

COURT

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Asst. Manager



T-9615/15
INDIA NON JUDICIAL



Government of Uttar Pradesh

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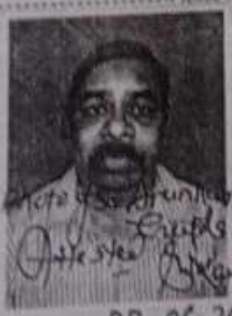
Certificate No.	: IN-UP01185028522233N
Certificate Issued Date	: 23-Jun-2015 11:47 AM
Account Reference	: SHCIL (FI) upshcil01/ GAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101402734369511N
Purchased by	: SMT MEENU TRIPATHI W O SRI PRAMOD NARAIN TIWARI
Description of Document	: Article 23 Conveyance
Property Description	: RESIDENTIAL PLOT NO-43B, PART OF KHASRA NO-455A, AT MADHAV GREENS, LAULAI, LUCKNOW.
Consideration Price (Rs.)	: 20,00,000 (Twenty Lakh only)
First Party	: SRI ARUN KUMAR GUPTA AND SMT URMILA GUPTA
Second Party	: SMT MEENU TRIPATHI W O SRI PRAMOD NARAIN TIWARI
Stamp Duty Paid By	: SMT MEENU TRIPATHI W O SRI PRAMOD NARAIN TIWARI
Stamp Duty Amount(Rs.)	: 70,000 (Seventy Thousand only)



Please write or type below this line.....

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U. Gupta



23.06.2015



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XM 0002943145

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.gov'. 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.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

UTTAR PRADESH



(3)

- | | |
|--|--|
| 3. Detail of Property | : Residential Plot No 439, part of Khasra No 45Sa, |
| 4. Unit of measurement | : Square Metre |
| 5. Area of Property | : 200 Sq.Mtr. |
| 6. Location of Road | : More than 200 mtr. away from Chinhat Tiraha to Laulai Road |
| 7. Detail of others
(9 mtr. wide Road/ Corner) | : Situated at 9 mtr. wide road |
| 8. Type of Property | : Residential Plot |
| 9. Total area of property
(in condition of multi storied) | : Not Applicable |
| 10. Total covered area | : Not Applicable |
| 11. Finished/ Semi Finished/
others. | : Not Applicable |
| 12. Valuation of trees | : No trees |

[Signature]

U. Gupta

[Signature]



देश UTTAR PRADESH



(4)

- | | | |
|--|---|----------------|
| 13. Boaring/ Well/ others | : | No |
| 14. Constructed area | : | Not Applicable |
| 15. Year of construction | : | Not Applicable |
| 16. Whether member of Co-operative Housing Society | : | No |

Boundaries :

- | | | |
|---------------------------|---|------------------------|
| East | : | 9 mtr. wide road |
| West | : | Property of others |
| North | : | Plot No.440 of Sellers |
| South | : | Plot No.438 of others |
| Number of the First Party | : | Two |
| Number of Second Party | : | One |

DETAIL OF SELLERS

(1) SRI ARUN KUMAR GUPTA son of Late Faujdar Prasad
and (2) SMT. URMILA GUPTA wife of Sri Arun Kumar Gupta,

A. Gupta

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INDIA

UTTAR PRADESH

BF 115741

16 JUN 2006

(5)

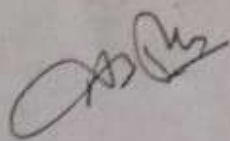
both resident of AE-109, NTPC Colony, Unchahar, Raebareli,
U.P.

DETAIL OF PURCHASER

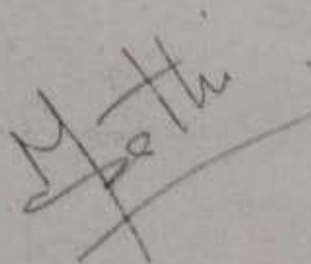
SMT. MEENU TRIPATHI, wife of Sri Pramod Narain Tiwari,
resident of Vaibhav Samriddhi, Flat No.FF/9, "Eldeco Basera
Plash", New Hyderabad, Lucknow.

