

6932/13

Ashutosh Jaiswal Executive
SHCIL, G4, LDA Center, 2 SP Marg
Civil Lines Allahabad 211001



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00175879562583L
Certificate Issued Date	: 25-Nov-2013 03:28 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100192491142465L
Purchased by	: SALEEM AHMAD
Description of Document	: Article 23 Conveyance
Property Description	: KhataNo-00033 AraziNo-216MI/1 Area0.0460 Hec MauzaMahewaPattiPoorab Uparhar Arail Karchana Allahabad
Consideration Price (Rs.)	: 29,44,000 (Twenty Nine Lakh Forty Four Thousand only)
First Party	: ANIL KUMAR ALIAS ANIL KUMAR AGARWAL SO P D AGARWAL
Second Party	: MS ParasKunjThrPartners SanjeevJainANDIshanAgarwal
Stamp Duty Paid By	: MS ParasKunjThrPartners SanjeevJainANDIshanAgarwal
Stamp Duty Amount(Rs.)	: 1,51,100 (One Lakh Fifty One Thousand One Hundred only)



Please write or type below this line

Anil Kumar Agarwal

Sanjeev Jain

Ishan



YL 0000020472

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shCIL.com/online". 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.



उत्तर प्रदेश UTTAR PRADESH

AK 862062



SUMMARY OF DEED

Date of execution: _____

26th of November 2013

Mauza: _____

Mahewa Patti poorab

uparhar _____

Pargana: _____

Arail

Tahsil: _____

Karchana

Code and page: _____

0269 Page N0-24 of rate

list _____

Khata No.: _____

00033

Arazi No.: _____

216Mi/1

Total Land of Arazi: _____

460.00 Sq. mtr.

Sold area: _____

460 Sq. mtr.

Road: _____

No Road

Sale Consideration: _____

Rs. 29, 44,000.00

Valuation: _____

Rs. 29, 44,000.00

Paid stamp duty: _____

Rs. 02, 06,100.00

Handwritten signature

Handwritten signature

Handwritten signature



128/2

303

25/11/13

520

करांडार (पिता व पत्नी) कला कुंज डा. डी. डी. आर.
विधानी पति व पत्नी

न्याय विभाग बीलास माय श्रीवास्तव

अध्यक्ष न्यायालय वारंर-इलाहाबाद

सं. 615 अथवा 31 बा. 20

14
Bilasy

2000000000

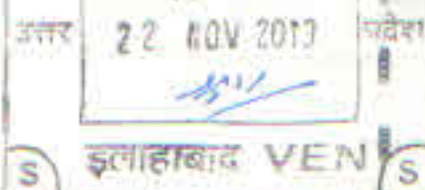
2





उत्तर प्रदेश UTTAR PRADESH

AK 862061



SALE DEED

This deed of Sale is made on 26th day of November, 2013.

Between

Anil Kumar Alias Anil Kumar Agarwal S/o Sri Prahlad Das Agrwal R/o 37, Chak, Allahabad present residing at 5/7 E2, Tashkent Marg, Allahabad hereinafter called the **Vendor** which terms shall means and include his heirs, assigns, successors and legal representatives.

Vendor

AND

M/S Paras Kunj a partnership firm registered with Registrar of firms and societies under The Indian Partnership Act of 1929 having its registered office at IIIrd Floor, P Square Mall, MG Marg, Civil Lines, Allahabad through its

Anil Kumar Agarwal

Sanjay Kumar

[Signature]



30/11

25/11/13

200

अवकाश करदाता (पिता व पुत्र)

अनिल कुमार कुंज हारा
प्रतिन व रोड 5

ड्रा 11/12/13

निवासी

इलाहाबाद जिला का सहायक अधीक्षक

अवकाश करदाता का पता—

प्लॉट नं. 816 बाबा 28 बाबा 20

Bilash

विक्रय पत्र

2,944,000.00 / 2,944,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल

मालिक

फीस रजिस्ट्री

सकल व प्रति शुल्क

योग

शुद्ध लाभ

श्री

अनिल कुमार उर्फ अनिल अग्रवाल

पुत्र श्री

प्रहलाद दास अग्रवाल

Anil Kumar Agrawal

व्यवसाय

निवासी प्लॉट

37 घक इलाहाबाद

अवकाशी पता

5/7 ई 2 ताशकन्द मार्ग इलाहाबाद

वे यह लेखपत्र इस कार्यालय में

दिनांक

26/11/2013

समय

2:22PM

जहाँ निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Suresh Chandra

श्री सुरेश चन्द्र

उप निबंधक करछना

करछना

26/11/2013

विषयार्थ लेखपत्र बाद मुक्त व समझने मजबूत व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

