



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**

Certificate No. : IN-UP08355144395820S  
Certificate Issued Date : 14-Aug-2020 03:31 PM  
Account Reference : SHCIL (FI)/ upshcil01/ MUGHALSARAI/ UP-CDL  
Unique Doc. Reference : SUBIN-UPUPSHCIL0110585738969613S  
Purchased by : GANPATI INFRATECH THROUGH PARTNER SANJEEV KAPOOR  
Description of Document : Article 23 Conveyance  
Property Description : FLAT NO-204-BLOCK-A,2ND FLOOR,GANPATI ESTATE,KATESAR,PARGANA-RALHUPUR,TEH-MUGHALSARAI,DIST-CHANDAULI  
Consideration Price (Rs.) :  
First Party : GANPATI INFRATECH THROUGH PARTNER SANJEEV KAPOOR  
Second Party : SMT RUCHI SRIVASTAVA W O PANKAJ KUMAR SRIVASTAVA  
Stamp Duty Paid By : GANPATI INFRATECH THROUGH PARTNER SANJEEV KAPOOR  
Stamp Duty Amount(Rs.) : 1,80,000  
(One Lakh Eighty Thousand only)



-----Please write or type below this line-----

Ganpati Infratech

*Sanjeev Kapoor*  
Partner



*Ruchi Srivastava*



0600/1291L

RS 0001540451

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "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.



8/26/2020

<https://igrsup.gov.in/igrsuf>

7167/2020

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर चंदौली क्रम संख्या 2020099012910

आवेदन संख्या : 202000993009182

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-08-26 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव कपूर

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 2700000 / 2693000

1. रजिस्ट्रीकरण शुल्क 27000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 27100

शुल्क वसूल करने का दिनांक 2020-08-26 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-08-26 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Nature of Deed	:: SALE DEED
Nature of Land	:: Residential
Ward/ Village	:: Katesar/ Ralhupur
Description of Property	:: Flat No. 204 On 2nd Floor of Block - A of 'GANPATI ESTATE', residential complex situated in Village Katesar, Pargana Ralhupur, Tehsil Mughal Sarai, Distt. Chandauli
Measurement Unit	:: Sq. Meters
Area of proportionate land	:: 40.22 Sq. Meters
Type of property	:: Flat
Super Built Up area	:: 104.55 Sq.mtr. (1125.00 Sq.ft.)
Valuation	:: Rs. 26,92,656.00
Sale Consideration	:: Rs. 27,00,000.00
Stamp being paid	:: Rs. 1,80,000.00

This Deed of Sale executed this the 20th day of August 2020 by and between Ganpati Infratech (PAN AANFG4711B), a registered partnership firm having its office at B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi, through its authorized signatory and partner, Shri Sanjeev Kapoor Son of Shri Anil Kapoor resident of B-21/124, Plot no. 12-S, Sarju Nagar Colony, Kamachha, Varanasi, hereinafter referred to as the First Party/Vendor, which term unless repugnant to the context includes its successors, legal representatives, executors, administrators and assigns on the One Part. Mobile no. 9161280999.

Ganpati Infratech

*Sanjeev Kapoor*  
Partner



*Ruchi Srivastava*





And

Smt. Ruchi Srivastava W/o Shri Pankaj Kumar Srivastava (PAN-DFGPS3823R) R/o 188 Anwar Road Ward-3 Dudhi Sonebhadra 231208 U.P, hereinafter referred to as the Second Party/Purchaser, which term unless repugnant to the context includes her/his/their heirs, legal representatives, executors, administrators and assigns on the One Part. Mobile no.8081187876

Whereas *Arazi* no. 171 area 1.59 acres along with other *Arazis* were originally owned by Babu Basudev Singh and Babu Shivnath Singh sons of Raghunandan Singh.

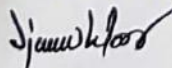
And whereas Babu Basudev Singh died in the year 1965 leaving behind as his legal heirs his sons namely Ram Asrey Singh, Ramphal Singh, Ram Prakash Singh, Jai Prakash Singh, Ram Kripal Singh and Ram Bharose Singh.

