

Purchase of movable/immovable Property Details

As per C.L. No. 25/Admin(A) Dated: July 13, 1998

Sl. No.	Details sought	Details given
1	Date of joining of service.	04/07/2015
2	Present gross salary and take home salary.	Gross Salary - 3,17,957.00 Take home salary - 2,45,501.00 (Annexure Sl.-2)
3	Details of purchases (movable property exceeding to value Rs. 10,000/- and immovable property) made by him earlier with complete details, date of purchase, amount spent etc.	Registry Papers attached. (Annexure Sl.-3)
4	If any advance or loan taken from the High Court its amount and in what manner the loan will be repaid namely, the number of installments, its amount and till what date the deduction will be made etc.	NO
5	If any loan taken from Bank etc., details of amount, mode of repayment, period of deduction, number and amount of installment etc.	1. Home Load Rs. 74,00,000/59,00,000 E.M.I.- Rs. 31,065/- 18 Years. 2. Personal Loan Rs. 15,00,000 E.M.I.- Rs. 48,512/- 15 Years. Bank Details Attached. (Annexure Sl.-5)
6	Regarding purchase of a second hand car name of the vehicle, its model, cost price etc. date of the first purchase (month and year) of vehicle from car dealer to the first purchaser and a copy of the insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer.	N.A.
7	Detail of the property (Area of plot, locality, City/ District if building or flat then its size).	Built-up Area : 121.42 Sq.Mtr. Total Carpet area : 97.965 Sq.Mtr. Proportionate land : 36.426 Sq.Mtr. Flat No. B001, Ground Floor, Tower-B, "URBAN WOODS", Phase-01, Sushant Golf City, Sultanpur Road, Lucknow. (Annexure Sl.-3)
8	Name and full address of the dealer/seller.	M/S D.S. INFRAHEIGHTS PVT. LTD. Office: 405-406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow- 226010
9	Whether the dealer is regular and reputed one.	Yes; Registered Company (RERA & L.D.A. Approved)
10	Whether the Judicial officer is related to the seller in any way and whether any case against the seller is pending in or decided by the Judicial Officer,	NO (Annexure Affidavit, Sl.-10)
11	Detail of source of the amount with papers in support thereof.	BANK LOAN (Annexure Sl.-5)

S.K. Sunkel



LUCKNOW DEVELOPMENT AUTHORITY, UTTAR PRADESH

VIPIN KHAND, GOMTI NAGAR, LUCKNOW

PAYSLIP For The Month Of JANUARY -2024

Print 26-Feb-24

Employee Id : 3987
Employee : SANJAY KUMAR SHUKLA
Designation : LAW ADVISOR
Department : ESTABLISHMENT

Salary Mode : Bank Account(STATE BANK OF INDIA)
Bank A/C No : 20191335711
PF A/C No. : 110027320024
Pan No : AYOPS4490A
Pay Scale/Band : 163030-219090

EARNINGS	AMOUNT	DEDUCTIONS	AMOUNT	LDA	AMOUNT
Basic Pay	212710.00	PF	31056.00	Pension	43478.00
GP	0.00	PF ADV	0.00	Welfare	0.00
DA	97847.00	GIS	400.00		
HRA	0.00				
CCA	0.00	IT	40000.00		
MA	1000.00	GVFR	1000		
PERSNLPAY	0				
DEPTALW	3000				
N.P.A.	0				
PR BHATTA	0				
SUMP	3100				
R.O.A	300				
TOTAL EARNING	317957.00	Total Ded.	72456.00	Total Contributi	43478.00
Net Salary	245501.00				

* Salary for the month drawn from ESTABLISHMENT

Sanjay K. Shukla

S/-3

D.S. INFRAHEIGHTS PRIVATE LIMITED
405-406, Eideco Corporate Tower, Vibhuti Khand Gomti Nagar, Lucknow, UP-226010
accounts@urbanaxis.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF D.S INFRAHEIGHTS PRIVATE LIMITED HELD ON Thursday, 14th September, 2023 AT 10:00 AM AT THE REGISTERED OFFICE OF THE COMPANY.

TO APPOINT AND AUTHORIZE REPRESENTATIVES/SIGNATORIES ON BEHALF OF THE COMPANY FOR THE PURPOSE OF EXECUTING/ REGISTERING SALE DEEDS/ CONVEYANCES IN FAVOUR OF HOMEBUYERS FOR THE PROJECT KNOWN AS "URBAN WOODS" TOWER NO A, B & C (1,2 & 3) IN SECTOR-C, POCKET-7, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW.

RESOLVED THAT CONSENT of the Board of Directors is accorded that the company shall execute register Sale Deeds/ Conveyance in favour of the Homebuyers for their respective Flats, situated at the project Known As "Urban Woods", Tower No A, B & C (1,2& 3) in Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow,

RESOLVED FURTHER THAT For the purpose of giving effect to this resolution Mr. Shashank Gupta, Director of the Company is hereby authorized to nominate and authorize any person to draw, execute and register the respective Sale Deeds/Conveyances in favour of the respective Homebuyers of the said project and to do all such acts, deeds matters and things as may be deemed necessary for the interest of the company.

RESOLVED FURTHER THAT authority given to Mr. Deepak Kumar Singh S/o- Sri Dhar-ampal Singh, Permanent and Present resident of 201 SA, Duniya Purwa, Changeri, Gonda, U.P-271401 appointed vide Resolution dated 13th July 2023 for executing and registering the Sale Deeds/Conveyances pertaining to flats situated at the Project "URBAN WOODS" is hereby revoked.

RESOLVED FURTHER THAT Mr. Brijesh Singh S/o Mr. Ram Pratap Singh R/o- Shanti Puram, Vikash Bhawan Road, Near Wisdow Way School, Shanti Puram, Nawab Ganj, Barabanki, U.P-225001 is authorized to be Authorized Signatory for the purpose of executing and registering the Sale Deeds/ Conveyances pertaining to the flats, situated at the Project "URBAN WOODS", developed by the Company, and to present himself before the concerned jurisdictional Sub-Registrar for the aforesaid purpose.

Sk. Sanku

for D. S. INFRAHEIGHTS PVT. LTD.
[Signature]
Authorised Signatory

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Sale Consideration	: Rs. 68,22,099/-
Valuation	: Rs. 62,88,301/-
Stamp	: Rs. 4,77,700/-
Ward	: Ibrahimpur

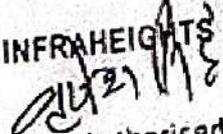
DETAILS OF INSTRUMENT IN SHORT

Nature of Land	: Residential (Group Housing)
Ward	: Ibrahimpur,
Mohalla	: Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow.
District	: Lucknow.
Details of property	: Flat No.:- B001, on Ground Floor, Tower-B, "URBAN WOODS", Phase-01, built on plot No.GH-02, situated at Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow.
Unit of measurement	: Sq. meter
Built-up Area	: 121.42 Sq.Mtr.
Total Carpet area	: 97.965 sq.mtr.
Proportionate land	: 36.426 Sq.Mtr.
Location of road	: More than 100 mts. away from Sultanpur Road and Shaheed Path
Type of Property	: Flat
Situation	: Finished
Construction Year	: 2022-23
<u>Boundaries of property</u>	
East :-	Corridor/ Stair
West :-	Open/Flat No.C004
North :-	Open
South :-	Open

NAME OF THE SELLER-

M/s. D.S. INFRAHEIGHTS PVT. LTD. (PAN No. AAFCD1641Q) a company incorporated under the Companies Act, 1956, having its registered office at 405-406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, through its Authorised Signatory Mr. Brijesh Singh S/o. Mr. Ram Pratap Singh.



For D. S. INFRAHEIGHTS PVT. LTD.

