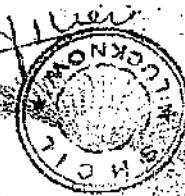




सत्यमेव जयते

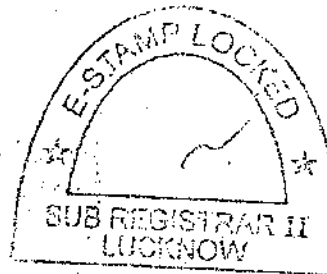
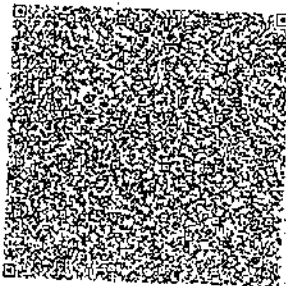
Government of Uttar Pradesh

e-Stamp



Certificate No. :- IN-UP00577321185930M
 Certificate Issued Date :- 28-Aug-2014 06:09 PM
 Account Reference :- SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
 Unique Doc. Reference :- SUBIN-UPUPSHCIL0100690036473038M
 Purchased by :- SRI AMRENDRA KUMAR SRIVASTAVA
 Description of Document :- Article 23 Conveyance
 Property Description :- PLOT NO.12, PART OF KHASRA NO.577, VILLAGE SARSAWAN,
 PARGANA-TEHSIL AND DISTRICT-LUCKNOW.
 Consideration Price (Rs.) :- 17,33,000
 (Seventeen Lakh Thirty Three Thousand only)
 First Party :- SMT SHRAIYA SRIVASTAVA
 Second Party :- SRI AMRENDRA KUMAR SRIVASTAVA
 Stamp Duty Paid By :- SRI AMRENDRA KUMAR SRIVASTAVA
 Stamp Duty Amount(Rs.) :- 1,21,500
 (One Lakh Twenty One Thousand Five Hundred only)

27944



Please write or type below this line

SALE DEED

Date of Execution : 29-08-2014

Place of Execution : Lucknow

Amr Srivastava

Amr Srivastava

0001238279

Statutory Alert:

