

30/11/2019



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

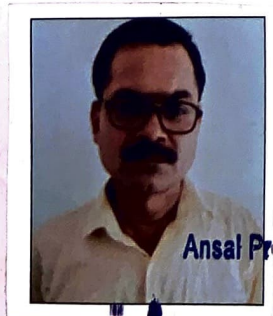
## e-Stamp

Certificate No.	: IN-UP06881799954207R
Certificate Issued Date	: 15-Nov-2019 01:02 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108180559978627R
Purchased by	: ANJOO SHARAN UPADHYAYA AND PRIYANKAR UPADHYAYA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.B/3/0135 IN SEC-B SITUATED AT SUSHANT GOLF CITY,SULTANPUR ROAD,LUCKNOW
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LTD.
Second Party	: ANJOO SHARAN UPADHYAYA AND PRIYANKAR UPADHYAYA
Stamp Duty Paid By	: ANJOO SHARAN UPADHYAYA AND PRIYANKAR UPADHYAYA
Stamp Duty Amount(Rs.)	: 2,77,000 (Two Lakh Seventy Seven Thousand only)

75



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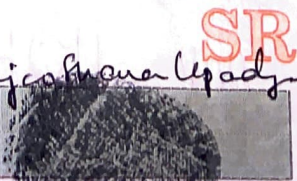
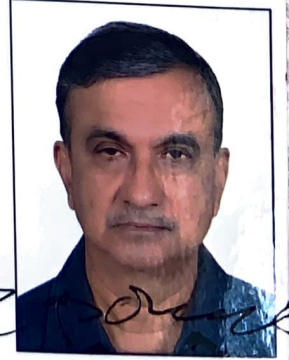
Ansal Properties & Infrastructure Ltd.



Authorised Signatory



Anjoo Sharan Upadhyaya



SR 0004952362

Priyanka Upadhyaya

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 the available on the website renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate

## **BRIEF DETAILS OF SALE DEED**

1. Type of property : Residential
2. Ward : Ibrahimpur
3. Mohalla : Sushant Golf City
4. Property Details : Plot No. B/3/0135, Sector-B, Pocket-3, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
5. Measurement Unit : Square Meter
6. Area of Property : 200.00 sq.mtr.
7. Situation of Road : Away from Amar Shaheed Path and Sultanpur Road.
8. Other Description : situated at 9.00 Mtr. wide road.
9. Park Facing : N.A.
10. Constructed area : N.A.
11. Pertaining to the member of House Society : N.A.
12. Sale Consideration : Rs. 9,26,160/-
13. Market Value : Rs. 41,00,000/-
14. Stamp Duty : Rs. 2,77,000/-

<b>No. of First Party: 1</b>	<b>No. of Second Party: 2</b>
<b>Details of Vendor</b>	<b>Details of Vendee</b>
<b>Ansal Properties &amp; Infrastructure Ltd.</b> a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030.(PAN-AAACA0006D) through its Authorized signatory <b>Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha</b>	<b>Mrs. Anjoo Sharan Upadhyaya wife of Mr. Priyankar Upadhyaya and Mr. Priyankar Upadhyaya son of Mr. Ramji Upadhyaya both resident of 357, Mahamapuri Colony, ITI Road, BHU, Varanasi, U.P.</b>

*Anjoo Sharan Upadhyaya*

*[Signature]*

Ansal Properties & Infrastructure Ltd.

*[Signature]*  
Authorized Signatory

## **SALE DEED**

This DEED OF SALE is made at Lucknow on this 15<sup>th</sup> day of November, 2019.

### **BETWEEN**

**Ansal Properties & Infrastructure Ltd.**, a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its Authorized signatory **Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha**, (hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

### **AND**


**Mrs. Anjoo Sharan Upadhyaya wife of Mr. Priyankar Upadhyaya and Mr. Priyankar Upadhyaya son of Mr. Ramji Upadhyaya both resident of 357, Mahamapuri Colony, ITI Road, BHU, Varanasi, U.P.** (hereinafter referred to as the "Vendee", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

Wherever the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

**AND WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a

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*Anjoo Sharan Upadhyaya*  


policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

**AND WHEREAS** the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow.

**AND WHEREAS** the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.


**AND WHEREAS** under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

**AND WHEREAS** pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

**AND WHEREAS** a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer,

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*Anuj Sharma Upadhyay*  


which has been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2021.

**AND WHEREAS** a layout plan has been approved with the detail project report and all the development work on the land is to be based on layout plan only.

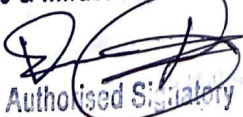
**AND WHEREAS** in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

**AND WHEREAS**, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor is absolute owner of the **Free Hold Plot No. B/3/0135, Sector-B, Pocket-3, Area 200.00 sq.mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not

*Anuj Sharma Upadhyay*  
*(P. S. Upadhyay)*

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).