Authorised Signatory

NAME OF THE PURCHASER-

MR. SANJAY KUMAR SHUKLA (PAN : AYOPS4490A), son of Mr. Nanak Chandra Shukla, resident of MSB-404, Tower-2, Butler palace Colony, Dalibagh, Lucknow, U.P.-226001

SALE DEED

This DEED OF SALE is executed on this 01st day of November, 2023 by M/s. D.S. INFRAHEIGHTS PVT. LTD. (PAN No. AAFCD1641Q) a company incorporated under the Companies Act, 1956, having its registered office at 405-406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, through its Authorised Signatory Mr. Brijesh Singh S/o. Mr. Ram Pratap Singh, duly appointed through Board Resolution dated 12.07.2023 (hereinafter referred to as the "FIRST PARTY/SELLER") of the First Part;

IN FAVOUR OF

MR. SANJAY KUMAR SHUKLA (PAN : AYOPS4490A), son of Mr. Nanak Chandra Shukla, resident of MSB-404, Tower-2, Butler palace Colony, Dalibagh, Lucknow, U.P.-226001 (hereinafter referred to as the "PURCHASER") of the Other Part.

The expression "Seller" and "Purchaser" used herein before shall mean and always mean and include their respective legal heirs, successors, administrators, transferees, nominee, executors and assignees.

WHEREAS, M/s. D.S. Infraheights Pvt. Ltd. acquired a piece of group housing plot no. GH-02, admeasuring 8,852.75 sq.mtr. i.e. 95,291 sq.ft.. (herein "Said Plot") in Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow, having been purchased from M/s. Ansal Properties & Infrastructure Ltd., vide sale deed dated 10.11.2017, which is duly and validly registered in the office of Sub-Registrar-I, Lucknow, in Bahi No.1, Jild No. 23046 on pages 287 to 330 at serial No. 17670. This property is now free from all encumbrances like, sale gift, mortgage etc. If any defect in the property found in future the purchaser will be entitled to recover all costs and damages.

AND WHEREAS M/s. D.S. Infraheights Pvt. Ltd. after seeking possession of the said Plot got the building plan approved from L.D.A. by Permit No. MAP20190576162622117 for a group housing over the Said Plot and the Seller started constructing a group housing project named "Urban Woods" having three Towers namely Tower A, B & C (herein "Complex") and offered to transfer duly developed super area

S. INFRAHEIGHTS PVT. LTD.


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forming flats to various interested buyers on the terms and conditions stipulated in this regard.

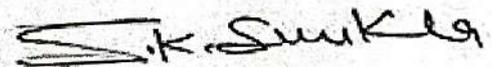
AND WHEREAS the Purchaser after going through all the documents, plans, approvals, status of the approval etc and being acquainted with other material facts with regard to the transaction applied for allotment of flat having super area of 144.927 Sq.Mtr., situated on the Ground Floor in the Complex.

AND WHEREAS pursuant to application of the Purchaser a Flat No. :- B001, on Ground Floor, Tower-B, "URBAN WOODS", Phase-01, built on plot No.GH-02, situated at Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow, having Builtup area 121.42 sq.mtr., Super Area 144.927 Sq.Mtr. and Carpet Area 97.965 Sq Mt., alongwith lawn situated at ground floor measuring 34.838 sq.mtr. (herein "Flat") in the Complex was allotted to the Purchaser for a consideration cost of Rs.68,22,099/- and other charges payable as per the plan contained in letter of allotment subject to observing & performing as per the terms contained therein.

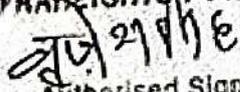
AND WHEREAS the Purchaser have paid the entire consideration amount and other charges as stipulated in respect of Flat prior to getting this Sale Deed executed in respect of Flat, the Purchaser through physical inspection of Flat has satisfied himself/herself/themselves with workmanship, quality of construction, material fixture and fittings provided in the Flat and therefore the Seller hereto executing sale deed in favour of Purchaser on the terms appearing hereunder.

NOW THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the allotment and in consideration of the amount of Rs. 68,22,099/- (Rupees Sixty Eight Lakh Twenty Two Thousand Ninety Nine only), and other charges paid by the Purchaser to the seller before execution of this deed through banking system and the receipt whereof the Seller hereby admit and acknowledge before the Registrar, Lucknow, the Seller hereby transfer, convey, assigns absolutely all that Flat No.:- B001, on Ground Floor, Tower-B, "URBAN WOODS", Phase-01, built on plot No.GH-02, situated at Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow, having Builtup area 121.42 sq.mtr., Super Area 144.927 Sq.Mtr. and Carpet Area 97.965 Sq Mt., alongwith lawn situated at ground floor measuring 34.838 sq.mtr., more specifically described in schedule given hereunder and delineated & demarcated on the plan annexed hereto with all its sanitary, electrical, sewage and other fittings together with all rights and easements whatsoever necessary for the enjoyment of the Flat along with right to use the common areas and facilities of the



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Complex subject to the exceptions, reservations, covenants, stipulation and conditions contained hereinafter. The Seller do hereby transfer the Flat along with proportionate undivided and impartible right, title and interest in the portion of the land underneath the building, wherein the Flat is located, in proportion of the ratio of the covered area of the Flat to the total covered area in the Complex.

2. That the vacant and peaceful possession of the Flat is being delivered to the Purchaser simultaneously with the signing of this Deed, and the Purchaser confirm having satisfied himself/herself/themselves as to the area / dimensions / location/cost & allied charges including Preferential location charges (PLC), if any, quality of construction /specifications/various installations like electrification work, sanitary fitting, water and sewer connection etc. in respect of the Flat.
3. That the Purchaser shall get exclusive possession of the built-up area of the Flat i.e. covered area, areas of balconies, lofts, cupboards and projections. The Purchaser shall have no right, interest or title in the remaining part of the Complex such as parking areas and commercial spaces, which shall remain the property of the Seller. The right of usage of the common areas and facilities of the Complex is subject to the covenants herein and upto date payment of all dues.
4. That for the computation purpose, the super area means and includes the covered area, projections plus proportionate common areas of the Complex such as utility corridor, passage, shafts, lobbies, stairs, munties, lifts/lift walls, other common walls, driver's/common toilet/s, security room, other room/s for maintenance staff, service ledges, service areas including but not limited to pump room, electric substation, maintenance offices/stores, fire control rooms, generator room, garbage room, entrance and exits of building, in the Complex as per the sanctioned lay-out. The covered area of the Flat includes carpet area, areas under internal circulation, internal and external walls, areas under balconies, shaft, loft, cupboards and half of the area of wall common between two units etc.
5. That the Purchaser shall not raise any construction temporary or permanent in the balconies/terraces/open spaces attached to the Flat or make any alteration or addition, otherwise than provided herein.
6. That the Seller have also earmarked alongwith the said property, one car parking space No. 35 (Covered) for one car to be held and used exclusively by the Purchaser as an integral and inseparable facility with the said property. The parking space shall not be treated as any independent legal entity and shall not be alienated or transferred independently of the said property. It shall also not be used for any

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[Signature]
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[Signature]

other purpose whatsoever. The said parking space shall not be covered or/ and fenced by the Purchaser.

7. That all the dues and maintenance charges relating to the said flat have been paid by the second party/ Purchaser till the execution and registration of this sale deed.

8. That the maintenance/ services of common areas and common amenities shall be transferred immediately to Resident Welfare Association (RWA) as and when it is formed in the aforesaid apartment.

9. That the Purchaser may undertake minor internal alterations in the Flat with the prior written approval of the Seller. The Purchaser shall not be allowed to effect any of the following changes/alterations:

(i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of any part of building, wherein Flat is located/adjacent property. In case damage is caused to building, wherein Flat is located / adjacent property or common area, the Purchaser shall get the same repaired at its own cost and expenses.

(ii) Changes that may affect the facade of the Flat (e.g. changes in windows, tampering with external treatment, changing the paint color of balconies and external walls, covering of balconies and terraces with permanent or temporary structures, hanging etc.)

10. That the Flat shall not be subjected to partition or sub-division at any stage of time by the Purchaser or any person claiming through the Purchaser, which shall however be transferable as an interest incidental to the super structure transferred hereby. This condition shall be applicable on subsequent transferee(s) as well.

11. That the Purchaser for the purpose of availing the Maintenance Services in the Complex, agrees to execute a maintenance agreement with Seller or any other body as may be appointed/nominated by Seller for the maintenance and upkeep of the Flat /Complex (herein 'Maintenance Agency'). The Purchaser agree to abide by the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, and charges as may be raised by the Seller /Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Seller /Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement.

