

Sale Consideration : Rs.54,00,000/-
Market Value : Rs. 24,92,190/-
Stamp Duty Paid : Rs.3,78,000/-
Pargana : Lucknow

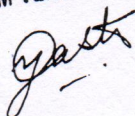
SALE DEED

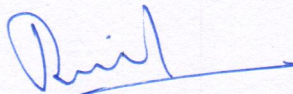
1. Type of land : Residential Plot
2. Pargana : Lucknow
3. Mohalla : Raghunandan Aashiana
(रघुनन्दन
आशियाना), Village Ganeshpur-
Rahmanpur, Pargana,
Tehsil and District, Lucknow
4. Detail of Property : Plot No. 165 in Block-A,
measuring about 167.286
Square Meter (i.e. about
1800 Square
Feet) - A Part of Khasra
Nos 292, 294 and 318,
5. Unit of Measurement : Sq. Mtr.
6. Area of Property : 167.286 Sq.mts.
7. Situation of Road : Not situated on any Segment
Road
8. Details of others : Property is situated on 9 mtr.
(9 mtr. wide
Road/Corner) wide Road and in front of
park, but same is not a
corner property
8. Type of Property : Residential

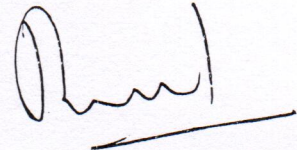
Boundaries

East : 35 feet wide road
West : Plot No 171
North : Plot No 166
South : Plot No 164 (House constructed)

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR



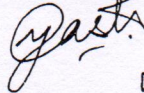


No. of seller-1	:	No. of Purchaser-1
Detail of seller	:	Detail of Purchaser
Bizzoom Ventures Pvt. Ltd., a company incorporated under the Companies Act, 2013 (18 of 2013) vide Corporate Identity Number (CIN): U74910UP2022PTC168974 having its registered office at 108, Silver Height Badshahnagar, Mahanagar, Lucknow -226006, through its Director-Mr. Yash Tilak Awasthi son of Mr. Santosh Kumar Awasthi, authorized vide resolution dated 23.04.2023.	:	Ram Kesh son of Mr. Ram Lakan resident of Jungle Tinkoniya No.-2 Lala Ka Pokhara Po. Jungle Laxmipur (PAC Camp), Tahsil Sadar, District Gorakhpur, U.P.- 273014

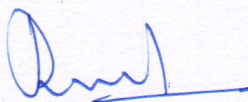
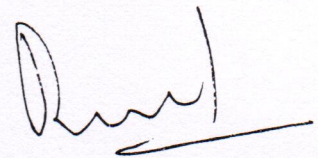
SALE DEED

THIS DEED OF SALE IS EXECUTED BETWEEN
Bizzoom Ventures Pvt. Ltd., a company incorporated under the Companies Act, 2013 (18 of 2013) vide Corporate Identity Number (CIN): U74910UP2022PTC168974, having its registered office at 108, Silver Height Badshahnagar, Mahanagar, Lucknow -226006, through its Director-Mr. Yash Tilak Awasthi son of Mr. Santosh Kumar Awasthi, authorized vide resolution dated 23.04.2023. (hereinafter referred to as the 'Seller, which expression shall mean and include his heirs, successors, administrators and assigns) of the one Part AND **Ram Kesh son of Mr. Ram Lakan resident of**

For BIZZOOM VENTURES PVT. LTD.



DIRECTOR



Jungle Tinkoniya No.-2 Lala Ka Pokhara Po. Jungle Laxmipur (PAC Camp), Tahsil Sadar, District Gorakhpur, U.P.-273014 (hereinafter referred to as the 'Purchaser, which expression shall mean and include their heirs, successors, administrators and assigns) of the otherPart.

