

90001601 I-2379/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

व्यक्तिगत (विशेष) काला
शुद्धि संख्या 6635/19
शुद्धि मूल्य रु. 2,11,000/-
आवधिकारिक विवरण

- Certificate No.
- Certificate Issued Date
- Account Reference
- Unique Doc. Reference
- Purchased by
- Description of Document
- Property Description
- Consideration Price (Rs.)
- First Party
- Second Party
- Stamp Duty Paid By
- Stamp Duty Amount(Rs.)

- : IN-UP07930904848972S
- : 10-Jul-2020 11:03 AM
- : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
- : SUBIN-UPUPSHCIL0109763518224650S
- : RUTH SHIFA ECKA ALIAS RUTH SHIFA HARI
- : Article 23 Conveyance
- : C-221, KUTUBPUR, IRADAT NAGAR SCHEME, LUCKNOW.
- : MADHU DIKSHIT
- : RUTH SHIFA ECKA ALIAS RUTH SHIFA HARI
- : RUTH SHIFA ECKA ALIAS RUTH SHIFA HARI
- : 5,90,000
- : (Five Lakh Ninety Thousand only)

10-7-20



Stamp Used
Lucknow Sider (U.P.)

Please write or type below this line



मधु दीक्षित



Ruth Shifa Ecka

RS 0002158917

Statutory Alert:

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

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MADHU DIKSHIT

SOMESHWAR PRASAD PANDEY

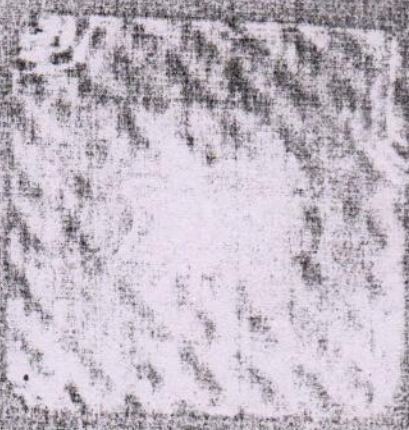
07/07/1960

Permanent Account Number

CCWPPD0220M

मधु दीक्षित

Signature



30122014

मधु दीक्षित



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 1062/20163/09845

To
माधु दीक्षित
Madhu Dikshit
W/O: Pradeep Dixit
C-221
Niralanagar
Nirala Nagar
Nirala Nagar
Lucknow Lucknow
Uttar Pradesh 226020

03/09/2014
167966826



ML679668268FT



आपका आधार क्रमांक / Your Aadhaar No. :

6424 6668 3395

आधार - आम आदमी का अधिकार

माधु दीक्षित



~~भारत सरकार~~
~~Government of India~~



माधु दीक्षित
Madhu Dikshit
जन्म तिथि / DOB : 07/07/1960
महिला / Female



6424 6668 3395

आधार - आम आदमी का अधिकार



लिंग / Gender: महिला / Female
 जन्म तिथि / आयु: 12-03-1978
 Data of Birth/Age:
 पता: प.अ. सी-127, निराला नगर-4, फर्स्ट फ्लोर, निराला नगर,
 भासा, हासनगंज, तहसील-हासनगंज, जिला-लखनऊ-226020
 Address: H.N.C-127, NIRALA NAGAR-4, FIRST FLOOR,
 NIRALA NAGAR, P.9 -Hasanganj, Tehsil-Lucknow, Dist-
 Lucknow, 226020
 तिथि / Date: 19-04-2019 निर्वाचक पंजीकरण अधिकारी
 Electoral Registration Officer
 विधान सभा क्षेत्र की संख्या व नाम: 172 लखनऊ उत्तर
 Assembly Constituency No. and Name: 172-Lucknow
 North
 भूग संख्या व नाम: 178-सर्वस्वती शिशु मंदिर निराला नगर कम संख्या-5
 Plot No. and Name: 178-SARSWATI SHISHU MANDIR
 NIRALA NAGAR ROOM NO-5