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[Signature]
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[Signature]

12. That the Purchaser shall from time to time and at all times, pay directly to the Seller, local or statutory authority, (as the case may be) all rates, taxes (including but not limited to municipal tax, property tax, water charges, sewerage tax), charges and assessments of every description which are assessed, charged, levied or imposed now or may be levied, imposed in future or retrospectively upon the Complex/Flat hereby transferred or on the Seller.

So long as each Flat shall not be separately assessed for the taxes, charges etc. the Purchaser shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, on pro rata basis, to the Seller/Maintenance Agency

13. That the Purchaser acknowledge and understand that the electricity (Electricity & Power back) will be supplied in the Flat through pre-paid metering system. The Purchaser agrees to separately pay proportionate running cost of power back up system at such rates, taxes, levies, service charges etc., as may be determined by Seller/Maintenance Agency.

14. That the Purchaser, whenever transfer the Flat in any manner whatsoever, all the terms and conditions allotment, maintenance agreement, possession documents and this deed shall be mutatis mutandis applicable and binding upon the transferee(s), and he/she/they shall be liable and answerable in all respects thereof.

15(a). The Purchaser shall use the Flat for residential purpose and shall not carry on or permit to be carried on, in the Flat any trade or business whatsoever or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Seller may be a nuisance, annoyance or disturbance to the other owners of the Complex and persons living in the neighborhood.

(b). The Purchaser shall abide by all the directions, rules and regulations made by the Seller/Maintenance Agency/Competent/Municipal authority now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as it affect the health, safety or convenience of other inhabitants of the Complex.

16. That the Purchaser understand and agree that the storage spaces, private lawn/side terraces/ roof terraces of the Complex are Independent area and the common areas (open and covered) of commercial complex are limited common areas within the meaning of U.P. Apartment (Promotion of Construction, Ownership & Maintenance Act), 2010. The Purchaser acknowledge and agree that the ownership

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Signature
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Signature

of the Commercial Complex situated in the Complex is with the Seller and Seller shall be entitled to deal with them in any manner, whatsoever it deem fit & proper.

17. That the Seller or its nominee shall have absolute right to operate/run the Club Building along with its fixtures & fitting and equipments etc on such terms it deem fit and proper till the time same is not handed over to the Residents' Welfare Association of allottees of the Complex.

18. That the Purchaser acknowledge that all the facilities and amenities in the Complex will be developed/ provided in phases. The completion of construction/ provision of all these facilities/amenities may go as long as the completion of the entire Complex and therefore any/all these facilities/amenities may not be available at the time of handing over possession of the Flat as no dispute shall be raised by Purchaser in this regard.

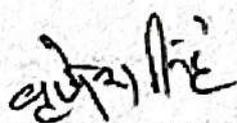
That the Purchaser shall not encroach any common area & stairs etc., and shall also have no right to use the facilities and services not specifically permitted to be used. Any encroachment upon balcony(s), common area & like lobby, corridor, stairs etc. shall be unauthorized & be liable to be removed by the Seller/Maintenance Agency or the resident association at the cost of the Purchaser.

19. That the Purchaser within agreed consideration shall have exclusive right to use parking/s in the area earmarked for parking purpose for parking vehicle only and no construction of whatsoever nature shall be allowed to be made on the parking space.

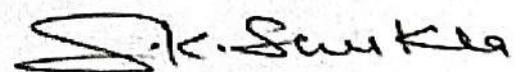
20. That the Purchaser shall insure the Flat including the contents lying therein at his/her/their own cost and expenses. The Purchaser shall not keep any hazardous, explosive, inflammable material in the Flat. The Purchaser shall always keep the Seller or its Maintenance Agency or resident association/society harmless and indemnified against any civil or criminal liability in respect thereof.

21. That the owner/Purchaser of the flat who has been granted usage right of side/ roof terrace by the seller shall have exclusive right to use the same to the exclusion of other owner/occupant.

22. That the Purchaser acknowledges and confirms that the time frame, and quality of infrastructure facilities to be provided by the Government of Uttar Pradesh/ Lucknow Development Authority /other Competent Authority (ies) in the Complex are beyond the control of the Seller and the Purchaser agrees not to raise any claim or dispute



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against the Seller in respect of the infrastructure facilities as aforesaid to be provided by the public agencies. Further, the Purchaser explicitly agrees that any lack in performance of the internal services viz sewer, drainage etc within the Complex caused by lack or inadequate support of the external services viz nala, trunk sewer etc to be provided by Local authorities/public agencies shall not be Seller /Maintenance Agency's responsibility.

23. That all the expenses for execution and registration of this deed have been borne & paid by the Purchaser.

24. That the aforesaid project is approved by RERA, having Registration No. UPRERAPRJ2696 and further the map of the aforesaid building has also been approved by Competent Authority bearing Permit No. MAP20190576162622117.

25. That the Flat hereby is super structure situated in a Complex has newly been constructed is in exclusive possession of the Seller prior to the execution of sale deed. The Flat transfer hereby is for residential use situated at Ground Floor having 121.42 sq.mtr. of builtup area. The valuation whereof @ Rs. 26,000/- per sq.mtr. of built up area works out to be Rs. 31,56,920/-. The proportionate and undivided interest in land 36.426 sq.mtr. (30% of carpet area) of the land. The valuation whereof @ Rs. 24,000/- sq.mtr. (for more than 18 mtr. wide road) of the land area works out to be Rs. 8,74,224/- and the aforesaid complex is situated at corner, as such the value may be enhanced by 10%, which comes to Rs. 9,61,657/-. Further the area of lawn situated at ground floor measuring 34.838 sq.mtr. and the valuation whereof @ Rs. 24,000/- sq.mtr. (for more than 18 mtr. wide road) of the land area works out to be Rs. 8,36,112/- and the aforesaid complex is situated at corner, as such the value may be enhanced by 10%, which comes to Rs. 9,19,724/-.

Now on adding the valuation of the built up area and the proportionate land area the total valuation of the Flat is hereby transferred works out to Rs. 50,38,301/- and cost of covered parking may not be more than Rs.2,50,000/-, thus total market value comes to Rs.52,88,301/-. The sale consideration of the property is Rs.68,22,099-. Thus the sale consideration is the highest value for the purpose of payment on stamp duty, as such the stamp duty of Rs.4,77,700/- is being paid with this deed, through e-Stamp bearing Certificate No.IN-UP60110931255570V dated 01.11.2023.

S. K. Sen

INFRAHEIGHTS PVT. LTD.

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Authorised Signatory

SCHEDULE OF PROPERTY

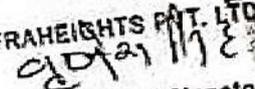
Flat No.:- B001, on Ground Floor, Tower-B, "URBAN WOODS", Phase-01, built on plot No.GH-02, situated at Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow, having Builtup area 121.42 sq.mtr., Super Area 144.927 Sq.Mtr. and Carpet Area 97.965 Sq Mt., alongwith lawn situated at ground floor measuring 34.838 sq.mtr., with proportionate and undivided interest in land underneath and appurtenant to the Complex more specifically demarcated in the plan bounded as under:

East :- Corridor/ Stair
 West :- Open/Flat No.C004
 North :- Open
 South :- Open

This deed has been drafted on the facts and figures furnished by the Seller and Purchaser.

IN WITNESS WHEREOF, the Seller have put their respective signatures and executed this deed of transfer the Purchaser on the day, month & year first above written.

WITNESSES:-

For D. S. INFRAHEIGHTS PVT. LTD.

 Authorised Signatory

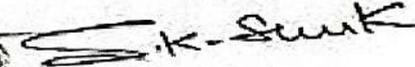
SELLER

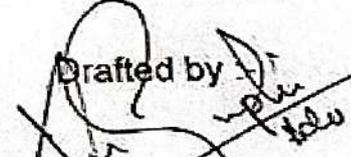
1. (Anil Kumar Nigam)
 S/o. Late Hazari Lal Nigam
 R/o. MM-1/962, Vishal Khand-1
 Gomti Nagar, Lucknow.

2. (Karan Gupta)
 Advocate
 Civil Court, Lucknow.