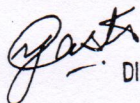
WHEREAS the Seller is owner and in possession of **Plot No. 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800 Square Feet) - A Part of Khasra Nos.292, 294 and 318, situate at Raghunandan Aashiana (रघुनन्दन आशियाना), Village Ganeshpur-Rahmanpur, Pargana, Tehsil and District, Lucknow**, having purchased the same from Mr. Santosh Kumar Awasthi, son of Late Mr Raghunandan Prasad Awasthi, resident of B-1, GF, Kusum Villa. A-702, Sector-C, Mahanagar, Lucknow-226000 vide a Sale Deed, registered on 06-05-2023, in Book No 1, Volume 26886, Pages 29 to 52 at Si No 4132, in the office of Sub Registrar II. Lucknow; AND

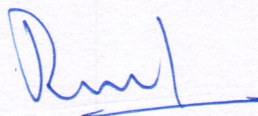
WHEREAS the above said Mr. Santosh Kumar Awasthi had purchased the Said Plot from Mr. Mukesh Seth, son of Late Mr Gorakh Nath Seth, resident of 20, Dr Bhagwan Das Nagar, Sagra, Varanasi (UP) vide a Sale Deed, registered on 03-06-2016, in Book No 1, Volume 18502, Pages 55 to 80 at SI No 8699, in the office of Sub Registrar-il, Lucknow; AND

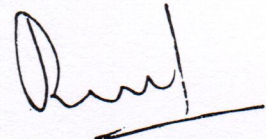
WHEREAS the above said Mr Mukesh Seth had purchased the Said Plot from Zoom Realtors Pvt Ltd, vide a Sale Deed, registered on 17-06-2008, in Book No 1, Volume 7565, Pages 59 to 88 at St No S850, in the office of Sub Registrar-II, Lucknow; AND

WHEREAS, the First Party became absolute owner of the Said

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR





Plot and the First Party assures the Second Party that the Said Plot is free from all encumbrances, charges, liens and demands whatsoever and the First Party has full rights of ownership to sell off the Said

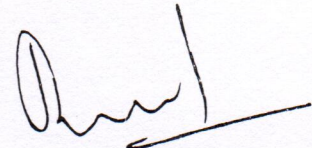
AND WHEREAS the Seller wants to sell the said property and the Purchaser being interested in purchasing the same has offered a sum of Rs.54,00,000/- (Rupees Fifty Four Lacs Only), which the Seller have accepted.

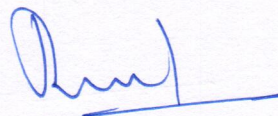
NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT in consideration of Rs.54,00,000/- (Rupees Fifty Four Lacs Only) paid by the Purchaser to the Seller, the detail of payment is given in schedule of payment, of this deed, and receipt whereof the Seller hereby acknowledge, the Seller hereby transfer, convey and assign by way of absolute sale of all that **Plot No. 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800 Square Feet) - A Part of Khasra Nos 292, 294 and 318, situate at Raghunandan Aashiana, (रघुनन्दन आशियाना) Village Ganeshpur-Rahmanpur, Pargana, Tehsil and District, Lucknow** (fully described at the foot of this deed) together with liberties, privileges, easementary rights, and appendages and appurtenances whatsoever to the said plot and or any part thereof, occupied herewith and all the estate, right, title and interest upon the same and every part thereof, and to have and to hold the same unto and to the use of the Purchaser, their successors, assigns, administrators, executors, as absolute owner, forever and at all time.
2. That the Purchaser have paid to the Seller total sale

For BIZZOOM VENTURES PVT. LTD.

 DIRECTOR

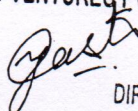


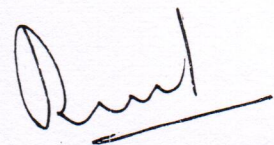


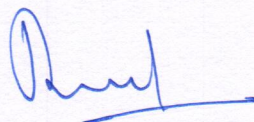
consideration, as full and final payment, in respect of the aforesaid transaction of sale, as per the details herein below mentioned, the receipt whereof is acknowledged by the Seller.

