

प्रेषक,

श्री ज्ञान प्रकाश शुक्ला,
अपर जनपद न्यायाधीश/एफ.टी.सी.-1,
चन्दौली।

सेवा में,

श्रीमान महानिबन्धक,
माननीय उच्च न्यायालय,
इलाहाबाद।

द्वारा

श्रीमान जनपद न्यायाधीश,
चन्दौली।

पत्रांक: 1106/xv

दिनांक: 22.08.2022

विषय: जनपद लखनऊ में सेगमेन्ट रोड (फैजाबाद रोड) पर स्थित "श्री मोहन अपार्टमेन्ट" में द्वितीय तल पर फ्लैट संख्या सी.-213 क्रय किये जाने के सम्बन्ध में सूचना।

महोदय,

ससम्मान अवगत कराना है कि अपने परिवार के रहने के लिये मेरे द्वारा दिनांक 11.08.2022 को श्री विनोद कुमार सिंह से जनपद लखनऊ में सेगमेन्ट रोड (फैजाबाद रोड) पर स्थित "श्री मोहन अपार्टमेन्ट" में द्वितीय तल पर फ्लैट संख्या सी.-213 क्रय किया गया है। उक्त फ्लैट मेरे द्वारा अपने तथा अपनी पत्नी श्रीमती अन्नपूर्णा शुक्ला के नाम से क्रय किया गया है।

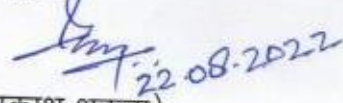
मेरे द्वारा क्रय किये गये उपरोक्त फ्लैट के सम्बन्ध में माननीय उच्च न्यायालय, इलाहाबाद के परिपत्र संख्या 25/एडमिन (ए) दिनांकित 13.07.1998 के सन्दर्भ में बिन्दुवार सूचना क्रमशः निम्नवत है:-

1. सेवा में आने की तिथि-20.04.2009
2. वर्तमान में मेरा कुल वेतन-1,89,173/- है तथा आहरित वेतन 1,42,408/- है।
3. मेरे द्वारा दिनांक 11.08.2022 को श्री विनोद कुमार सिंह से जनपद लखनऊ में सेगमेन्ट रोड (फैजाबाद रोड) पर स्थित "श्री मोहन अपार्टमेन्ट" में द्वितीय तल पर फ्लैट संख्या सी.-213 क्रय किया गया है। उक्त फ्लैट मेरे द्वारा अपने तथा अपनी पत्नी श्रीमती अन्नपूर्णा शुक्ला के नाम से क्रय किया गया है। उक्त फ्लैट को क्रय करने में मेरे द्वारा विक्रेता श्री विनोद कुमार सिंह को कुल रुपया 38,00,000/- (रुपया अड़तीस लाख) दिया गया है, जिसमें से रुपया 1,00,000/- (रुपया एक लाख) की धनराशि कोटक महिन्द्रा बैंक, शाखा सेमरा के चेक संख्या 000010 दिनांकित 04.07.2022 द्वारा अग्रिम के रूप में विक्रेता को दिया गया था। शेष रुपया 37,00,000/- (रुपया सैंतीस लाख) की धनराशि इण्डियन बैंक के डी.डी. संख्या 640228 द्वारा विक्रेता को दिया गया है। उक्त फ्लैट को क्रय करने हेतु मेरे द्वारा 2,56,000/- (रुपया दो लाख छप्पन हजार) का स्टैम्प शुल्क दिया गया है।
4. उपरोक्त फ्लैट को क्रय करने में मेरे द्वारा माननीय उच्च न्यायालय, इलाहाबाद से कोई लोन नहीं लिया गया है।

