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Jejas



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

240000/-
2379/20
10-7-20

Certificate No.	: IN-UP06900044494989R
Certificate Issued Date	: 19-Nov-2019 01:50 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108205542239812R
Purchased by	: RUTH SHIFA HARI ALIAS RUTH SHIFA ECKA
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: C-221,A T KUTUBPUR, IRADAT NAGAR SCHEME, WARD-NIRALA NAGAR, LUCKNOW.
Consideration Price (Rs.)	: 2,40,100 (Two Lakh Forty Thousand One Hundred only)
First Party	: MADHU DIKSHIT
Second Party	: RUTH SHIFA HARI ALIAS RUTH SHIFA ECKA
Stamp Duty Paid By	: RUTH SHIFA HARI ALIAS RUTH SHIFA ECKA
Stamp Duty Amount(Rs.)	: 2,40,100 (Two Lakh Forty Thousand One Hundred only)



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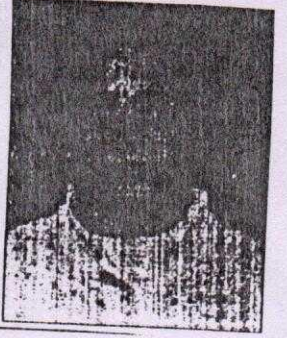


मधु दीक्षित

Ruth Shifa Hari

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Statutory

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

सिलसिले का नम्बर	बही	खाण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					<p>Madhu Dikshit, Wife of Late Pradeep Kumar Dikshit, Resident of C-221, Nirala Nagar, Lucknow</p> <p><i>मधु दीक्षित</i></p>	
					<p>Ruth Shifa Hari, Wife of Shri Hitendra Hari, resident of House No. C-127, First Floor, Nirala Nagar, Lucknow.</p> <p><i>Ruth Shifa Hari</i></p>	
					<p>Ajit Kumar Dwivedi, Son of Sri R.N. Dwivedi, Resident of B/87-A, Nirala Nagar, Lucknow.</p> <p><i>Ajit Dwivedi</i></p>	
					<p>Akhilesh Kumar Mishra, Son of Sri Suresh Chandra Mishra, Resident of 525/K/302, Old Mahanagar, Lucknow.</p> <p><i>Akhilesh</i></p>	

(2)

Ward : Nirala Nagar
 Consideration : Rs. 1,20,00,000/-
 Advance : Rs. 20,00,000/-
 Stamp Duty : Rs. 2,40,100/-

AGREEMENT TO SELL WITHOUT POSSESSION

THIS AGREEMENT is made on this 19th day of November, 2019.

BETWEEN

MADHU DIKSHIT, Wife of Late PRADEEP KUMAR DIKSHIT, resident of C-221, NIRALA NAGAR, LUCKNOW (Hereinafter called, 'the Seller')

AND

RUTH SHIFA HARI, wife of SHRI HITENDRA HARI, resident of HOUSE NO. C-127, FIRST FLOOR, NIRALA NAGAR, LUCKNOW (Hereinafter called, 'the Purchaser')

WHEREAS, Nagar Mahapalika Lucknow had executed a duly registered Lease Deed in favour of one Mr. Chandra Bhan Singh son of Late Vindhyachal Singh with respect to leasehold plot bearing no. C-221, measuring about 3120 sq. ft. (0-2-5- 17), situated at Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow. The said Lease Deed was duly registered in the office of Sub Registrar Lucknow in Book I, Vol. 1974, on Page 375, No. 330, Additional File Book No. 1, Vol., 1991, on Pages 565 to 568 on 19.08.1969.

Handwritten signature in Hindi: मधु दीक्षित

Handwritten signature in English: Ruth Shifa Hari

(3)

AND WHEREAS, after execution of the said registered Lease Deed, the above named Mr. Chandra Bhan Singh had constructed a residential house aforesaid plot of land C-221, Kutub Pur, Iradat Nagar Scheme situated at Nirala Nagar, Lucknow.

AND WHEREAS, thereafter he sold the said structure situated/ constructed at C- 221, situated at Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow to Smt. Chandra Kanta Dikshit wife of Late Sri S.P. Dikshit, by virtue of a sale deed dated 12.01.1995, which said sale deed duly registered at the office of Sub Registrar Lucknow in Book No. 1, Jild No. 170, on Pages 278/285 at Serial No. 03.

AND WHEREAS, Smt. Chandra Kanta Dikshit had executed a registered WILL dated 06.09.2002 in respect to the aforesaid property in favour of her son Mr. Pradeep Kumar Dikshit. The said WILL was duly registered in the office of Sub Registrar 3rd, Lucknow on the Book No. III, Jild-80, Pages 305/314 at Serial No. 294.