And whereas the properties of Babu Basudev Singh and Babu Shivnath Singh were partitioned under the provisions of section 176 of Zamindar Abolition Act (Act no. 1 of 1951) through the *Court of Pargana Adhikari, Chaudauli (West)* in Suit no. 27 of 1982 vide order dated 18-12-1982 and in consequence thereof *Arazi* no. 171 area 1.59 acres situate in Village Katesar, Pargana Ralhupur, Distt. Chandauli (erstwhile Varanasi) came to the share of afore mentioned sons of Babu Basudev Singh.

And whereas the afore mentioned Ram Asrey Singh, Ram Bharose Singh, Ram Prakash, Ramphal Singh, Jai Prakash Singh and Ram Kripal Singh all sons of late Basudev Singh purchased 0.65 acres of land, part of *Arazi* no. 155/1 situate in Village Katesar, Pargana Ralhupur, Tehsil & Distt. Chandauli through deed of purchase dated 24-06-1976 from one Hamid Ali S/o Nazir Ali. The said deed is duly registered in the office of Sub Registrar, Ram Nagar, Varanasi in Book no. I, Volume no. 148 at pages 194 to 197 at Sl.no. 409 on 25-06-1976.

And whereas another partition suit under the provisions of Section 176 of Zamindari Abolition Act (Act no. 1 of 1951) was contested between the afore mentioned sons of Babu Basudev Singh which was decided on 26-07-2010 and as per this judgment Ram Bharose Singh

Ganpati Infratech

  
Partner



Ruchi Srivastava



आवेदन सं०: 202000993009182

विक्रय पत्र

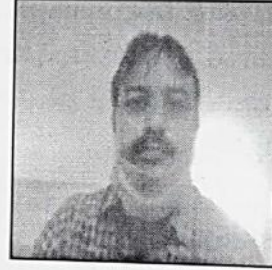
बही सं०: 1

रजिस्ट्रेशन सं०: 7167

वर्ष: 2020

प्रतिफल- 2700000 स्टाम्प शुल्क- 180000 बाजारी मूल्य - 2693000 पंजीकरण शुल्क - 27000 प्रतिलिपिकरण शुल्क - 100 योग : 27100

*Sankar*



श्री गनपति इन्फ्राटेक द्वारा  
संजीव कपूर अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री अनिल कपूर  
व्यवसाय : व्यापार  
निवासी: बी-21/124 प्लॉट नं० 12-एस सरजू नगर कालोनी कमच्चा वाराणसी

श्री, गनपति इन्फ्राटेक द्वारा

संजीव कपूर अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/08/2020

एवं 12:49:40 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राम सुन्दर यादव  
उप निबंधक :सदर

चंदौली

26/08/2020

अखिलेश कुमार चौधरी  
निबंधक लिपिक





became the absolute owner of *Arazi* no. 169/1 (part) area 0.210 Hectare and *Arazi* no. 171 (part) measuring 0.316 Hectare Village Katesar, Pargana Ralhupur, Tehsil & Distt. Chandaulli. These two plots were adjoining to one another.

And whereas similarly Ramphal Singh S/o Babu Basudev Singh became the absolute owner of *Arazi* no. 155/1 (part) having an area of 0.210 Hectare and *Arazi* no. 171/1 (part) measuring 0.316 Hectare Village Katesar, Pargana Ralhupur, Tehsil & Distt. Chandaulli. These two plots of Ramphal Singh were also adjoining to each other.