5. उक्त फ्लैट को क्रय करने हेतु मेरे द्वारा इण्डियन बैंक की शाखा सेंट एण्ड्रयूज कालेज गोरखपुर से रुपया 30,00,000/- (रुपया तीस लाख) का लोन लिया गया है। उक्त लोन की धनराशि की कटौती 83 माह में मेरे वेतन के बैंक खाते से होगी, जिसका ई.एम.आई. रुपया 46,511/- है।
6. यह लागू नहीं है।
7. मेरे द्वारा जनपद लखनऊ में सेगमेंट रोड (फैजाबाद रोड) पर स्थित श्री मोहन अपार्टमेंट में द्वितीय तल पर फ्लैट संख्या सी.-213 क्रय किया गया है। उक्त फ्लैट का क्षेत्रफल 1390 वर्ग फीट है जो खसरा संख्या 53 ग्राम सेमरा, परगना, तहसील एवं जिला-लखनऊ में स्थित है।
8. विक्रेता का नाम- श्री विनोद कुमार सिंह
पुत्र श्री चन्द्रिका प्रसाद सिंह।
निवासी- सी. 611, श्रीनगर देवा रोड,
जनपद-बाराबंकी (उ.प्र.)।
9. उक्त फ्लैट किसी डीलर से क्रय नहीं किया गया है अपितु उसके स्वामी श्री विनोद कुमार सिंह से क्रय किया गया है।
10. विक्रेता श्री विनोद कुमार सिंह से मेरा किसी प्रकार से कोई सम्बन्ध नहीं है तथा विक्रेता के विरुद्ध कोई मुकदमा मेरे न्यायालय में लम्बित नहीं है और न ही उसके विरुद्ध किसी मुकदमे को मेरे द्वारा निर्णीत किया गया है।
11. उपरोक्त फ्लैट को क्रय करने हेतु मेरे द्वारा इण्डियन बैंक की सेंट एण्ड्रयूज कालेज गोरखपुर की शाखा से रुपया 30,00,000/- (रुपया तीस लाख) का लोन लिया गया है। शेष धनराशि रुपया 8,00,000/- (रुपया आठ लाख) मेरे द्वारा अपने वेतन से की गयी बचत से दिया गया है। स्टैम्प शुल्क की धनराशि रुपया 2,56,000/- (रुपया दो लाख छप्पन हजार) को भी मेरे द्वारा अपने वेतन से की गयी बचत से दिया गया है। उपरोक्त से सम्बन्धित अभिलेखों की छायाप्रति इस पत्र के साथ संलग्न है।
सूचना माननीय न्यायालय को सादर प्रेषित है।

संलग्नक: यथोक्त।

भवदीय


(श्री ज्ञान प्रकाश शुक्ला)

अपर जनपद न्यायाधीश/एफ.टी.सी.-1,
चन्दौली।

JUDGE SHIP, CHANDAULI
No. 11061xv Dated 22.08.2022
Forwarded


District Judge
Chandauli
22.08.2022



सत्यमेव जयते

15629/2022
INDIA NON JUDICIAL

Government of Uttar Pradesh



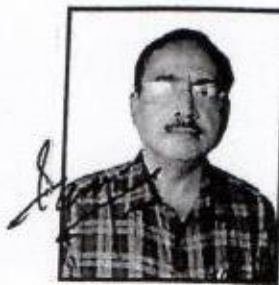
e-Stamp

Certificate No. : IN-UP65720118782267U
 Certificate Issued Date : 10-Aug-2022 08:27 PM
 Account Reference : NEWIMPAGC (SV)/ up14176404/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1417640423144029066963U
 Purchased by : GYAN PRAKASH SHUKLA AND ANNAPURNA SHUKLA
 Description of Document : Article 23 Conveyance
 Property Description : FLAT NO-C-213 ON SECOND FLOOR SHRI MOHAN APARTMENT BUILT ON LAND KHASRA NO-53, VILL-SEMRA, LKO
 Consideration Price (Rs.) :
 First Party : VINOD KUMAR SINGH S O SRI CHANDRIKA PRASAD SINGH
 Second Party : GYAN PRAKASH SHUKLA AND ANNAPURNA SHUKLA
 Stamp Duty Paid By : GYAN PRAKASH SHUKLA AND ANNAPURNA SHUKLA
 Stamp Duty Amount(Rs.) : 2,56,000
 (Two Lakh Fifty Six Thousand only)

सत्यमेव जयते



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अन्नपूर्णा

JD 0004841181

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcdestamp.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

Vertical text on the right edge: GYAN PRAKASH SHUKLA AND ANNAPURNA SHUKLA, VINOD KUMAR SINGH S O SRI CHANDRIKA PRASAD SINGH, LKO

भारत सरकार
GOVERNMENT OF INDIA





विनोद कुमार सिंह
Vinod Kumar Singh

जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

7469 7872 9564





आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




आधार

पता : S/O सी.पी. सिंह, सी/६११,
देवा रोड, निकट बेलहरा हाउस, श्री
नगर, नवाबगंज, बाराबंकी, उत्तर प्रदेश,
225001

Address: S/O C.P. Singh,
C/611, DEWA ROAD, nikat
belahara house, SRI NAGAR,
Nawabganj, Barabanki, Uttar
Pradesh, 225001




1947
1800 180 1947



help@uidai.gov.in





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P.O. Box No. 1947,
Bengaluru-560 001




भारत सरकार
 GOVERNMENT OF INDIA



ज्ञान प्रकाश शुक्ल
 Gyan Prakash Shukla
 जन्म तिथि/DOB:
 01/07/1969
 पुरुष / MALE



7604 4279 0109
 मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
 INDIA IDENTIFICATION AUTHORITY OF INDIA

पता:
 अशोक, राम शशीला शुक्ल,
 मण्डी बुध्नी, कुशीनगर,
 उत्तर प्रदेश - 274401

Address:
 G.D. Pathi Shashi Shukla,
 Bhatnagar Colony, Kushinagar,
 Uttar Pradesh - 274401

7604 4279 0109
 MERA AADHAAR, MERI PEHACHAN

Shukla

Sale Consideration: Rs. 38,00,000/-
 Valuation : Rs. 37,46,220/-
 Stamp Duty : Rs. 2,56,000/-