Typed by :-


 (Vimal Singh)
 Civil Court, Lucknow.

 
PURCHASER

Drafted by 
 (Karan Gupta)
 Advocate
 Civil Court, Lucknow.
 Mobile : 7800887929

Photograph of Flat No.:- B001, on Ground Floor, Tower-B, "URBAN WOODS", Phase-01, built on plot No.GH-02, situated at Sector-C, Pocket-7, Sushant Golf City, Sultanpur Road, Lucknow.



INFRAHEIGHTS PVT. LTD.
Infra
Authorised Signatory
Seller

S.K. Sen
Purchaser

आवेदन सं०: 202301041054061

पृथी सं०: 1

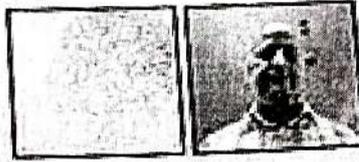
रजिस्ट्रेशन सं०: 37643

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रत्येकानुसार उक्त विक्रेता: 1

श्री मे० डी०एस० इन्फ्राहाइदस प्रा० लि० के द्वारा बृजेश सिंह .
पुत्र श्री राम प्रताप सिंह
निवासी: 405-100, एस्टेट को कॉर्पोरेट टावर, विभूति खण्ड,
गोमती नगर, लखनऊ
व्यवसाय: नोकरी
क्रेता: 1

बृजेश सिंह



श्री संजय कुमार शुक्ला, पुत्र श्री नानक चन्द्र शुक्ला
निवासी: एमएसवी-404, टावर-2, बटलर पैलेस कालोनी,
डालीबाग, लखनऊ
व्यवसाय: नोकरी

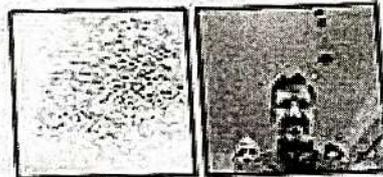
S.K. Shukla



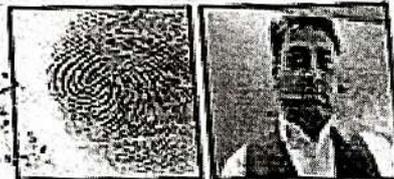
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श्री अनिल कुमार निगम, पुत्र श्री स्व० हजारी लाल निगम
निवासी: एम एम-1/962, विशाल खण्ड-1, गोमती नगर,
लखनऊ
व्यवसाय: नौकरी
पहचानकर्ता: 2

Anil



श्री करन गुप्ता, एडवोकेट
निवासी: सिविल कोर्ट, लखनऊ
व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SK

दिनेश शंकर बाजपेई प्रभारी
उप निबंधक : सरोजनीनगर
लखनऊ
02/11/2023

वीरेन्द्रनाथ पाण्डेय
निबंधक लिपिक लखनऊ
02/11/2023

ने की। प्रत्यक्षता भद्र साक्षियों के निशान अगुठे नियमानुसार लिए गए है।
टिप्पणी :प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई है.

प्रिंट करें

आवेदन सं: 202301041054001

पृष्ठ संख्या 52

विक्रय पत्र

पृष्ठ सं: 1

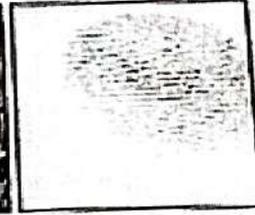
रजिस्ट्रेशन सं: 37643

वर्ष: 2023

प्रतिफल: 6832099 स्वाम्य नुस्का: 477700 बाजारी मुल्य: 5289000 पंजीकरण नुस्का: 68310 प्रतिनिधिकरण नुस्का: 80 भोग: 68310

श्री संजय कुमार दुक्ता,
पुत्र श्री नानक चन्द दुक्ता
व्यवसाय: नौकरी
निवासी: एमएसबी-404, टावर-2, बटसर पैलेस कारपोने, उरलीबाग, राधनऊ

S.K. Duktar



ने यह लेखपत्र इस कार्यालय मे दिनांक 02/11/2023 एवं 11:50:34 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चंकर बाजपेई प्रभायी
उप निबंधक, सुरोजनगर
राधनऊ
02/11/2023

दिनेश चंकर बाजपेई
निबंधक लिपिक
02/11/2023

प्रिंट करें



AREA STATEMENT OF FLAT

FLAT NO. B-001

TOTAL - FLOOR AREA - SUPERBUILT UP - (114.307 SQM)

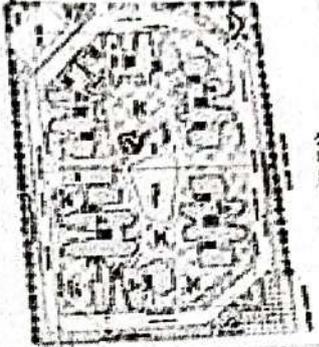
INITIAL - FLOOR AREA - BUILT UP - (101.47 SQM)

TOTAL - CARPET AREA - 97.501 SQM

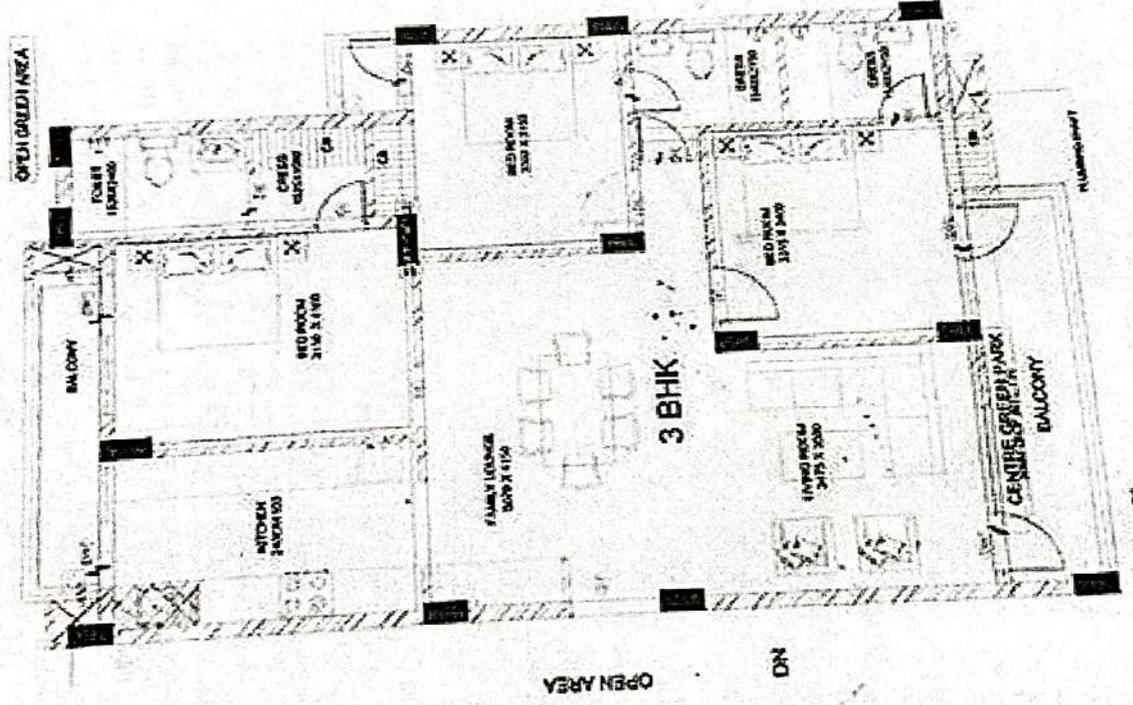
PANORAMIC

Sl. No.	Description	Area (sqm)
1	Carpet Area	97.501
2	Super Built Up Area	114.307
3	Built Up Area	101.47
4	Open Area	12.826
5	Other	0.000
6	Total	225.631

My Signatory Name: *[Signature]*
 Mr. Sunil Chandra Shukla
 Mr. Sunil Chandra Shukla
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