And whereas the vendors, Ganpati Infratech, a registered Partnership firm, having its interest in the business of real estate, builders and civil contractors entered into two separate developer agreement one with Ram Bharose Singh in respect of his property being *Arazi* no. 169/1 (part) measuring 0.210 Hectare and *Arazi* no. 171/1 (part) having an area of 0.316 Hectare total area 0.526 Hectare or 5260 Sq.mtr. situated in Village Katesar, Pargana Ralhupur, Tehsil & Distt. Chandaulli dated 25-09-2014 registered in the office of Sub Registrar, Chandaulli on 29-09-2014 in Book no. I, Volume no. 5315 at pages 161/198 at Sl.no. 10927 and another developer agreement dated 14-03-2015 with Ramphal Singh in respect of *Arazi* no. 155/1 (part) area 0.210 Hectare and *Arazi* no. 171/1 area 0.316 Hectare, total measuring 0.526 Hectare or 5260 Sq.mtr. situated in Village Katesar, Pargana Ralhupur, Tehsil & Distt. Chandaulli through developer agreement dated 16-03-2015 registered in the office of Sub Registrar, Chandaulli on 16-03-2015 in Book no. I, Volume no. 5645 at pages 97/140 at Sl.no. 3076.

And whereas per the terms of aforementioned two the developer agreement the first party vendor got a consolidated construction plan sanctioned from V.D.A. through letter no. 78/14 under affordable Group Housing Scheme dated 01-06-2015.

And whereas after sanction of the development plan and after obtaining necessary permissions, NOCs and sanctions the first party vendor has developed an affordable Group Housing Complex over net plot area of 8607.69 Sq.mtr. of land. Out of this net plot area, a building complex consisting of three blocks of building along with certain

Ganpati Infratech

*Sjanu*  
Partner



*Ruchi Srivastava*



बही सं०: 1

रजिस्ट्रेशन सं०: 7167

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री गनपति इन्फ्राटेक के द्वारा संजीव कपूर, पुत्र श्री अनिल कपूर

निवासी: बी-21/124 प्लॉट नं० 12-एस सरजू नगर कालोनी कमच्दा वाराणसी

व्यवसाय: व्यापार



क्रेता: 1 Ruchi Sinastam

श्रीमती रुचि श्रीवास्तव, पत्नी श्री पंकज कुमार श्रीवास्तव

निवासी: 188 एमवार रोड वार्ड-3दुद्धी सोनभद्र 231208

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1 कृष्ण कुमार दुबे

श्री कृष्ण कुमार दुबे, पुत्र श्री सभाजीत दुबे

निवासी: राजपुर वाराणसी 221202

व्यवसाय: नौकरी



पहचानकर्ता: 2

जय राम दुबे

श्री जय राम द्विवेदी, पुत्र श्री राजमणि दुबे

निवासी: नेहियां नेहियां वाराणसी 221202

व्यवसाय: नौकरी



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राम सुन्दर यादव  
उप निबंधक: सदर  
चंदौली

अखिलेश कुमार चौधरी  
निबंधक लिपिक



common areas and common facilities has been built over land area of 7809.18 Sq.mtr. and has been named as 'Ganpati Estate' this land area has been morefully detailed in *Schedule A* hereunder. Another portion of land measuring 798.51 sq. meters out of the net plot area has been left for the building for lower income group/economically weaker section of the society.

And whereas the afore mentioned three blocks of the building have parking facility at stilt level and six floors or residential flats and pent House on the 7th Floor and also having provision for shops on the ground floor.

AND WHEREAS the PURCHASER/s hereinabove mentioned after inspecting and otherwise satisfying himself/herself/themselves about the right and interest of the Vendors over the land and the quality and workmanship of the Project, applied by letter dated 2 -07-2020 to purchase one apartment therein and subsequently the Flat No. 204, of Block-A morefully detailed in *Schedule B* hereunder was allotted to the PURCHASER for a net Sale Consideration of Rs. 27,00,000/- (Rupees Twenty Seven Lac Only).

AND WHEREAS as per the terms of the aforementioned development agreements dated 25-09-2014 and 14-03-2015 and further supplementary agreement dated 10-October-2015, executed between the land owners, Ramphal Singh and Ram Bharose Singh, on one side, and the Vendors/Developers, M/s. Ganpati Infratech on the other, the unit/flat subject matter of this deed has been earmarked to be vested in the developers/Vendor Ganpati Infratech and entire sale consideration has been received by the Developer/Vendor.