3. That the Seller delivered the actual, physical and vacant possession of the aforesaid property (more specifically described at the foot of this deed) to the Purchaser.
4. That the Seller have assured and undertaken that the aforesaid property is free from all sort of encumbrances i.e. sale, mortgage, attachments, disputes, gift, will, exchanges, court injunction and the Seller has not at anytime gone, executed or performed or suffered to the contrary or been a party or privy to any act, deed, thing whereby by reason or by means whereof the said property is or may be impeached, charged, encumbered or effected adversely or whereby the Seller be prevented from transferring or conveying the said property or by reason of defect in the title, in any manner aforesaid, and if it is ever proved otherwise, in that event the Seller undertake to indemnify the Purchaser, her successors, assigns, executors and administrators, of the loss or losses which may be suffered, incurred, undergone and or sustained by the Purchaser as a result thereof to the extent of loss so suffered to the extent of the consideration and the cost of sale, by the Purchaser from the Seller or from their successors, otherwise movable or immovable property wherever found in existence at that time, at the expense of the Seller.
5. That the Seller, directly or indirectly, has not created any charge on the said property, and if any person or persons claims himself or through or on behalf of the Seller any rights

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR

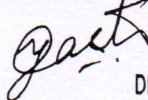


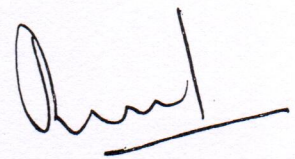


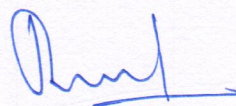
or privileges in respect of the property hereinabove mentioned, the same shall be rendered illegal and void by virtue of the present deed of sale.

6. That the Seller has paid all the taxes, levy & charges upto date to the concerned authorities, and no amount of any nature is outstanding against the Seller in respect of the property hereby sold upto the date of execution of this deed of sale, and if any amount, under the above heads, subsequently, is found to be due, which relates prior to the execution of the deed of sale, the said amount shall be fully, payable by the Seller. And further, if the Seller fails to pay the same, after it is brought to his notice, in such an event, the Purchaser shall pay on behalf of the Seller and thereafter, will recover the same from the Seller, at their cost.
7. That after the execution and registration of this deed of sale, the Purchaser shall be liable to pay all the charges and taxes, in respect of the property hereby sold, to the concerned authorities.
8. That the Purchaser are entitled to get her name mutated in the government records or in any other local authority or with respect to the said property hereinbefore conveyed to the Purchaser for which the Seller hereby give their consent.
9. THAT the Seller covenants with the Purchaser to do all future acts to execute any document in respect of the property hereby sold as may be required for holding and peaceably enjoying the sold property from time to time, if there be any such need and the same if required be done at the cost and the expense of the Purchaser.
10. That the Seller have delivered all the original documents of title

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR



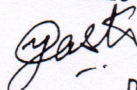


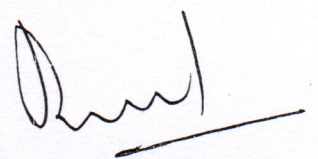
- in respect to the property hereby transferred to the Purchaser.
11. That all the expenses for the execution and registered of this deed of sale which included stamp paper, registration fees etc. have been paid by the Purchaser and shall be the responsibility of the Purchaser only.
12. THAT the total area of land hereby transferred is 167.286 square meters and the circle rates for **Raghunandan Aashiana** (रघुनन्दन आशियाना) **Ganeshpur Rahmanpur, Lucknow** fixed by the Collector is Rs. 13,000/- per sq.mts. for more than 9 mtr.wide road and park, hence 10% extra value added, in rate which comes to Rs. 14,300/- per sq.mts. by which value of the same comes to Rs. 23,92,190/-, and the boundary wall is constructed over the said plot, value of the same is assessed as Rs. 1,00,000/-, thus the total valuation of the said property comes to Rs. 24,92,190/-, which is less than sale consideration, as such stamp duty is payable on sale consideration of Rs.54,00,000/- @ 7% which comes to Rs. 3,78,000/- and is being paid through e- Stamp Certificate No.-IN-UP45328485605036V, Date. 27.06.2023.

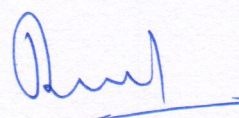
SCHEDULE OF PAYMENT

1. Rs 13,50,000/- (Rupees Thirteen Lacs fifty Thousand Only) vide NEFT UTR No. SBIN423135022965 dated 15.05.2023 made from SBI Triveni Branch, Prayagraj to HDFC Bank, Opp Nehru Bal Vatika, Aliganj, Lucknow, RAM KESH-BIZZOOM VENTURE PVT LTD.
2. Rs. 37,80,000/- (Rupees Thirty Seven Lacs Eighty Thousand Only) through Demand Draft No. 150330 dated 27.06.2023

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR





State Bank of India, RACPC, Lucknow.