BRIEF DESCRIPTION OF DOCUMENT

1. Nature of document - Sale Deed
2. Type of Land - Residential
3. Pargana - Lucknow
4. Village - Semra
5. Details of Property - Flat No.C-213 on Second Floor
in "Sri Mohan Apartment "
6. Position of Land - situated on Segment Road i.e. on
Faizabad Road (extending from
Chinhat Chauraha to Nagar Nigam
Seema Lucknow)
7. Other details - None
8. Type of Property - Flat
9. Unit of Measurement - Sq.mt.
10. Proportionate share in Land- 38.754 Sq.mt.
- 11- Super area of the Property - 129.18 Sq.mt.
(A) Covered Area of Property-107.65 sq.mt.
(B) Common Area - 21.53 sq.mt.
12. Finished/Semi finished/other- Finished

No. of Seller- One

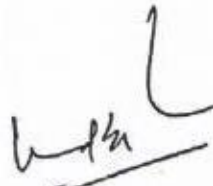

Details of Seller



Vinod Kumar Singh son of
Sri Chandrika Prasad Singh
residents of C-611, Srinagar,
Deva Road, District-
Barabanki, U.P.

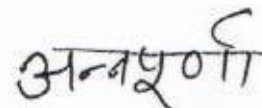

No. of Purchaser- Two

Details of Purchaser

Gyan Prakash Shukla son
of Ram Chhabila Shukla
and Annapurna Shukla
wife of Gyan Prakash
Shukla both resident of
Bhathahi Buzurg,
Kushinagar-274401 U.P

SALE DEED

THIS DEED OF SALE is made and executed

BY

Vinod Kumar Singh son of Sri Chandrika Prasad Singh residents of C-611, Srinagar, Deva Road, District-Barabanki, U.P (hereinafter referred to as the "Seller" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives, executors and assigns) of the ONE PART

IN FAVOUR OF

Gyan Prakash Shukla son of Ram Chhabila Shukla and Annapurna Shukla wife of Gyan Prakash Shukla both resident of Bhathahi Buzurg, Kushinagar-274401 Uttar Pradesh (hereinafter referred to as the "Purchaser" which expression unless repugnant to the context shall mean and always mean and include their heirs, successors, legal representatives, executors and assigns) of the OTHER PART.

WHEREAS the Seller is the absolute owner in title and in possession of a Residential Flat No. C-213 having Super Built up area measuring 129.18 Sq.mt. (Covered area 107.65 sq.mtr. and common area 21.53 sq.mtr) on Second Floor alongwith proportionate share in land in the building known as "Sri Mohan Apartment" constructed on land khasra No. 53 situated at Village Semra, Pargana, Tahsil and District-Lucknow (hereinafter referred to as the "SAID FLAT") more clearly detailed and described in the schedule of property at the foot of this deed and





अ-व-पू-र-ण

WHEREAS the Seller has purchased the said Flat from M/s A.K. Constructions having its registered office at M-57, Sanjay Gandhi Puram, Faizabad Road, Lucknow through its partners Sri Karunesh Kumar Shukla son of Sri R.K Shukla resident of Lakhaicha, Post-Jata Barauli, District- Barabanki, U.P and Sri Ashok Kumar Agarwal son of Late Ram Ji Agarwal resident of Goel House, 122/8, Faizabad Road, Lucknow, U.P. through Sale Deed duly registered in the office of Sub Registrar-II, Lucknow on 23-08-2013 in Book No.1 Volume-14353 Pages-1 to 46 at Serial No.12938 and the Seller after purchasing the said Flat became absolute owner in possession of the said Flat and has every legal right to dispose it off.

WHEREAS the previous Seller M/s A.K. Constructions entered into a Builder's agreement with the owner of land Mr. Mohan Lal Verma son of Chandrika Prasad Verma resident of C-569, Indira Nagar, Lucknow for devolopment and construction on his land khasra No. 53 measuring 8720 sq.mtr. situated at village Semra pargana, Tahsil and District - Lucknow duly registered in the office of Sub Registrar-II, Lucknow on 05-07-2010 in Book No.1 Volume-9958 Pages-1 to 64 at Serial No.9702 and



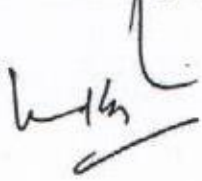


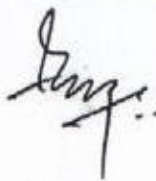
31-12-011

WHEREAS after execution and registration of Builder's Agreement, M/s A.K. Constructions constructed the Building on land khasra No. 53 measuring 8720 sq.mtr. situated at village Semra pargana, Tahsil and District - Lucknow and named the building as "Sri Mohan Apartment" and thereafter transferred the above said Flat in favour of the Seller duly registered in the office of Sub Registrar-II, Lucknow as mentioned above and **SALE CONSIDERATION**