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



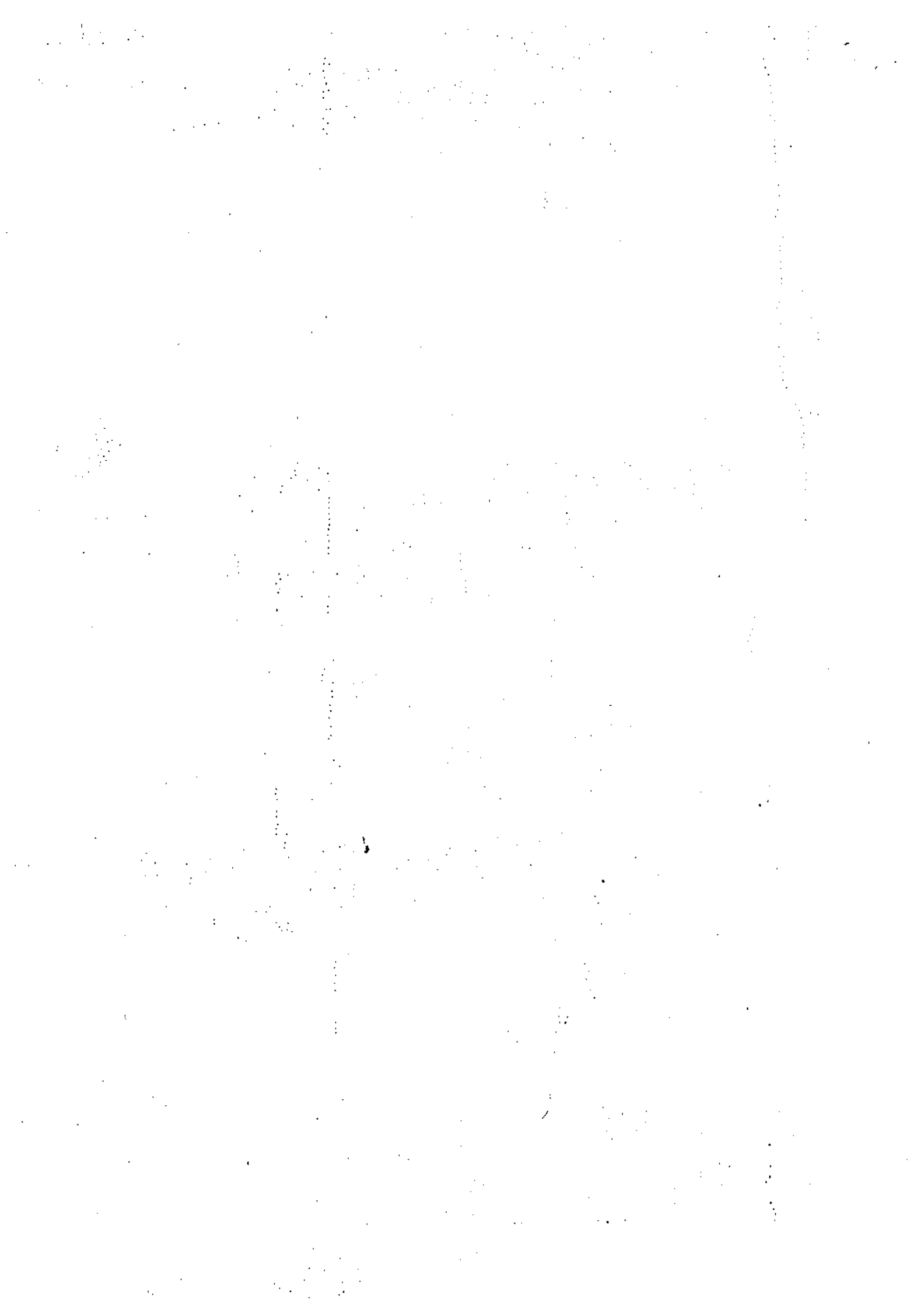
Sale Consideration : ₹ 17,33,000/-
Market Value : ₹ 17,32,816/80
Stamp Duty Paid : ₹ 1,21,500/-
Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	Residential
2.	Pargana	Lucknow
3.	Village	Sarsawan, Lucknow
4.	Details of Property (Property No.)	Plot No. 12, Part of Khasra No. 577
5.	Standard of measurement	sq. meter
6.	Area of Property	291.720 sq. meters
7.	Location Road	Not on Segment Roads
8.	Type of Property	Plot
9.	Consideration	₹ 17,33,000/-
10.	Boundaries	NORTH : Plot No. 11 SOUTH : 6 meter wide Road EAST : Plot No. 14 & 15 WEST : 6 meter wide Road

Uma Sengupta

[Signature]



11.	No of persons in first part (I); No of persons in second part (II)	
12.	Details of Seller	Detail of Purchaser-
	Smt. Shraiya Srivastava daughter of Sri Sanjay Srivastava wife of Sri Revant Kapoor resident of 117/H-1/197, Pandu Nagar, Kanpur through her registered attorney Smt. Uma Srivastava wife of Sri Sanjay Srivastava resident of Flat No. 8, Type-IV, Aaykar Abasan, 110, Shantipally, Kolkata, presently residing at resident of 117/H-1/197, Pandu Nagar, Kanpur.	Sri Amrendra Kumar Srivastava son of Late Sri Bipin Bihari Srivastava resident of A-1, Sarita Vihar, New Delhi.

THIS DEED OF SALE IS EXECUTED BETWEEN Smt. Shraiya Srivastava daughter of Sri Sanjay Srivastava wife of Sri Revant Kapoor resident of 117/H-1/197, Pandu Nagar, Kanpur through her registered attorney dated 28-04-2014, Smt. Uma Srivastava wife of Sri Sanjay Srivastava resident of Flat No. 8, Type-IV, Aaykar Abasan, 110, Shantipally, Kolkata, presently residing at resident of 117/H-1/197, Pandu Nagar, Kanpur registered in Book No. IV Volume 368 Pages 135/144 at No. 218 on 28-04-2014 in the office of Sub-Registrar, Zone-4, Kanpur (hereinafter called the "SELLER" which expression shall mean and include her heirs, successors, administrators, and assigns) AND Sri Amrendra Kumar Srivastava

Uma Srivastava



son of Late Sri Bipin Bihari Srivastava resident of A-1, Sarita Vihar, New Delhi (hereinafter called the 'PURCHASER' which expression shall mean and include his heirs, successors, administrator and assigns).