Anil Kumar Agrawal

क्रेता

श्री अनिल कुमार उर्फ अनिल अग्रवाल

पुत्र श्री प्रहलाद दास अग्रवाल

पेशा

निवासी 37 घक इलाहाबाद

श्री संजीव जैन

पुत्र श्री प्रकाश चन्द्र जैन

पेशा

निवासी 1-डी बेली रोड इलाहाबाद



Sanjay Jai



श्री इशान अग्रवाल

पुत्र श्री डी0के0 अग्रवाल

पेशा

निवासी 14/22/28 एलिन रोड इलाहाबाद

Ishan





AK 862060

4

Partners **Sanjeev Jain** s/o Shri Prakash Chandra Jain resident of 1-D, Beli Road, Allahabad and **Ishan Agarwal** S/o Sri D. K. Agarwal R/o 14/22/28, Elgin Road, Allahabad hereinafter called the **Vendee** which terms shall means and include its heirs, assigns, successors, nominees and legal representatives.

Vendee

Whereas the vendor is the actual owner and in possession of land recorded in Khata NO. 00033 having Arazi NO- 216Mi/1 admeasuring 0.0460 Hectare = 460 Sq. Mtr. Situated in Mauza Mahewa Patti poorab Uparhar Pargana Arail Tahsil Karchana Distt. Allahabad.

Whereas the vendor had purchased the above property through Registered Sale deed dated 8-8-1988 from Sayeed Ahmad alias Munney S/O Haji Mohd. Usman R/o Mahewa patti poorab Pargana Arail Tahsil Karchana

Sanjeev Jain

Ishan Agarwal

for

31/11

31/11/13

520

जमान करीदार (मिला) अमर पारा कुज हॉल देशान अमर
बिजापरी एम्बिना रोड

कुरमन विद्वाना बीरबारा मण्डल बीरबारा मण्डल

जमान कर करदाता के अधिकार - 2011/12/13

मकान नं० 815 बरपन 28 मार्च 2014 तक इलाहाबाद

ने निष्पादन स्वीकार किया।

जिन्को पदमान श्री राजेश कुमार गुप्ता

पुत्र श्री आर०पी० गुप्ता

पेशा

निवासी 21/19 म्यो रोड इलाहाबाद

उ श्री मेव प्रकाश

पुत्र श्री स्व० राजमल गोयल

पेशा

निवासी 15/3 थानहिल रोड इलाहाबाद

ने की।

प्रत्यक्षतः यह वादियों के विधान आगे निम्नानुसार विवेच्य गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सुरेश चन्द्र

उप निबंधक करचना

करचना

26/11/2013





उत्तर प्रदेश UTTAR PRADESH

AK 862014

22 NOV 2014

811

5

Distt. Allahabad, and has been registered in Prati Bahi No. 1 Zild No. 728 on pages 122-124 at Sl. No. 18 on 16-1-1989 and the vendor is the possession over the same. Thus the vendor has become absolute owner and have full right disposal over the same.

Whereas due to need of money and paucity of funds, the vendor decided to sell its property. After knowing the intention of vendor, the vendee offered to purchase the said property admeasuring 460 Sq. Mtr. more details of which given at the foot of this sale deed for a sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four Thousand only).

Whereas after receiving the offer of the vendee and the offer being highest and most reasonable according to prevailing market rates. The vendor agreed to accept the offer of the vendee.

Anil Kumar Singh

Sanjay Singh

Shan

713

दि 27/11/13

543 प्रमाण

रामचंद्र खरीददार का नाम श्री अनिल कुमार उर्फ अनिल अग्रवाल

निवासी

रामचंद्र विक्रेता सुदेश मालूम जल शक्ति विभाग प्रमुख - इलाहाबाद

क्र 0 नं 0 543 अर्थात् 31 मार्च 2014 तक

हस्ताक्षर
विक्रेता

[Handwritten signature]

Registration No. 6932

Year 2013

Book No. 1

0101 *Anil Kumar Agrawal*
अनिल कुमार उर्फ अनिल अग्रवाल

प्रमाण दारा अग्रवाल

37 मार्च इलाहाबाद



[Handwritten mark]