WHEREAS the Seller are desirous of selling his above said Flat and the Purchaser being interested in purchasing a residential Flat, has approached the Seller for the sale of above said Flat and offered a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lacs Only) as sale consideration of the said Flat, which offer has been accepted by the Seller and given his consent on the sale consideration amount of Rs. 38,00,000/- (Rupees Thirty Eight Lacs Only) in his sound disposition of mind without any pressure, compulsion, coercion and undue influence from anyone whomsoever and agree to sell and transfer the said Flat in favour of Purchaser by way of ABSOLUTE SALE and **ENCUMBRANCES**

WHEREAS the Seller assured the Purchaser that the above said Flat is free from all sorts of encumbrances like sale, gift, mortgage, exchange, assignment, transfer, court attachment etc. and there is no legal dispute in respect of the said Flat. The Seller also assured the Purchaser that the Seller has good, subsisting, unencumbered, transferable and marketable right, title and interest in the said Flat and





अत्यादि

WHEREAS the Seller has received the said consideration amount of Rs. 38,00,000/- (Rupees Thirty Eight Lacs Only) from the Purchaser as mentioned in the schedule of payment at the foot of this sale deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

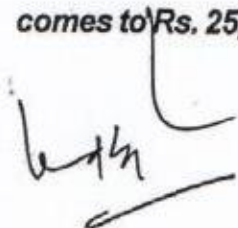
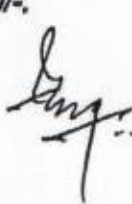
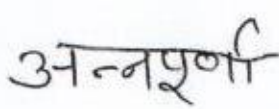
- 1- *THAT having received the said consideration amount of Rs. 38,00,000/- (Rupees Thirty Eight Lacs Only) as mentioned in the schedule of payment at the foot of this sale deed, paid by the Purchaser to the Seller (the receipt of which is acknowledged by the Seller) the Seller doth hereby sell, grant, convey, assign & transfer the said Flat to the Purchaser BY WAY OF ABSOLUTE SALE of his right, title and interest in the said Flat including all right of assignment and appurtenances thereto, hold and possess the same unto and use and enjoy the same and be ABSOLUTE OWNER THEREOF.*
- 2- *THAT the Seller has handed over actual, vacant and peaceful physical possession of the said Flat to the Purchaser with all its rights and privileges so far held and enjoyed by the Seller on execution of this sale deed.*
- 3- *THAT the Seller and his heirs, successors, assignees, legal representatives shall hereinafter has no claim or title to the property so conveyed and the Purchaser and their heirs, successors or assignees shall hold and enjoy the property absolutely.*

Wdh *Singh* अन्वयार्त्ता

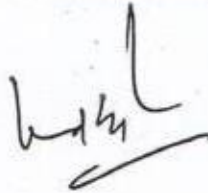

- 4- **THAT all the charges, taxes to the Nagar Nigam, Jal Sansthan, such as House Tax, electricity Charges, Water Tax or any dues and tax liability to any Competent Authority in respect of the said Flat due up to the completion of the sale shall be borne by the Seller and after the completion of sale it shall be the responsibility of the Purchaser to pay the taxes/dues arisen thereafter.**
- 5- **THAT this deed will itself amount to the Sellers' consent to the Purchaser to have mutation in their names in respect of the said Flat hereby transferred in any department wherever necessary, however, all expenses in this regard shall be borne by the Purchaser.**
- 6- **THAT if any person claims through the Seller any right or privileges in respect of the said Flat, it shall be rendered illegal and void by virtue of the present sale deed and in case, the Purchaser is deprived of the said Flat mentioned hereinbefore or any proprietary rights therein, by reason of any defect in the right, interest and title, the Seller undertakes to indemnify the Purchaser to the extent of such loss or losses, as the case may be from his other movable and immovable properties wherever found in existence at that time.**
- 7- **THAT the Purchaser has borne expenses of stamp duty, registration charges, and all other expenses in connection with the execution and registration of this sale deed.**

  अ-अर्ण

- 8- **THAT the permanant and present addresses of the Seller and Purchaser are as described in the sale deed are true and correct.**
- 9- **THAT construction as shown in map annexed herewith is the actual and existing construction as described in the sale deed.**
- 10- **THAT the said property is situated Segment Road i.e. on Faizabad Road (extending from Chinhath Chauraha to Nagar Nigam Seema Lucknow).**
- 11- **THAT the said Apartments has no facilities as mentioned in Circle Rate List dated 15-12-2015 and the said Flat comes under General Category.**
- 12- **THAT all the terms and conditions of Sale Deed dated 03-07-2012 executed by M/s A.K. Constructions in favour of the Seller shall also be binding upon the Purchaser.**
- 13- **VALUATION-**
- a- **THAT the proportonate share in land is 38.754 Sq.mtr. and Circle Rate of the land of the area is fixed at Rs. 30,000/- per Sq.mt. by the Collector, Lucknow on 15-12-2015 as such valuation of proportonate share in land comes to Rs. 11,62,620/-**
- b- **THAT the Super built up area of the said residential Flat is 129.18 sq.mt (Covered Area of Property- 107.65 sq.mt. and Common Area 21.53 sq.mt.) and the circle rate of the area of the Flat is fixed at Rs. 20,000/- per sq. mt. by the Collector Lucknow on 15-12-2015 as such valuation comes to Rs. 25,83,600/-.**

