the Vendee has agreed to pay the stamp duty charges on the earlier agreed value / Sales Consideration of Rs. 17,50,00,000/- (Seventeen Crore Fifty Lakh only) even though the present valuation of the Vended Property does not exceed 16,86,00,000/- (Sixteen Crore Eighty Six Lakh only). Both the Vendor and the Vendee have agreed to the above changes.

AND WHEREAS the Vendee has agreed to purchase the aforesaid part of Nazul now Freehold Bhukhand Sankhya 9, 9-A/1, Mohalla Lukerganj, Allahabad measuring 448.47 Sq. Mts. out of 466.12 Sq. Mts. and part of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 measuring 919.32 Sq. Metres out of 1141.35 Sq. Metres and Nazul



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati L



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(12)

Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/3 measuring 988 Sq.Mts. and Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/4 measuring 1000 Sq.Mts., consolidated area measuring 3355.79 Sq. Metres out of 3595.47 Sq. Metres, bearing municipal House No. Old 9/16, Jhulelal Nagar, Lukerganj, Allahabad, presently numbered as 25/16, 25A/16A, and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj, as shown and marked red in the site plan annexed hereto and more fully described and detailed in the SCHEDULE of this deed and has offered a sum of Rs. 16,00,00,000/- (Rupees Sixteen Crores only) as its sale consideration which is the maximum and most adequate price which the said property could fetch at present and the Vendors have agreed to and with the said Vendee for absolute sale of the aforesaid property with all their right, title, interest and possession in respect of the said property, more fully described and detailed in the SCHEDULE of this deed for a sale consideration of Rs. 16,00,00,000/- (Rupees Sixteen Crores only).

AND WHEREAS the Vendors have executed an agreement for sale dated 13.12.2021 in respect of aforesaid property in favour of the Vendee which is registered in Bahi Sankhya 1 Jild Sankhya 7040 on pages 215 to 236 at Serial No. 9980 in the office of Sub-Registrar, Prayagraj (Second) on 13.12.2021 and now the Vendors are in a position to execute sale deed in favour of the Vendee. In the aforesaid registered agreement to sell dated 13.12.2021 stamp duty of Rs. 35,00,000/- has already been paid.

NOW it is necessary to execute the deed of sale in respect of the aforesaid property.

NOW THIS DEED WITNESSETH

That in consideration of a sum of Rs. 16,00,00,000/- (Rupees Sixteen Crore only) having been paid by the Vendee to the Vendors in the following manner, the receipt of which is hereby acknowledged by the Vendors, the Vendors do hereby sell, transfer, convey and alienate to unto and in favour of **Maabhagwati Developers LLP**, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev**



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati L.



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

(13)

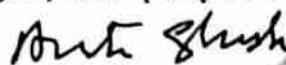
Agarwal R/o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj, the said Vendee, all their rights, title, interest and possession in respect of part of Nazul now Freehold Bhukhand Sankhya 9, 9-A/1, Mohalla Lukerganj, Allahabad measuring 448.47 Sq.Mts. out of 466.12 Sq.Mts. and part of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 measuring 919.32 Sq. Metres out of 1141.35 Sq. Metres and Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/3 measuring 988 Sq.Mts. and Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/4 measuring 1000 Sq.Mts., consolidated area measuring 3355.79 Sq. Metres out of 3595.47 Sq. Metres, bearing municipal House No. Old 9/16, Jhulelal Nagar, Lukerganj, Allahabad, presently numbered as 25/16, 25A/16A, and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj, including constructions and trees standing thereon, morefully described and detailed in the SCHEDULE of this Deed and marked with red colour in the site plan annexed hereto.

Details of the Payment of Sale Consideration : -

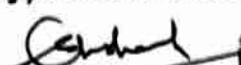
Date	DD No.	Amount	Bank Name
10.12.2021	312919	1,00,00,000/-	IDFC Bank, Prayagraj.
10.12.2021	312920	1,00,00,000/-	IDFC Bank, Prayagraj.
10.12.2021	312921	1,00,00,000/-	IDFC Bank, Prayagraj.
03.09.2022	313053	2,56,33,262/-	IDFC Bank, Prayagraj.
05.09.2022	313056	2,64,33,690/-	IDFC Bank, Prayagraj.
05.09.2022	313057	1,03,83,997/-	IDFC Bank, Prayagraj.
05.09.2022	313058	2,65,70,548/-	IDFC Bank, Prayagraj.
05.09.2022	313059	1,09,56,143/-	IDFC Bank, Prayagraj.
03.09.2022	TDS	1,47,61,505/-	Through Challan No. 00458
03.09.2022	TDS	3,59,932/-	Through Challan No. 00183
02.09.2022	TDS	1,49,00,923/-	Through Challan No. 04700