-: SALE DEED :-

THIS SALE DEED is made by (1) SRI ARUN KUMAR
GUPTA son of Late Faujdar Prasad and (2) SMT. URMILA
GUPTA wife of Sri Arun Kumar Gupta, both resident of AE-
109, NTPC Colony, Unchahar, Raebareli, U.P., 240427, the
first part (here-in-after referred to as the "SELLERS").



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UTTAR PRADESH

BF 113742

16 JUN 2005

(6)

IN FAVOUR OF

SMT. MEENU TRIPATHI, wife of Sri Pramod Narain Tiwari, resident of Vaibhav Samriddhi, Flat No.FF/9, "Eldico Basera Plash", New Hyderabad, Lucknow, the Second part (here-in-after referred to as the "PURCHASER").

WHEREAS the Sellers are the absolute owners and in possession of Residential Plot No.439, part of Khasra No.455a, measuring 200 Sq.Mtr. i.e. 2152 Sq.Ft., situated at Madhav Greens, Laulai, Pargana, Tehsil and District Lucknow (hereinafter referred to as the said property).

AND WHEREAS, first party had purchased the said plot No.439 alongwith Plot No.440, total measuring 400 sq.mtr. i.e. 4304 sq.ft. from Arsha Infradevelopers Private Limited,

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रु.5000

Rs.5000

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FIVE THOUSAND RUPEES

INDIA

UTTAR PRADESH

BF 115093
16 JUN 2015

(7)

Corporate ID No.-U45400UP2009PTC038233 -2009-2010, its Office and residence at 2/334, Vivek Khand, Gomti Nagar, Lucknow through its Director Sri Mathuresh Srivastava son of late Rama Shanker Srivastava, through a regd. sale deed dated 10.07.2012, which is registered on 10.07.2012, in the office of Sub-Registrar-II, Lucknow, vide Book No.1, Khand 12773 on page 267/288, at Serial No. 12335/12.

AND WHEREAS, Arsha Infradevelopers Private Limited had purchased land of Khasra No.45Sa, from Smt. Bhagwan Dei wife of Late Jagan, resident of Laulai, Tehsil and District Lucknow, through a regd. sale deed dated 15.10.2011, which is registered on 15.10.2011, in the office of Sub-Registrar-II, Lucknow, vide Bahi No.1, Jild 11533 on page 101/141, at Serial No. 14032/11 and also purchased from Sri Ram Pal son of Late Jagan, resident of Naya Purwa, Majra Laulai,

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रु.5000

Rs.5000

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INDIA

UTTAR PRADESH

BF 115094

16 JUN 2011

(8)

Tehsil and District Lucknow, through a registered sale deed dated 02.11.2011, which is registered on 02.11.2011, in the office of Sub-Registrar-II, Lucknow, vide Bahi No.1, Jild 11607 on page 177/200, at Serial No. 4950/11.

AND WHEREAS, the Sellers want to sell, assign and transfer the said Plot of land to the Purchaser to meet their personal need.

AND WHEREAS, the Purchaser is also agreeable to purchase the said Plot of land for a total sale consideration of Rs.20,00,000/- (Rupees Twenty Lac) only.

AND WHEREAS, the Sellers are the absolute owners and in possession of the said plot of land, which is free from all sorts of encumbrances, charges, interest, mortgage, liens

U. Gupta

रु.5000

Rs.5000

पच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

UTTAR PRADESH

BF 095018

(12)

7. That no prior registered agreement to sell in writing in respect of the above mentioned plot has taken place between the parties to this sale deed.

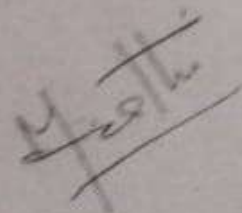
8. That the above mentioned plot is situated at 9 Metre wide road but the same is not situated at two side roads and corner.

9. That the said plot is situated at more than 200 mtr. away from Chinhat Tiraha to Laulai Road, and said Plot under the sale deed is in shape of a plot of land, having no construction thereon.

10. That the area of the plot hereby sold is 200 sq.mtr. and the circle rate of the land hereby sold is Rs. 8,000/- per sq. Mtr. (for 9 mtr. wide road) as fixed by the Collector, Lucknow as such the total value of plot hereby sold, works out to Rs.