- c- **THEREFORE valuation of Proportionate share in land and super builtup area (Covered Area of Property- 107.65 sq.mt. and Common Area 21.53 sq.mt.) of the said Flat comes to Rs. 37,46,220/-.**
- d- **THAT the sale consideration of the said Flat is higher than the Valuation therefore stamp duty comes to Rs. 2,56,000/-.**
- e- **THAT both the Purchaser have equal share in the said flat therefore Female Purchaser has paid stamp duty of Rs. 1,23,000/- on her half share on Sale Consideration amount and Male Purchaser has paid stamp duty of Rs. 1,33,000/- on his half share on Sale Consideration amount, therefore total Stamp Duty of Rs. 2,56,000/- through e-Stamp Certificate No.IN-UP65720118782267U dated 10-08-2022 is being paid on Sale Consideration amount in this Sale Deed vide G.O. No.-S.Vi.K.Ni.-5-2756/11-2008-500(165)/2007 dated 30th June, 2008.**
- 14- **THAT all the expenses for execution and registration of this sale deed has been borne by the Purchaser and in case any deficit or penalty in respect of payment of stamp duty is levied, the same shall be borne and paid by the Purchaser only.**

  अन्नपूर्णा

SCHEDULE OF PROPERTY

Flat No. C-213 having Super Built up area measuring 129.18 Sq.mt. (Covered area 107.65 sq.mtr. and common area 21.53 sq.mtr) on Second Floor alongwith proportionate share in land in the building known as "Sri Mohan Apartment" constructed on land khasra No. 53 situated at Village Semra, Pargana, Tahsil and District-Lucknow and bounded as under :-

East	-	Flat No. C-212
West	-	Flat No. C-214
North	-	Open to Sky
South	-	common Coridor

SCHEDULE-II**DETAILS OF PAYMENT**

- 1- **Rs. 37,00,000/- (Rupees Thirty Seven Lacs Only) through D.D. No.640228 dated 10/08/2022 financed by Indian Bank St. Andrew's College Gorakhpur.**
- 2- **Rs. 1,00,000/- (Rupees One Lac Only) through Cheque No.000010 dated 04-07-2022 Kotak Mahindra Bank Branch Semra.**

Total Rs. 38,00,000/- (Rupees Thirty Eight Lacs Only) received by the Seller from the Purchaser as mentioned above and acknowledged by the seller.

THIS Sale Deed is drafted by the Advocate and Typed by the Typist on the instructions given by the Seller and Purchaser. the Seller and Puchaser are Indentified by witnesses and Witnesses are identified by the Seller and Purchaser of this Deed.

[Handwritten signature]

[Handwritten signature]

आवेदन सं०: 202200821057938

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 15629

वर्ष: 2022

प्रतिफल- 3800000 स्टाम्प शुल्क- 256000 बाजारी मूल्य - 3747000 पंजीकरण शुल्क - 38000 प्रतिलिपिकरण शुल्क - 80 योग : 38080

श्री नान प्रकाश शुक्ला .
राम छवीला शुक्ला
ध्यवसाय : नौकरी
निवासी: भयही युजुर्ग, कुशीनगर 3090



ने यह लेखपत्र इस कार्यालय में दिनांक 11/08/2022 एवं 11:53:06 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा
उप निबंधक :सदर द्वितीय
लखनऊ
11/08/2022

नमिता श्रीवास्तव
निबंधक लिपिक
11/08/2022

प्रिंट करें



IN WITNESS WHEREOF the Seller have executed this deed of sale in his sound disposition of mind without any pressure, compulsion, coercion & undue influence from anyone whomsoever in favour of the Purchaser who also have accepted the execution of this sale deed on this 10th day of August, 2022 in the presence of following witnesses at Lucknow.

WITNESSES

1- Sig.

Name-Krishna Nand Mishra
S/o- Basant Mishra
Add.- Jginia Mishra, Deoria U.P.
Mob.-9984815354,



SELLER

Vinod Kumar Singh
PAN- ANQPS4996J
Mob.-7007717359

2- Sig.