Total = Rs. 16,00,00,000/-

and thus the Vendors have received the total sale consideration of **Rs. 16,00,00,000/- (Rupees Sixteen Crores only)** in the aforesaid manner



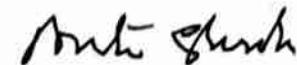
(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



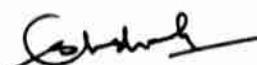
Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

from the Vendee, the receipt of which is hereby acknowledged by the Vendors and the Vendors and Vendee hereby declare and covenant with their heirs, successors and assigns as follows :-

1. That the Vendors have withdrawn their possession from the property hereby sold and transferred through this deed and have handed over the vacant and actual/physical possession to the Vendee and the Vendee is now the absolute owner in possession of the property hereby sold and transferred.
2. That the Vendors hereby covenant that all right, title and interest in the said freehold property heretofore enjoyed by the Vendors, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and its heirs, successors in office and assigns shall and or may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendors, their heirs or any other person or persons claiming through or under them.
3. That the Vendors hereby further covenant that the Vendors have been the full and absolute owner of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.
4. That the Vendors, their heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendors in full in the aforesaid manner. The Vendee shall be entitled to get its name mutated over the aforesaid property in place of the Vendors in the records of Nagar Nigam, Allahabad now Prayagraj, Nazul records and other relevant records.
5. That by virtue of the present sale deed, the Vendors cease to have any right, title and interest in the Vended property and now the Vendee is absolute owner of the vended property.
6. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad now Prayagraj or Jal Sansthan, Prayagraj Development Authority or any other authorities upto the date of this sale deed shall



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri

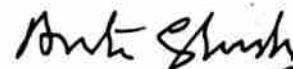


Maabhagwati Developers
through its Designated Partner
(Shashank Agarwal)

(15)

be payable by the Vendors and from the date of this sale deed and onwards it will be the liability of the Vendee.

7. That if in future due to the defective title of the Vendors, the Vendee its successor in office, assignees, heirs are deprived of the usage of the Vended property and / or loses the possession of the Vended property and /or deprived of title of the Vended property, then the Vendee its successors in office and assignees, shall be entitled to recover the whole or part of sale consideration as the case may be from the Vendors their heirs / successor and they shall have no objection in it.
8. That the Vendee shall have the right to get the building plans sanctioned over the same and to make constructions over the vended freehold property in accordance with law, for which the Vendors or their heirs and successors shall have no objection in future.
9. That the vended property does lie on the road described in praroop 3 of circle rate from the Unani Medical (Himmat Ganj) upto Banerjee Tiraha Himmatganj in Lukerganj, having V-code No. 0014. The value of vended Property according to circle rate comes to Rs. 16,85,37,000/. The sale consideration of the Vended property is Rs. 16,00,00,000/-, but the Vendee has agreed to pay the stamp duty on originally agreed amount of Rs. 17,50,00,000/. According to The Government Order No. 2756/11 dated 30.06.2006 the stamp duty of Rs. 70/- per thousand is payable for the sale deed in favour of LLP Firm which is a juristic person and as such the stamp duty at the rate of 7% for Rs. 17,50,00,000/- amounting to Rs. 1,22,50,000/- is payable in this deed. The stamp duty of Rs. 35,00,000/- has been paid at the time of registered agreement dated 13.12.2021 and the remaining stamp duty of Rs. 87,50,000/- is being paid in this sale deed, thus the total stamp duty amounting to Rs. 1,22,50,000/- has been paid.
10. That the expenses in regard to the stamps etc. of this sale deed have been borne by the Vendee. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. IN-UP85922113832946U having serial No. PU 0004387513 dated 04.09.2022 for Rs. 87,50,000/- has been paid.



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati



Maabhagwati Developers
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(Shashank Agarwal)

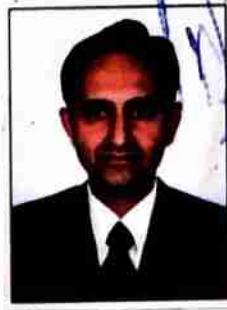


1.

2.

