

14278/2021

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

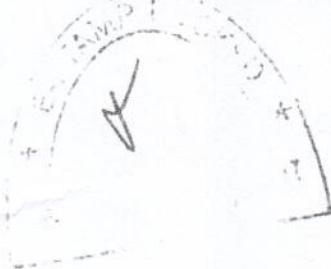


सत्यमेव जयते



Certificate No.	: IN-UP53350179163673T
Certificate Issued Date	: 03-Sep-2021 05:33 PM
Account Reference	: SHCIL (FI)/ upshcil01/ OASERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0195231459792273T
Purchased by	: SHIV KUMAR TIWARI
Description of Document	: Article 23 Conveyance
Property Description	: VILLA NO.82,PART OF KHASRA NO.29,SITUATED AT PROJECT SAI FARMS, PHASE-II,VILL-SIKANDERPUR KHURD, LKO
Consideration Price (Rs.)	: 60,00,000 (Sixty Lakh only)
First Party	: VIMMAL KAPOOR
Second Party	: SHIV KUMAR TIWARI
Stamp Duty Paid By	: SHIV KUMAR TIWARI
Stamp Duty Amount(Rs.)	: 4,20,000 (Four Lakh Twenty Thousand only)

31993



Please write or type below this line

Handwritten signature



Shiv Kumar Tiwari



0004105083

Stability Alert

Small text at the bottom of the page, likely a disclaimer or legal notice.



Sale Consideration : Rs.60,00,000/-
Market Value : Rs.30,45,520/-
Stamp Duty Paid : Rs.4,20,000/-
Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	: Residential
2.	Pargana	: Lucknow
3.	Village	: Village- Sikanderpur Khurd, Pargana Tehsil and District Lucknow.
4.	Details of Property (Property No.)	: Villa No.- 82, Part of Khasra No.- 29, Situated at- Project "SAI FARMS" Phase - II, Village- Sikanderpur Khurd, Pargana Tehsil and District Lucknow .
5.	Standard of measurement	: Sq. Mtr.
6.	Land Area	: 153.98 Sq. Mtr.

Handwritten signature

Shiv Kumar Tiwari

7.	Covered Area	: 185.80 Sq. Mtr.
8.	Location Road	: Not on Segment Road
9.	Consideration	: Rs.60,00,000/- (Rupees Sixty Lakh only).
10.	Type of Property	: Villa
11.	Boundaries	: East: Villa No.-83, West: Villa No.-81, North: Boundary wall of Project, thereafter others property, South: Road wide 33 Ft.
12.	No of persons in first part (1); No of persons in second part (1);	
13.	Detail of Seller	: Detail of Purchaser
	Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor, Resident of- House No.- C-398, Sector-B, Mahanagar, Lucknow.	: Mr. Shiv Kumar Tiwari Son of Shri Raj Nath Tiwari, Resident of- H. No.- 145 E/5, Chandpur Salori, Allahabad- U.P.

THIS DEED OF SALE IS EXECUTED BETWEEN Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor, Resident of- House No.- C-398, Sector-B, Mahanagar, Lucknow (hereinafter called the 'Seller' which expression shall mean and include his heirs, successors, administrators and assigns) AND Mr. Shiv Kumar Tiwari Son of Shri Raj Nath Tiwari, Resident of- H. No.- 145 E/5, Chandpur Salori, Allahabad- U.P. (hereinafter called the "Purchaser" which expression shall mean and include his heirs, successors, administrators and assigns).

Vimmal Kapoor

Shiv Kumar Tiwari

WHEREAS Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor has purchased the Part of Khasra No. 20Ka, 29, 32, measuring about 1.264 Hectare situated at Sikanderpur Khurd, Pargana Tehsil and District Lucknow from Sri Dwarika and another vide registered sale deed 29-12-1986 registered as Document No. 8831 on 29-12-1986 in the office of Chief Sub-Registrar, Lucknow; AND