नोट / Note:
 1. इस कार्ड को धारण करने मात्र से यह कोई गारंटी नहीं है कि आप वर्तमान निर्वाचक विभागीय क्षेत्र में निर्वाचक हैं। कृपया आगामी आम प्रत्येक चुनाव से पहले वर्तमान विभागीय क्षेत्र में जांच लें।
 Mere possession of this card is no guaranteed that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
 2. इस कार्ड में उल्लिखित तथ्यावली को निर्वाचक विभागीय क्षेत्र में पंजीकरण के अभाव में अन्य किसी भी स्थिति में आयु के प्रमाण के रूप में नहीं माना जाएगा।
 Date of Birth mentioned in this Card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll.

Ruth Shifa

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFPPE0794E



नाम /NAME

RUTH SHIFA ECKA

पिता का नाम /FATHER'S NAME

NIRANJAN ECKA

Ruth Shifa

जन्म तिथि /DATE OF BIRTH

12-03-1976

हस्ताक्षर /SIGNATURE

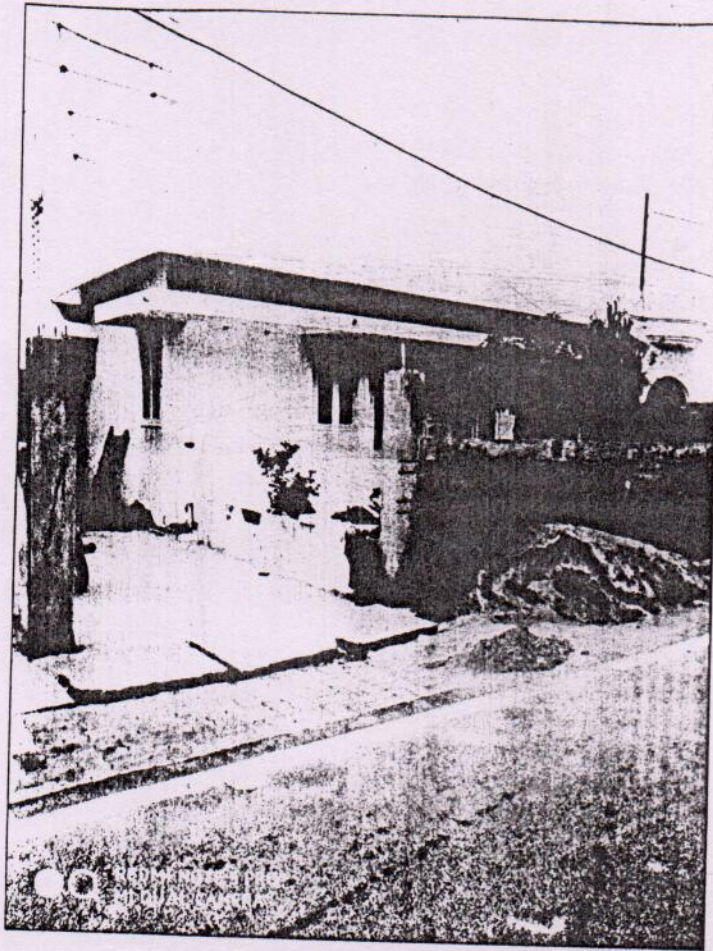
Ruth Shifa

आयकर आयुक्त, पटियाला

COMMISSIONER OF INCOME-TAX, PATIALA

27

Property bearing no. situated at No. C-221, measuring about 289.962 sq. mtr.
situated at Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow



मधु दीक्षित

SELLER

R. K. Singh

PURCHASER

DETAILS OF INSTRUMENT

29

1. Nature of Land : Residential
2. Ward/Pargana : Nirala Nagar, Lucknow
3. Detail of Property : Property Bearing No. C-221,
Kutubpur, Iradat Nagar
Scheme, Lucknow
4. Standard of Measurement : Square metre
5. Area of Property : 289.962 sq. mtr.
6. Location Road : Not located any segment
road
7. Position : Finished
8. Year of Construction : 1995