AND WHEREAS, the above named Smt. Chandra Kanta Dikshit died on 05.12.2004 and as such her afore mentioned registered WILL came into operation and consequently her son Mr. Pradeep Kumar Dikshit became the absolute owner of aforesaid structure, situated at C-221, Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow. Furthermore, Lucknow Development Authority also executed a renewal Lease Deed dated 28.12.2006 in respect to the said property, in foavour of Pradeep Kumar Dikshit, which was duly registered in the office of Sub-Registrar 3rd, Lucknow on Book No. I, Jild No. 5719, on Pages 165/176 at Serial No. 7436.

Pradeep Kumar Dikshit

Chandra Kanta Dikshit

AND WHEREAS, Mr. Pradeep Kumar Dikshit had executed a registered WILL dated 03.11.2012 in respect to the aforesaid property in favour of his wife Mrs. Madhu Dikshit. The said WILL was duly registered in the office of Sub Registrar 3rd, Lucknow on Book No. III, Jild No. 240, On Pages 275/284 at Serial No. 636.

AND WHEREAS, the above named Mr. Pradeep Kumar Dikshit died on 29.04.2013 and as such his aforementioned registered WILL came into operation and consequently his wife Mrs. Madhu Dikshit became the absolute owner of aforesaid structure, situated at C-221, Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow.

WHEREAS, thus the Seller is the absolute owner in possession of the aforesaid property bearing no. situated at C-221, Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow. Measuring about 3120 sq. feet and which is bounded as below:-

East	:	House No. C-220
West	:	House No. C-222
North	:	Road
South	:	House No. C-209 and C-208

AND WHEREAS, the Seller wants to sell the aforesaid property, measuring about 3120 sq. feet, situated at C-221, Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow and the purchaser being interested in purchasing the same offered a price of Rs 1.20 Crore (Rupees One Crore and Twenty Lacs only), finding the offer of Purchaser just, reasonable and genuine, the seller has accepted the same without any fear, fraud, misrepresentation,

महेश दीपिका

Randeep

undue influence, coercion, unfair deal, in the best state of mind, body, health and understanding, thus, entered into this agreement to sale.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :-

1. That out of the total agreed sale consideration of Rs 1.20 Crore (Rupees One Crore and Twenty Lacs only), the purchaser has paid a sum of Rs 20,00,000/- (Rupees Twenty Lacs only) to the seller by way of 2 Cheques as per Payment Schedule mentioned below of this Agreement to Sell as earnest money to the seller, the receipt whereof the seller hereby acknowledges and the balance sale consideration of Rs 1.00 Crore (Rupees One Crore only) shall be paid by the purchaser to the seller at the time of registration of the sale deed of the aforesaid property, which must be executed and registered on or before 6 Months from the execution of the present agreement to sell. However it is made clear that the said period of 6 months could be extended with the mutual consent of both the parties.
2. That the seller undertakes to get the Freehold Deed of the said property executed in his favour from the competent authority within the stipulated duration of 6 months or such time that the parties may mutually agree. The cost and all expenses required for the execution of the Freehold Deed shall be borne by the buyer to this agreement. The execution of the sale deed between the parties to this agreement shall be subject to the execution of the aforementioned Freehold Deed.

सद्यः दत्तार

R. K. Singh

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आवेदन सं०: 201900821075005

विक्रय अनुबंध विलेख (बिना कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 6635

वर्ष: 2019

प्रतिफल- 12000000 स्टाम्प शुल्क- 240100 अग्रिम राशि- 2000000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्रीमती रूत शिफा हरी,
पत्नी श्री हितेन्द्र हरी
व्यवसाय : नौकरी

निवासी: सी-127, प्रथम तल, निराला नगर, लखनऊ

R. Shifa



ने यह लेखपत्र इस कार्यालय में दिनांक 19/11/2019 एवं 02:50:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश प्रसाद

उप निबंधक : सदर तृतीय

लखनऊ

19/11/2019

राज देव सिंह

निबंधक लिपिक

प्रिंट करें

(6)

3. That the physical vacant possession of said property shall be delivered by the seller to the purchaser on the date of execution of the sale deed.
4. That the aforesaid property is free from all kinds of encumbrances, charges, liens. It is not under any surety or security. It is free from all litigations, disputes, etc., and if it is found contrary the seller shall re-pay the entire sale consideration, received from purchaser, with interest and damages.
5. That the seller shall execute all such documents necessary for the Sale, Registration of sale and mutation of the said property in the name of the purchaser. All the expenses of stamps fee etc including the registration charges will be borne by purchaser.
6. That the stamp duty of Rs. 2,40,100/- has been paid through this deed which shall be adjusted at the time of sale deed.
7. The WORDS 'the first party' and 'the second party' shall include their respective heirs, executors and representatives.