WHEREAS later on Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor has transferred the Khasra No. 20Ka, measuring about 0.379 Hectare situated at Sikanderpur Khurd, Pargana Tehsil and District Lucknow in favour of Sri Nishesh Chibbar son of Late Sri K.R. Chibbar vide registered sale deed 19-07-2007 registered in Book No. I Volume 6778 Pages 291/328 at No. 6875 on 20-07-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS Smt. Shail Rani Kapoor Wife of Late Sri S.N. Kapoor has purchased the Part of Khasra No. 27Ka and 28 measuring about 0.680 Hectare situate at Sikanderpur Khurd, Pargana Tehsil and District Lucknow from Sri Amber Prasad vide registered sale deed 11-12-1987 registered in Book No. I Volume 3363 Pages 281/283 at No. 500 on 06-01-1989 in the office of Chief Sub-Registrar, Lucknow; AND

WHEREAS after purchasing the said property, Smt. Shail Rani Kapoor Wife of Late Sri S.N. Kapoor got converted the Agricultural land into Non-Agricultural from the Court of Deputy Collector, Sadar, Lucknow vide its Order dated 21-07-2012 passed in Case No. 215/11-12 (Smt. Shail Rani Kapoor Vs State of U.P.) and the same has been incorporated in the Revenue records; AND

WHEREAS later on Smt. Shail Rani Kapoor got constructed the Villas over the said Khasra; AND

WHEREAS later on Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor expired after executing a registered Will dated 24-12-2012 registered in Photostat Book No. III, Khand- 243, Pages- 271/290 at Serial No.- 755/2012 on dated- 24-12-2012 in the office of Sub Registrar-III, Lucknow by virtue of the said registered Will she bequeathed the Part of Khasra Nos.- 29, 32, 27Ka, 28, situated at-

Shail Rani Kapoor

Shiv Kumar Tiwari

Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow in favour of her son Sri Vimal Kapoor son of Late Sri Shyam Narain Kapoor (the Seller); AND

WHEREAS later on the Seller got constructed the Villas over the said Khasra in pursuance of Plan approved by Zila Panchayat, Lucknow vide their letter no. 276/J.P./2013&2014 dated 15-07-2013.

WHEREAS the Seller wanted to sell the Villa No.-82, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 153.98 sq. meters (land area) and 185.80 sq. meters (constructed area) and the Purchaser being interested purchasing the same has offered a sum of Rs.60,00,000/- (Rupees Sixty Lakh only) which offer the Seller has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of Rs.60,00,000/- (Rupees Sixty Lakh only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges the Seller hereby transfers, conveys and assigns by way of absolute sale of all that the Villa No.-82, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 153.98 sq. meters (land area) and 185.80 sq. meters (constructed area) more fully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owner thereof.
2. That the villa hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Seller is pending in any Court of Law or with any authority.





3. That all the taxes, in respect of the said villa such as municipal tax, water tax and electricity charges upto the date of this deed shall be borne and paid by the Seller, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
4. That in case any part or whole of the villa transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Seller then the Seller shall compensate the Purchaser to the extent of loss so suffered by him.
5. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser and the Seller shall not be responsible for the same in any manner whatsoever.
6. That the development charges if any payable on the said property to the competent authority shall be directly paid by the Purchaser and the Seller is not responsible for it.
7. That the Purchaser shall have no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as open spaces which shall be commonly used by the owners / occupants of the other villas.
8. That the Purchaser shall in no way or manner will be entitled to block the common areas such as entrances, exits of the garden, and in case they do so then the Seller / Purchaser as well as the owner of the other villas shall have right to remove the constructions / obstruction forthwith at the cost of the Purchaser or his nominees.
9. That the Purchaser is bound to pay the amount of corpus fund which shall be decided later on and the Purchaser is bound to join the maintenance Society of "Sai Farms Resident Welfare Association" and pay the proportionate maintenance charges to the Society regularly.
10. That the Purchaser shall not be allowed to make any permanent or temporary structural changes in the elevation of the purchased Villa including exterior color scheme.

[Handwritten signature]

Shiv Kumar Tilsa

11. That all development works in respect of common facilities from the sellers side has been completed and is acknowledged by the Purchaser.
12. That the Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all his rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
13. That after execution of this deed the Purchaser may get their name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However, the Seller shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
14. That the villa transferred under this deed is situated at Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, which is not on Segment Road given in the Circle Rate List issued by Collector, Lucknow. Hence, the valuation of the same is calculated as per residential rates.
15. That the total area of the land of the villa transferred under this deed 153.98 sq. meters, the value of the land thereof @ Rs.4,000/- per square meter comes to Rs.6,15,920/- The villa is double storied having total constructed area 185.80 sq. meter the value thereof @ Rs.12,000/- per sq. meter comes to Rs.22,29,600/-. There is boundary wall fitted with iron gate the value thereof is taken Rs.2,00,000/- Thus the total value of the said villa comes to Rs.30,45,520/- However, the actual sale consideration is Rs.60,00,000/- consequently the stamp duty of Rs.4,20,000/- has been paid on the sale consideration of villa vide E-Stamp Certificate No.- IN-UP53350179163673T, vide dated- 3/09/2021.
16. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
17. That the identification of the parties has been done on the basis of the documents provided by them.