PART OF SAME BUILDING



TOWER-B/2
 FLAT-3BHK - FLAT NO. B-001

Nik-Sunkla

For D. S. INFRA RIGHTS PVT LTD.
[Signature]
 Authorised Signatory

आवेदन सं०: 202301041054061

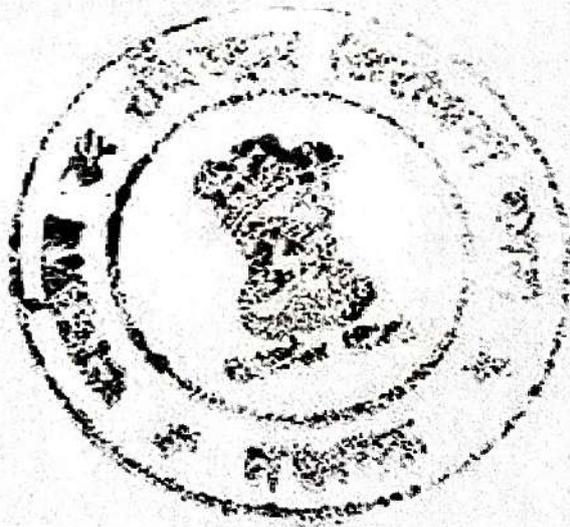
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेई प्रभारी
उप निबंधक : सरोजनीनगर

लखनऊ
02/11/2023

प्रिंट करें



भारत सरकार
भारतीय विमानपत्तन विभाग
SANJAY KUMAR SHUKLA



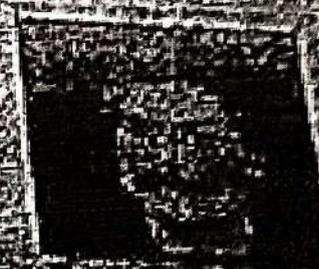
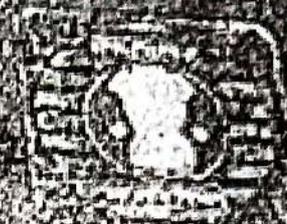
भारत सरकार
GOVT OF INDIA

NANAK CHANDRA SHUKLA

9/05/1978

Passport Account Number

AYGPS4490A

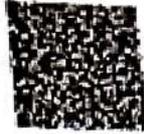


S. K. Shukla

भारतीय-विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अमित कुमार निगम
Anil Kumar Nigam
जन्म तिथि/ DOB: 04/06/1964
पुरुष / MALE



9010 1359 5328

आधार-आम आदमी का अधिकार

Anil

 भारतीय-विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O लेट हजारी लाल
निगम, एम एम-१/९६२,
विशाल खंड-१, निकट
सी.एम.एस स्कूल, गोमती
नगर, गोमती नगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:
S/O Late Hazari Lal Nigam, mm-
1/962, Vishal Khand-1, near C.M.S
school, gomti nagar, gomti nagar,
Lucknow,
Uttar Pradesh - 226010

9010 1359 5328

Aadhaar-Aam Admi ka Adhikar


 Sarjey Kumar Shukla
 Sarjey Kumar Shukla
 जन्म तिथि / DOB : 29/09/1978
 पुरुष / Male

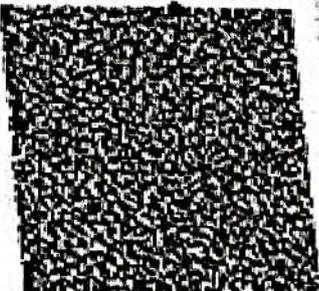


6537 1714 6980
 मेरा आधार, मेरी पहचान

S.K. Shukla

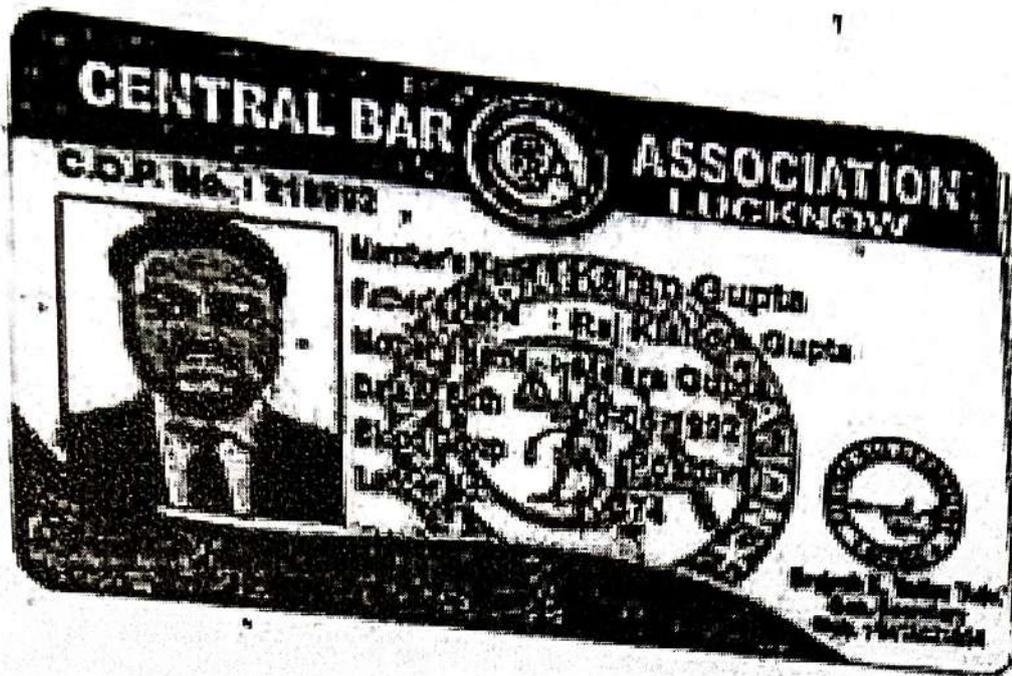

 भारतीय जनता पार्टी का राष्ट्रीय अध्यक्ष
 श्री नरेंद्र मोदी, प्रधानमंत्री, भारत सरकार, नई दिल्ली

पता: टावर-2, बट्टर पैलेस कॉलोनी, दालिबग, लखनऊ, लखनऊ, उत्तर प्रदेश, 226001
 Address: C/O: N. C. Shukla, MSB-404, Tower-2, Butler Palace Colony, Dalibagh, Lucknow, Lucknow, Uttar Pradesh, 226001



6537 1714 6980

 1947  help@uidai.gov.in  www.uidai.gov.in



Handwritten signature: Anand Gupta

D.S. INFRAHEIGHTS PRIVATE LIMITED
405-406, Eldeco Corporate Tower, Vibhuti Khand Gomti Nagar, Lucknow, UP-226010
accounts@urbanaxis.in

RESOLVED FURTHER THAT the said Authorized Signatory is also hereby authorized to appoint and engage professionals including but not limited to Advocates Deed Writers, and Consultant, required for the aforesaid purpose."

Certified to be true

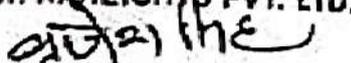
For D.S Infraheights Pvt Ltd



Director
SHASHANK GUPTA
(DIN 00223294)
R/O-604, Aradhna Apartments,
RK Puram, Sector 13, New Delhi - 66