Now, the parties, hereto execute this deed of sale and bind themselves with the following:-

- 1) That the Vendors hereby transfer by absolute sale the Flat No. 204 on 2<sup>nd</sup> Floor of Block A 'Ganpati Estate' Apartment more fully detailed in *Schedule-'B'* hereunder along with undivided interest in the common areas and facilities, UNTO the purchaser for a total Sale Consideration of Rs. 27,00,000/- (Rupees Twenty Seven Lac

Ganpati Infratech

*Saurabh*

Partner



*Ruchi Srivastava*





Only) subject to such conditions as herein contained and incorporated in the application and allotment.

- 2) That the purchaser has paid to the Vendors the total Sale Consideration as detailed in the Memo of Consideration.
- 3) That the Vendors have delivered actual physical possession to the purchaser over the Flat hereby sold and the purchaser have taken possession over it. The purchaser is fully satisfied about the workmanship of the Flat and the complex as a whole and about the common areas and common facilities.
- 4) That the flat hereby sold is free from all claims, charges and encumbrances.
- 5) That the flat hereby sold constitutes a heritable and transferable right and is capable of individual utilization on account of having its own exit to common areas and facilities of the building 'Ganpati Estate'; and also an undivided and proportionate interest in the general common areas and facilities of the building 'Ganpati Estate', including undivided *impartiable* interest in the land detailed in *Schedule A* necessary for the adequate use and enjoyment of the flat hereby sold.
- 6) That all the foundations, main walls, columns, girders, beams, supports, staircases, roof over the top of the buildings, common passage, landings, lobbies on each floor of all three buildings, community hall at stilt level of block A and Block C, library and gymnasium at stilt level of block B, swimming pool, open area around the buildings within the periphery of the 'Ganpati Estate', electrical installations of common area and electrical network through-out the three buildings, guard and watchman room, meter rooms, servants' lavatory at ground level of block A, drive ways, drainage, septic tanks, water tanks, all the pipes, generator for power back-up for common area & facilities, generator room, fire

Ganpati Infratech

  
Partner



Ruchi Srivastava



fighting systems and equipments, outer lights of the complex, the elevators, elevator shafts, elevator equipments, water tank/s located at the roof of the building and beneath the basement, pumps, plumbing networks, motors, cables, pipe line, rain water harvesting system, common security equipments, provision for intercom and in general all apparatus, installations and areas for common use; shall be the common areas and common facilities in the complex.

- 7) That the vendors have provided ample parking space in complex for the use of the unit holders. A parking space has been allotted to each unit of the complex on first come first serve basis. The Purchaser shall not claim any right, whatsoever, over the covered or uncovered parking space, other than the one allotted to purchaser and the purchaser shall use the same as parking space only for parking of vehicles and for no other purposes, whatsoever, and shall never enclose or erect any temporary or permanent structure over the allotted parking space. The parking space allotted to the Purchaser shall for all times be linked to the unit hereby sold to the Purchaser. The unit hereby sold and the parking space so allotted cannot be alienated independent of each other.
- 8) That the maintenance of common area and facilities shall be the joint responsibility of the Flat owners of the complex, which shall be done by the association of the Flat owners and until the said association is formed and/or takes over the maintenance of the complex the maintenance of the complex shall be done by the Vendors upon the charges paid by the Purchaser of the units/Flats of the 'Ganpati Estate' Apartment.
- 9) That since the Flat hereby sold is a part of the Complex, for the benefit of all the Flat holders, the Purchaser hereby agrees and undertakes that she SHALL NOT:—

