

भारतीय गैर न्यायिक

दस  
रुपये

₹.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

38AE 722711

यह जनरल स्टाम्प कलम से...  
के सत प्रस्तुत किया गया

U 7588

13/2/21

क्र. सं. ....

6989 9/7/2021

स्टाम्प विक्रय की तिथि .....

स्टाम्प क्रय करने या प्रयोजन .....

स्टाम्प क्रेता का नाम व पूरा पता .....

स्टाम्प की धनराशि .....

श्री यशवंत ठोंडा

सुषजा दुबे स्टाम्प विक्रेता

लाइसेंस नं० 233/2

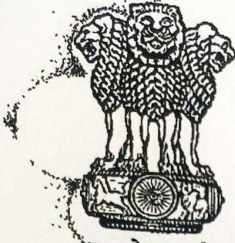
व्यापार की अवधि 31-03-2025

मदर तहसील, लखनऊ

2 8410124



*Shukla*



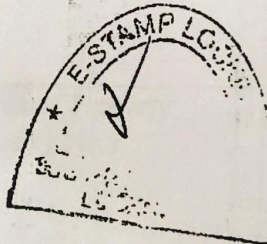
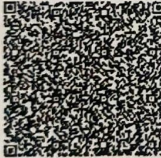
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP65241149041452T
Certificate Issued Date	: 12-Apr-2021 03:08 PM
Account Reference	: SHCIL (FI) upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0117811342217458T
Purchased by	: SANJEEV SHUKLA
Description of Document	: Article 23 Conveyance
Property Description	: VILLA NO.77, GROUP HOUSING PROJECT NAME SAI FARMS PHASE-II, KH.NO.29, AT VILL-SIKANDERPUR KHURD, LKO
Consideration Price (Rs.)	:
First Party	: VIMAL KAPOOR
Second Party	: SANJEEV SHUKLA
Stamp Duty Paid By	: SANJEEV SHUKLA
Stamp Duty Amount(Rs.)	: 4,27,000 (Four Lakh Twenty Seven Thousand only)

18148



-----Please write or type below this line-----



*Vimal Kapoor*  
*Vimal Kapoor*



*Sanjeev Shukla*  
*Sanjeev Shukla*

0001692686

### Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.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.

नकास सं०.....  
पञ्ज दिनांक 07588  
पञ्ज दिनांक.....



Sale Consideration : Rs. 61,00,000/-  
Market Value : Rs. 31,03,300/-  
Stamp Duty Paid : Rs. 4,27,000/-  
Pargana : Lucknow

### DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	: Residential
2.	Pargana	: Lucknow
3.	Village	: Village- Sikanderpur Khurd, Pargana Tehsil and District Lucknow.
4.	Details of Property (Property No.)	: Villa No.- 77, Part of Khasra No.- 29, Situated at- Project "SAI FARMS" Phase - II, Village- Sikanderpur Khurd, Pargana Tehsil and District Lucknow .
5.	Standard of measurement	: Sq. Mtr.
6.	Land Area	: 152.75 Sq. Mtr.

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view for

Sangeet Shuk

Sangeet Shuk

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प्रमाण किया.....

7.	Covered Area	:	152.82 Sq. Mtr.
8.	Location Road	:	Not on Segment Road
9.	Consideration	:	Rs. 61,00,000/- (Rupees Sixty One Lakhs only).
10.	Type of Property	:	Villa
11.	Boundaries	:	East: Villa No. 78 West: Villa No. 76 North: Boundary wall of Project, thereafter Others Property South: Road wide 33 Ft.
1	No of persons in first part (1); No of persons in second		
2.	part (1);		
1	Detail of Seller	:	Detail of Purchaser
3.			
	Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor, Resident of- House No.- C-398, Sector-B, Mahanagar, Lucknow.	:	Mr. Sanjeev Shukla, son of Mr. Radhey Krishna Shukla, Resident of- House No.- 439/J, Buxi Khurd, Daraganj, Allahabad.

THIS DEED OF SALE IS EXECUTED BETWEEN Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor, Resident of- House No.- C-398, Sector-B, Mahanagar, Lucknow (hereinafter called the 'Seller' which expression shall mean and include his heirs, successors, administrators and assigns) AND Mr. Sanjeev Shukla, son of Mr. Radhey Krishna Shukla, Resident of- House No.- 439/J, Buxi Khurd, Daraganj, Allahabad (hereinafter called the "Purchaser" which expression

*Vimmal Kapoor*

*Vimmal Kapoor*

*Sanjeev Shukla*

*Sanjeev Shukla*

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व्यक्त किया.....

shall mean and include his heirs, successors, administrators and assigns).