3. Rs.2,16,000/- (Rupees Two Lacs Sixteen Thousand Only) deposited in HDFC Bank A/c XX8342 on 26-JUN-23 for NEFT Cr-SBIN0017614-RAM KESH-BIZZOOM VENTURE PVT LTD-SBIN223177085859.
4. Rs 54,000/- (Rupees Fifty Four Thousand Only) 1% TDS through BSR Code : 0002271 Chalan No. 88575 dated 26.06.2023.

Thus the Total Sale consideration of Rs.54,00,000/- (Rupees Fifty Four Lacs Only) has been received by the Seller from the Purchaser.


Schedule of Property

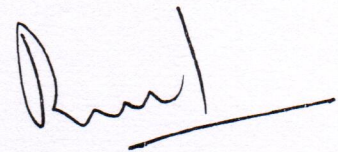
Plot No. 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800Square Feet) - A Part of Khasra Nos292, 294 and 318, situate at Raghunandan Aashiana, (रघुनन्दन आशियाना) Village

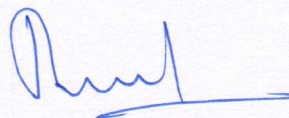
Ganeshpur-Rahmanpur, Pargana, Tehsil and District, Lucknow, bounded as under :

- East : 35 feet wide road**
West : Plot No 171
North: Plot No 166
South: Plot No 164 (House constructed)

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR



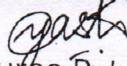


IN WITNESS WHEREOF, the Seller and Purchaser have set and subscribed their respective signatures on the Deed of Sale on this 27th day of June 2023 at Lucknow.

WITNESSES :

1.

For **BIZZOOM VENTURES PVT. LTD.**

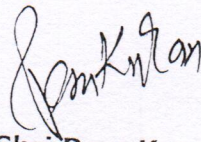

Bizzoom Ventures Pvt. **DIRECTOR**
Ltd through its

Director-Mr. Yash Tilak
Awasthi son of Mr.
Santosh Kumar
Awasthi,

PAN- AAKCB9925G
Mob. 7703003377
Occ: Business

SELLER

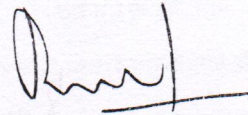




Shri Ram Karan
Rt Addl. district Judge
S/ o Shri Ram Sukh
Gomati Nagar extension Bharwara
Lucknow
Mob. 9565537732

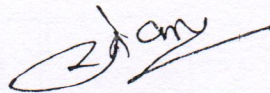


2.



(Ram Kesh)
PAN-AGLPR2376R
Mob. 9838805030
Occ: Service
Purchaser





Shri Ramesh Kumar
S/o late Ayodhya Prasad
Vill. Fatehabad
Po Badel
District. BARABANKI
Mob. 8005034369
Occ : Retd. Clrk Civil Court Barabanki



Typed By:

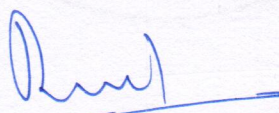

(Ram Sanehi)

R. Sanehi Print Point
Abbasi Universal Complex
near Registrar office, Kaiserbagh,
Lucknow

Drafted By:


(T.N. Mishra)

Advocate
High Court Lucknow
Mob. .



Map

Plot No. 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800Square Feet) - A Part of Khasra Nos292, 294 and 318, situate at Raghunandan Aashiana, (रघुनन्दन आशियाना) Village Ganeshpur bounded as under:-

BOUNDARIES

East : 35 feet wide road
West : Plot No 171
North : Plot No 166
South : Plot No 164 (House constructed)

Plot No. 165 in Block-A,
measuring about 167.286
Square Meter (i.e. about
1800Square Feet)

For BIZZOOM VENTURES PVT. LTD.