Ganpati Infratech

*Jyoti Kulkarni*  
Partner



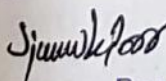
*Ruchi Inayat*





- a) Use the said Flat for any purpose other than for residential purposes.
  - b) Occupy, interfere, hinder or keep and store any goods, furniture etc. in the common areas, entrances, staircase etc. of the complex.
  - c) Do or suffer anything to be done in or about the said Flat which may cause or tend to cause any damage to any floor, ceiling and walls of the Flat or any other portion over and below the said Flat or on the structure adjacent to the said Flat or in any manner interfere with the use and rights and enjoyment thereof or of any open space/passage or amenities available for common use.
  - d) Close or permit the closing of veranda or lounges or balconies and common passage and shall also not alter or permit any alteration in the elevation and outside colour scheme of the Complex, exposed wall of the veranda, lounge or any external doors and windows of the complex.
  - e) At any time demolish or cause to be demolished the said Flat or any part thereof.
- 10) The Purchaser further undertakes to—
- a) Keep the common areas and the compound of the said complex neat and clean and in proper condition and free from any obstructions.
  - b) Maintain at their cost the Flat in good condition, state and order.
  - c) Keep the building walls and partition walls and other fittings and fixtures and appurtenances thereto in good working condition and in good tenantable repair and condition and in particular the support structure and protect the complex as a whole.
  - d) Have own electricity connection, telephone connection and shall pay for all such charges.

Ganpati Infratech



Partner

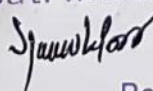


Ruchi Srivastava



- e) Permit the Vendors or representatives of the Society/ Association of the Flat holders and its surveyors and agents with or without workmen at all reasonable times to enter into the Flat and to examine the state and condition thereof and shall be liable to make good all such defects and wants of repair of which notice in writing shall be given to them to the vendors.
- f) Get the said Flat separately numbered and assessed by Municipality and/or other local authorities and pay all taxes, levies and charges payable by owner and/or occupier. Till separate assessment of each Flat is not made, the Purchaser shall be liable to pay all the taxes and charges in proportion to area of the Flat with the total constructed area of the complex.
- g) The Purchaser, shall be responsible to local authority for anything done by them in connection with the said complex and also keep the Vendors/ Society, indemnified against all losses, payments which the Vendors or other occupiers, collectively and/or severally, may suffer or may have to pay on account of Purchaser's violation of any such rule at any time in future.
- h) Become a member of Society/Association of the Purchaser of all the Flats in the complex, and for that purpose shall pay for the entrance fee and shall continue to pay for such proportionate cost, charges and expenses relating to or incidental to formation or running of such Society or Association and maintenance of common areas and facilities. Until such Society takes over the maintenance of the complex, the purchaser shall pay the proportionate charges for maintenance, security, external and common lighting, repairs, replacement etc. to the Vendor.

Ganpati Infratech



Partner



Ruchi Srivastava





- i) Sign all necessary documents required for the purpose of formation and/or registration of such Society/ Association, if required.
- j) Observe and perform all rules and regulations which the said Society/ Association may adopt at the inception and from time to time or till said society/association takes over the maintenance of the complex, the rules framed by the Vendors for protection and maintenance of the common areas and facilities and for observing and conforming to the building rules, Municipal Bye-laws and regulations.
- 11) That the electricity for the use of common areas and facilities shall also be made through the common meter and the charges of consumption of the electricity for common areas and facilities shall be added in the recurring maintenance charges over and above the electricity bills of separate unit.
- 12) That the Purchaser shall not have any claim or right to any other structures/premises/ buildings except the flat hereby sold and the exclusive parking space allotted to them.
- 13) That the Vendor shall be entitled to transfer residential units, parking's, shops in the 'Ganpati Estate' Apartment on such terms as may be decided by the vendor to any person, for which the Purchaser shall have no right to object. The Vendors shall be entitled to revise/redraw the layout of the land and/or building/s plans. The Purchaser shall have no right to object over any change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Vendors, without prejudicially affecting the construction of the said Unit/Flat, hereby sold to the Purchaser.

Ganpati Infratech

  
Partner



Ruchi Sinastan



- 14) That the right of the Purchaser is heritable and transferable but before transferring the Flat the Purchaser shall give due information to the society/Association responsible for the maintenance of common area and facilities of the 'Ganpati Estate' Apartment and the transfer can be made only after full payment of the dues payable by the Purchaser and obtaining NO dues certificate from the said society.
- 15) The project 'Ganpati Estate' Apartment has been registered under U.P. Real Estate Regulatory Authority Act having Registration no. UPRERAPRJ8593.
- 16) That all costs of sale deed, registration including legal and miscellaneous charges have been borne by the Seller.