- (b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.
- (d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

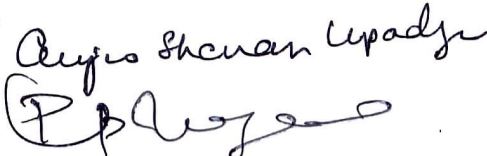
**AND WHEREAS,** upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of Rs. 9,26,160/- (Rupees Nine Lac Twenty Six Thousand One Hundred Sixty Only) on the terms and conditions mentioned herein under:

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

1. That the Vendee has paid the entire sale consideration of Rs. 9,26,160/- (Rupees Nine Lac Twenty Six Thousand One Hundred Sixty Only) including freehold charge to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.

Ansal Properties & Infrastructure Ltd.

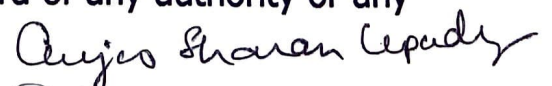

  
Authorised Signatory

  
Anurag Shekhar Upadhyay

2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the Free hold **Plot No. B/3/0135, Sector-B, Pocket-3, Area 200.00 sq.mtr., situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold the same unto the Vendee absolutely and for ever.
3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it. Before every transfer of the property hereby sold, Vendee shall have to obtain no objection certificate from the Vendor. But prospective Vendee shall abide all the terms and conditions of the Sushant Golf City of Ansal API.
4. That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Ansal API or its nominated agency. Further, Vendee assure that after taking physical possession of the property if Vendee do not construct the house or leaves property vacant then levy charges shall be paid to Ansal API by the Vendee. Vendee hereby assures and abides all the terms and conditions relating to the allotment.
5. That the Vendee has become absolute owner of the said plot. The physical possession of the Property will be transferred to the Vendee as per mutually decided time after the execution of the sale deed.
6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/their name(s), on the basis of this Sale Deed, in the record of any authority or any

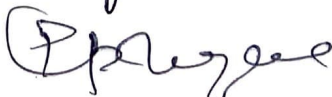
Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.

7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.
8. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Court, the same shall be borne by Vendee upon receiving intimation from the Vendor.
9. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of allotment of the plot and thereafter the same shall be paid and borne by the Vendee.
10. That the Vendee has become absolute owner of the said plot.
11. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area

*Anjan Sharan Upadhyay*  


Ansal Properties & Infrastructure Ltd.

  
Authorized Signatory




other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.

7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.
8. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Court, the same shall be borne by Vendee upon receiving intimation from the Vendor.
9. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of allotment of the plot and thereafter the same shall be paid and borne by the Vendee.
10. That the Vendee has become absolute owner of the said plot.
11. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area

Ansal Properties & Infrastructure Ltd.

  
Authorized Signatory

Anil Sharan Upadhyay  


and shall not obstruct/ block the common area of the colony, common amenities/facilities etc.

12. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
13. The property is situated in the Sushant Golf City and away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. As the property is situated at 9.00 mt. wide road and for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 20,500/- per sq mts, accordingly the market value of the plot having area 200.00 sq. mtr. comes to Rs. 41,00,000/-. That both the vendee have equal undivided share in said property, so on female share up to Rs. 10,00,000/- stamp duty paid @ 6% of Rs. 60,000/- and on remaining value Rs. 31,00,000/- stamp duty paid @ 7% of Rs. 2,17,000/-. The Market value is higher than the sale consideration as such the stamp duty of Rs. 2,77,000/- is being paid on the Market value by the vendee accordingly.

#### **SCHEDULE OF PROPERTY**

All that piece and parcel of **Plot No. B/3/0135, Sector-B, Pocket-3, Area 200.00 sq.mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)**, delineated and marked in the annexed site plan which is bounded as under:-

South-East : Plot No. B/3/0136  
South-West : 9.00 Mtr. Wide Road  
North-East : Plot No. B/3/0120  
North-West : Plot No. B/3/0134

#### **SCHEDULE OF PAYMENT**

Vendor has received Rs. 9,26,160/- (Rupees Nine Lac Twenty Six Thousand One Hundred Sixty Only) from the Vendee and Vendor has acknowledge this receipt.

*Anjoo Sharan Upadhyay*  
*(Signature)*

Ansal Properties & Infrastructure Ltd.

