

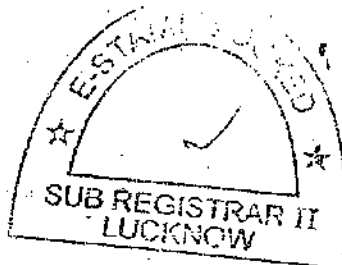
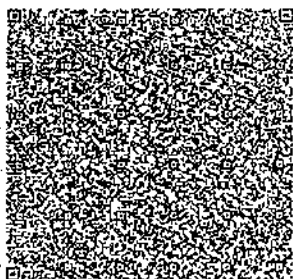
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No. : IN-UP00577309075032M
Certificate Issued Date : 28-Aug-2014 05:16 PM
Account Reference : SHCIL (EI) upshcil017 LUCKNOW/UP-LKN
Unique Doc. Reference : SUBIN-UPURSHCIL0100689969561628M
Purchased by : SRI AMRENDRA KUMAR SRIVASTAVA
Description of Document : Article 28 Conveyance
Property Description : PLOT NO.11, PART OF KHASRA NO.577, VILLAGE SANSWAN,
PARGANA, TEHSIL AND DISTRICT LUCKNOW.
Consideration Price (Rs.) : 7,88,000
(Seven Lakh Eighty Eight Thousand only)
First Party : SMT RACHNA SRIVASTVA
Second Party : SRI AMRENDRA KUMAR SRIVASTAVA
Stamp Duty Paid By : SRI AMRENDRA KUMAR SRIVASTAVA
Stamp Duty Amount(Rs.) : 55,200
(Fifty Five Thousand Two Hundred only)

297740



Please write or type below this line.

SALE DEED

Date of Execution : 29-08-2014

Place of Execution : Lucknow



[Signature]

0001238280

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
Market Value
Stamp Duty Paid
Pargana

: ₹ 7,88,000/-
: ₹ 7,87,644/-
: ₹ 55,200/-
: 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. 11, Part of Khasra No. 577
5.	Standard of measurement	sq. meter
6.	Area of Property	145.86 sq. meters
7.	Location Road	Not on Segment Roads
8.	Type of Property	Plot
9.	Consideration	₹ 7,88,000/-
10.	Boundaries	NORTH : Plot No. 10 SOUTH : Plot No. 12 EAST : Plot No. 17, Part of Plot No. 16 & 18 WEST : 5 meter wide Road

[Handwritten signature]

11.	No of persons in first part (1); No of persons in second part (1);	
12.	Details of Seller	Detail of Purchaser
	Smt. Rachna Srivastava wife of Sri Anurag Srivastava resident of 76/15, B.K. Banerjee Marg, New Katra Allahabad.	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. Rachna Srivastava wife of Sri Anurag Srivastava resident of 76/15, B.K. Banerjee Marg, New Katra Allahabad (hereinafter called the "SELLER" which expression shall mean and include her heirs, successors, administrators, and assigns) AND Sri Amrendra Kumar 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. 11, Part of Khasra No. 577, measuring 1569.45 sq. feet i.e. 145.86 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 10-09-2007 registered in Book No. I Volume 6904 Pages 51/78 at No. 8503 on 10-09-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS the Seller wanted to sell the said Plot No. 11, Part of Khasra No. 577, measuring 1569.45 sq. feet i.e. 145.86 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 ₹ 7,88,000/- (Rupees Seven Lacs Eighty Eight Thousand only) which offer the Seller has accepted.

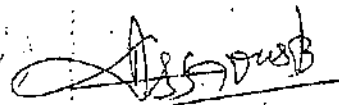
NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of ₹ 7,88,000/- (Rupees Seven Lacs Eighty Eight 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. 11, Part of Khasra No. 577, measuring 1569.45 sq. feet i.e. 145.86 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.
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 measuring 145.86 sq. meter the value of the land thereof @ ₹ 5,400/- per sq. meter comes to ₹ 7,87,644/-. The actual sale consideration is ₹ 7,88,000/-, the stamp duty of



विक्रय पत्र

788,000.00 / 788,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल

भालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग -

शब्द लगभग

श्रीमती

रचना श्रीवास्तव

पत्नी श्री

अनुराग श्रीवास्तव

व्यवसाय व्यापार

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

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 30/8/2014 समय 11:56AM

वजे निबन्धन हेतु पेश किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

निष्पादन लेखपत्र बाद सुनने व समझने भजन व प्राप्त धनराशि रु. प्रलेखनसार उक्त

विक्रेता

क्रेता

श्रीमती रचना श्रीवास्तव

पत्नी श्री अनुराग श्रीवास्तव

पेशा व्यापार

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

श्री अमरेन्द्र कुमार श्रीवास्तव

पुत्र श्री बिपिन बिहारी श्रीवास्तव

पेशा व्यापार

निवासी ए-1, सरिता विहार न्यू दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री जे.पी.श्रीवास्तव

