



सत्यमेव जयते

INDIA NON JUDICIAL

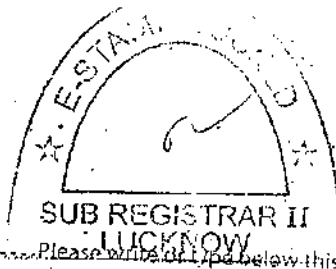
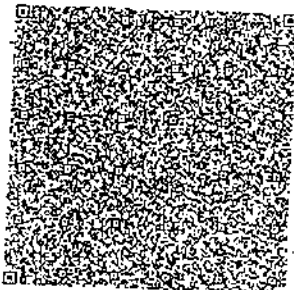
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00577288412499M  
 Certificate Issued Date : 28-Aug-2014 05:44 PM  
 Account Reference : SHCIL (FI) upshcil01/ LUCKNOW/ UP-LKN-  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100689939251418M  
 Purchased by : SRI AMRENDRA KUMAR SRIVASTAVA  
 Description of Document : Article 23 Conveyance  
 Property Description : PLOT NO.6, PART OF KHASRA NO.577, VILLAGE SARGAWAN,  
 PARGANA, TEHSIL AND DISTRICT LUCKNOW.  
 Consideration Price (Rs.) : 9,36,000  
 (Nine Lakh Thirty Six Thousand only)  
 First Party : SMT SUPRIYA PRAKASH  
 Second Party : SRI AMRENDRA KUMAR SRIVASTAVA  
 Stamp Duty Paid By : SRI AMRENDRA KUMAR SRIVASTAVA  
 Stamp Duty Amount(Rs.) : 65,600  
 (Sixty Five Thousand Six Hundred only)

22741



Please write or type below this line.