SCHEDULE OF PAYMENT

1. Amount of Rs. 10,00,000/- through cheque No. 325803 Bank- State Bank of India, Branch- Lucknow Main Branch, Tarawali Kothi, Motimahal Marg, Hazratganj, Lucknow dated 19.11.2019.

मध्य प्रान्त

Rohit Singh

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बही सं०: 1

रजिस्ट्रेशन सं०: 6635

वर्ष: 2019

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

विक्रेता: 1

श्रीमती मधु दीक्षित, पत्नी श्री स्व० प्रदीप कुमार दीक्षित

निवासी: सी-221, निराला नगर, लखनऊ

व्यवसाय: गृहिणी

मधु दीक्षित



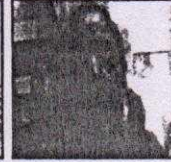
क्रेता: 1

श्रीमती रूत शिफा हरी, पत्नी श्री हितेन्द्र हरी

निवासी: सी-127, प्रथम तल, निराला नगर, लखनऊ

व्यवसाय: नौकरी

Ruti Shifa



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अजीत कुमार दिवेदी, पुत्र श्री आर०एन० दिवेदी

निवासी: बी-87-ए, निराला नगर, लखनऊ

व्यवसाय: वकालत

Ajit Divedi



पहचानकर्ता : 2

श्री अखिलेश कुमार मिश्रा, पुत्र श्री सुरेश चन्द्र मिश्रा

निवासी: 525/के/302, पुराना महानगर, लखनऊ

व्यवसाय: नौकरी

Akhil



नैतिकी। प्रत्येक भद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश प्रसाद

उप निबंधक: सदर नृतीय

लखनऊ

राज देव सिंह

निबंधक लिपिक

प्रिंट करें

(7)

2. Amount of Rs. 10,00,000/- through cheque No. 558239 Bank- Punjab National Bank, Branch- IIM Road, Ghaila, Lucknow, UP, dated 19.11.2019.

IN WITNESS WHEREOF both the parties have put their respective signatures.

DATE: - 19.11.2019

PLACE:- Lucknow

WITNESSES:

1.



Ajit Dwivedi
(Ajit Kumar Dwivedi)
Son of Sri R.N. Dwivedi,
Resident of B/87-A, Nirala
Nagar Lucknow.
Occupation - Advocate
Mobile No. 9935012000

मधु दीक्षित
(Madhu Dikshit)
PAN - CCWPD0220M
Mobile - 9999893924
Occupation - House Wife



2.



Akhilesh Mishra
(Akhilesh Kumar Mishra)
Son of Sri S.C. Mishra,
Resident of 525/K/302, Old
Mahanagar, Lucknow.
Occupation - Service
Mobile No. 9464802634

Ruth Shifa Hari
(Ruth Shifa Hari)
PAN - AAFPE0794E
Mobile - 8318500726
Occupation - Service



Typed By :-

Rahul

(Rahul Srivastava)
Near Registrar Office
Lucknow

Drafted By :-

Sudesh Tiwari
(Sudesh Tiwari)

Advocate
Mob. 9559517939

16

आवेदन सं०: 201900821075005

बही संख्या 1 जिल्द संख्या 13822 के पृष्ठ 253 से 266 तक
क्रमांक 6635 पर दिनांक 19/11/2019 को रजिस्ट्रीकृत किया गया।



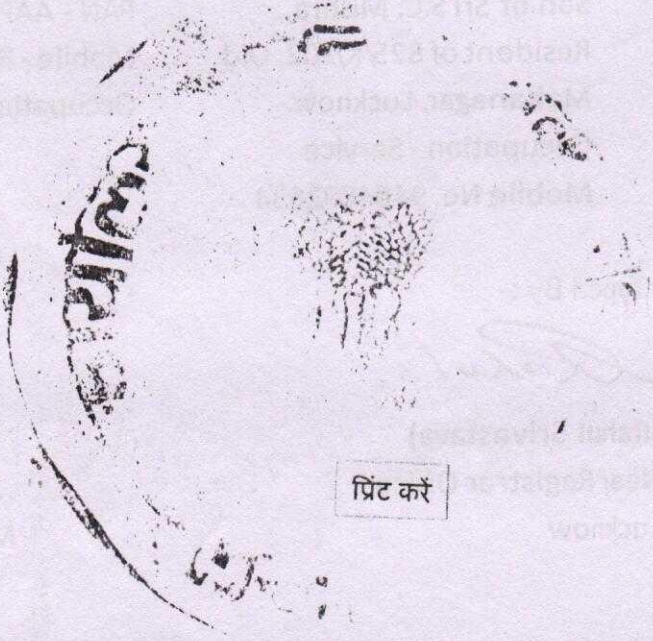
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेन्द्र प्रसाद

उप निबंधक : सदर तृतीर

लखनऊ

19/11/2019



प्रिंट करें