(16)

Vishal Chaudhary S/o Shri Rama Kant R/o 78, Mukta Vihar, Udyog Nagar, Naini, Allahabad now Prayagraj, Aadhaar No. XXXX XXXX 8082 Mob. 9559925557
 Debasish Banerjee S/o Shri Prashant Banerjee R/o 7/3A, A.N. Jha Marg, George Town, Allahabad now Prayagraj, Aadhaar No. XXXX XXXX 6546 Mob. 9838500244



IN WITNESS WHEREOF the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 5th day of September, 2022 at Allahabad now Prayagraj.

SCHEDULE

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 9, 9-A/1, MOHALLA LUKERGANJ, ALLAHABAD MEASURING 448.47 SQ.MTS. OUT OF 466.12 SQ.MTS. AND PART OF NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/2 MEASURING 919.32 SQ. METRES OUT OF 1141.35 SQ. METRES AND NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/3 MEASURING 988 SQ.MTS. AND NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/4 MEASURING 1000 SQ.MTS., CONSOLIDATED AREA MEASURING 3355.79 SQ. METRES OUT OF 3595.47 SQ. METRES, BEARING MUNICIPAL HOUSE NO. OLD 9/16, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD, PRESENTLY NUMBERED AS 25/16, 25A/16A, AND 25B/16B, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD NOW PRAYAGRAJ, INCLUDING CONSTRUCTIONS AND TREES, STANDING THEREON AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

BOUNDARY AS PER PRESENT SITUATION :-

Aroti Ghosh

(Dr. (Mrs) Aroti Ghosh)
 for self and as attorney of
 Mrs. Amala Bose & Mrs. Minati La



Shashank Agarwal
 Maabtagwati Developers, LLP
 through its Designated Partner
 (Shashank Agarwal)



(17)

East : - Guddu Furniture Shop.

West : - Santashitam Saree Centre R/o Rishi Malik 17/26 Old GT Road, Lukerganj, Allahabad now Prayagraj.

North : - Remaining Property of the Vendors.

South : - Old G.T. Road.

VALUATION FOR PURPOSES OF STAMP DUTY

Total Land : 3355.79 Sq. metres.

A. Value of Land : 3355.79 Sq. metres x Rs. 49,800/- per Sq. metres = **Rs. 16,71,18,342/-**

B. Value Construction (R.B.C. Second Class) on Ground Floor : 30.00 Sq. metres x Rs. 15,000/- per Sq. metres = **Rs. 4,50,000/-**

C. Boundary wall towards East, West, North and South = 800 running feet x 1000 = **Rs. 8,00,000/-**

D. Two Gate valued at Rs. 20,000/- x 2 = **Rs. 40,000/-**

E. **Value of Trees** :-

2 Mango Tree Valued at Rs. 14,000/- x 4	= Rs. 56,000/-
3 Kathal Tree Valued at Rs. 14,000/- x 3	= Rs. 42,000/-
1 Badhal Tree Valued at Rs. 14,000/- x 1	= Rs. 14,000/-
1 Palm Tree (Other) Valued at Rs. 8,000/- x 2	= Rs. 16,000/-

Total Rs. = Rs. 1,28,000/-

Total Valuation of A + B + C + D + E = Rs. 16,85,37,000/-

Thus the total valuation according to circle rate does not exceed Rs. **16,85,37,000/-** but the stamp duty is being paid on Rs. 17,50,00,000/- The stamp duty amounting to 1,22,50,000/- is payable in this deed. The stamp



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



Maabhagwati Developers
through its Designated Partner
(Shashank Agarwal)

(18)

duty of Rs. 35,00,000/- has been paid at the time of registered agreement dated 13.12.2021 and the remaining stamp duty of Rs. 87,50,000/- is being paid in this sale deed, thus the total stamp duty amounting to Rs. 1,22,50,000/- has been paid.