SALE DEED

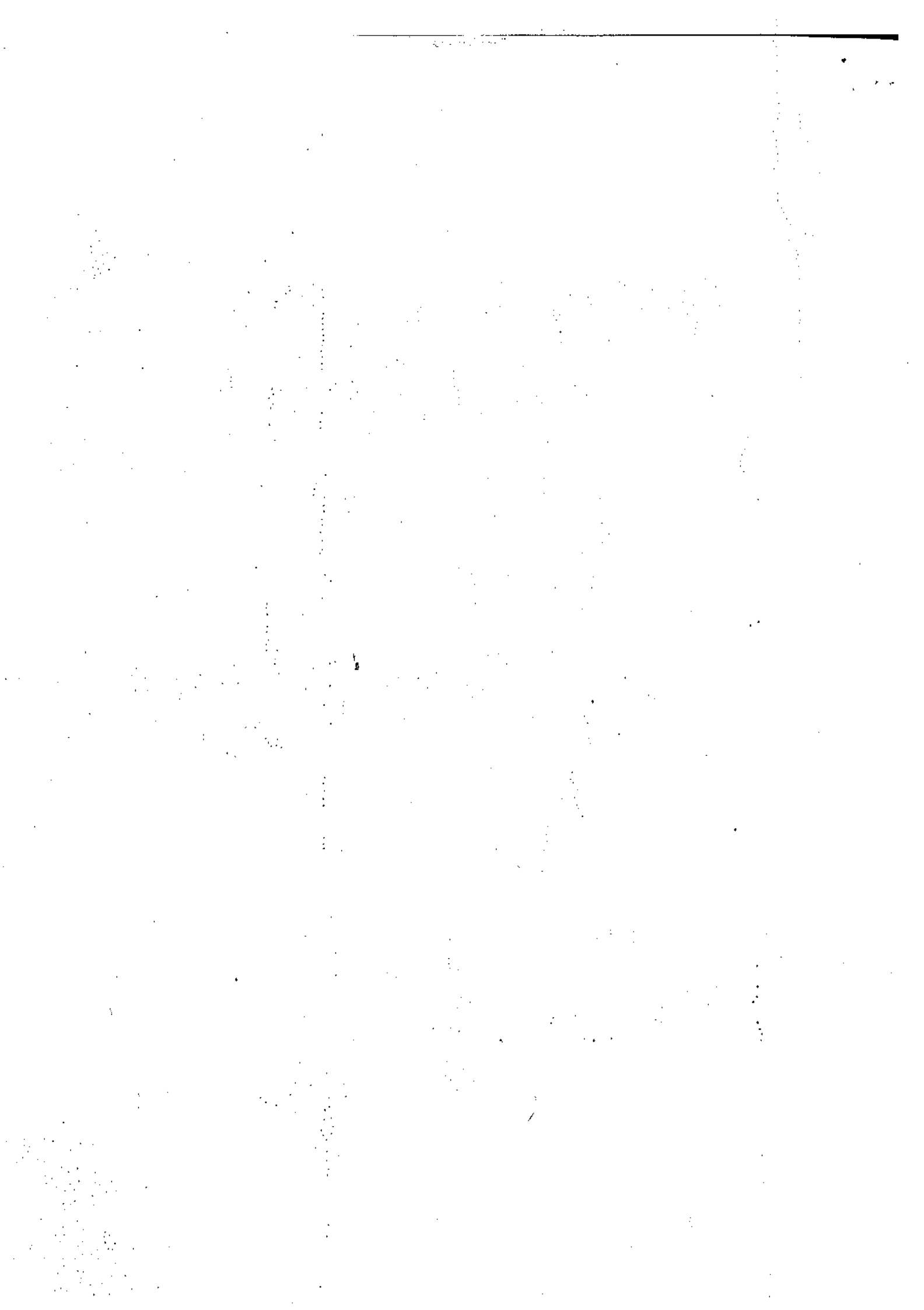
Date of Execution : 29-08-2014

Place of Execution : Lucknow

0001238281

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.





- 2 -



Sale Consideration : ₹ 9,36,000/-  
Market Value : ₹ 9,35,550/-  
Stamp Duty Paid : ₹ 65,600/-  
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. 6, Part of Khasra No. 577
5.	Standard of measurement	sq. meter
6.	Area of Property	173.25 sq. meters
7.	Location Road	Not on Segment Roads
8.	Type of Property	Plot
9.	Consideration	₹ 9,36,000/-
10.	Boundaries	NORTH : Plot No. 7 SOUTH : Plot No. 5 EAST : 6 meter wide Road WEST : Plot No. 2, Khasra No. 576

