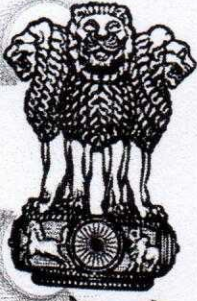


7066/2021

Annex. D



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP62848537081246T
Certificate Issued Date	: 07-Apr-2021 05:34 PM
Account Reference	: NEWIMPACC (SV)/ up14252004/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1425200411595544161878T
Purchased by	: PRABHU NARAIN PANDEY
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO.-307 ARADHANA BUILDING KHASRA NO.-01, VILLAGE SEMRA LUCKNOW
Consideration Price (Rs.)	: MS ARADHANA YADAV
First Party	: PRABHU NARAIN PANDEY
Second Party	: PRABHU NARAIN PANDEY
Stamp Duty Paid By	: 2,09,600
Stamp Duty Amount(Rs.)	: (Two Lakh Nine Thousand Six Hundred only)

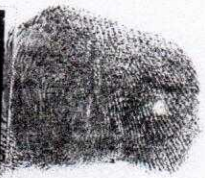
15813



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Aradhana

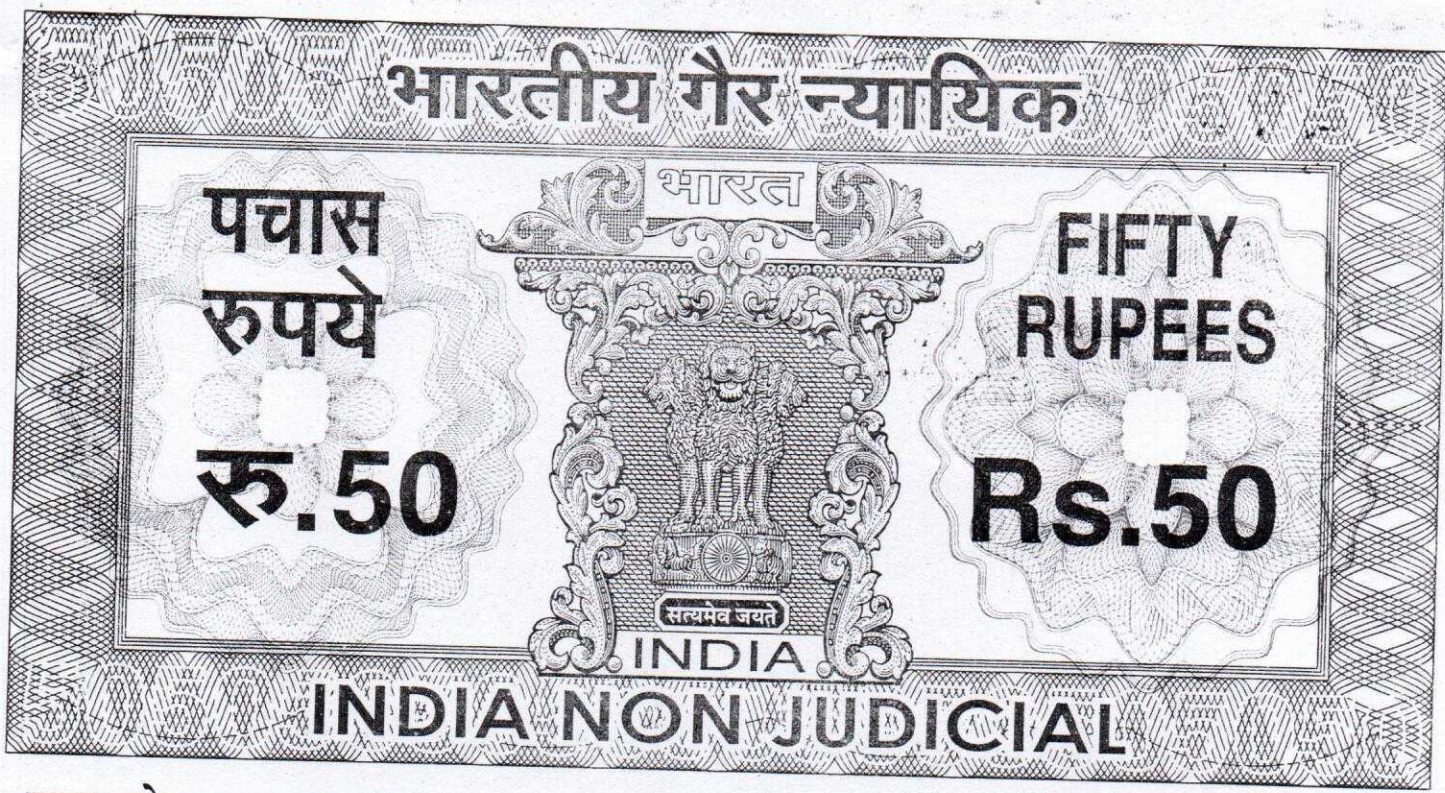


Prabhu

QT 0001697679

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



उत्तर प्रदेश UTTAR PRADESH

CG 807543

[2]