Name-Sheo Mani Tripathi
S/o-B.M. Tripathi
Add.-L.D.A Kanpur Road Yojna,
Lucknow-226012
Mob.-7007310095



PURCHASER

Gyan Prakash Shukla
PAN-BQAPS7579F
Mob.-9839430250

अन्नपूर्णा
Annapurna Shukla
PAN-EZSPS9897A
Mob.- 9839430250

Typed By

K. Gupta

Drafted By

R.K. Shukla
Advocate

आवेदन सं०: 202200821057938

वही सं०: 1

रजिस्ट्रेशन सं०: 15629

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि क प्रलेखानुसार उक्त

विक्रेता: 1

श्री विनोद कुमार सिंह, पुत्र श्री चन्द्रिका प्रसाद सिंह

निवासी: सी-611, श्रीनगर, देवा रोड, जिला- बातायकी, 30900

व्यवसाय: नौकरी

क्रेता: 1



श्री ज्ञान प्रकाश शुक्ला, राम उषोला शुक्ला

निवासी: भयही बुजुर्ग, कुशीनगर 30900

व्यवसाय: नौकरी

क्रेता: 2



श्रीमती अन्नपूर्णा, ज्ञान प्रकाश शुक्ला

निवासी: भयही बुजुर्ग, कुशीनगर 30900

व्यवसाय: गृहिणी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री कृष्णा नन्द मिश्रा, पुत्र श्री बसंत मिश्रा

निवासी: जिगिनिया मिश्रा, देवरिया 30900

व्यवसाय: अन्य

पहचानकर्ता: 2



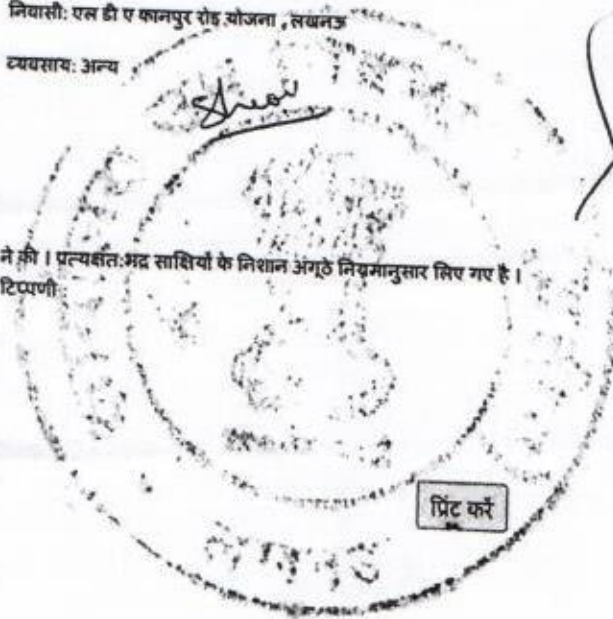
श्री शिव मणि बिपाठी, पुत्र श्री बी एम बिपाठी

निवासी: एल डी ए कानपुर रोड योजना, लखनऊ

व्यवसाय: अन्य



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



रजिस्ट्रार अधिकारी के हस्ताक्षर

Allo

कंचन मिश्रा

उप निबंधक : सदर द्वितीय

लखनऊ

11/08/2022

नमिता श्रीवास्तव

निबंधक लिपिक लखनऊ

11/08/2022

IN WITNESS WHEREOF the Seller have executed this deed of sale in his sound disposition of mind without any pressure, compulsion, coercion & undue influence from anyone whomsoever in favour of the Purchaser who also have accepted the execution of this sale deed on this 10th day of August, 2022 in the presence of following witnesses at Lucknow.

WITNESSES



1- Sig.

Krishna
Name-Krishna Nand Mishra
S/o- Basant Mishra
Add.- Jginia Mishra, Deoria U.P.
Mob.-9984815354,

SELLER

Vinod
Vinod Kumar Singh
PAN- ANQPS4996J
Mob.-7007717359



2- Sig.

Sheo
Name-Sheo Mani Tripathi
S/o-B.M. Tripathi
Add.-L.D.A Kanpur Road Yojna,
Lucknow-226012
Mob.-7007310095