Shiv Kumar Tiwari

SCHEDULE OF PROPERTY

Villa No.-82, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 153.98 sq. meters (land area) and 185.80 sq. meters (constructed area) and bounded as under:-

East: Villa No.-83,
West: Villa No.-81,
North: Boundary wall of Project thereafter others property,
South: Road wide 33 Ft.

SCHEDULE OF PAYMENT

Date	Bank Name	Branch Name	Cheque No. / Demand Draft No.	Amount (Rs.)
23 rd Oct 2020	State Bank of India	Main Branch-Kannouj	NEFT No.- SBIN320297593498	Rs.1,00,000/-
3 rd Sep 2021	State Bank of India	Main Branch-Kannouj	RTGS No.- SBINR52021090 340462475	Rs.11,84,000/-
4 th Sep 2021	State Bank of India	Bakshi Ka Talab	IK0BGPAOE8	Rs.60,000/-
4 th Sep 2021	Canara Bank	Vipin Khand, Gomti Nagar, Lucknow	874791	Rs.53,76,000/-

The Seller has Received Rs.60,00,000/- (Rupees Sixty Lakh only) as sale consideration and balance amount received against GST/ST the Seller acknowledges the receipt thereof.

[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties have put their respective signatures on this deed of sale on the date, month and year first above written in the presence of following witnesses.

WITNESSES :

R Kapoor

1. **Rishabh Kapoor**
s/o Shri Vimal Kapoor
R/o- H. No.-C-398, Sector-B,
Mahanagar, Lucknow-U.P.
Occupation- Private Job
Contact No.- 9793360819



[Signature]
SELLER
PAN-AGQPK4874L



श्री अ. क. श्रीवास्तव

2. **Awadhesh Kumar Srivastava**
s/o Shri Ram Saran Srivastava
R/o- Raipur, Jaura,
Farrukhabad-U.P.
Occupation- Govt. Job
Contact No.- 8604008363



PURCHASER
PAN - AKJPT0362R
Shri Amrish Tiwari



Typed By:

[Signature]
(M.K.Hashmi)

Drafted By:

Amrish Tiwari/Adv.
Amrish Tiwari
(Advocate)
High Court, Lucknow.
Mob. No.- 9455282282

आवेदन सं: 202100821055155

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 14278

वर्ष: 2021

प्रतिफल - 6000000 स्टाम्प शुल्क - 420000 बाजारी मूल्य - 3046000 पंजीकरण शुल्क - 60000 प्रतिनिधिपत्र शुल्क - 60 योग - 6800000

श्री शिव कुमार तिवारी,
पुत्र श्री राज नाथ तिवारी
व्यवसाय - अन्य
निवासी - म०नं-145 ई/5, चांदपुर सलोरी, इलाहाबाद, उ०प्र०

Shiv Kumar Tiwari



ने यह लेखपत्र इस कार्यालय में दिनांक 04/09/2021 एवं 02:13:39 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)