(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

Drafted by: Mohd Shahid
ADVOCATE

Mohd. Shahid, Advocate
Enrol. No. UP463/94

Typed by: Pavitra Kumar

Pavitra Kumar Tiwari

आवेदन सं: 202200890018347

बही संख्या 1 जिल्द संख्या 7416 के पृष्ठ 73 से 112 तक क्रमांक
7593 पर दिनांक 05/09/2022 को रजिस्ट्रीकृत किया गया।

3499900/-

9980/2022



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कुलदीप कुमार सिंह
उप निबंधक: सदर द्वितीय

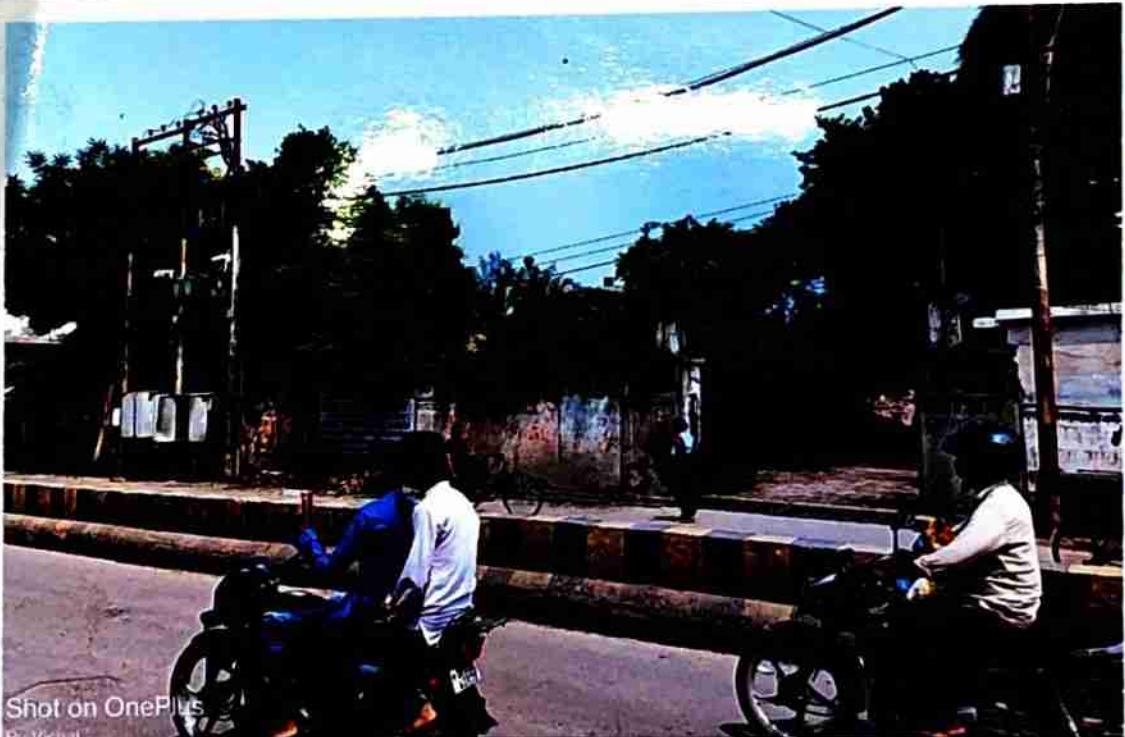
प्रयागराज
05/09/2022

प्रिंट करें

(19)

PHOTOGRAPH

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 9, 9-A/1, MOHALLA LUKERGANJ, ALLAHABAD MEASURING 448.47 SQ.MTS. OUT OF 466.12 SQ.MTS. AND PART OF NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/2 MEASURING 919.32 SQ. METRES OUT OF 1141.35 SQ. METRES AND NAZUL BHUKHAND SANKHYA 9-9A/3 MEASURING 988 SQ.MTS. AND NAZUL BHUKHAND SANKHYA 9-9A/4 MEASURING 1000 SQ.MTS., CONSOLIDATED AREA MEASURING 3355.79 SQ. METRES OUT OF 3595.47 SQ. METRES, BEARING MUNICIPAL HOUSE NO. OLD 9/16, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD, PRESENTLY NUMBERED AS 25/16, 25A/16A, AND 25B/16B, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD NOW PRAYAGRAJ, INCLUDING CONSTRUCTIONS AND TREES, STANDING THEREON.



Aroti Ghosh

(Dr. (Mrs) Aroti Ghosh)
for self and as attorney of
Mrs. Amala Bose & Mrs. Minati Lahiri

Shashank Agarwal

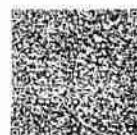
Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)

