



सत्यमेव जयते

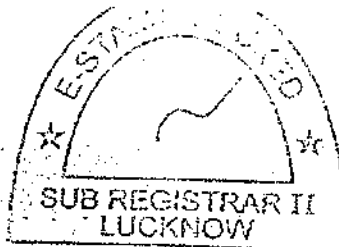
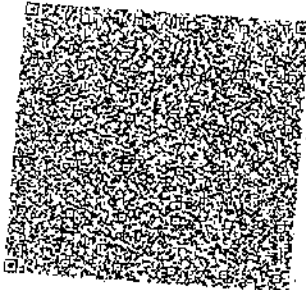
# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00577255829580M  
 Certificate Issued Date : 28-Aug-2014 05:42 PM  
 Account Reference : SHCIE (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100690018249121M  
 Purchased by : SRI AMRENDRA KUMAR SRIVASTAVA  
 Description of Document : Article 23 Conveyance  
 Property Description : PLOT NO.2, PART OF KHASRA NO.576, VILLAGE SARSAWAN,  
 PARGANA, TEHSIL AND DISTRICT LUCKNOW.  
 Consideration Price (Rs.) : 22,42,000  
 (Twenty Two Lakh Forty Two Thousand only)  
 First Party : SMT LEKHA SRIVASTAVA  
 Second Party : SRI AMRENDRA KUMAR SRIVASTAVA  
 Stamp Duty Paid By : SRI AMRENDRA KUMAR SRIVASTAVA  
 Stamp Duty Amount(Rs.) : 1,57,000  
 (One Lakh Fifty Seven Thousand only)

27738



Please write or type below this line.

*Signature*

**SALE DEED**

Date of Execution : 29-08-2014

Place of Execution : Lucknow

*Signature*

0001238282

**Statutory Alert:**

1. The authenticity of this e-Stamp Certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.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.



## MAP OF

Plot No. 2, Part of Khasra No. 576, measuring 4466.50 sq. feet i.e. 415.10 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH

Plot No. 3

SOUTH

Plot No. 1

EAST

Plot No. 6 of Khasra No. 577 Mi.

WEST

7 meter wide Road

Plot No. 2, Part of Khasra No. 576

4466.50 sq. feet

i.e. 415.10 sq. meter

*L. Prakash*

SELLER

*[Signature]*

PURCHASER

आज दिनांक 30/08/2014 को

वही सं. 1 जिल्द सं. 15760

पृष्ठ सं. 195 से 216 पर कमांक 14393

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

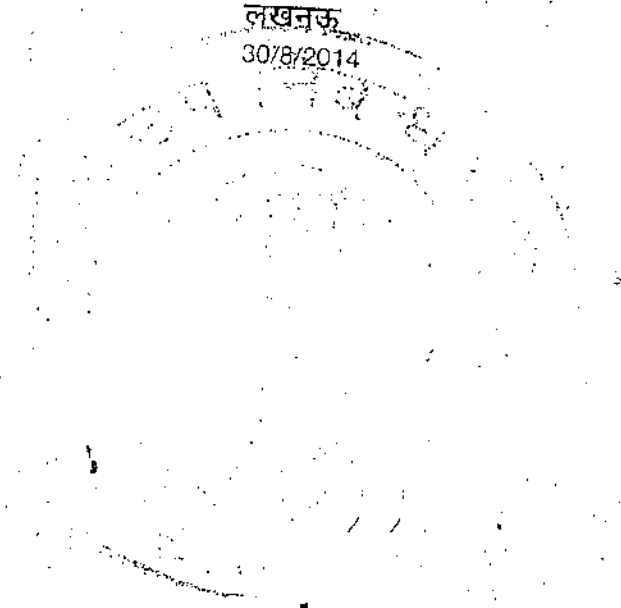


एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014



ATTESTED



ATTESTED



Sale Consideration  
Market Value  
Stamp Duty Paid  
Pargana

: ₹ 22,42,000/-  
: ₹ 22,41,540/-  
: ₹ 1,57,000/-  
: Lucknow

DETAILS OF INSTRUMENT IN SHORT

|     |                                       |                                                                                                                   |
|-----|---------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1.  | Nature of land                        | Residential                                                                                                       |
| 2.  | Pargana                               | Lucknow                                                                                                           |
| 3.  | Village                               | Sarsawan, Lucknow.                                                                                                |
| 4.  | Details of Property<br>(Property No.) | Plot No. 2, Part of Khasra No. 576                                                                                |
| 5.  | Standard of measurement               | sq. meters                                                                                                        |
| 6.  | Area of Property                      | 415.10 sq. meters                                                                                                 |
| 7.  | Location Road                         | Not on Segment Road                                                                                               |
| 8.  | Type of Property                      | Plot                                                                                                              |
| 9.  | Consideration                         | ₹ 22,42,000/-                                                                                                     |
| 10. | Boundaries                            | NORTH : Plot No. 3<br>SOUTH : Plot No. 1<br>EAST : Plot No. 6 of Khasra<br>No. 577 ME<br>WEST : 7 meter wide Road |