उप निबंधक - सदर द्वितीय

लखनऊ

04/09/2021

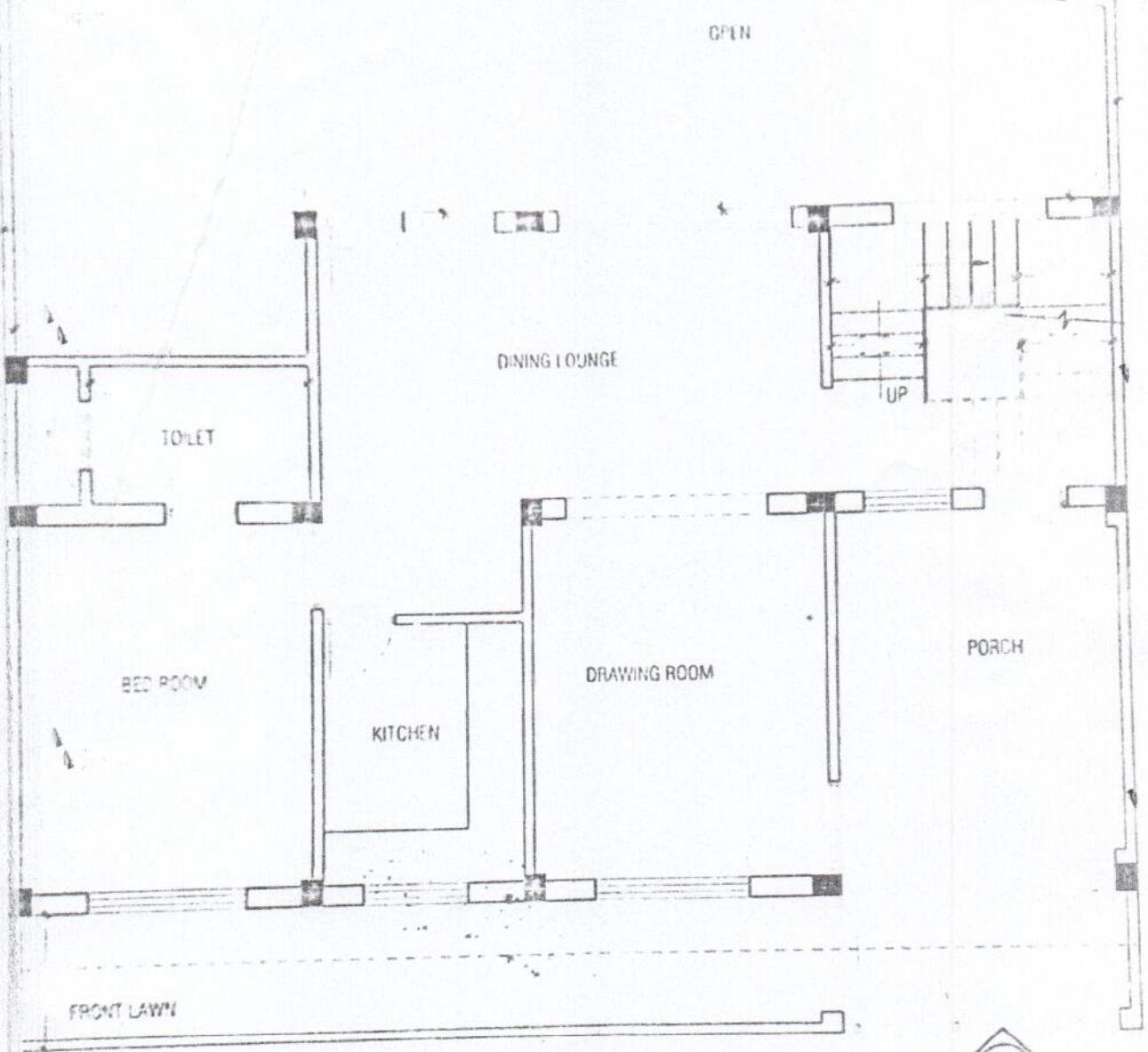
राम सागर त्रिपाठी -

निबंधक लिपिक

प्रिंट करें



VILLA NO. 82
GROUND FLOOR PLAN



ROAD

82

V. S. Gupta

Shankumar Tiwari

आवेदन सं०: 202100821055155

वही सं०: 1

रजिस्ट्रेशन सं०: 14278

वर्ष: 2021

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

विक्रेता: 1

श्री विमल कपूर, पुत्र श्री स्व० श्याम नारायण कपूर

निवासी: मकान नं०-सी-398, सेक्टर-बी, महानगर, लखनऊ

व्यवसाय: अन्य

क्रेता: 1 *Vue for*



श्री शिव कुमार तिवारी, पुत्र श्री राज नाथ तिवारी

निवासी: म०नं०-145 ई/5, चांदपुर सतौरी, इलाहाबाद, उ०प्र०।

व्यवसाय: अन्य

Shiv Kumar Tiwari



ने निष्पादन स्वीकार किया। निम्नकी पहचान

पहचानकर्ता: 1

श्री ऋषभ कपूर, पुत्र श्री विमल कपूर

निवासी: म०नं०-सी-398, सेक्टर-बी, महानगर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