Boundaries :

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

No of person in first part (1)**DETAILS OF SELLER :**

- Name : Madhu Dikshit,
Husband's Name : Late Pradeep Kumar Dikshit,
Address : C-221, Nirala Nagar, Lucknow

No of Person in Second Part (1)**DETAILS OF PURCHASER :**

- Name : Ruth Shifa Hari alias Ruth Shifa Ecka,
Husband's Name : Shri Hitendra Hari,
Address : C-127, First Floor, Nirala Nagar,
Lucknow

मधु दीक्षित

Ruth Shifa

R. K. Singh
(13)

निराला नगर SALE CUM ASSIGNMENT DEED

(3)

Total Sale Consideration	: Rs. 1,20,00,000/-
Market Value	: Rs. 1,18,26,198/-
Stamp duty Payable	: Rs. 8,30,000/-
Stamp duty paid on this lease cum assignment deed	: Rs. 5,90,000/-
Stamp duty paid on agreement to sell	: Rs. 2,40,000/-

THIS SALE CUM ASSIGNMENT DEED is made on this day of July, 2020.

BETWEEN

MADHU DIKSHIT, Wife of Late PRADEEP KUMAR DIKSHIT, resident of C221, NIRALA NAGAR, LUCKNOW (Hereinafter called, 'the Seller')

AND

RUTH SHIFA HARI ALIAS RUTH SHIFA ECKA, 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.

निराला नगर

R. K. Singh

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 C221, 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 favour 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.

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.

मधु दीक्षित

Pradeep

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, undue influence, coercion, unfair deal, in the best state of mind, body, health and understanding, thus, entered into this SALE cum assignment deed.

Pradeep
NOW THIS SALE CUM ASSIGNMENT DEED WITNESSETH AS

UNDER:-

- Madhu Dikshit*
1. That the seller hereby acknowledges the receipt of the payment of the entire amount of sale consideration from the purchaser as shown in the Schedule II to this Lease cum assignment deed amounting to Rs. 1,20,00,000/- (Rupees One

Madhu Dikshit

Pradeep

(10)

(37)

Crore Twenty Lac only) and in lieu of having received the said entire sale consideration, the seller do hereby sell, transfer and convey absolutely all rights, title and interest to the purchaser in respect of the property No. C-221, measuring about 289.962 sq. mtr. situated at Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow as per the attached site plan more fully detailed in the SCHEDULE-I to this SALE cum assignment deed.

मध्य दस्तावेज
Rohit Singh

2. That the seller hereby assures the purchaser that the seller holds good and bonafide title over the said property and is not incapacitated in any manner, whatsoever, in his right to transfer the said property or to execute the Lease cum assignment deed. The seller and /or person/persons claiming under the seller have not done anything, whereby the said property may be subject to any attachment, auction or lien of any Court, Authority or person whatsoever neither has any Court or Authority restrained the seller from transferring the same and the seller is fully competent to sell and transfer the same and to execute this SALE cum assignment deed.

मध्य दस्तावेज
Rohit Singh

3. That the said property is free from all sorts of transfer, encumbrances, charges, mortgage, liens, attachments, litigations, court attachments, arrears of dues to the Government or to the Nagar Nigam, U.P., Power Corporation Lucknow Development Authority or any Local Body and that the seller has not entered into any other agreement, whatsoever, for its transfer to any third party.

4. That the vacant and peaceful possession of the said property has been delivered by the seller to the purchaser on this the day of July, 2020 i.e. the date of execution of this Lease cum assignment deed. The purchaser shall now have all rights, title and interest in the said property, which the seller had in the same.