WHEREAS the Seller has purchased Plot No. 12, Part of Khasra No. 577, measuring 3138.90 sq. feet i.e. 291.720 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Raj Prakash Bahadur son of Late Sri Satya Prakash Bahadur vide registered Sale Deed dated 12-06-2009 registered in Book No. 1 Volume 8642 Pages 307/340 at No. 5892 on 12-06-2009 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS the Seller wanted to sell the said Plot No. 12, Part of Khasra No. 577, measuring 3138.90 sq. feet i.e. 291.720 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and the Purchaser being interested in purchasing the same has offered a sum of ₹ 17,33,000/- (Rupees Seventeen Lacs Thirty Three Thousand only) which offer the Seller has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of ₹ 17,33,000/- (Rupees Seventeen Lacs Thirty Three Thousand only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller hereby transfers, conveys, and assigns by way of absolute sale of all that Plot No. 12, Part of Khasra No. 577, measuring 3138.90

Cina Srivastava



sq. feet i.e. 291.720 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow, morefully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owner thereof.

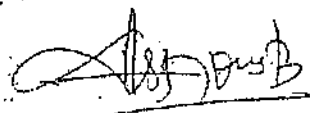
2. That the plot hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Seller is pending in any Court of Law or with any authority.
3. That all the taxes or dues in respect of the said plot, upto the date of this deed shall be borne and paid by the Seller, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
4. That in case any part or whole of the plot transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Seller then the Seller shall compensate the Purchaser to the extent of loss so suffered by him.
5. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser.

Cina Savastava



6. That the Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all her rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
7. That after execution of this deed the Purchaser may get his name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However, the Seller shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
8. That the plot transferred under this deed is situate at Village Sarsawan, Pargana Tehsil and District Lucknow which is not on Segment Roads. The valuation of the same is calculated as per residential rates given in the Circle Rate List issued by Collector, Lucknow. There is no construction on the said plot of land.
9. That the area of the plot transferred under this deed situate on 6 meter wide road two side road measuring 291.720 sq. meter the value of the land thereof @ ₹ 5,400/- per sq. meter comes to ₹ 15,75,288/-. The plot is situate at two side road hence 10% extra value comes to ₹ 1,57,528/80. Thus the total value of the said plot comes to ₹ 17,32,816/80. The actual sale consideration is ₹ 17,33,000/-, the stamp duty of ₹ 1,21,500/- has been paid

Uma Sarvastava



विक्रय पत्र

1,733,000.00 / 1,733,000.00

10,000.00

20

10,020.00

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प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लाभ

श्रीमती

उमा श्रीवास्तव बहै.मु.आम श्रेया श्रीवास्तव

पत्नी श्री

संजय श्रीवास्तव

व्यवसाय गृहिणी

Uma Suvastava

निवासी स्थायी

117/एच -1 /197 , पाण्डु नगर कानपुर

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

30/8/2014

समय

12:02PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Uma Suvastava

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

निष्पादन लेखपत्र बाद गुनने व गमझने भजन व पाप धनराशि व प्रलेखनार्थ उक्त

विक्रेता

क्रता

श्रीमती उमा श्रीवास्तव बहै.मु.आम श्रेया श्रीवास्तव

पत्नी श्री संजय श्रीवास्तव

पेशा गृहिणी

निवासी 117/एच -1 /197 , पाण्डु नगर कानपुर

श्रीमती अपरेश कुमार श्रीवास्तव

पुत्र श्री रज. विपिन विहारी श्रीवास्तव

पेशा व्यापार

निवासी ए-1 , खरिदा विहार, मु. दिल्ली

ने निष्पादन स्वीकार किया।

जिम्मेदारी पक्ष श्री अनुराग श्रीवास्तव

पुत्र श्री आर.पी. श्रीवास्तव

पेशा व्यापार

निवासी 76/15 , बी.के.बनर्जी मार्ग इलाहाबाद

व श्रीमती लेखा श्रीवास्तव

पत्नी श्री जे.पी. श्रीवास्तव

पेशा गृहिणी

निवासी जे -140 , से -25 , जलवायु विहार नोयडा

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

- 7 -

vide E-Stamp Certificate No. IN-UP00577321185930M DATED
28-AUG-2014.

10. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
11. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF THE PROPERTY

Plot No. 12, Part of Khasra No. 577, measuring 3138.90 sq. feet i.e. 291.720 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH : Plot No. 11
SOUTH : 6 meter wide Road
EAST : Plot No. 14 & 15
WEST : 6 meter wide Road

SCHEDULE OF PAYMENT

Total Sale Consideration Received ₹ 17,33,000/- (Rupees Seventeen Lacs Thirty Three Thousand only) vide Cheque No. 045010 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Cima Sangstara



विक्रेता

Registration No. 14398

Year: 2014

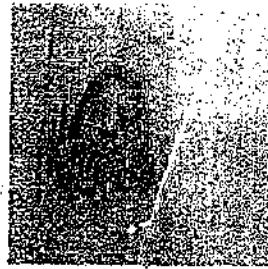
Book No. 1

1101 उमा श्रीवास्तव बहं.मु.आम श्रेया श्रीवास्तव

संजय श्रीवास्तव

117/एच -1 /197 पाण्डु उमर कानपुर

गृहिणी



IN WITNESS WHEREOF the parties have put their respective signatures on this deed of sale on this 29th Day of August 2014 at Lucknow in the presence of following witnesses.

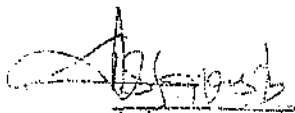
WITNESSES:


ANURAG SRIVASTAVA
S/O S. P. SRIVASTAVA
76/15 BK BANERJEE
MARG SUKHASAR

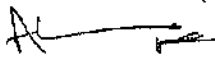
2. Lekha Srivastava

Lekha Srivastava
W/O Mr. J. P. Srivastava
J-140, Sector-25
Talvaan Vihar
Noida

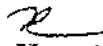

Lekha Srivastava
SELLER



PURCHASER

Drafted by :


(Arun Khanna)
Advocate,
Civil Court, Lucknow.

Composed by :


(Shyam Narain)
Civil Court, Lucknow

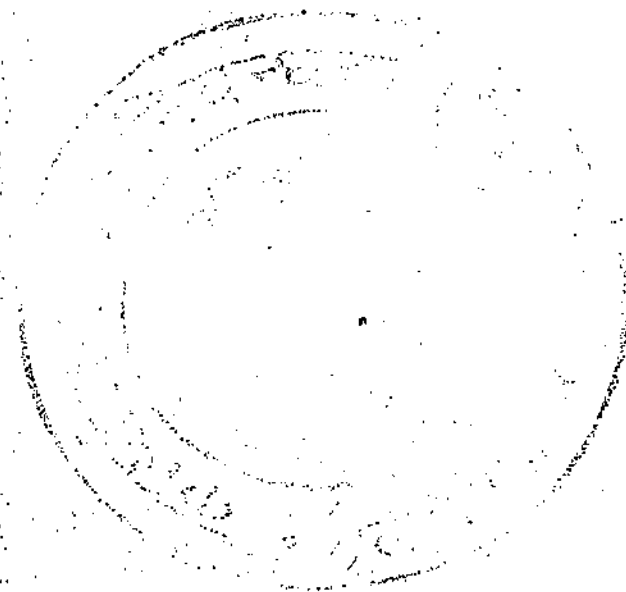
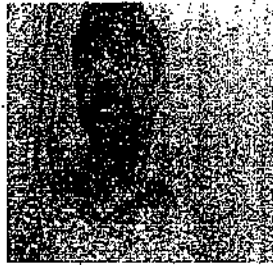
क्रेता

Registration No. : 14398

Year : 2014

Book No. : 1

0201 अमरेन्द्र कुमार श्रीवास्तव
स्व. विपिन बिहारी श्रीवास्तव
ए - 1 , सरिता विहार न्यू दिल्ली
धापाप



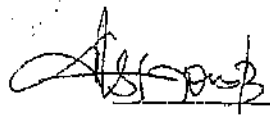
MAP OF

Plot No. 12, Part of Khasra No. 577, measuring 3138.90 sq. feet i.e. 291.720 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under:-

NORTH : Plot No. 11
SOUTH : 6 meter wide Road
EAST : Plot No. 14 & 15
WEST : 6 meter wide Road

Plot No. 12
Part of Khasra No. 577,
3138.90 sq. feet
i.e. 291.720 sq. meter

Cina Srivastava
SELLER


PURCHASER

आज दिनांक 30/08/2014 को

वही सं. 1 जिल्द सं. 15760

पृष्ठ सं. 303 से 320 पर क्रमांक 14398

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच० के० पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