PURCHASER

Gyan
Gyan Prakash Shukla
PAN-BQAPS7579F
Mob.-9839430250

अन्नपूर्णा
Annapurna Shukla
PAN-EZSPS9897A
Mob.- 9839430250

Typed By

K. Gupta
K. Gupta

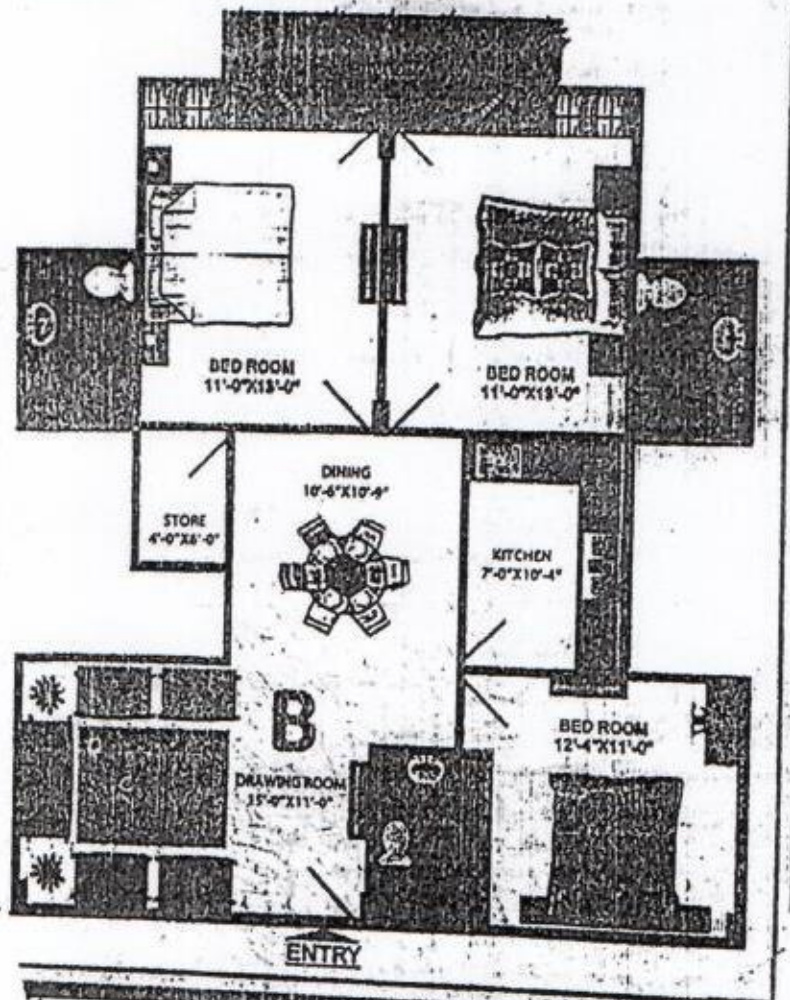
Drafted By

R.K. Shukla
R.K. Shukla
Advocate

MAP OF THE SOLD PROPERTY

Finished Flat No. C-213 on Second Floor (Block-C), of the said building as per the plan known as "Sri Mohan Apartment" measuring (Super built up area) 1390 Sq.ft. (129.182 Sq.mtr.) built over a Land Khasra No. 53, situated at Village-Semra, Pargana, Tahsil & Distt. Lucknow.

FLAT B
Super Area : 1390 Sq.Ft.



Drawing / Dining, 3 Bedroom, 3 Toilets, Kitchen & Store

Wdby

Dr. Jy.

31-12-01

आवेदन सं०: 202200821057938

बही संख्या 1 जिल्द संख्या 26393 के पृष्ठ 253 से 276 तक क्रमांक 15629 पर दिनांक 11/08/2022 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा .

उप निबंधक : सदर द्वितीय

लखनऊ

11/08/2022

प्रिंट करें



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लघनऊ क्रम 20222280408121

आवेदन संख्या : 202200821057938

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-08-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम ज्ञान प्रकाश शुक्ला

लेख का प्रकार विकल्प पत्र
प्रतिफल की धनराशि 3800000 / 3747000.00

1. रजिस्ट्रीकरण शुल्क 38000
2. प्रतिनिधिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. सुझार के अधिप्रभाषी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 38080

शुल्क बसूल करने का दिनांक 2022-08-11 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-08-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

15/08/22



Account Name : Mr. GYAN PRAKASH SHUKLA
Address : H NO 653L GULAB CHAND BAAG
AZAD NAGAR BICCHIYA JUNGLE TULSIRAM
BICCHIYA JUNGLE TULSIRAM GORAKHPUR-273001
H NO 653L GULAB CHAND BAAG
Date : 10 Aug 2022
Account Number : 00000030754397652
Account Description : REGULAR SB CHQ-INDIVIDUALS
Drawing Power : 0.00
Interest Rate(% p.a.) : 2.7000
MOD Balance : 0.0
CIF No. : 85509406321
IFS Code : SBIN0000086
MICR Code : 273002001
Nomination Registered : No
Balance as on 10 Aug 2022 : 15,58,170.20

Account Statement from 10 Aug 2022 to 10 Aug 2022

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
10 Aug 2022	10 Aug 2022	CHQ TRANSFER-NEFT UTR NO: SBIN522222861558- 452969 STOCK HOLDING CORPORATION OF INDIA	452969 STOCK HOLDING CORPORATION OF INDIA	2,56,023.60		13,02,146.60

Please do not share your ATM, Debit/Credit card number, PIN and OTP with anyone over mail, SMS, phone call or any other media. Bank never asks for such information.