मध्य दस्तावेज

Rohit Singh

5. That in case the purchaser is deprived of whole or any portion of the property hereby conveyed to the purchaser on account of defect, if any, in the title of the seller or on account of any other reasons whatsoever including on account of interference from the legal heirs of the seller, the purchaser shall be entitled to recover the same from the seller, his heirs, legal representatives and administrators etc., the whole or part of the consideration together with all damages.
6. That the seller does hereby further agree to keep the purchaser indemnified against all losses, damages, charges or expenses, which the purchaser may sustain or incur by reason of any claim to be made by the Government, Quasi Government, Corporation etc. in respect of the title or any other tax or liability on the said property relating the period prior to this date.
7. That the seller shall pay all bills of electricity charges and other municipal taxes relating to the said property upto the date of the execution of this deed and thereafter the liability to pay the same shall be that of the purchaser.
8. That this deed itself will amount to the seller's consent to the purchaser to have his name mutated in respect of the said property in the local authorities.
9. That only for the purposes of the calculation of the market value of the said property for the payment of stamp duty, the market value of the said property (which is hereby transferred) having land area of 289.962 sq. mtr. are being calculated @ Rs. 29,000/- (Rupees Twenty Nine Thousand Only) per sq. mtrs. (as fixed by the Collector under the rate for property for the property) comes to Rs. 84,08,898/- (Rupees Eighty Four Lacs Eight Thousand Eight Hundred and

मध्य दिनांक

Rathod

(8)

Ninety Eight Only), on the said property having total constructed area 227.820 sq. mtrs. and construction is first grade. Hence, the valuation of the constructed area comes to Rs. $227.820 \times 15000 = 34,17,300/-$. Thus the total valuation of the said property Rs. 1,18,26,198/- (Rupees One Crore Eighteen Lacs Twenty Six Thousand and One Hundred Ninety Eight Only) but the consideration price of the said property is Rs. 1,20,00,000/- (Rupees One Crore and Twenty Lacs Only) which is higher than the market value.

The agreed sale consideration of the property of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lacs Only) is higher than the market value of the said property, as such, the stamp duty is being paid on the agreed sale consideration of the said property calculated @ 7% on the amount of Rs. 1,20,00,000/- (Rupees Twenty Lac Only), the purchaser is a lady, hence, the stamp duty comes to Rs. 8,30,000/- (Rupees Eight Lacs and Thirty Thousand Only).

An agreement to sell had been executed and registered between the seller and the purchaser for the said property in the office of Sub-Registrar IIIrd Lucknow in Book No. 1, Zild 13822, pages 253 to 266 at Serial No. 6635 on 19.11.2019, and the purchaser had paid a stamp duty of Rs. 2,40,100/- (Rupees Two Lac Forty Thousand One Hundred Only), thus, after adjusting the stamp duty of Rs. 2,40,000/- (Rupees Two lac Forty Thousand Only) a stamp duty of Rs. 5,90,000/- (Rupees Five Lacs and Ninety Thousand Only) is being paid through e-stamp Certificate No. IN-UP07930904848972S dated 10.07.2020 on this SALE cum assignment deed.

10. 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

मध्य दीक्षित

Rohit Singh

consideration, received from purchaser, with interest and damages.

11. The WORDS 'the first party' and 'the second party' shall include their respective heirs, executors and representatives.

SCHEDULE-I

Property bearing no. situated at No. C-221, measuring about 289.962 sq. mtr. situated at Kutub Pur, Iradat Nagar Scheme Ward Nirala Nagar, Lucknow 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

SCHEDULE-II

1. Amount of Rs. 10,00,000/- through cheque No. 325803 Bank-State Bank of India, Branch- Lucknow Main Branch, Tarawali Kothi, Motimahhal Marg, Hazratganj, Lucknow dated 19.11.2019.
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.
3. Amount of Rs. 78,90,000/- through loan by LIC Housing Finance Ltd. through cheque No. 343283 Bank – HDFC, Branch- Hazratganj, Lucknow, UP, dated 07.07.2020.
4. Amount of Rs. 90,000/- T.D.S. Income Tax Department.