S कलेक्टर काठमांडू
उत्तर प्रदेश UTTAR PRADESH
उत्तर 22 NOV 2013 प्रदेश
S इलाहाबाद VEN S

AK 862013

6

NOW THIS DEED WITNESSETH AS UNDER:

1. That in view of the sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four Thousand only) paid by the vendee to the vendor, the vendor here by sells, transfers and alienates all their rights, title and interests in aforesaid piece of land admeasuring 460 Sq. Mtr. more fully detailed at the foot of this deed to and in favour of the vendees.
2. That the vendee has paid the entire sale consideration of Rs. 29,44,000.00 (Twenty Nine Lacs Forty Four Thousand only) to the vendor in the following manner:-

A. Rs. 5,00,000.00 vide cheque No. 476032 of HDFC bank Civil Lines Allahabad dated 5-9-2013.

Anil Kumar Singh

Sanjay Singh

Shan

760

25/11/13

5440

સ્થાનક સંચિતકર્તા નામ સી. આર્. જી. હા. 11 ફેબ્રુઆરી 2014

નિવાસી...

સ્થાનક વિસ્તાર...

સા.નં. 543 અર્થે 31 માર્ચ 2014 સુધી

સ્થાનક

કેસ

Registration No. : 6932

Year: 2013

Book No. 1

0201 સંજીવ જીન

પ્રકાર: ગુના

1-મી ફેરી રોડ ફાલગુણ

Sanjiv



0202 શશિભાઈ અમરજી

સી.આર્.જી. અમરજી

14/22/28 ફાલગુણ રોડ ફાલગુણ

Shashibhai



2





7

- B. Rs. 5,00,000.00 vide cheque No. 573521 of HDFC bank Civil Lines Allahabad dated 5-9-2013.
- C. Rs. 5,00,000.00 vide cheque No. 281267 of HDFC bank Civil Lines Allahabad dated 5-09-2013.
- D. Rs. 14,44,000.00 vide cheque No. 000009 of HDFC Bank Civil Lines Allahabad dated 21st of November 2013.

The Vendors hereby acknowledges the receipt of the entire sale consideration and now nothing remains due from Vendee in this regard.

3. That the vendor has handed over the physical possession of the vended property to the vendee.
4. That the vendee has become the absolute owner of the vended property and they may use and enjoy the same in the manner they like in future. They may also get their names mutated in the relevant records.

Amal Kumar Singh

Sanjay Singh

Shor

25-11-13

सामग्री विभाग का साध

सामग्री का बचत का प्रयोजन है

सामग्री का नाम मेकरी पत्रिका द्वारा इशान अशोक

का पता इन्फार्मेशन सेक्टर

सामग्री की धनराशि

रुपये

631

श्री. नंद लाल भारद्वाज

ला. नं. ४६५

१९ मार्च २०१४

संयोजक, सामग्री विभाग









8

5. That all the rights of the vendor in respect of the vended property stand transferred to the vendee. From today the vendor ceases to have any concern with the said property.
6. That all the rights of the property hereby sold stands transferred to the vendee.
7. That the property hereby sold is free from all agreements commitments, charges, liens and encumbrances.
8. That if due to any defect in the title of the vendor's, the vended property whole or part goes out of possession of the vendees. The vendees shall be entitled to recover the damages along with compensation from the vendor and their legal heir's representatives and assignees.

In witness whereof the parties Vendor and Vendee have signed this deed of sale with their own free will and without any coercion on the date, month and year first above written in present of witnesses.

Anil Kumar Singh

Sanjay Singh

for

१५-११-१३

आम्हारे निवेदन का विषय

आम्हारे क्रम करने का प्रयोजन है

आम्हारे होने का नाम महेश्वरी पाश्चात्त्य नवोदय शिक्षा संस्थान
रा. पता जयपुर नगर नवोदय

आम्हारे की धरती

६३२

[Signature]

श्री. जयपुर नगर नवोदय

जयपुर नगर ६३२

जयपुर नगर ६३२

जयपुर नगर ६३२

[Handwritten mark]





उत्तर प्रदेश UTTAR PRADESH

AK 798976

DETAILS OF THE PROPERTY HEREBY SOLD

Property of Khata N0. 00033 Arazi N0- 216Mi/1 admeasuring 0.0460 Hectare or 460 Sq. Mtr. In the shape of open land, Situated in Mauza Mahewa Patti poorab Uparhar, Pargana Arail Tahsil Karchana Distt. Allahabad.