*Leenaastava*

*[Signature]*



|     |                                                                                               |                                                                                                                 |
|-----|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 11. | No of persons in first part (1); No of persons in second part (1);                            |                                                                                                                 |
| 12. | Details of Seller                                                                             | Detail of Purchaser                                                                                             |
|     | Smt. Lekha Srivastava wife of Sri Jai Prakash Srivastava resident of J-140, Sector-25, Noida. | 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. Lekha Srivastava wife of Sri Jai Prakash Srivastava resident of J-140, Sector-25, Noida (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. 2, Part of Khasra No. 576, measuring 4466.50 sq. feet i.e. 415.10 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Jai Prakash Bahadur son of Late Sri Satya Prakash Bahadur vide registered Sale Deed dated 10-09-2007 registered in Book No. 1 Volume 6904 Pages 29/50 at No. 8502 on 10-09-2007 in the office of Sub Registrar-II, Lucknow; AND

WHEREAS the Seller wanted to sell the said Plot No. 2, Part of Khasra No. 576, measuring 4466.50 sq. feet i.e. 415.10 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and

*L. Srivastava*

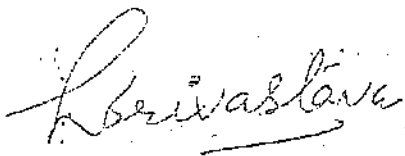
*Amrendra Kumar Srivastava*



the Purchaser being interested in purchasing the same has offered a sum of ₹ 22,42,000/- (Rupees Twenty Two Lacs Forty Two Thousand only) which offer the Seller has accepted.

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

1. That in consideration of ₹ 22,42,000/- (Rupees Twenty Two Lacs Forty Two 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. 2, Part of Khasra No. 576, measuring 4466.50 sq. feet i.e. 415.10 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 7 meter wide road measuring 415.10 sq. meter the value of the land thereof @ ₹ 5,400/- per sq. meter comes to ₹ 22,41,540/-. The actual sale consideration is ₹ 22,42,000/-, the stamp duty of

L. Prasad

Ag. Prasad

विक्रय पत्र

2,242,000.00 / 2,242,000.00 10,000.00 20 10,020.00 1,000

प्रतिफल मातियत श्रीमती लेखा श्रीवारत्तव पत्नी श्री - जय प्रकाश श्रीवारत्तव

व्यवसाय गृहिणी

निवासी स्थायी जे -140, से -25, नोयडा

आधारी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 30/8/2014 राय 11:55AM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

निष्पादन के लिये पत्र पाने व गणना पत्र पाने व प्राप्ति धनराशि रु. पलेखानुसार उक्त

विशेषता

क्रेता

श्रीमती लेखा श्रीवारत्तव  
पत्नी श्री जय प्रकाश श्रीवारत्तव  
पेशा गृहिणी  
निवासी जे -140, से -25, नोयडा

श्री. अमरेन्द्र कुमार श्रीवारत्तव  
पुत्र श्री रच. विपिन बिहारी श्रीवारत्तव  
पेशा व्यापार  
निवासी ए -1, सरिता विहार, न्यू दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्रीमती उमा श्रीवारत्तव

पत्नी श्री संजय श्रीवारत्तव

पेशा व्यापार

निवासी फ्लैट नं -8, टाइप -4,

व श्रीमती रचना श्रीवारत्तव

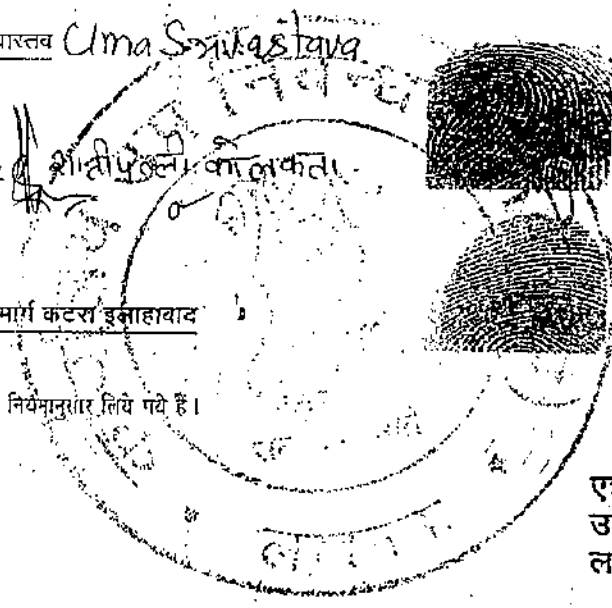
पत्नी श्री अनुराग श्रीवारत्तव

पेशा गृहिणी

निवासी 78/15, बी.के.बनर्जी मार्ग कटरा इलाहाबाद

ने की।

प्रत्यक्षतः भद्र राक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)