U. Gupta



12. That the expressions "SELLERS" and "PURCHASER" herein before used, unless repugnant to the context, mean and shall always mean and include their heirs, successors, legal representatives, assigns and agents.

SCHEDULE OF THE PROPERTY

Residential Plot No.439, part of Khasra No.45Sa, measuring 200 Sq.Mtr. i.e. 2152 Sq.Ft., situated at Madhav Greens, Laulai, Pargana, Tehsil and District Lucknow, which is bounded as below:-

BOUNDARIES

<u>BOUNDARIES</u>		<u>DIMENSIONS</u>
East	: 9 mtr. wide road	10.00 mtr.
West	: Property of others	10.00 mtr.
North	: Plot No.440 of Sellers	20.00 mtr.
South	: Plot No.438 of others	20.00 mtr.

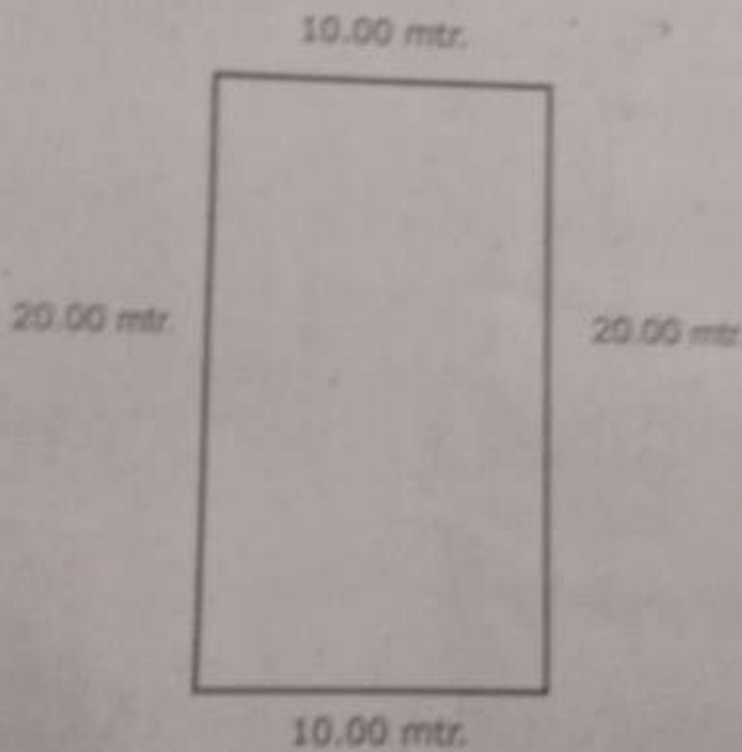
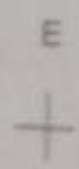
SCHEDULE OF PAYMENT

1. Rs.3,00,000/- (Rupees Three lac only) through account payee cheque No.056773, dated 30.04.2015 of State Bank of Travencore, Branch Gomti Nagar, Lucknow, before execution of the sale deed, to the Sellers by the Purchaser.
2. Rs.2,00,000/- (Rupees Two lac only) through account payee cheque No.056775, dated 03.05.2015 of State Bank of Travencore, Branch Gomti Nagar, Lucknow, payable at Mahoba, before execution of the sale deed, to the Sellers by the Purchaser.
3. Rs.10,58,170/- (Rupees Ten Lac Fifty Eight Thousand One Hundred Seventy only) transferred through Account payee cheque No. 729829 dated 18.06.2015 of Corporation Bank, Branch Dharamtolla Kolkata, by loan account No.LKO//000990 of purchaser to loan account No.LKO//000826 of sellers, before execution of the sale deed, to the Sellers by the Purchaser.

u. Gupta

MAP OF PLOT NO 439, PART OF KHASRA NO 45SA,
MEASURING 200 SQ MTR I.E. 2152 SQ FT, SITUATED AT
MADHAV GREENS, LAULAI PARGANA, TEHSIL AND
DISTRICT LUCKNOW WHICH IS BOUNDED AS BELOW -

East : 9 mtr. wide road
West : Property of others
North : Plot No.440 of Sellers
South : Plot No.438 of others



W. Gupta
SELLERS



PURCHASER