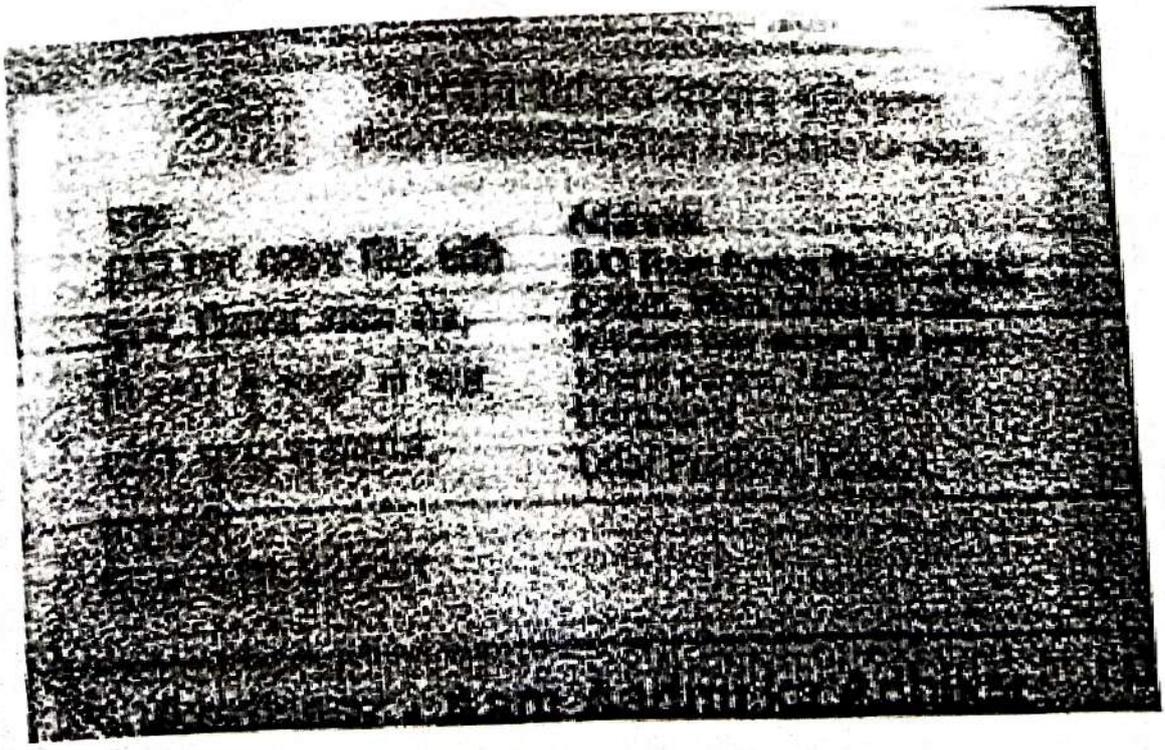
For D. S. INFRAHEIGHTS PVT. LTD.



Authorized Signatory



For D. S. INFRAHEIGHTS PVT. LTD.
[Handwritten Signature]
Authorized Signatory





प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70102UP2013PTC059759

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि निराल

D.S. INFRAHEIGHTS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक छत्तीस सितम्बर दो हजार तेरह को कानपुर में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70102UP2013PTC059759

2013 - 2014

I hereby certify that D.S. INFRAHEIGHTS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Kanpur this Twenty Sixth day of September Two Thousand Thirteen

Registrar of Companies, Uttar Pradesh

कम्पनी रजिस्ट्रार, उत्तर प्रदेश

*Note: The corresponding form has been approved by SATYA PARKASH KUMAR, Registrar of Companies, and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

D.S. INFRAHEIGHTS PRIVATE LIMITED
T-2/501, J BLOCK., SOUTH CITY GARDENS, RAIBARELI ROAD,
LUCKNOW - 226025,
Uttar Pradesh, INDIA



for D. S. INFRAHEIGHTS PVT. LTD.

Authorised Signatory

आयकर विभाग

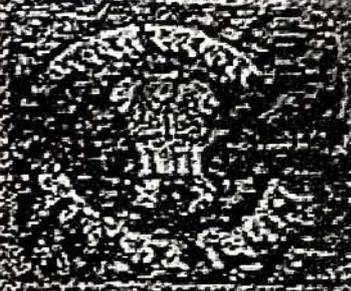
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

D.S. INFRAHEIGHTS PRIVATE LIMITED



26/09/2013

Form No. 16A Account Number

AAFCG01641Q

S. K. Senkula

For D. S. INFRAHEIGHTS PVT. LTD.

Signature

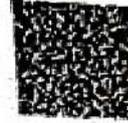
Authorised Signatory



भारत सरकार



अमित कुमार निगम
Anil Kumar Nigam
जन्म तिथि/ DOB: 04/08/1964
पुरुष / MALE



9010 1359 5328

आधार-आम आदमी का अधिकार

Anil



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O लेट हजारी लाल
निगम, एम एम-१/९६२,
विशाल खंड-१, निकट
सी.एम.एस स्कूल, गोमती
नगर, गोमती नगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:
S/O Late Hazari Lal Nigam, mm-
1/962, vishal khand-1, near C.M.S
school, gomti nagar, gomti nagar,
Lucknow,
Uttar Pradesh - 226010

9010 1359 5328

Aadhaar-Aam Admi ka Adhikar

क्रमांक का संख्या	वर्ग	वर्ग	वर्ग	व्यक्तिगत की जानकारी	प्रमाणित निवासस्थान का नाम व पता	संबंधित तस्वीर का अधिकृत कोड/नाम
1	2	3	4	5	6	7
				M/s. D.S. INFRAHEIGHTS PVT. LTD. having its registered office at, 405-406, Ekdeco Corporate Tower, Vishul Khand, Gomti Nagar, Lucknow-226010, through its Authorised Signatory Mr. Brijesh Singh S/o. Mr. Ram Pratap Singh		
				MR. SANJAY KUMAR SHUKLA, son of Mr. Nanak Chandra Shukla, resident of MSB-404, Tower-2, Butler palace Colony, Dalibagh, Lucknow, U.P.-226001.		
				Anil Kumar Nigam S/o. Late Hazari Lal Nigam R/o. MM-1/962, Vishal Khand-1 Gomti Nagar, Lucknow.		
				Karan Gupta, Advocate Civil Court, Lucknow		

SI. - 5

Transaction Details

UNION BANK OF INDIA
NAINI
19, INDUSTRIAL COLONY, NAINI,
DIST. ALLAHABAD, UTTAR PRADESH,
PHONE: 0532-2697385

DATE: 09-10-2023

TO:
MR SANJAY KUMAR SHUKLA
466 4 PARK ROAD CMO COMPOUND
CMO COMPOUND ALLAHABAD
ALD-211008
UTTAR PRADESH, INDIA
Village : 801086 -Allahabad (M Corp.)

CUST ID : 609808054

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 14-01-2022 to 09-10-2023 HL001-A/C NO: 380006650013163 GENERAL HOME LOAN (GENERAL H					
DATE	PARTICULARS	CHQ. NO.	WITHDRAWALS	DEPOSITS	BALANCE
					0
14-01-2022	380006650013163 Loan Disbursement Debit		59,00,000.00		59,00,000.00Dr
31-01-2022	380006650013163:N Int.:14-01-2022 to 30-01-2022		17,862.00	17,862.00	59,17,862.00Dr
31-01-2022	Loan Coll. From380002050000103				59,00,000.00Dr
22-02-2022	380006650013163:N Int.:31-01-2022 to 13-02-2022		14,710.00	14,710.00	59,14,710.00Dr
03-03-2022	Loan Coll. From380002050000103				59,00,000.00Dr
14-03-2022	380006650013163:N Int.:14-02-2022 to 13-03-2022		29,464.00	29,464.00	59,29,464.00Dr
31-03-2022	Loan Coll. From380002050000103				59,00,000.00Dr
13-04-2022	380006650013163:N Int.:14-03-2022 to 13-04-2022		32,660.00	32,660.00	59,32,660.00Dr
29-04-2022	Loan Coll. From380002050000103				59,00,000.00Dr
13-05-2022	380006650013163:N Int.:14-04-2022 to 13-05-2022		31,802.00		59,31,802.00Dr
14-06-2022	380006650013163:N Int.:14-05-2022 to 13-06-2022		35,006.00		59,66,808.00Dr
18-06-2022	Loan Recovery From : 380002050000103			66,809.00	58,99,999.00Dr
11-07-2022	EMIA/09072022/SANJAY KUMAR SHUK MUMBAI, CMS-MUMBAI		35,890.00		58,64,109.00Dr
14-07-2022	380006650013163:N Int.:14-06-2022 to 13-07-2022			48,512.00	58,38,865.00Dr
10-08-2022	EMIA/09082022/SANJAY KUMAR SHUK MUMBAI, CMS-MUMBAI		37,193.00		58,76,058.00Dr
14-08-2022	380006650013163:N Int.:14-07-2022 to 13-08-2022			48,512.00	58,27,546.00Dr
12-09-2022	EMIA/09092022/SANJAY KUMAR SHU MUMBAI, CMS-MUMBAI		39,373.00		58,66,919.00Dr
14-09-2022	380006650013163:N Int.:14-08-2022 to 13-09-2022			48,512.00	58,18,407.00Dr
10-10-2022	EMIA/09.10.2022/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		38,281.00		58,56,688.00Dr
14-10-2022	380006650013163:N Int.:14-09-2022 to 13-10-2022		4,00,000.00		62,56,688.00Dr
21-10-2022	380006650013163 Loan Disbursement Debit			48,512.00	62,08,176.00Dr
10-11-2022	EMIA/09112022/SANJAY KUMAR SHU MUMBAI, CMS-MUMBAI		43,937.00		66,52,113.00Dr
14-11-2022	380006650013163:N Int.:14-10-2022 to 13-11-2022		4,00,000.00		66,52,113.00Dr
21-11-2022	380006650013163 Loan Disbursement Debit			48,512.00	66,03,601.00Dr
12-12-2022	EMIA/09122022/SANJAY KUMAR SHU MUMBAI, CMS-MUMBAI		45,417.00		66,49,018.00Dr
14-12-2022	380006650013163:N Int.:14-11-2022 to 13-12-2022			48,512.00	66,00,506.00Dr
10-01-2023	EMIUBI/09012023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		49,354.00		66,49,860.00Dr
14-01-2023	380006650013163:N Int.:14-12-2022 to 13-01-2023		7,00,000.00		73,49,860.00Dr
09-02-2023	380006650013163 Loan Disbursement Debit			48,512.00	73,01,348.00Dr
10-02-2023	EMIUBI/09022023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		50,349.00		73,51,697.00Dr
14-02-2023	380006650013163:N Int.:14-01-2023 to 13-02-2023				73,51,697.00Dr
Cumulative Totals:			79,01,298.00	5,49,601.00	73,51,697.00Dr