Sale Consideration : Rs. 29,94,300/-
Value (as per circle rate) : Rs. 23,34,100/-
Stamp Duty paid : Rs. 2,09,650/-
Ward : Lucknow

SHORT DETAILS OF PROPERTY

Type of Land : Residential
Ward/Pergna : Lucknow
Mohalla/Vill. : Semra (V-Code No.1095)

Asadhana

Prady

Property No. : Flat No. 307, 3rd Floor,
Type-2BHK
"Aradhana Building" built over
part of Khasra no. 01.
Village Semra, Pargana, Tehsil &
District Lucknow

Measurement : Square Meter

Flat Super Area : 103.07 Sq. Mtr. (i.e. 1109 sq. ft.)

Proportionate Land Area : 30.920 sq. mtr.

Position : Finished

Situation of Road : More than 100 mtrs. away from
Faizabad Road

Type of Property : Residential Flat

Other details if any : building situated at 40 ft.
(more than 12.0 mtr.)
wide road and at corner

BOUNDARIES

East : 6.0 ft. wide Passage
West : 25.0 ft. wide Road
North : Flat No. 306
South : Flat No. 308

Details of Seller:

M/s. Aradhana Yadav a proprietorship firm having its office
at B-2/7, Bhootnath Market, Indira Nagar, Lucknow-226016
through its proprietor Mrs. Aradhana Yadav Wife of Mr. Neeraj
Yadav Resident of 211-A, Ravindra Palli, Hari Nagar, Indira Nagar
Lucknow-226016

(Aadhar No. : 7803 9236 1653, PAN: AVRPS7535C).

Aradhana

Aradhana

Details of Purchaser:

Mr. Prabhu Narain Pandey Son of Late Dukhi Pandey
Resident of B-12, Boundary Road, Irrigation Coloney, District
Meerut U.P.-250001

(Aadhar No. : 9125 8407 7255, PAN : AKKPP2378N).

SALE DEED

This Deed of sale is made on day of 7th April 2021, at Lucknow Between M/s Aradhana Yadav a proprietorship firm having its office at B-2/7, Bhootnath Market, Indira Nagar, Lucknow-226016 through its proprietor Mrs. Aradhana Yadav Wife of Mr. Neeraj Yadav Resident of 211-A, Ravindra Palli, Hari Nagar, Indira Nagar Lucknow-226016 (hereinafter referred to as the SELLER/First Party which expression shall mean and include his /her heirs successors, administrators, executors, legal representatives and assignors of the One Part).

AND

Mr. Prabhu Narain Pandey Son of Late Dukhi Pandey Resident of B-12, Boundary Road, Irrigation Coloney, District Meerut, U.P.-250001, thereafter referred to as the "PURCHASER/Second Party which expression shall mean and include his /her heirs successors, administrators, executors legal representatives and assignors of the other Part).

Whereas the SELLER is sole, absolute & owner and in possession of residential Flat No. 307, 3rd Floor, Type-2 BHK, "ARADHANA BUILDING" built over Part of Khasra No. 01 Village Semra, Pergna, Tehsil & District-Lucknow and more specifically described under the schedule of property in this sale deed and hereinafter referred to as the SAID PROPERTY.