*Handwritten signature/initials*

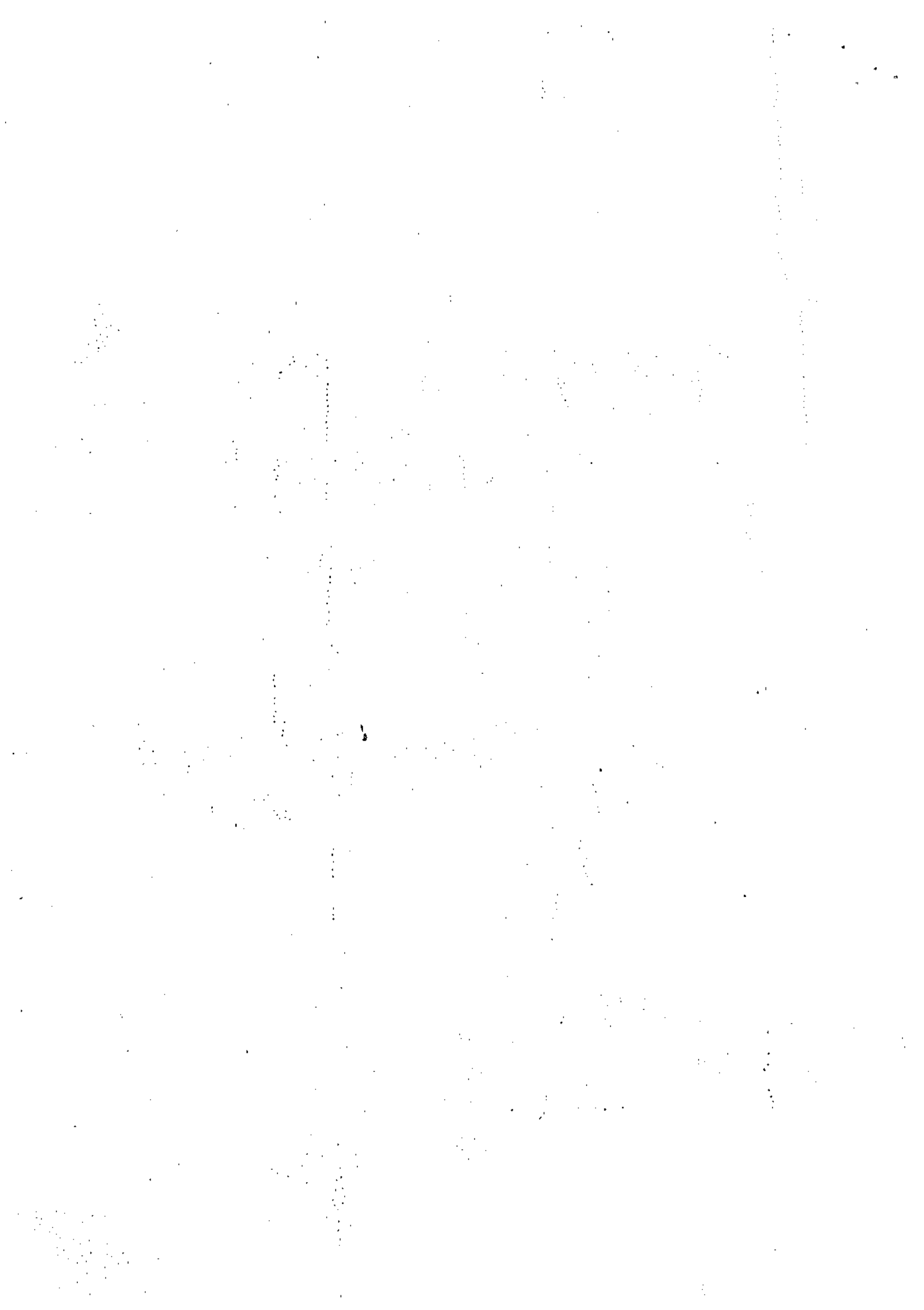
*Handwritten signature/initials*



11.	No of persons in first part (1); No of persons in second part (1);	
12.	Details of Seller	
	<b>Smt. Supriya Prakash wife of Sri Rahul Rathi resident of A-609, Rail Vihar Sector-15-II, Gurgaon through her attorney dated 29-05-2014 Sri Jai Prakash Srivastava son of Late Sri T.N. Verma resident of J-140, Jalvayu Vihar, Sector-25, Noida.</b>	<b>Detail of Purchaser</b> <b>Sri Amrendra Kumar Srivastava son of Late Sri Bipin Bihari Srivastava resident of A-1, Sarita Vihar, New Delhi.</b>

THIS DEED OF SALE IS EXECUTED BETWEEN Smt. Supriya Prakash wife of Sri Rahul Rathi resident of A-609, Rail Vihar Sector-15-II, Gurgaon through her attorney dated 29-05-2014, Sri Jai Prakash Srivastava son of Late Sri T.N. Verma resident of J-140, Jalvayu Vihar, Sector-25, Noida, the General Power of Attorney has been duly executed before the Consulate General of India, Sydney on 29-05-2014 and duly stamped by the Assistant Commissioner of Stamps, Gautam Budh Narg on 27-08-2014 (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. 6, Part of Khasra No. 577, measuring 1864.17 sq. feet i.e. 173.25 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Raj Prakash Bahadur son of Late Sri Satya Prakash Bahadur vide

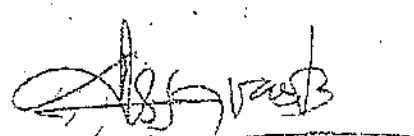
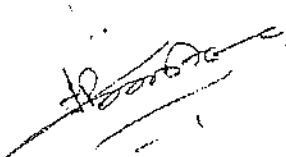


registered Sale Deed dated 10-09-2007 registered in Book No. I Volume 6904 Pages 1/28 at No. 8501 on 10-09-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS the Seller wanted to sell the said Plot No. 6, Part of Khasra No. 577, measuring 1864.17 sq. feet i.e. 173.25 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 ₹ 9,36,000/- (Rupees Nine Lacs Thirty Six Thousand only) which offer the Seller has accepted.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER :**

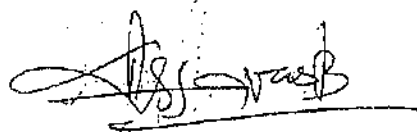
1. That in consideration of ₹ 9,36,000/- (Rupees Nine Lacs Thirty Six Thousand only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller hereby transfers, conveys, and assigns by way of absolute sale of all that Plot No. 6, Part of Khasra No. 577, measuring 1864.17 sq. feet i.e. 173.25 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 side road measuring 173.25 sq. meter the value of the land thereof @ ₹ 5,400/- per sq. meter comes to ₹ 9,35,550/-. The actual sale consideration is ₹ 9,36,000/-, the stamp duty of ₹ 65,600/- has been paid vide E-Stamp Certificate No. IN-UP00577288412499M 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.

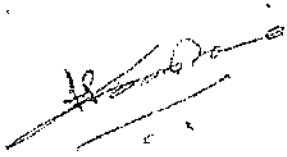
**SCHEDULE OF THE PROPERTY**

Plot No. 6, Part of Khasra No. 577, measuring 1864.17 sq. feet i.e. 173.25 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :

NORTH	: Plot No. 7
SOUTH	: Plot No. 5
EAST	: 6 meter wide Road
WEST	: Plot No. 2, Khasra No. 576

**SCHEDULE OF PAYMENT**

Total Sale Consideration Received ₹ 9,36,000/- (Rupees Nine Lacs Thirty Six Thousand only) vide Cheque No. 045012 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.