**MEMO OF CONSIDERATION**

<u>AMOUNT</u>	<u>CHEQUE NUMBER</u>	<u>DATE</u>	<u>BANK</u>
5,00,000.00	RTGS	02.07.2020	
65,000.00	NEFT	11.08.2020	
21,35,000.00	" 704659	25.08.2020	PNB., Lalpur, VNS.
<u>Rs. 27,00,000/-</u>			Total (Rupees Twenty Seven Lac Only)

**SCHEDULE 'A'**

**(Description of 'Ganpati Estate' Apartment)**

All that land measuring 7809.18 Sq. meter out of Arazi no. 155/1 (part) area 0.210 Hectare and Arazi no. 171/1 area 0.316 Hectare, Arazi no. 169/1 (part) measuring 0.210 Hectare and Arazi no. 171/1 (part) area 0.316 Hectares situated in Village Katesar, Pargana Ralhupur, Tehsil Mughal Sarai, Distt. Chandauli bounded as follows:—

East : Area left for road widening thereafter Padao Ramnagar Main Road.  
 West : Property of Ram Prakash Singh & Others.  
 North : Property of Pradeep Chaurasia.  
 South : Area left for road widening thereafter 20' ft. Khadhanja Road.

Ganpati Infratech

*Saurabh*  
Partner



*Ruchi Sinhas*





**SCHEDULE 'B'**  
(Description of flat being sold)

Flat Details	Flat No. 204 On 2 <sup>nd</sup> Floor of Block - A of 'GANPATI ESTATE', residential complex situated in Village Katesar, Pargana Ralhupur, Tehsil Mughal Sarai, Distt. Chandauli built over the land described in schedule-A herein above more fully shown in the map annexed herewith
Proportionate undivided, indivisible and variable pro-rata share interest in the Land	40.22 square meters
Super Built-up area	104.55 Sq. Meters (1125.00 sq. feet)
Carpet area	774.00 Sq.ft.
Balcony Area	107.00 Sq.ft.
Percentage undivided interest in the common area and the facilities of the complex 'Ganpati Estate', which has been computed by taking, as a basis, the area of the Flat in relation to the aggregate area of all Flats of the building	0.51%

Boundary of Flat:-

- East :- Common Passage T/A Flat no. 207 -A.  
 West :- Open Space on Ground.  
 North :- Open Space on Ground T/A Flat no. 205 -A.  
 South :- Open Space on Ground T/A Flat no. 203 -A.

Ganpati Infratech

*[Signature]*  
Partner



*Ruchi Srivastava*



## NOTE:-

- Value of the property as per Circle rate is as under: –  
Calculation of the proportionate land area in respect of the Flat being transferred to the Purchaser:

Super Built-up area of the Flat X Land area of the Complex

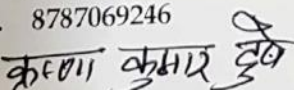
$$\begin{aligned} & \text{Total Built-Up area of the Complex} \\ = & \frac{104.55 \text{ sq. mtrs.} \times 7809.18 \text{ sq. mtrs.}}{20,300 \text{ sq. mtrs.}} \\ = & 40.22 \text{ sq. mtrs.} \end{aligned}$$

Value of structures super built up area of the flat hereby sold 104.55 sq. mtr. (@Rs. 18,000/-)	Rs. 18,81,900.00
Value of proportionate, undivided, indivisible land 40.22 Sq. mtr. @ Rs. 9,000/- per sq. mtr.	Rs. 3,61,980.00
Valuation :-	Rs. 22,43,880.00
+ 20% for common facilities	Rs. 4,48,776.00
Total Valuation :-	Rs. 26,92,656.00

- The property hereby sold is purely residential.
- The parties to this deed are Indian Nationals.
- The property lies in the residential area and not in commercial area.
- The Stamp has been paid through E-Stamp No. IN-UP 08355144395820S dated-14-08-2020.

IN WITNESSES WHEREOF, Sanjeev Kapoor for Vendors and Smt Ruchi Srivastava, Purchaser have executed this Deed of Sale this the date above mentioned of their free will and accord.