**This is a computer generated statement and does not require a signature.





GORAKHPUR ST ANDREWS COLLEGE
ST ANDREWS COLLEGE GORAKHPUR 273001

GORAKHPUR UTTAR PRADESH PIN-273001

Phone No 05512341409

BM Direct 9651994598 . 9651994598

Fax

Email

Mr. GYAN PRAKASH SHUKLA

C/O Ram Chhabra Shukla Mathahi Buzurg Kushinagar UP 274401

Dear Sir Madam

Branch Reference No: HLB4451872 & Date 28/7/2022

We are glad to accord our sanction as follows

Home Loan
Sanction Letter-cum-Key Fact Statement
Sanction No. HLB4451872/2020-21
Date :3/8/2022

Branch	GORAKHPUR ST ANDREWS COLLEGE
Name of the Borrower(s)	Mr. GYAN PRAKASH SHUKLA
Type of Loan	HOME LOAN -RESIDENT-PURCHASE OF READY BUILT FLAT
Purpose	PURCHASE OF READY BUILT FLAT

Loan Amount (in Rs.)	**Rate of Interest (%)	Variable / Fixed*	Compounding periodicity	Margin (%)	LTV (%)
3000000	7.55	Variable	Monthly	21.05	83.82

**Rate of Interest: Benchmark Prime Spread 0.00% plus Risk Spread 2.65%

*Interest rate applicable as per the REPO rate prevailing in CBS on the date of opening of loan account

EMIs: THIRTY LAKHS ONLY

Fixed RO/ periodicity of Reset		Next Reset Due on	
-----------------------------------	--	-------------------	--

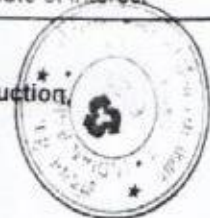
Repayment Terms:

Loan Term	Holiday Period *	Repayment
85 months	0 months from the date of availment	83 months by way of EMI

*If the borrower holiday period is permitted, interest to be serviced during the holiday period as and when debited

EMI Amount (Rs.)	EMI Starts From	Due Date	Penalty for delayed payment
46511.00	**	Payable on or before 10th of every month	2% over the applicable Rate of Interest

- ** 1) Next month from the date of availment - for loan without holiday period
2) Next month from the completion of holiday period of 0 months or completion of construction,
whichever is earlier -for loan with holiday period



Facility	Limit (Rs)	Margin (%)	*Rate of Interest (%)	Repayment
Non Priority -Term Loan GMRA Premium\$	68175	NIL	5.85	60 EMIs of Rs 1374 /- each

* EPRD Rate 4.90% plus Prime Spread 0.00 % plus Risk Spread 0.95 %

\$ Group Mortgage Redemption Assurance Scheme (GMRA)

Optional Loan for payment of Single Premium towards Group Insurance Policy covering the life of the borrowers. The insurance cover is on diminishing basis, based on the repayment schedule of loan account.

Mode of communication of changes in interest rates	Changes will be posted in Bank's website and displayed in Branch Notice Board
--	---

Fee Payable

On Application	Processing Charges: Currently 0.9% Subject to Maximum of Rs. 14160 CIC Report Charges: Currently Rs 30/- per report - subject to revision Actual Cost of Legal Scrutiny Report (LSR) & Engineer's Valuation Report (EVR)* (* Two LSR & EVR insisted beyond threshold limit)
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At the time of availing the loan	<ul style="list-style-type: none"> > EM Charges: NIL - for Home Loans > Cost of Registration of EM / MODTD - wherever applicable > CERSAI Charges - For Loans upto Rs 5.00 lakhs - Rs 50/- + ST and for Loans above Rs 5.00 lakhs Rs 100/- + ST
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During the term of the loan	<ul style="list-style-type: none"> > Actual Charges for obtention of Certificate of Genuineness of Title Deeds > Actual charges for Engineer's Report on: level of progress / completion > Building Insurance Charges - covering the loan period > Inspection Charges (annually) > Encumbrance Certificate charges (annually) > Incidental charges of Rs 250/- (annually) > Actual cost of fresh EVR after every three years
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On foreclosure	No foreclosure charges
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Fee Refundable if loan not sanctioned / disbursed	NIL
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Conversion charges - for switching from floating to fixed interest and vice-versa	Conversion from "Fixed-to-Floating" is available as one-time option - after a minimum period of three years Charge: One-time fee @ 1% on the balance outstanding on the date of conversion. If conversion is sought after five years, this fee is waived. (Option to switch from 'Floating-to-Fixed' not available)
---	--

Details of Security / Collateral obtained	Primary Security/Collateral Security**
---	--

Personal Guarantees - from	1. 2.
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Date on which annual outstanding balance statement will be issued	Balance statement will be issued on demand Interest Certificate (IT purposes) will be issued during the month of April
---	---

Other Core Covenants, if any	As Annexed
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**EM of 129 Sq Mt of land out of the total extent of of Land situated at Door No , Plot No , Block No C-213 Sri Mohan Apartment , Lucknow , Pincode 274401 and comprised in Survey No Flat no C-213 of Semra Village , Tehsil-District -Lucknow Taluk, within the Sub Registration District of Lucknow and Registration District of Lucknow together with House/ Flat No C-213 owned / proposed to be purchased by Gyan Prakash Shukla with a built up area of (constructed / proposed to be constructed) at a cost of Rs.3800000/-

Engineer Valuation Report dated 26/07/2022 by Er Vinod Kr. Pandey, Panel Engineer valued (MV) at Rs 4715143 /- Legal Scrutiny Report dated 21/07/2022 by Ramesh Kumar Singh, Panel Advocate



Branch Manager