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STATEMENT OF ACCOUNT FOR THE PERIOD FROM 14-01-2022 to 09-10-2023 A/C : 380006650013163					
DATE	PARTICULARS	CHQ. NO.	WITHDRAWALS	DEPOSITS	BALANCE
10-03-2023	EMIUBI/09032023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		50,697.00	48,512.00	73,03,185.00Dr
14-03-2023	380006650013163:N Int.:14-02-2023 to 13-03-2023			48,512.00	73,53,882.00Dr
10-04-2023	EMIUBI/09042023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		56,152.00		73,05,370.00Dr
14-04-2023	380006650013163:N Int.:14-03-2023 to 13-04-2023			48,512.00	73,61,522.00Dr
09-05-2023	EMIUBI/09052023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		54,395.00		73,13,010.00Dr
14-05-2023	380006650013163:N Int.:14-04-2023 to 13-05-2023			13,600.00	73,67,405.00Dr
30-05-2023	Loan Recovery From : 380002050000103			48,512.00	73,53,805.00Dr
09-06-2023	EMIUBI/09062023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		56,205.00		73,05,293.00Dr
14-06-2023	380006650013163:N Int.:14-05-2023 to 13-06-2023			3,116.90	73,61,498.00Dr
14-06-2023	Loan Coll. From380002050000103			13,000.00	73,58,381.10Dr
30-06-2023	EMIUBI/30062023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		48,512.00		72,45,381.10Dr
10-07-2023	EMIUBI/09072023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		54,327.00		72,96,869.10Dr
14-07-2023	380006650013163:N Int.:14-06-2023 to 13-07-2023			13,000.00	73,51,196.10Dr
31-07-2023	EMIUBI/30072023/SANJAY KUMAR S				73,38,196.10Dr

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Transaction Details

09-08-2023	MUMBAI, CMS-MUMBAI EMIUBI/09082023/SANJAY KUMAR S		48,512.00	72,89,684.10Dr
14-08-2023	380006650013163:N Int.:14-07-2023 to 13-08-2023 MUMBAI, CMS-MUMBAI	56,083.00	13,000.00	73,45,767.10Dr 73,32,767.10Dr
30-08-2023	EMIUBI/30082023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI		48,512.00	72,84,255.10Dr
11-09-2023	EMIUBI/09092023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI			73,40,297.10Dr
14-09-2023	380006650013163:N Int.:14-08-2023 to 13-09-2023 MUMBAI, CMS-MUMBAI	56,042.00	13,000.00	73,27,297.10Dr
30-09-2023	EMIUBI/30092023/SANJAY KUMAR S MUMBAI, CMS-MUMBAI			
Cumulative Totals:		82,85,199.00	9,57,901.90	73,27,297.10Dr

Unless constituent notifies the bank immediately of any discrepancy found by him in his statement of Account, it will be taken that he has found the account correct.

To strengthen your Aadhaar, update your Aadhaar if 10 years old

FASTEST MODE OF FUNDS REMITTANCE-RTGS (UNION BULLET).
IFSC/MICR code for NAINIis UBIN0538001/211026004

Contact all India toll Free no. 1800 22 22 44 for your account related queries / services

Manager

IFSC/MICR code for NAINIis UBIN0538001/2
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UNION BANK OF INDIA

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 14-01-2022 to 09-10-2023 A/C : 380006650013163

DATE	PARTICULARS	CHQ.NO.	WITHDRAWALS	DEPOSITS	BALANCE
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Transaction Details

IFSC/MICR code for NAINIis UBIN0538001/2
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UNION BANK OF INDIA
NAINI
19, INDUSTRIAL COLONY, NAINI,
DIST. ALLAHABAD, UTTAR PRADESH,
PHONE: 0532-2697385

DATE: 09-10-2023

TO:
MR SANJAY KUMAR SHUKLA
466 4 PARK ROAD CMO COMPOUND
CMO COMPOUND ALLAHABAD
ALD-211008
UTTAR PRADESH, INDIA
Village : 801086 -Allahabad (M Corp.)

CUST ID : 609808054

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 09-12-2021 to 09-10-2023 PL001-A/C NO: 380006590024228 PERSONAL LOAN SRLG SCHEME (P)

DATE	PARTICULARS	CHQ. NO.	WITHDRAWALS	DEPOSITS	BALANCE
					0
13-12-2021	380006590024228 Loan Disbursement Debit		15,00,000.00		15,00,000.00Dr
31-12-2021	380006590024228:N Int.:09-12-2021 to 30-12-2021		6,584.00		15,06,584.00Dr
31-12-2021	Loan Coll. From380002050000103			704.00	15,05,880.00Dr
05-01-2022	Loan Coll. From380002050000103			5,880.00	15,00,000.00Dr
31-01-2022	380006590024228:N Int.:31-12-2021 to 08-01-2022				15,03,299.00Dr
31-01-2022	Loan Coll. From380002050000103		3,299.00		14,72,234.00Dr
22-02-2022	380006590024228:N Int.:09-01-2022 to 08-02-2022				14,83,529.00Dr
22-02-2022	Loan Coll. From380002050000103		11,295.00		14,82,286.00Dr
03-03-2022	380006590024228:N Int.:09-02-2022 to 08-03-2022			1,243.00	14,52,464.00Dr
09-03-2022	Loan Coll. From380002050000103		10,080.00		14,62,544.00Dr
09-03-2022	Loan Coll. From380002050000103			1,468.00	14,61,076.00Dr
31-03-2022	Loan Coll. From380002050000103			29,597.00	14,31,479.00Dr
08-04-2022	380006590024228:N Int.:09-03-2022 to 08-04-2022				14,42,458.00Dr
09-04-2022	Loan Coll. From380002050000103		10,979.00		14,39,512.00Dr
29-04-2022	380006590024228:N Int.:09-04-2022 to 08-05-2022			2,946.00	14,11,393.00Dr
09-05-2022	Loan Coll. From380002050000103			28,119.00	14,21,855.00Dr
09-05-2022	Loan Coll. From380002050000103		10,462.00		14,20,634.00Dr
09-06-2022	380006590024228:N Int.:09-05-2022 to 08-06-2022			1,221.00	14,31,824.00Dr
10-06-2022	EMIA/09062022SANJAY KUMAR SHUK				14,00,759.00Dr
	MUMBAI, CMS-MUMBAI				
18-06-2022	Loan Recovery From : 380002050000103		11,076.00		13,70,909.00Dr
09-07-2022	380006590024228:N Int.:09-06-2022 to 08-07-2022			1,327.30	13,81,985.00Dr
09-07-2022	Loan Coll. From380002050000103			31,065.00	13,80,657.00Dr
11-07-2022	EMIA/09072022SANJAY KUMAR SHUK				13,49,592.70Dr
	MUMBAI, CMS-MUMBAI				
09-08-2022	380006590024228:N Int.:09-07-2022 to 08-08-2022				13,60,825.70Dr
10-08-2022	EMIA/09082022SANJAY KUMAR SHUK			31,065.00	13,29,760.70Dr
	MUMBAI, CMS-MUMBAI				
09-09-2022	380006590024228:N Int.:09-08-2022 to 08-09-2022				13,41,356.70Dr
12-09-2022	EMIA/09092022/SANJAY KUMAR SHU				13,10,291.70Dr
	MUMBAI, CMS-MUMBAI				
09-10-2022	380006590024228:N Int.:09-09-2022 to 08-10-2022				13,21,384.70Dr
10-10-2022	EMIA/09.10.2022/SANJAY KUMAR S			31,065.00	12,90,319.70Dr
	MUMBAI, CMS-MUMBAI				
09-11-2022	380006590024228:N Int.:09-10-2022 to 08-11-2022				13,02,119.70Dr
10-11-2022	EMIA/09112022/SANJAY KUMAR SHU				12,71,054.70Dr
	MUMBAI, CMS-MUMBAI				
09-12-2022	380006590024228:N Int.:09-11-2022 to 08-12-2022				12,82,337.70Dr
12-12-2022	EMIA/09122022/SANJAY KUMAR SHU			31,065.00	12,51,272.70Dr
	Cumulative Totals:		16,31,970.00	3,60,697.30	12,51,272.70Dr