पुत्र श्री एच.डी.एन.वर्मा

पेशा व्यापार

निवासी जे-140, से-25, नोयडा

व श्री अनुराग श्रीवास्तव

पुत्र श्री ओर.पी.श्रीवास्तव

पेशा व्यापार

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

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

₹ 55,200/- has been paid vide E-Stamp Certificate No. IN-UP00577309075032M 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. 11, Part of Khasra No. 577, measuring 1569.45 sq. feet i.e. 145.86 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH : Plot No. 10

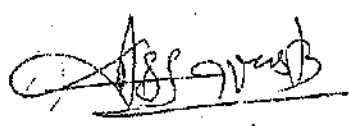
SOUTH : Plot No. 12

EAST : Plot No. 17, Part of Plot No. 16 & 18

WEST : 6 meter wide Road

SCHEDULE OF PAYMENT

Total Sale Consideration Received ₹ 7,88,000/- (Rupees Seven Lacs Eighty Eight Thousand only) vide Cheque No. 045009 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.



Registration No.: 14394

विक्रेता

Year: 2014

Book No.: 1

0101 रचना श्रीवास्तव

अनुराग श्रीवास्तव

76/15, वी.के.बनर्जी मार्ग कटरा इलाहाबाद

व्यापार

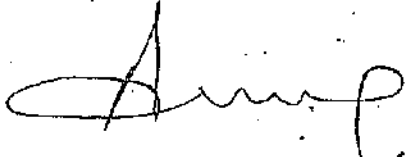


IN WITNESS WHEREOF the parties have put their respective signatures on this deed of sale on this 29th Day of August 2014 at Lucknow in the presence of following witnesses.

WITNESSES:

1. 

(J.P. Srivastava)
Plot T/V Vennu
G-140, Sector-25
Noida



ANURAG SRIVASTAVA
S/o Sh. R.P. Srivastava
74/15, B.K. BANERJEE MARG
GULAHAZA

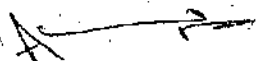


SELLER



PURCHASER

Drafted by :



(Arun Khanna)
Advocate,
Civil Court, Lucknow.

Composed by :



(Shyam Narain)
Civil Court, Lucknow

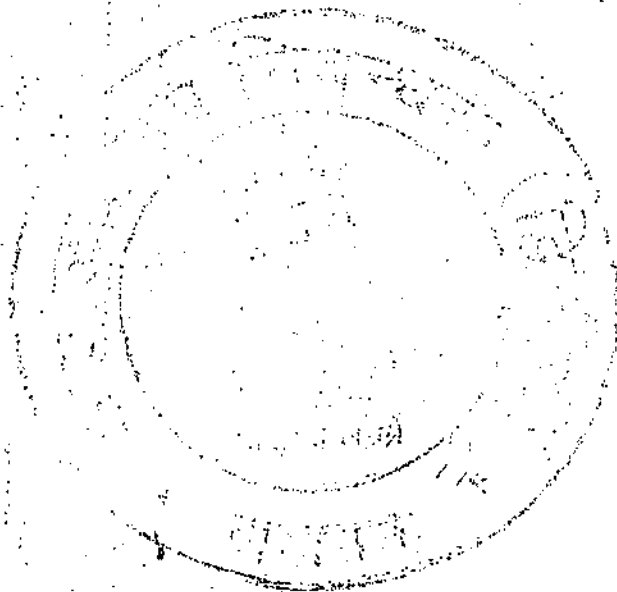
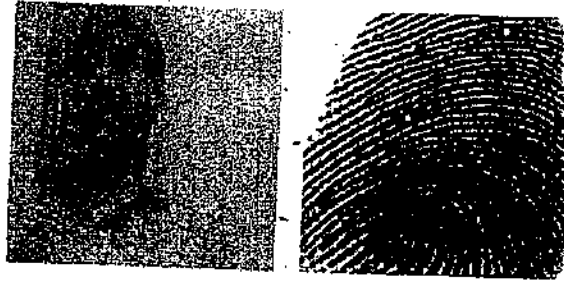
क्रेता

Registration No. : 14394

Year : 2014

Book No. : 1

0201 अमरेन्द्र कुमार श्रीवास्तव
विपिन बिहारी श्रीवास्तव
ए -1 , सरिता विहार न्यू दिल्ली
व्यापार



MAP OF

Plot No. 11, Part of Khasra No. 577, measuring 1569.45 sq. feet i.e. 145.86 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH : Plot No. 10
SOUTH : Plot No. 12
EAST : Plot No. 17, Part of Plot No. 16 & 18
WEST : 6 meter wide Road

Plot No. 11,
Part of Khasra No. 577,
1569.45 sq. feet
i.e. 145.86 sq. meter



SELLER



PURCHASER

आज दिनांक 30/08/2014 को
वही सं. 1 जिल्द सं. 15760
पृष्ठ सं. 217 से 232 पर क्रमांक 14394
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच० के० पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