*(Signature)*  
Authorised Signatory

पहचानकर्ता : 2

श्रीमती सुनीता शरण, पत्नी श्री सुधीर शरण

निवासी: बी-1027 इंदिरा नगर लखनऊ

व्यवसाय: गृहिणी

*Sunita Sharan*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

~~निर्मल सिंह~~

~~उप निबंधक : सरीजनीनगर~~

~~लखनऊ~~

ओम प्रताप सिंह

निबंधक लिपिक



**IN WITNESS WHEREOF**, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses.

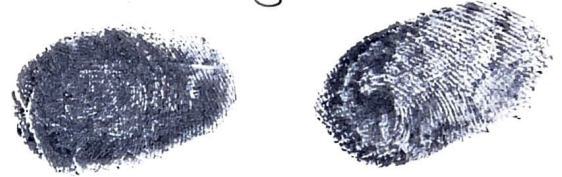
**WITNESSES:-**



1. *Sudhir Sharan*  
SUDHIR SHARAN  
S/o Late Man Mohan Sharan  
R/o B-1027 Indira Nagar  
Lucknow 226016

**VENDOR**  
PAN-AAACA0006D

*Ansal Properties & Infrastructure Ltd.*  
*Ansal*  
Authorized Signatory  
*Anil Kumar Singh*



2. *Sunita Sharan*  
SUNITA SHARAN  
W/o Sudhir Sharan  
R/o B-1027, Indira Nagar  
Lucknow - 226016

**PAN- AAFPU3492H**  
**PAN- AAEPU3637K**  
**VENDEE**

Typed by :

*(Signature)*  
**(Ram Sanahi)**  
Civil Court, Lucknow

Drafted by :

*(Signature)*  
**(VISHWANATH YADAV)**  
Advocate  
Civil Court, Lucknow

आवेदन सं०: 201901041042509

बही सं०: 1

रजिस्ट्रेशन सं०: 30485

वर्ष: 2019

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

विक्रेता: 1

श्री अंसल प्रॉपर्टीज एण्ड इंफ्रास्ट्रक्चर लि० के द्वारा कमलेश सिंह, पुत्र श्री राम जन्म सिंह

निवासी: 115 अंसल भवन 16 कस्तूरबा गाँधी मार्ग नई दिल्ली

व्यवसाय: नौकरी

विक्रेता: 2



श्री अंसल प्रॉपर्टीज एण्ड इंफ्रास्ट्रक्चर लि० के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: 115 अंसल भवन 16 कस्तूरबा गाँधी मार्ग नई दिल्ली

व्यवसाय: नौकरी

विक्रेता: 1



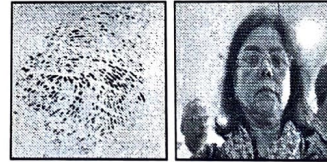
श्रीमती अंजू शरण उपाध्याय, पत्नी श्री प्रियंकर उपाध्याय

निवासी: 357 महामनापुरी कॉलोनी आईटीआई रोड बीएचयु वाराणसी

उ०प्र० *Anju Sharan Upadhyay*

व्यवसाय: शिक्षक

विक्रेता: 2



श्री प्रियंकर उपाध्याय, पुत्र श्री रामजी उपाध्याय

निवासी: 357 महामनापुरी कॉलोनी आईटीआई रोड बीएचयु वाराणसी

उ०प्र०

व्यवसाय: शिक्षक

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री सुधीर शरण, पुत्र श्री स्व० मनमोहन शरण

निवासी: बी-1027 इंदिरा नगर लखनऊ

*Sudhir Sharan*



## MAP OF THE PROPERTY

Free Hold Plot No. B/3/0135, Sector-B, Pocket-3, Area 200.00 sq.mtr.,  
Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)

### **Boundaries :-**

South-East : Plot No. B/3/0136

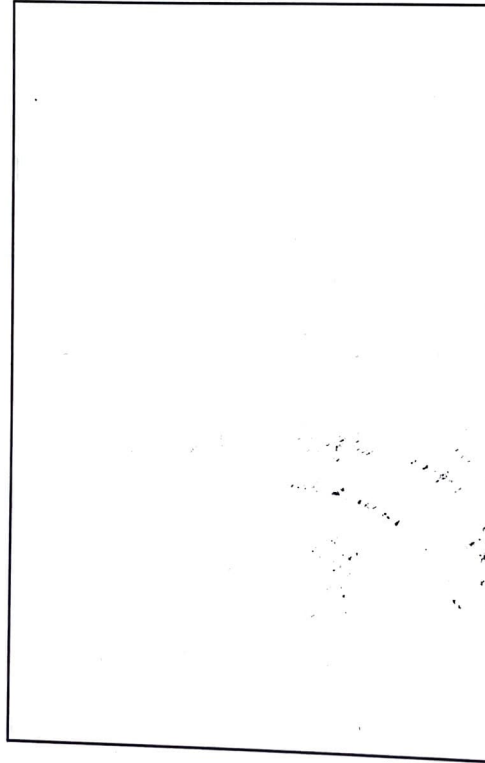
South-West : 9.00 Mtr. Wide Road

North-East : Plot No. B/3/0120

North-West : Plot No. B/3/0134

10.00 mtr.

20.00 mtr.



Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

**Vendor**

Anjoo Shuman Upadhyay



**Vendee**

आवेदन सं०: 201901041042509

बही संख्या 1 जिल्द संख्या 3197 के पृष्ठ 327 से 348 तक क्रमांक 30485 पर दिनांक  
15/11/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

~~निर्मल सिंह~~

~~उप निबंधक : सरोजनी तगर~~

लखनऊ

15/11/2019