WHEREAS Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor has purchased the Part of Khasra No. 20Ka, 29, 32, measuring about 1.264 Hectare situated at Sikanderpur Khurd, Pargana Tehsil and District Lucknow from Sri Dwarika and another vide registered sale deed 29-12-1986 registered as Document No. 8831 on 29-12-1986 in the office of Chief Sub-Registrar, Lucknow; AND

WHEREAS later on Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor has transferred the Khasra No. 20Ka, measuring about 0.379 Hectare situated at Sikanderpur Khurd, Pargana Tehsil and District Lucknow in favour of Sri Nishesh Chibbar son of Late Sri K.R. Chibbar vide registered sale deed 19-07-2007 registered in Book No. I Volume 6778 Pages 291/328 at No. 6875 on 20-07-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS Smt. Shail Rani Kapoor Wife of Late Sri S.N. Kapoor has purchased the Part of Khasra No. 27Ka and 28 measuring about 0.680 Hectare situate at Sikanderpur Khurd, Pargana Tehsil and District Lucknow from Sri Amber Prasad vide registered sale deed 11-12-1987 registered in Book No. I Volume 3363 Pages 281/283 at No. 500 on 06-01-1989 in the office of Chief Sub-Registrar, Lucknow; AND

WHEREAS after purchasing the said property, Smt. Shail Rani Kapoor Wife of Late Sri S.N. Kapoor got converted the Agricultural land into Non-Agricultural from the Court of Deputy Collector, Sadar, Lucknow vide its Order dated 21-07-2012 passed in Case No. 215/11-12 (Smt. Shail Rani Kapoor Vs State of U.P.) and the same has been incorporated in the Revenue records; AND

WHEREAS later on Smt. Shail Rani Kapoor got constructed the Villas over the said Khasra; AND

WHEREAS later on Smt. Shail Rani Kapoor wife of Late Sri S.N. Kapoor expired after executing a registered Will dated 24-12-2012 registered in Photostat Book No. III, Khand- 243, Pages- 271/290 at Serial No.- 755/2012 on dated- 24-12-2012 in the office of Sub-Registrar-III, Lucknow by virtue of the said registered Will she bequeathed the Part of Khasra Nos.- 29, 32,

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पृष्ठ क्रमांक.....

27Ka, 28, situated at- Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow in favour of her son Sri Vimmal Kapoor son of Late Sri Shyam Narain Kapoor (the Seller); AND

WHEREAS the Seller wanted to sell the Villa No.-77, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 152.75 sq. meters (land area) and 152.82 sq. meters (constructed area) and the Purchaser being interested purchasing the same has offered a sum of Rs.61,00,000/- (Rupees Sixty One Lakhs only) which offer the Seller has accepted.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER :**

1. That in consideration of Rs.61,00,000/- (Rupees Sixty One Lakhs only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges the Seller hereby transfers, conveys and assigns by way of absolute sale of all that the Villa No.-77, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 152.75 sq. meters (land area) and 152.82 sq. meters (constructed area) more fully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owner thereof.
2. That the villa hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Seller is pending in any Court of Law or with any authority.
3. That all the taxes, in respect of the said villa such as municipal tax, water tax and electricity charges upto the date of this deed shall be borne and paid by the Seller, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
4. That in case any part or whole of the villa transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Seller then the Seller

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- shall compensate the Purchaser to the extent of loss so suffered by him.
5. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser and the Seller shall not be responsible for the same in any manner whatsoever.
  6. That the development charges if any payable on the said property to the competent authority shall be directly paid by the Purchaser and the Seller is not responsible for it.
  7. That the Purchaser shall have no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as open spaces which shall be commonly used by the owners / occupants of the other villas.
  8. That the Purchaser shall in no way or manner will be entitled to block the common areas such as entrances, exits of the garden, and in case they do so then the Seller / Purchaser as well as the owner of the other villas shall have right to remove the constructions / obstruction forthwith at the cost of the Purchaser or his nominees.
  9. That the Purchaser is bound to pay the amount of corpus fund which shall be decided later on and the Purchaser is bound to join the maintenance Society of "Sai Farms Resident Welfare Association" and pay the proportionate maintenance charges to the Society regularly.
  10. That the Purchaser shall not be allowed to make any permanent or temporary structural changes in the elevation of the purchased Villa including exterior color scheme.
  11. That all development works in respect of common facilities from the sellers side has been completed and is acknowledged by the Purchaser.
  12. That the Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all his rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.

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*Sangam Shuk*

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13. That after execution of this deed the Purchaser may get his name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However, the Seller shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
14. That the villa transferred under this deed is situated at Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, which is not on Segment Road given in the Circle Rate List issued by Collector, Lucknow. Hence, the valuation of the same is calculated as per residential rates.
15. That the total area of the land of the villa transferred under this deed 152.75 sq. meters, the value of the land thereof @ Rs.4,000/- per square meter comes to Rs.6,11,000/- The villa is double storied first class RCC Construction having total constructed area 152.82 sq. meter the value thereof @ Rs.15,000/- per sq. meter comes to Rs.22,92,300/-. There is boundary wall fitted with iron gate the value thereof is taken Rs.2,00,000/- Thus the total value of the said villa comes to Rs.31,03,300/- However, the actual sale consideration is Rs.61,00,000/- consequently the stamp duty of Rs.4,27,000/- has been paid on the sale consideration of villa vide E- Stamp Certificate No.- IN-UP65241149041452T, vide dated- 12/04/2021.
16. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
17. That the identification of the parties has been done on the basis of the documents provided by them.