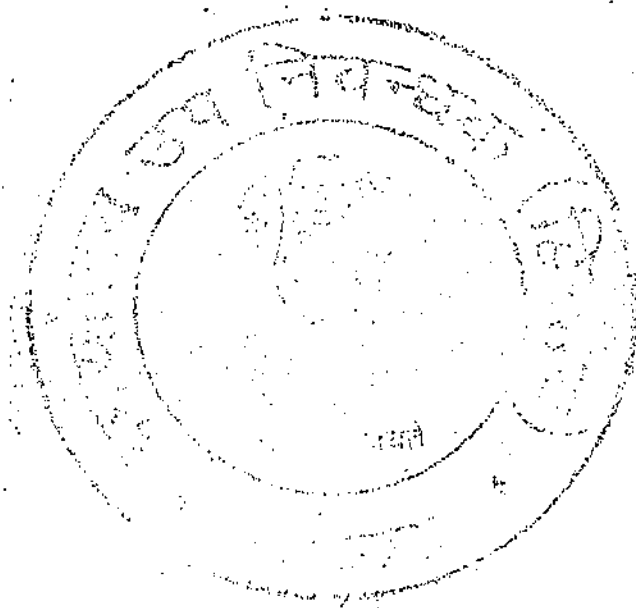
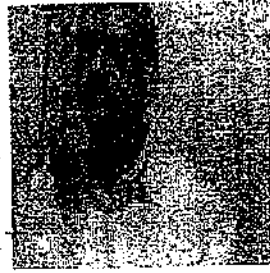
विक्रेता

Registration No.: 14395

Year: 2,014

Book No.: 1

0101 जय प्रकाश श्रीवास्तव बहै.मु.आम.सुप्रिया प्रकाश  
स्व. टी.एन. वर्मा  
जे -140 , जलवायु विहार , से -25 , नोयडा  
व्यापार



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

WITNESSES: L. Srivastava

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



[Signature]  
SELLER

2. [Signature]  
ANIL K. SINGH  
S/O. P. SINGH  
76/15 BR. BANGLOE  
MALL, GLENN ROAD



[Signature]  
PURCHASER

Drafted by :

[Signature]  
(Arun Khanna)  
Advocate,  
Civil Court, Lucknow.

Composed by :

[Signature]  
(Shyam Narain)  
Civil Court, Lucknow

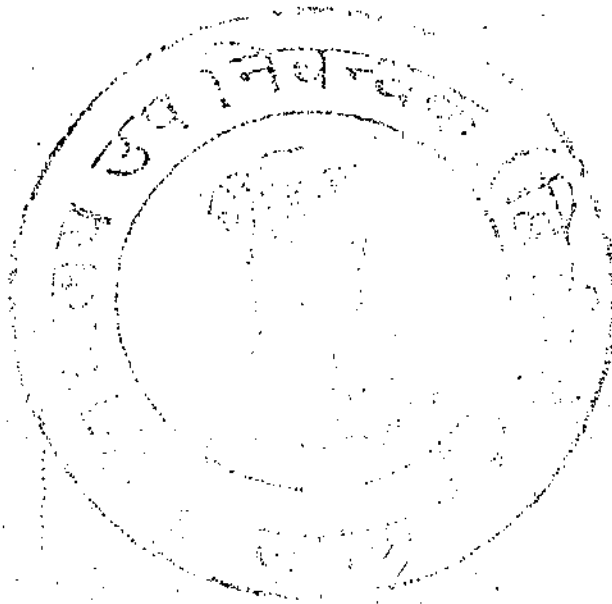
क्रेता

Registration No. : 14395

Year : 2014

Book No. : 1

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



## MAP OF

Plot No. 6, Part of Khasra No. 577, measuring 1864.17 sq. feet i.e. 173.25 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH : Plot No. 7

SOUTH : Plot No. 5

EAST : 6 meter wide Road

WEST : Plot No. 2, Khasra No. 576

Plot No. 6, Part of Khasra No. 577

1864.17 sq. feet

i.e. 173.25 sq. meter

  
SELLER

  
PURCHASER

आज दिनांक 30/08/2014 को

वही सं. 1 जिल्द सं. 15760

पृष्ठ सं. 233 से 248 पर क्रमांक 14395

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