**INDIA NON JUDICIAL****Government of Uttar Pradesh**

CODE UP/14109804
ACC NAME ANASH JASWAL
ACC ADD 111B M.Z.H.R. KATRA
MOB. 7668704125
LICENCE NO. 805
TEHSIL K DISTRICT SADAR PRAYAGRAJ

e-Stamp

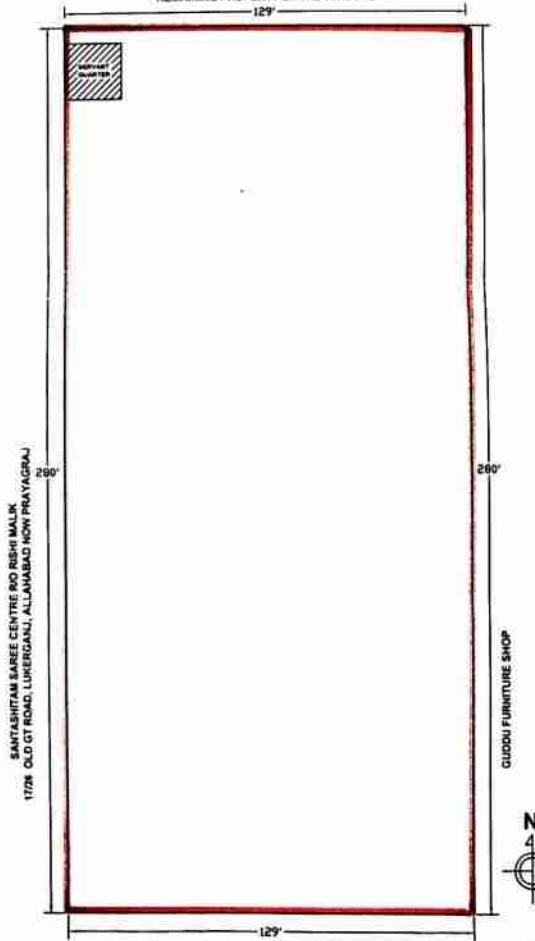
Base Certificate No. : IN-UP85922113832946U
Certificate No. : IN-UP86773138608870U
Certificate Issued Date : 05-Sep-2022 03:11 PM
Account Reference : NEWIMPACC (SV) / up14109804 / ALLAHABAD / UP-AHD
Unique Doc. Reference : SUBIN-UPUP1410980466015121899371U
Purchased by : Maabhogwati Developers LLP / Shashank Agarwal
Description of Document : Article 23 Conveyance
Property Description : H.No.Old 9/16,PresentlyNoAs
25/16,25A/16A,And25B/16B,JhulelalNagar,Lukerganj,Prayagraj,DetailsAsPerD
eed
Consideration Price (Rs.) : Dr Mrs Aroti Ghosh For Self And As Attorney Of Others
First Party : Maabhogwati Developers LLP / Shashank Agarwal
Second Party : Maabhogwati Developers LLP / Shashank Agarwal
Stamp Duty Paid By : 100
Stamp Duty Amount(Rs.) : (One Hundred only)



Please write or type below in % box

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 9, 9-A/1, MOHALLA LUKERGANJ, ALLAHABAD MEASURING 448.47 SQ.MTS. OUT OF 466.12 SQ.MTS. AND PART OF NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/2 MEASURING 919.32 SQ. METRES OUT OF 1141.35 SQ. METRES AND NAZUL BHUKHAND SANKHYA 9-9A, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/3 MEASURING 988 SQ.MTS. AND NAZUL BHUKHAND SANKHYA 9-9A/4, LUKERGANJ, ALLAHABAD UPVIBHAJIT SANKHYA 9-9A/4 MEASURING 1000 SQ.MTS., CONSOLIDATED AREA MEASURING 3355.79 SQ. METRES OUT OF 3595.47 SQ. METRES, BEARING MUNICIPAL HOUSE NO. OLD 9/16, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD, PRESENTLY NUMBERED AS 25/16, 25A/16A, AND 25B/16B, JHULELAL NAGAR, LUKERGANJ, ALLAHABAD NOW PRAYAGRAJ, INCLUDING CONSTRUCTIONS AND TREES, STANDING THEREON, PROPERTY BEING SOLD MARKED IN RED.

REMAINING PROPERTY OF THE VENDORS



SANTASHITAN SAREE CENTRE 90 RISHI MALIK
112/2 OLD G.T. ROAD, LUKERGANJ, ALLAHABAD NOW PRAYAGRAJ

Arati Ghosh
(DR. (MRS) AROTI GHOSH)
FOR SELF AND AS ATTORNEY OF
MRS. AMALA BOSE & MRS. MINAVI LAL

MAABHOGWATI DEVELOPERS LLP
THROUGH ITS DESIGNATED PARTNER
(SHASHANK AGARWAL)