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UNION BANK OF INDIA
STATEMENT OF ACCOUNT FOR THE PERIOD FROM 09-12-2021 to 09-10-2023 A/C : 380006590024228

DATE	PARTICULARS	CHQ. NO.	WITHDRAWALS	DEPOSITS	BALANCE
	MUMBAI, CMS-MUMBAI				
09-01-2023	380006590024228:N Int.:09-12-2022 to 08-01-2023		11,825.00		12,63,097.70Dr
10-01-2023	EMIUBI/09012023/SANJAY KUMAR S			31,065.00	12,32,032.70Dr
	MUMBAI, CMS-MUMBAI				
09-02-2023	380006590024228:N Int.:09-01-2023 to 08-02-2023				12,43,699.70Dr
10-02-2023	EMIUBI/09022023/SANJAY KUMAR S			31,065.00	12,12,634.70Dr
	MUMBAI, CMS-MUMBAI				
28-02-2023	NEFT:SANJAY KUMAR SHUKLA SBIN523059076943			3,00,000.00	9,12,634.70Dr
	UTR Number SBIN523059076943				
	Sender Account 0000002019133571				
	Sender IFSC SBIN0012980				
	Sender Bank STATE BANK OF INDIA				
	Sender Branch CSI TOWERS, LUCKNOW				
09-03-2023	380006590024228:N Int.:09-02-2023 to 08-03-2023		9,745.00		9,22,379.70Dr
10-03-2023	EMIUBI/09032023/SANJAY KUMAR S			31,065.00	8,91,314.70Dr
	MUMBAI, CMS-MUMBAI				
09-04-2023	380006590024228:N Int.:09-03-2023 to 08-04-2023				8,99,944.70Dr
10-04-2023	EMIUBI/09042023/SANJAY KUMAR S			31,065.00	8,68,879.70Dr
	MUMBAI, CMS-MUMBAI				
09-05-2023	380006590024228:N Int.:09-04-2023 to 08-05-2023		8,141.00		8,77,020.70Dr

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Transaction Details

09-05-2023	EMIUBI/09052023/SANJAY KUMAR S MUMBAI,CMS-MUMBAI		31,065.00	8,45,955.70Dr
09-06-2023	380006590024228:N Int.:09-05-2023 to 08-06-2023	8,191.00		8,54,146.70Dr
09-06-2023	EMIUBI/09062023/SANJAY KUMAR S MUMBAI,CMS-MUMBAI		31,065.00	8,23,081.70Dr
09-07-2023	380006590024228:N Int.:09-06-2023 to 08-07-2023	7,712.00		8,30,793.70Dr
10-07-2023	EMIUBI/09072023/SANJAY KUMAR S MUMBAI,CMS-MUMBAI		31,065.00	7,99,728.70Dr
09-08-2023	380006590024228:N Int.:09-07-2023 to 08-08-2023	7,743.00		8,07,471.70Dr
09-08-2023	EMIUBI/09082023/SANJAY KUMAR S MUMBAI,CMS-MUMBAI		31,065.00	7,76,406.70Dr
09-09-2023	380006590024228:N Int.:09-08-2023 to 08-09-2023	7,517.00		7,83,923.70Dr
11-09-2023	EMIUBI/09092023/SANJAY KUMAR S MUMBAI,CMS-MUMBAI		31,065.00	7,52,858.70Dr
09-10-2023	380006590024228:N Int.:09-09-2023 to 08-10-2023	7,054.00		7,59,912.70Dr
----- Cumulative Totals:		17,20,195.00	9,60,282.30	7,59,912.70Dr

Unless constituent notifies the bank immediately of any discrepancy found by him in his statement of Account,it will be taken that he has found the account correct.

To strengthen your Aadhaar, update your Aadhaar if 10 years old

FASTEST MODE OF FUNDS REMITTANCE-RTGS (UNION BULLET).
IFSC/MICR code for NAINIis UBIN0538001/211026004

Contact all India toll Free no. 1800 22 22 44 for your account related queries / services

IFSC/MICR code for NAINIis UBIN0538001/2
50670,powappsr12,RS460428

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UNION BANK OF INDIA
STATEMENT OF ACCOUNT FOR THE PERIOD FROM 09-12-2021 to 09-10-2023 A/C : 380006590024228

DATE	PARTICULARS	CHQ.NO.	WITHDRAWALS	DEPOSITS	BALANCE
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Manager

Transaction Details

IFSC/MICR code for NAINIis UBIN0538001/2
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उत्तर प्रदेश GOVT. OF UTTAR PRADESH

92AE 036248

समक्ष: सक्षम अधिकारी, लखनऊ

शपथ- पत्र

मैं शपथी संजय कुमार शुक्ल पुत्र श्री एन सी शुक्ल उम्र लगभग 46 वर्ष निवासी:-एमएसबी 404 टावर 2 बटलर पैलेस कालोनी लखनऊ उ0 प्र0 का सशपथ पूर्वक निम्न बयान करता हूँ:-

1. यह कि शपथी ने विक्रेता में0 डी0 एस0 इन्फाहाइट्स प्रा0 लि0 से प्लैट नं0 बी001 ग्राउण्ड फ्लोर टावर बी अरबन वुड्स फेज 01 सुशान्त गोल्फ सिटी सुल्तानपुर रोड, लखनऊ बैंक से लोन लेकर कय किया है।
2. यह कि शपथी का विक्रेता से कोई संबन्ध नहीं है और न ही विक्रेता का मेरे न्यायालय में कोई प्रकरण लम्बित था/है। और न मेरे द्वारा कोई केस विक्रेता का निर्णीत किया गया है।
3. यह कि शपथी ने किसी तथ्य को छिपाया नहीं है।

लखनऊ

दिनांक: 26/2/24

सत्यापन

S.K. Shukla

शपथी

Sworn and Verified मैं शपथी सत्यापित करता हूँ कि शपथ पत्र की धारा 1 से 3 तक मेरे निजी ज्ञान से before me सत्य एवं सही है। शपथ पत्र को सत्यापित किया।

लखनऊ

Shakeen Raj

Advocate
268/639 Gha/4, Tilak Nagar
Aishbagh, Lucknow

दिनांक: 26/2/24

I know and identify the deponen,
who has signed/pw before me

S.K. Shukla

शपथी

26 FEB 2024