WITNESSES:-

- Name: Krishna Kumar Dubey  
Father's Name: Sri Sabhajit Dubey  
Address: Rajpur, Rajpur, Varanasi -221202, U.P.  
Mobile no. 8787069246  
Signature: 



Ganpati Infratech

  
Partner


Ruchi Srivastava





2. Name: Jai Ram Divedi  
 Father's Name: Sri Rajmani Dubey  
 Address: Nehiyan, nehiya, Varanasi - 221202, U.P.  
 Mobile no. 9889984392  
 Signature: जयराम डिवे



Note :- The Purchaser is a lady and is entitled to take rebate in stamp duty paid.

Drafted by:-

*Pankaj Srivastava*  
 (Pankaj Srivastava)

Advocate

Chamber No-30 The Banaras Bar Associations

Civil Courts, Varanasi.

Mob. no.:- 9839040360.

Typed by:-

*C.K. Computer*  
 C.K. Computer  
 Central Bar Building,  
 Collectrate Court, Varanasi.

Ganpati Infratech

*Jai Ram Divedi*  
 Partner



*Ruchi Srivastava*





Ganpati Infratech, a registered partnership firm having its office at B 221/124, Plot No. 12-S, Sarju Nagar Colony, Kamachha, Varanasi, through its authorized signatory and partner, Shri Sanjeev Kapoor Son of Shri Anil Kapoor resident of B. 21/124, Plot No. 12-S, Sarju Nagar Colony, Kamachha, Varanasi.

And

Smt. Ruch Srivastava W/o Shri Pankaj Kumar Srivastava R/o 188 Anwar Road Ward-3 Dudhi Sonebhadra 231208 U.P, hereinafter referred to as the Second Party/Purchaser.

**SCHEDULE 'B'**  
(Description of flat being sold)

Flat No. 204 on 2<sup>nd</sup> Floor of Block A of 'GANPATI ESTATE' residential complex situated in village Katesar, Pargana Ralhpur, Tehsil Mughalsarai, Distt. Chandauli built over the land described in schedule-A herein above morefully shown in the map annexed herewith.

Proportionate undivided, indivisible and variable pro-rata share interest in the Land	40.22 Sq. meters
Super Builtup area	104.55 Sq. meter (1125.00 sq.ft.)
Carpet area	774.00 sq.ft.
Balcony area	107.00 sq.ft.

**Boundary of Flat :**

East :- Common Passage T/A Flat no. 207 -A.

West :- Open Space on Ground.

North :- Open Space on Ground T/A Flat no. 205 -A.

South :- Open Space on Ground T/A Flat no. 203 -A.

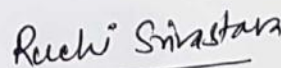
Date : 26-08-2020

Place : Varanasi

Ganpati Infratech

  
Partner









Site Plan of Flat No. 204 on 2<sup>nd</sup> Floor of Block A of 'GANPATI ESTATE' residential complex situated in village Katesar, Pargana Ralhupur, Tehsil Mughalsarai, Distt. Chandauli built over the land described in schedule-A herein above morefully shown in the map annexed herewith.

Proportionate undivided, indivisible and variable pro-rata share interest in the Land	40.22 Sq. meters
Super Builtup area	104.55 Sq. meter (1125.00 sq.ft.)
Carpet area	774.00 sq.ft.
Balcony area	107.00 sq.ft.

**Boundary of Flat :**

East : Common Passage T/A Flat No. 207-A  
 West : Open Space on Ground  
 North : Open Space on Ground T/A Flat No. 205-A  
 South : Open Space on Ground T/A Flat no. 203-A.

Date : 26-08-2020

Place : Varanasi



Ganpati Infratech

*Sanku*  
Partner



*Rechi Sinastan*



आवेदन सं०: 202000993009182

बही संख्या 1 जिल्द संख्या 9265 के पृष्ठ 131 से 162 तक क्रमांक  
7167 पर दिनांक 26/08/2020 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राम सुन्दर यादव  
उप निबंधक : सदर  
चंदौली  
26/08/2020