Aradhana

Prabhu

Whereas, the Property Land Khasra No. 01 having total area 0.2940 hectares, situated at Village-Semra, Pergna, Tehsil & District-Lucknow originally recorded holding of Sri Angnu S/o Sri Hemraj who has sold the same vide sale deed registered on 21.01.1998 in Book no. 1, Khand no. 4096, Pages-173/188 at Sr. no. 538 in the office of SR- Lucknow in favour of Sri Ram Chandra & Sri Babu Lal both sons of Hari Lal who have got recorded their names in the revenue records. After death of Babu Lal his legal heirs namely Sahaj Ram Yadav, Virendra Kumar Yadav, Neeraj Kumar Yadav & Ranjeet Kumar Yadav all sons of Late Babu Lal and Smt. Kalawati W/o Late Babu Lal inherited the share of Babu Lal and got recorded in revenue records, who all have appointed Sri Neeraj Kumar Yadav their lawful attorney by executing POA registered on 19.10.2006 in Bahi no. 4, Jild no. 231, Pages-341/358 at Sr. no. 421 in the office of SR-II, Lucknow and Sri Ram Chandra the other co-owner has executed another POA duly registered on 27.10.2006 in Bahi no. 4. Jild no. 76. Pages-23/244 at Sr. No. 362 in the office of SR- Unnao in favor of Neeraj Kumar Yadav with respect to his share of said land of Khasra no. 01 aforesaid. Thus, Sri Neeraj Kumar Yadav being lawful POA holder of Ram Chandra & Sahaj Ram Yadav, Virendra Kumar Yadav & Ranjeet Kumar Yadav and Smt. Kalawati, has transferred the entire land of Khasra no. 01 (alongwith land of Khasra nos. 2 & 3 of same village) Village- Semra, Lucknow vide sale deed registered on 12.10.2012 in Bahi no. 1, Jild no. 13121, Pages 177/224 at Sr. no. 17220 in the office of SR-II Lucknow in favor of Smt. Aradhna Yadav/seller who has obtained sanction/approval of map for development of a group housing project in the name and style "ARADHANA BUILDING" over land being part of Khasra no. 01 aforesaid, which has been sanctioned/approved vide permit no. 767 dated 17.01.2015 by Zila Panchayat, Lucknow.

Aradhana

Aradhana

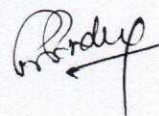
Whereas, Smt. Aradhana Yadav being exclusive owner of said property has formed a proprietorship firm in her name M/s. Aradhana Yadav for raising construction over there and got converted the land use of Khasra no. 01 admeasuring area 0.1856 hect. out of total 0.294 hect, from Agricultural to Non Agricultural vide Order dated 28.12.2019 U/s 80 of U. P. Revenue Code, 2006 in case no. 19916/2019 passed by SDM Assistant Collector (1st Class) Sadar Lucknow.

Whereas. M/s. Aradhana Yadav has developed/ constructed said building namely "Aradhana Building over said land as per map/layout approved by competent authority and since then SELLER has been in possession and absolute enjoyment of the SAID PROPERTY.

Whereas the SELLER hereby declares and covenant with the PURCHASER that she is the sole and absolute owner of the SAID PROPERTY and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey SAID PROPERTY to the PURCHASER in terms of this deed vest in the SELLER. The SELLER further declares that she has not done any acts, deeds or things so as to curtail restrict or prejudice her right to convey or prevent her from selling the SAID PROPERTY in terms of this deed. Whereas, the SELLER has desired to sell the SAID PROPERTY in order to meet the bona fide needs and requirements of the firm and the PURCHASER has agreed to purchase the above property for a total sale consideration of Rs. 29,94,300/- (Rupees Twenty Nine Lakh Ninety Four Thousand Three Hundred Only).

Whereas. the PURCHASER has agreed to pay the aforesaid said consideration at the time of execution of the sale deed and the SELLER has accepted the offer.

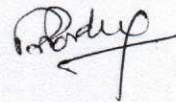
Aradhana



Whereas, having paid the entire sale consideration as detailed at the foot of this deed the PURCHASER has requested the SELLER to execute the Sale deed in his/her favour and the SELLER has duly agreed thereto:

1. That the SELLER hereby confirm, admit and acknowledge that the PURCHASER has paid the entire sum of sale consideration amounting to Rs. Rs. 29,94,300/- (Rupees Twenty Nine Lakh Ninety Four Thousand Three Hundred Only). as full and final settlement for the property/- Flat No. 307, 3rd Floor, Type 2-BHK, "ARADHANABUILDING" built over land being part of Khasra no. 01 Village-Semra, Pergna, Tehsil & District Lucknow, mentioned in the manner detailed at the foot of this deed.
2. That the SELLER, as absolute owner of SAID PROPERTY, hereby convey and transfer by way of absolute sale and assign unto and in favour of the PURCHASER, the SAID PROPERTY and every part thereof together with all the rights, title and interest therein with all the benefits, advantages, concessions, licenses, easenients, equities, claims, demands, privileges, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to belonging and reputed to the SAID PROPERTY.
3. That the SELLER hereby declares that the SAID PROPERTY is free from all encumbrances, lien, charge, dispute gift, will exchange, agreement to sell, all kinds of mortgage, lease, court or other attachments, court litigations and any other statutory charges, lis-pendens. acquisition and requisition proceedings, minor's claims or any other adverse proceedings or claims from third parties which are in any way detrimental to the interest of the PURCHASER