मध्य प्रशासन

Rohit Singh

आवेदन सं०: 202000821028459

पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 2379

वर्ष: 2020

प्रतिफल- 12000000 स्टाम्प शुल्क- 590000 वाजारी मूल्य - 11827000 पंजीकरण शुल्क - 120000 प्रतिलिपिकरण शुल्क - 80 योग
120080

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

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

Rakesh Tripathi



वे यह लेखपत्र इस कार्यालय में दिनांक 10/07/2020 एवं 02:10:23 PM वजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश त्रिपाठी (प्रभारी)
उप निबंधक : सदर तृतीय

लखनऊ
10.07.2020

राज देव
निबंधक लिपिक

प्रिंट करे

5. Amount of Rs. 15,20,000/- through RTGS to Madhu Dikshit, UTR No. PUNBR52020070813924116, dated 08.07.2020.
6. Amount of Rs. 5,00,000/- through RTGS to Madhu Dikshit, UTR No. SBIN120190808634 dated 08.07.2020.

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

DATE: 10.07.2020

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

SELLER

Madhu Dikshit



2.

Akhilesh

(Akhilesh Kumar Mishra)
Son of Sri Suresh Chandra Mishra,
Resident of 525/K/302, Old Mahanagar,
Lucknow.
Occupation – Service
Mobile No. 9464802634

PURCHASER

Rajesh Mishra



Typed By

Rahul
(Rahul Srivastava)
Near Registrar Office,
Lucknow

Drafted By

Sudesh Tiwari
(Sudesh Tiwari)
Advocate
Civil Court, Lucknow
Mob. 9559517939

बही सं०: 1

रजिस्ट्रेशन सं०: 2379

वर्ष: 2020

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

अंतरण कर्ता: 1

श्रीमती मधु दीक्षित, पत्नी श्री स्व० प्रदीप कुमार दीक्षित

निवासी: सी-221, निराल नगर, लखनऊ

व्यवसाय: गृहिणी

अंतरीति: 1

मधु दीक्षित



श्रीमती रूत शिफा हरी, पत्नी श्री हितेन्द्र हरी

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

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Ruti Shifa



श्री अजीत कुमार दिवेदी, पुत्र श्री आर०एन० दिवेदी

निवासी: बी/87-ए, निराल नगर, लखनऊ

व्यवसाय: वकालत

पहचानकर्ता: 2

Ajit Divedi



श्री अखिलेश कुमार मिश्रा, पुत्र श्री सुरेश चन्द्र मिश्रा

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

व्यवसाय: नौकरी

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

टिप्पणी:

Signature

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश त्रिपाठी (प्रभारी)