लखनऊ

30/8/2014

₹ 1,57,000/- has been paid vide E-Stamp Certificate No. IN-UP00577255829580M DATED 23-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. 2, Part of Khasra No. 576, measuring 4466.50 sq. feet i.e. 415.10 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

NORTH : Plot No. 3

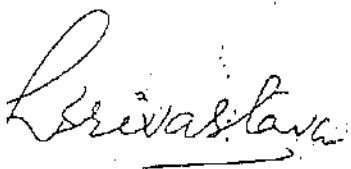
SOUTH : Plot No. 1

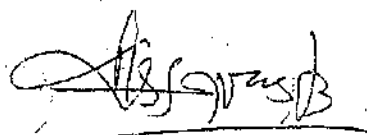
EAST : Plot No. 6 of Khasra No. 577 Mi.

WEST : 7 meter wide Road

**SCHEDULE OF PAYMENT**

Total Sale Consideration Received ₹ 22,42,000/- (Rupees Twenty Two Lacs Forty Two Thousand only) vide Cheque No. 045008 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.





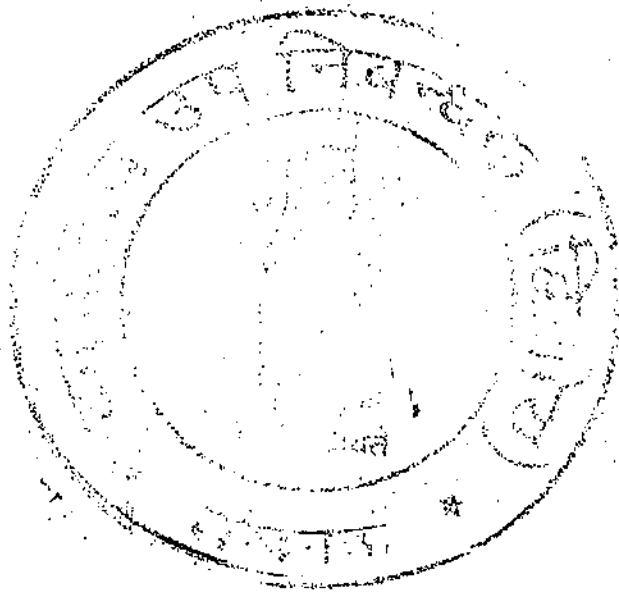
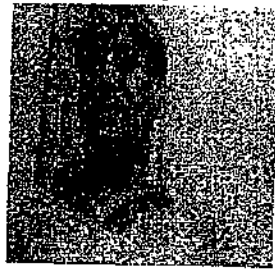
क्रेता

No. : 14393

Year : 2014

Book No. :- 1

सर श्रीवास्तव  
विहारी श्रीवास्तव  
विहार, न्यू दिल्ली



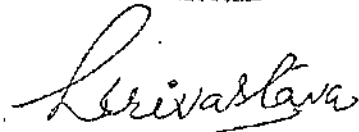
- 7 -

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:**

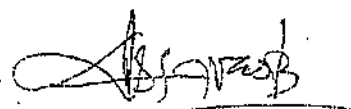
1.

Uma Srivastava  
w/o Sanjay  
Q Type 4  
Ayakar Abasan  
Shanti Pally  
Kolkata

  
  
SELLER

2.

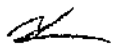
  
CRAEHA SRIVASTAVA  
w/o Anurag Srivastava  
76/4, BK Banerjee Marg  
New Kalya Bati Road  
Allahabad. 211002

  
  
PURCHASER

Drafted by :

  
(Arun Khanna)  
Advocate,  
Civil Court, Lucknow.

Composed by :

  
(Shyam Narain)  
Civil Court, Lucknow

केता

Registration No. : 14393

Year : 2014

Book No. :- 1

0201 अमरेन्द्र कुमार श्रीवास्तव  
रय. विमिन विहारी श्रीवास्तव  
ए -1, सरिता विहार , न्यू दिल्ली  
- व्यापार