BOUNDARY:

- East - property of Ajay Kumar Agarwal.
West - property of Krishna Kumar.
North - others property.
South - Renu Agarwal, Sanjeev Jain and Others.

more fully details shown by red lines in annexed map.

Ajay Kumar Agarwal

Sanjeev Jain

Renu Agarwal

दिनांक 19.04.25/11/13 500 रु.
 स्टाफ कता का मालिकानी पारस कुमारी देवी देवी देवी
 निवासी
 स्टाफ विजला जिला माला अग्रहरी सिविल कोर्ट, इलाहाबाद
 लप 10 508 प्रकाश 31 बाप 1 एक हस्तक्षर





उत्तर प्रदेश UTTAR PRADESH
22 NOV 2013
इलाहाबाद VBN

AK 798977

10

Valuation of Property

The property is meant for residential purpose, no road there on. The vended property governed by code n0. 0269 page 24 of Collector's prescribed rate list 2013. The valuation of sold portion area 460Sq.Mtr.x 6,400= 29,44000.00 and chargeability of stamp on said value i.e. Rs. 2,06,080.00 and stamp was paid Rs 1,51,100 through E-stamp certificate No. IN-UP00175679562583L dated 25.11.2013 and rest stamp of Rs. 55,000.00 through non judicial stamp paper. Thus the total stamp duty was paid Rs. 2,06,100.00 according to G.O. No. 2756/11 dated 30th June 2008 accordingly.

Anil Kumar Agrawal

Sanjay

Shri

1991 28/11/13 500 20
 क्रमांक दिदि मूल प्रायोगिक
 स्टाफ कता का नाम मेमो पारम के. ज. ठा. 1 इलाहाबाद
 निवासी
 स्टाफ बिकेता शिव मोहन अग्रहरी सिविल कोर्ट, इलाहाबाद
 ला. नं. 508 अर्थात् 31 मार्च 1 पुस्तक हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

AK 798978

22 NOV 2013

प्रदेश

STAMPED VEN S

11

Photo of Property



Anil Kumar Agarwal

Sangh

Sangh

क्रमांक: 19446 25/11/13 500 रु

स्टाम्प वॉलेट का नाम: श्रीमती पावन कुमारी देवान डायर

निवासी: प्रियतम रोड

स्टाम्प डिपॉजिट सिविल गाउन प्रवासी निजिल कोर्ट, इलाहाबाद

लाभ: रु 500 अर्थात् 500 मात्र 1 कि. हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

AK 862012

22 NOV 2013

इलाहाबाद VEN

Anil Kumar Shukla

Sig. of Vendor

Sanjay Kumar

for

Sig. of Vendees

WITNESSES:

1. Rajesh Kumar Gupta s/o Shri R.P. Gupta
r/o 21/19, Mayo Road, Allahabad.
2. ~~for Broker and SP Lett.~~
Rajesh Kumar Gupta
R/o 21/19, Mayo Road

Drafted by:  Anil Kumar Shukla, Advocate

Typed by:  Mohd. Idris



744

25/11/13

30

मिति मूल्य प्रयोजन

स्टाम्प खरीददार का नाम श्रीमती मादल कुम हान देवान झा

निवासी

स्टाम्प विक्रेता सुनील कुमार झा

0 नं० 543 अर्वाधि 31 मार्च 2014 तक

हस्ताक्षर









SHRI KRISHAN KUMAR

TOTAL AREA - 450.00 Sq. M. PART PORTION OF AREA 2160 M. MAHEVA PURABPATTI PARGANA AREA, TAHSIL, KARCHANA, DIST. ALAHABAD

LEGEND

SHRI KRISHAN KUMAR

SHRI ANIL KUMAR AGARWAL

SHRI AJAY AGARWAL

SCALE - 1:500

DATE - 10-10-2023

BY - M. K. SINGH

FOR - SHRI KRISHAN KUMAR

SVN CAD solutions

2023 LIMITED LIABILITY

INDIA

PHONE - 0522-4827740

प्राप्त दिनांक 26/11/2013 को

पृष्ठ सं 1 जिल्द सं 3341

पृष्ठ सं 51 से 76 पर क्रमांक 6932

संशोधित किया गया।

संशोधक/अधिकारी के हस्ताक्षर


श्री सुरेश चन्द्र

उप निबंधक करछना

करछना

26/11/2013