Aradhana



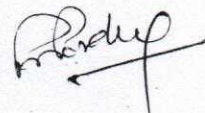
4. That the PURCHASER shall always keep and maintain the four walls, the floors and ceiling (s) of the demised flat in good conditions and shall never do or cause to be done any such act which may damage the walls, floors and ceiling of the demised flat and/or cause damage to the units of said building.
5. That both the SELLER and PURCHASER shall in no way or manner block the common passage and setback and in case any of the parties shall do so, the other party will have the right to remove the obstruction forthwith at the cost of the wrongdoers and the same shall be applicable to subsequent purchaser/s.
6. That the PURCHASER do hereby agree that she will comply with all the terms & conditions and carry out from time to time all requisite requirements, requisitions, demands and repair as may be and as are required by any competent authority in respect of the said building at their own cost and keep seller indemnified secure and harmless against all costs and consequences and of damages arising on account of non-compliance and with said requirements, requisitions, demands and repairs.
7. That the SELLER hereby assures the PURCHASER by declaring that all taxes, charges and levies on the SAID PROPERTY have been paid up to date to the local authorities and no amount of any nature in respect of the SAID PROPERTY, as levied/charged by the aforesaid authorities, is outstanding against the SELLER till the date of execution of this sale deed and, if any amount levied/charged by the aforesaid authorities is found to be outstanding which relates prior to the execution of this sale deed, the said amount and arrears if any, till the date of sale deed, shall be paid by the SELLER.

Aradhana

Aradhana

8. That the SELLER hereby declares and covenant with the PURCHASER that he will do or cause to be done all acts, deeds and things which are legally or reasonably required to be done at the instance of the PURCHASER for more specifically and perfectly assuring the right, title interest and absolute ownership of the PURCHASER in the SAID PROPERTY herein conveyed and the PURCHASER shall bear such expenses.
9. 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 right or privileges in respect of the SAID PROPERTY, the same shall be rendered illegal and void by virtue of this saie deed.
10. That the SELLER has delivered the actual. physical peaceful and vacant possession of the SAID property to the PURCHASER along with all the original title, deeds and documents in respect of the SAID PROPERTY.
11. That the PURCHASER is entitled to get his name mutated in the records of any local authority/bodies with respect to the SAID PROPERTY herein conveyed to the PURCHASER as and when required and enjoy the SAID PROPERTY with absolute right forever,
12. That the SELLER hereby deciares that there are neither wooden flooring, modular kitchen etc and no swimming pool, club or any other commercial activities exists in said building.
13. That all expenses for the execution and registration of this deed of sale that included stamp paper, registration fee and other charges have been paid by the PURCHASER.

Asadhana



14. That the PURCHASER agreed to follow with all the terms & conditions of the maintenance agency/Residents Welfare Association if any.
15. That the SAID PROPERTY/FLAT is admeasuring area 103.07 sq. mtr. for which the circle rate fixed by the DM/Collector is Rs. 20,000/- (general rate) per sq. mtr. as such value comes to Rs. 20,62,000/- and the proportionate land area is 30.920 sq. mtr. whereof the circle rate fixed by the DM/Collector is fixed Rs. 8,800/- per sq.mtr. (Rs. 8,000/- + 10% as the building is situated at 40.0 ft. wide Road (more than 12. Mtr, and at corner) as such the valuation of proportionate land comes to Rs. 2,72,100/- Thus total valuation of property/flat as per circle rate fixed by the DM/Collector comes to Rs. 23,34,100/- which is less than the sale consideration Rs. 29,94,300/- the stamp duty is calculated @ 7% which comes to Rs. 2,09,650/- is being paid through E-stamping bearing Certificate No. IN-UP62848537081246T dated 07-04-2021, by the purchaser.

SCHEDULE OF THE PROPERTY

Flat No. 307, 3rd Floor, Type-2-BHK, "ARADHANA BUILDING" built over land being part of Khasra no. 01 Village Semra, Pergna, Tehsil & District Lucknow.