Gasth
DIRECTOR

Seller

[Signature]

Purchaser

[Signature]

PHOTOGRAPH

Plot No. 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800 Square Feet) - A Part of Khasra Nos 292, 294 and 318, situate at Raghunandan Aashiana, (रघुनन्दन आशियाना) Village Ganeshpur



For BIZZOOM VENTURES PVT. LTD.

Yash

DIRECTOR

Seller

[Signature]

[Signature]

Purchaser

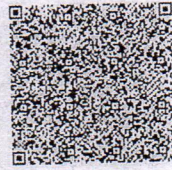
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCB9925G



नाम / Name
BIZZOOM VENTURES PRIVATE LIMITED

24082022

निगमन / गठन की तारीख
Date of Incorporation / Formation
12/08/2022

Yash

[Signature]

भारत सरकार
Government of India

यश तिलक अवस्थी
Yash Tilak Awasthi
जन्म तिथि / DOB : 23/07/1995
पुरुष / Male

Issue Date: 19/08/2015

8474 2422 4888

मेरा आधार, मेरी पहचान

Yash
7703003377

Unique Identification Authority of India

पता आत्मज: संतोष कुमार अवस्थी, बी-1 जीएफ
कुसुम विला, ए-702, सेक्टर सी, वीरेलेस
कोमिंग, महानगर, लखनऊ, उत्तर प्रदेश, 226006
Address: S/O: Santosh Kumar Awasthi, B-1
GF kusum villa, A-702, sector C, wireless
coming Mahanagar Lucknow Uttar
Pradesh, 226006

Print Date: 19/08/2022

8474 2422 4888

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

Yash



भारत सरकार
Government of India



Issue Date: 21/01/2015



राम केश
Ram Kesh
जन्म तिथि / DOB : 08/12/1968
पुरुष / MALE



5860 1056 2860

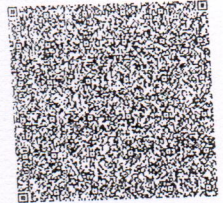
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: आत्मज: राम लखन, लाला का पोखरा,
जंगल तिनकोनीया नंबर-2, तिनकोनिया,
गोरखपुर, उत्तर प्रदेश, 273014
Address: S/O: Ram Lakhan, lala Ka
Pokhara, Jangle Tinkoniya Number-2,
Tinkonia, Gorakhpur, Uttar Pradesh, 273014
Print Date: 21/10/2020



5860 1056 2860



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAM KESH

RAMLAKHAN

08/12/1968

Permanent Account Number

AGLPR2376R

Signature



भारत सरकार
Government of India



राम करन
Ram Karan
जन्म तिथि / DOB : 21/01/1962
पुरुष / Male



7445 9678 3373

आधार - आम आदमी का अधिकार

Ram Karan



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: राम सुख, सोहली, गोंडा, सोहिला, उत्तर प्रदेश, 271305
Address: S/O: Ram Sukh, Sohli, Gonda, Sohila, Uttar Pradesh, 271305

7445 9678 3373



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Ram Karan



भारत सरकार
Government of India



नाम: ...
पिता: ...
जन्म तिथि: ...
पुस्तक संख्या: ...



4334 9954 4961

मेरा , मेरी पहचान

Handwritten signature

Unique Identification Authority of India

नाम: ...
S/O अशोक कुमार, सत्रिक
फतेहाबाद बडेई, नवागंज, बरेबर
उत्तर प्रदेश, 225001

पता: ...
S/O Ayodhya Prasad, Satriki
road, FATAHABAD badei,
Nawganj, Barebanki, Uttar
Pradesh, 225001

4334 9954 4961



help@uidai.gov.in

www.uidai.gov.in

Handwritten signature

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सचर द्वितीय लघुसंज्ञ क्रम 2023228025742

आवेदन संख्या : 202300821047094

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-06-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राम केश

लेख का प्रकार चिन्त्य पत्र

प्रतिफल की धनराशि 5400000

1. रजिस्ट्रीकरण शुल्क

2. प्रतिनिपिकरण शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कर्मागत शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

54080

शुल्क वसूल करने का दिनांक

2023-06-27 00:00:00

दिनांक जब लेख प्रतिनिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2023-06-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



6168/23

Ravi