R Kapoor



श्री अवधेश कुमार श्रीवास्तव, पुत्र श्री राम सरन श्रीवास्तव

निवासी: रायपुर जौरा फरुखाबाद उ०प्र०।

व्यवसाय: नौकरी

अवधेश कुमार



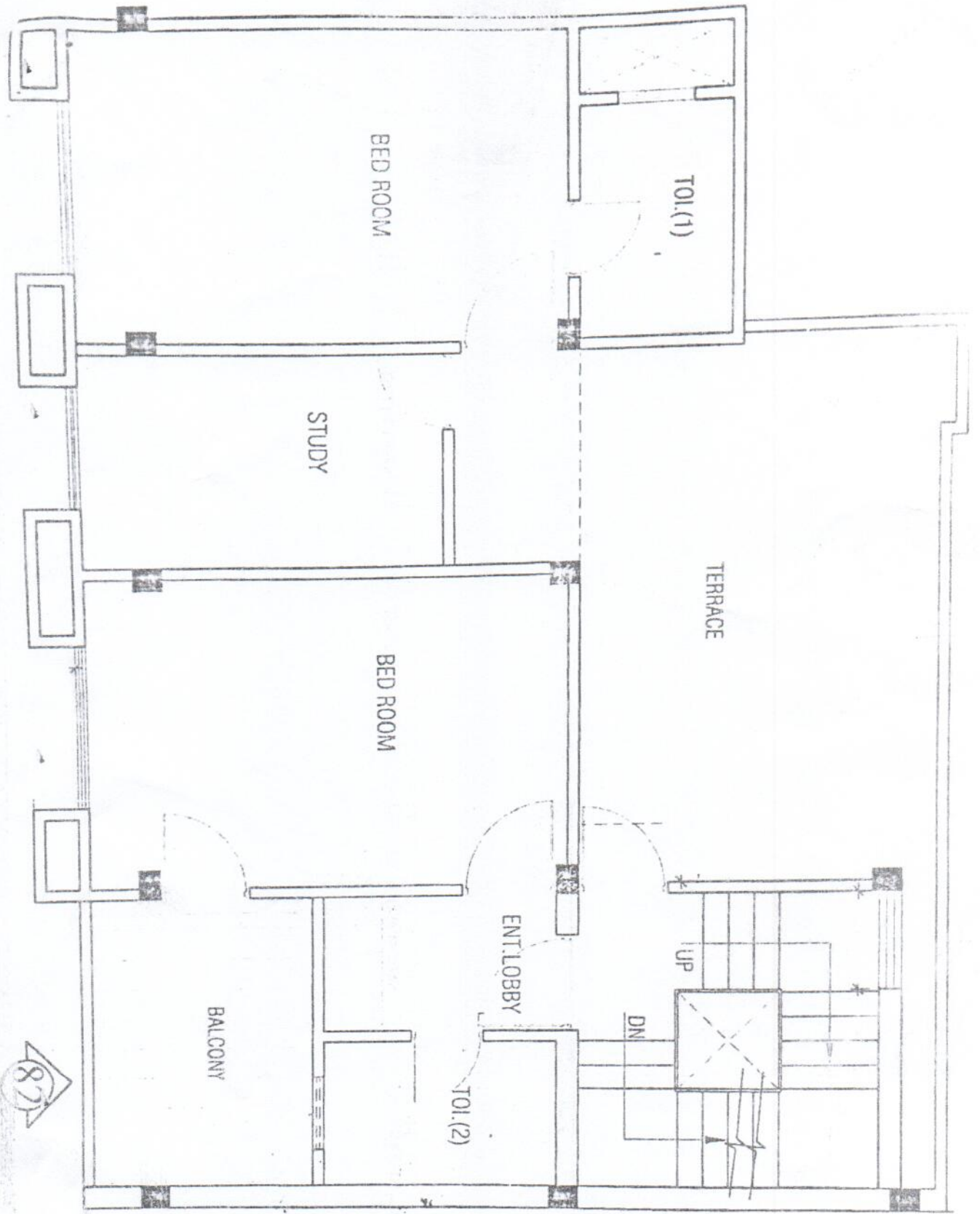
रजिस्ट्रीकृत अधिकारी के हस्ताक्षर

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

रूपम श्रीवास्तव (प्रभारी)
उप निबंधक - सदर द्वितीय
लखनऊ

राम 2 नगर त्रिपाठी
निबंधक लिपिक

प्रिंट कर



v. e. p.