SCHEDULE OF THE PAYMENT

1. Rs. 50,000/- through NEFT No. SBIN520294954856 Dated 20.10.2020 State Bank of India, Branch Kutcheri Meerut.
2. Rs. 25,00,000/- through DD No. 651217 Dated 25.03.2021 State Bank of India, Faizabad.
3. Rs. 4,44,300/- through NEFT No. SBIN421093309965 Dated 03.04.2021 State Bank of India, Branch Kutcheri Meerut.

Aradhana

R. Pandey

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7066

वर्ष: 2021

प्रतिफल- 2994300 स्टाम्प शुल्क- 209650 बाजारी मूल्य - 2334100 पंजीकरण शुल्क - 29950 प्रतिलिपिकरण शुल्क - 80 योग : 30030

श्री प्रभु नारायण पाण्डेय,
दुखी पाण्डेय
व्यवसाय : नौकरी

निवासी: बी 12, बाउंड्री रोड, इरीगेशन कालोनी, जिला- मेरठ उ० प्र०



ने यह लेखपत्र इस कार्यालय में दिनांक 08/04/2021 एवं 01:09:48 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी) -

उप निबंधक :सदर द्वितीय

लखनऊ

08/04/2021

राम प्रसाद त्रिपाठी -

निबंधक लिपिक

प्रिंट करें

IN WITNESS WHEREOF, the SELLER/first party and the PURCHASER /Second Party have signed this deed of Sale without any pressure in the presence of the following witnesses on the day, month and year mentioned above.

Lucknow/Date: 08.04.2021



WITNESSES : विनोद कुमार मिश्रा

1-Vinod Kumar Mishra

S/o. Kamala Prasad Mishra

R/o. H.No. 1, Type Pratham,

New Tahsil Compound Meerut City

District Meerut. U.P.

Aadhar No. 8930 6820 1048

SELLER

Aadharma



Ravi Giri

2- Ravi Giri

S/o. Ashok Kumar

R/o. S-3, Green Wood Apartment

143, University Road,

District Meerut, U.P.

Aadhar No. 3588 2773 2127

PURCHASER

Pandey



Typed by:

Neeraj

Neeraj Mittal

Drafted By.

(ANOO P KUMAR PANDEY)

Advocate

Sadar Tehsil, Lucknow

Mob. 9935624273

बही सं०: 1

रजिस्ट्रेशन सं०: 7066

वर्ष: 2021

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

श्रीमती मेसर्स आराधना यादव प्रोप्राईटर शिप फर्म द्वारा
आराधना यादव, पत्नी श्रीमती नीरज यादव

निवासी: 211-ए, रवीन्द्र पल्ली, हरिनगर, इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

Aradhana



श्री प्रभु नारायण पाण्डेय, दुखी पाण्डेय

निवासी: बी 12, बाउंड्री रोड, इरीगेशन कालोनी, जिला- मेरठ उ०
प्र०

व्यवसाय: नौकरी

Prabhu



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विनोद कुमार मिश्रा, पुत्र श्री कमला प्रसाद मिश्रा

निवासी: H.NO.1, टाइप प्रथम, न्यू तहसील कम्पाउंड मेरठ
सिटी, जिला- मेरठ

व्यवसाय: नौकरी

पहचानकर्ता: 2 विनोद कुमार मिश्रा

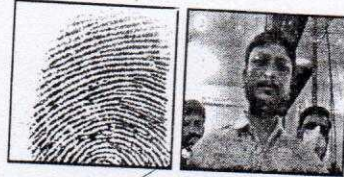


श्री रवि गिरी, पुत्र श्री अशोक कुमार

निवासी: S-3, ग्रीन वुड अपार्टमेंट 143, यूनिवर्सिटी रोड, जिला-
मेरठ

व्यवसाय: व्यापार

Ravi Giri



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी) -

उप निबंधक : सदर दफ्तर

लखनऊ

राम सागर त्रिपाठी -

निबंधक लिपिक

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

टिप्पणी:

प्रिंट करें

PHOTOGRAPH

Flat No. 307, 3rd Floor, Type-2-BHK, "ARADHANA BUILDING" built over land being part of Khasra no. 01 Village Semra, Pergna, Tehsil & District Lucknow.