उप निबंधक: सदर तृतीय

लखनऊ

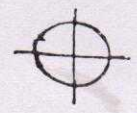
राज देव सिंह

निबंधक लिपिक

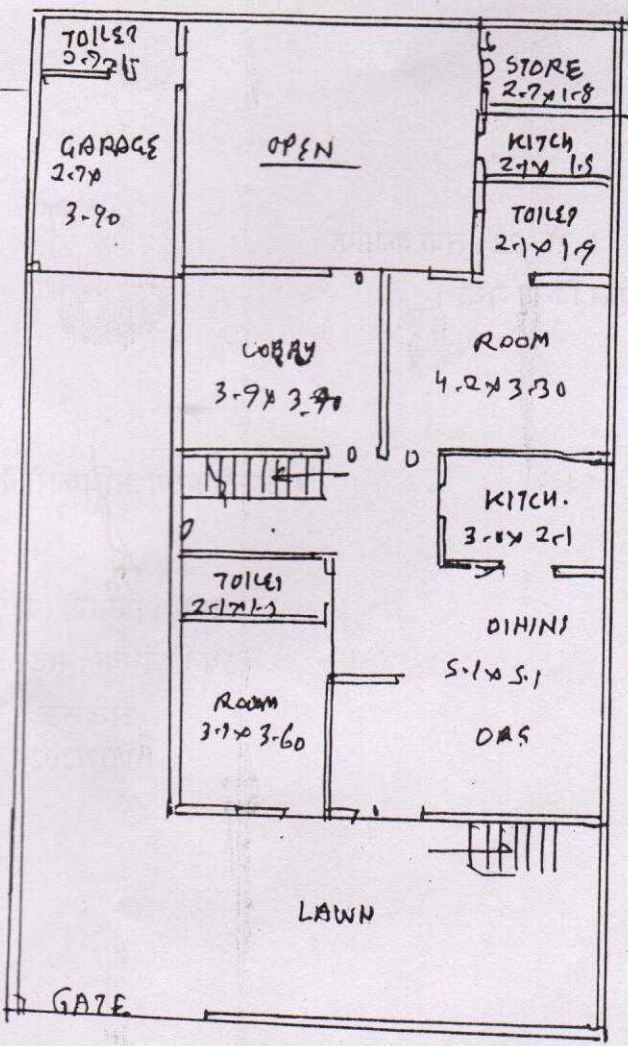
प्रिंट करें

EXIST. PLAN OF HOUSE No. C-221,
 AT KUTUB PUR IRADAT NAGAR,
 LUCKNOW.
 LUCKNOW.

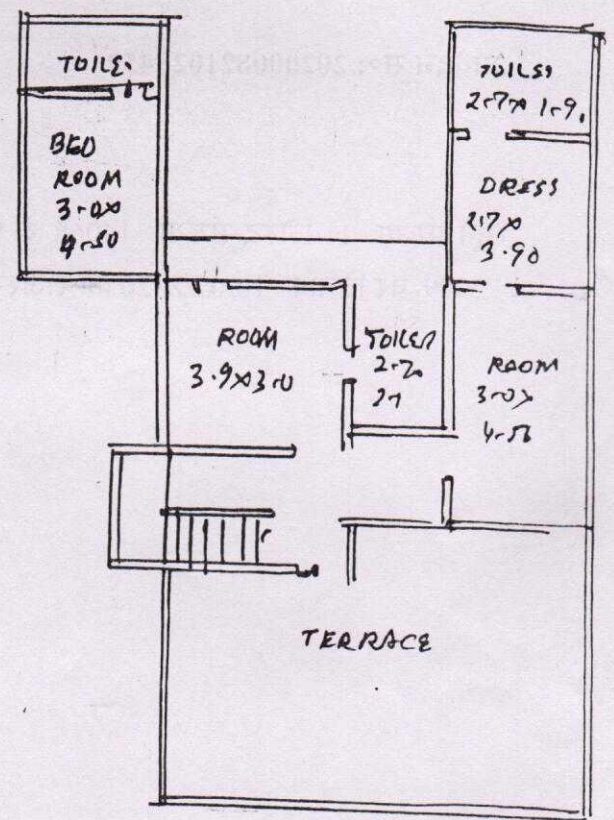
	IN SQMT
TOTAL LAND AREA	289.962
COV. ON GFL	136.820
COV IN F.FL	91.00
TOTAL COV-	227.820



EAST - H.No. C-220
 WEST - H.No. C-222
 NORTH - ROAD
 SOUTH - H.No. C-209 & C-208



G.F. PLAN.



F.F. PLAN

Handwritten signature of the seller.

SELLER SIGN.

Handwritten signature of the purchaser.

PURCHASER SIGN.

Handwritten signature of the architect.
B. N. Verma
 Architect / Estimator
 43 B-72A, Gandhi Nagar
 Lucknow, REGD. No. 119-1118

ARCHITECT

आवेदन सं०: 202000821028459

वही संख्या 1 जिल्द संख्या 14068 के पृष्ठ 1 से 22 तक क्रमांक
2379 पर दिनांक 10/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश त्रिपाठी (प्रभारी)

उप निबंधक : सदर तृतीय

लखनऊ

10/07/2020

पिट करे