Shiv Kumar

दन सं: 202100821055155

सख्या 1 जिल्द संख्या 25260 के पृष्ठ 29 से 48 तक क्रमांक 14278 पर दिनांक 09/09/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)





उप निबंधक : सहाय द्वितीय

संखनऊ

04/09/2021

प्रिंट करे



बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ	
1.	2.	3.	4.	5.	6.	7.
				Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor, Resident of- House No.- C-398, Sector-B, Mahanagar, Lucknow.		
				Mr. Shiv Kumar Tiwari Son of Shri Raj Nath Tiwari, Resident of- H. No.- 145 E/5, Chandpur Salayi, Allahabad-U.P.		
				Rishabh Kapoor s/o Shri Vimal Kapoor R/o- H. No.-C-398, Sector-B, Mahanagar, Lucknow-U.P.		
				Awadhesh Kumar Srivastava s/o Shri Ram Saran Srivastava R/o- Raipur, Jaura, Farrukhabad-U.P.		

भारत सरकार
GOVERNMENT OF INDIA

विमल खिप्कर
Vimal Khilpoker
दिनांक / Year of Birth: 1959
पंजाब / Punjab

9219 0929 6481

आधार आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O श्री श्याम नारायण खिप्कर
भी. 242 गिरीधर निवासी, पंचनगर
पुणे, महाराष्ट्र 411 004

Address: S/O Late Shyam Narayan
Khilpoker, C-336 SECTOR-4
MAHANAGAR, Mahanagar, S.O.,
Lucknow, Uttar Pradesh, 226004

www.uidai.gov.in



me for.

आयकर विभाग
INCOME TAX DEPARTMENT
विमल खिप्कर
VIMAL KHILPOKER
SHYAM NARAYAN KHILPOKER
23/06/1959
AGORK-187

भारत सरकार
GOV. OF INDIA

भारत सरकार
Government of India

रुपम कपूर
Rishabh Kapoor

जन्म तिथि / DOB: 29/09/1986

पुरुष / Male

8416 4538 6971







मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

पता: S/O वैशाल कपूर, सी-398,
सेक्टर-बी, महानगर, पोस्ट,
महानगर, लखनऊ, महानगर, उत्तर
प्रदेश, 226006


Address: S/O Vanshal Kapoor, C
398, SECTOR-B, MAHANAGAR
POST - Mahanagar - Lakhnau
Mahanagar, Uttar Pradesh
226006

8416 4538 6971


1847  help@uttar.gov.in  www.uttar.gov.in

RKapoor

भारत सरकार
GOVERNMENT OF INDIA



अवधेश कुमार श्रीवास्तव
Awadhesh Kumar Srivastava
जन्म तिथि/DOB: 10/02/1977
पुरुष / MALE




3310 4346 4905



अवधेश कुमार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





पता:
S/O: राम सरन श्रीवास्तव,
पोस्ट- रायपुर, जौरा, जौरा,
फर्रुखाबाद,
उत्तर प्रदेश - 207502

Address:
S/O: Ram Saran Srivastava, Post
Raipur, Jaura, Jaura, Farrukhabad,
Uttar Pradesh - 207502

3310 4346 4905




 भारत सरकार
 GOVERNMENT OF INDIA


 Unique Identification Number
 Unique Member Number
 Unique ID No. (Aadhaar Number)
 पूजा / MAAL


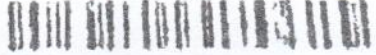
6554 7471 6385
मेरा आधार, मेरी पहचान







7309852676



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 Address:
 S/O Raj Nath Tiwan, 145 E-5,
 Chandpur Salary Tawargah,
 Allahabad Civil Lines,
 Allahabad, Uttar Pradesh -
 211004
 आत्मज: राज नाथ तिवारी, 145
 ई/5, चांदपुर, सलारगंज, तल्लिगरगंज,
 इलाहाबाद मिबिल लाईन्स,
 इलाहाबाद,
 उत्तर प्रदेश - 211004

6554 7471 6385


 1847
 1800 300 1847
  help@uaid.gov.in
  www.uai.gov.in
  PO Box No. 147
 Bangalore-560 001

Home Loan