Aradhana

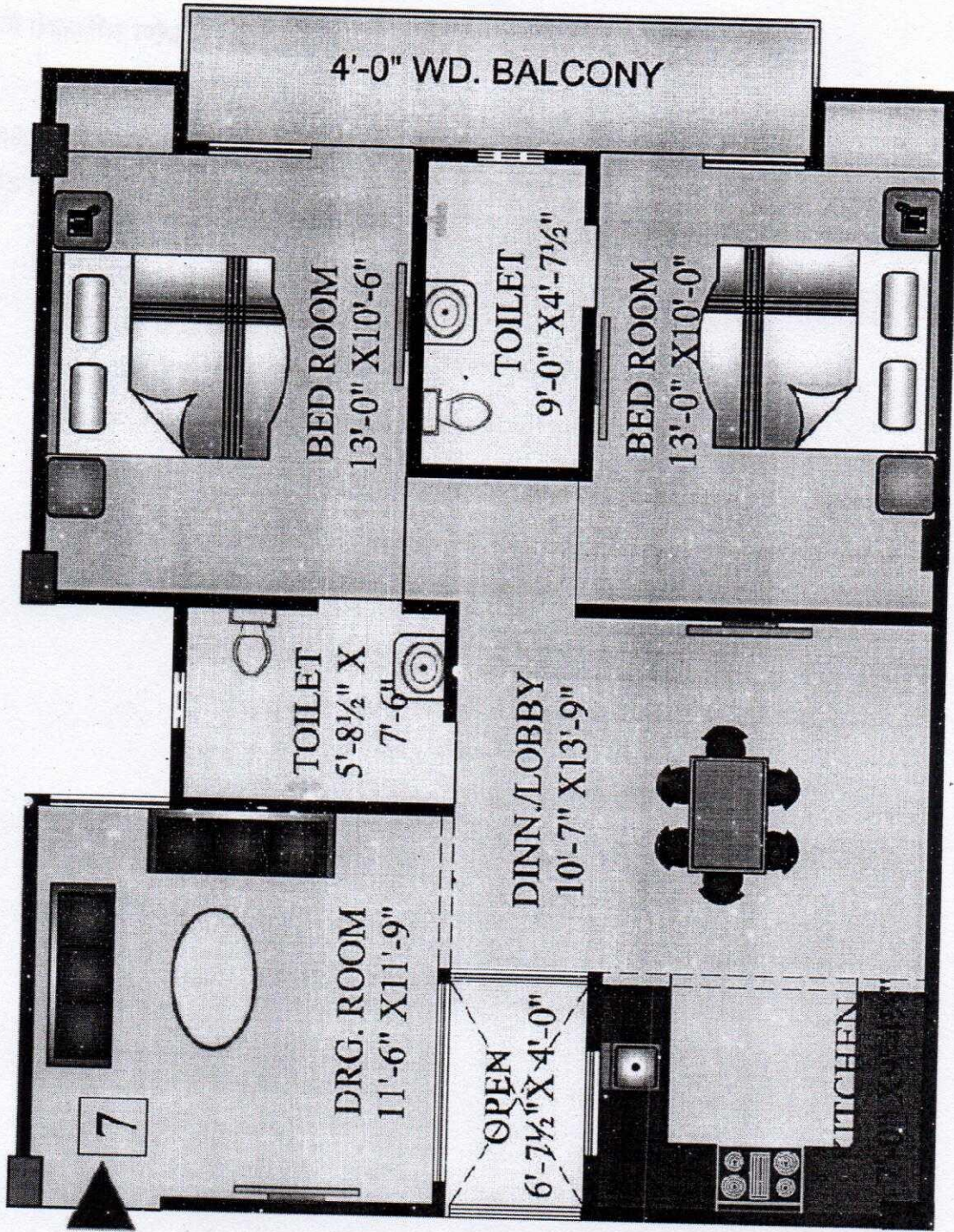
SELLER SIGN.

Pandey

PURCHASER SIGN.

MAP

Flat No. 307, 3rd Floor, Type-2-BHK, "ARADHANA BUILDING" built over land being part of Khasra no. 01 Village Semra, Pergna, Tehsil & District Lucknow.



2BED ROOM+DRAWING+DINING/LOBBY+KITCHEN+2TOILET

ENTRY

Seller's Sign.

Aradhana

Purchaser's Sign.

Aradhana

आवेदन सं०: 202100821027248

बही संख्या 1 जिल्द संख्या 24905 के पृष्ठ 241 से 266 तक क्रमांक
7066 पर दिनांक 08/04/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी) --

उप निबंधक : सदर द्वितीय

लखनऊ

08/04/2021

प्रिंट करें