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SCHEDULE OF PROPERTY

Villa No.- 77, Part of Khasra No. 29, situated at Project "SAI FARMS" Phase-II, Village Sikanderpur Khurd, Pargana Tehsil and District Lucknow, land area measuring about 152.75 sq. meters (land area) and 152.82 sq. meters (constructed area) and bounded as under:-

East : Villa No. 78,  
West : Villa No. 76,  
North : Boundary wall of Project, thereafter Others Property,  
South : Road wide 33 Ft.

SCHEDULE OF PAYMENT

Date	Bank Name	Branch Name	Cheque No. / Demand Draft No./Acknowledgment No.	Amount (Rs.)
18 <sup>th</sup> Oct 2020	State Bank of India	Pilibhit	861733	Rs.2,00,000/-
8 <sup>th</sup> June 2021	Canara Bank	Vipin Khand, Gomti Nagar, Lucknow	874566	Rs.65,71,000/-
9 <sup>th</sup> June 2021	Canara Bank	Naval Kishore, Hazratganj, Lucknow	A/1301716	Rs.61,000/-

The Seller has Received Rs.61,00,000/- (Rupees Sixty One Lakhs only) as sale consideration and balance amount received against GST/ST the Seller acknowledges the receipt thereof.

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*Sanyal Shub*

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आवेदन सं.: 202100821032844

विक्रय पत्र

पृष्ठ सं.: 1

रजिस्ट्रेशन सं.: 8410

वर्ष: 2021

प्रतिकूल- 6100000 स्टाम्प शुल्क- 427000 बाजारी मूल्य- 3103300 पंजीकरण शुल्क- 61000 प्रतिनिधिकरण शुल्क- 60 योग: 61060

श्री संजीव शुक्ला,  
पुत्र श्री राधे कृष्ण शुक्ला  
व्यवसाय: नौकरी

निवासी: म-०९-439/जे, बकशी खुर्द दारागंज, इलाहाबाद

Sangeev Shukla



ने यह लेखपत्र इस कार्यालय में दिनांक 11/06/2021 एवं 11:41:33 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)-  
उप निबंधक :सदर द्वितीय  
तखनऊ  
11/06/2021

बभिता सिंह.  
निबंधक लिपिक

प्रिंट करें

IN WITNESS WHEREOF the parties have put their respective signatures on this deed of sale on the date, month and year first above written in the presence of following witnesses.

*Vivekanand Mishra*

**WITNESSES :**

**1. Vivekanand Mishra**  
s/o Shri Chandi Prasad Mishra  
R/o- Bilari, Jasawan,  
Allahabad- U.P.  
Occupation- Government Job  
Contact No.- 9454416508



*Vivekanand Mishra*  
*Signature*

Seller  
PAN-AGQPK4874L



*Amrith Kumar Tiwari*

**2 Amrith Kumar Tiwari**  
s/o Shri Rama Shanker Tiwari  
R/o- Village – Sobaibandh,  
Post- Karnai, Ballia- U.P.  
Occupation- Advocate  
Contact No.- 9455282282



PURCHASER  
PAN – BAMPS8450H

*Sangam Shukla*  
*Sangam Shukla*

Typed By:

*M.K. Hashmi*  
(M.K.Hashmi)

Drafted By:

*Amrith Tiwari*  
Amrith Tiwari  
(Advocate)

High Court, Lucknow.  
Mob. No.- 9455282282



आवेदन सं०: 202100821032844

बही सं०: 1

रजिस्ट्रेशन सं०: 8410

वर्ष: 2021

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

विक्रेता: 1

श्री विमल कपूर, पुत्र श्री स्व० श्याम नारायण कपूर

व्यवसाय: व्यापार

क्रेता: 1



श्री संजीव शुक्ला, पुत्र श्री राधे कृष्ण शुक्ला

निवासी: म०न०-439/जे, बकशी खुर्द दारागंज, इलाहाबाद

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Sangeet Shukla



श्री विवेकानन्द मिश्र, पुत्र श्री घण्टी प्रसाद मिश्र

निवासी: बिलारी जसवन, इलाहाबाद

व्यवसाय: नौकरी

पहचानकर्ता: 2

Vivek



श्री अमरीश कुमार तिवारी, पुत्र श्री रमाशंकर तिवारी

निवासी: ग्राम सोबाईबांध पो०-करनई, बलिया, उ०प्र०।

व्यवसाय: बकालत

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

टिप्पणी:

Anshu Prasad



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभरी) -

उप निबंधक : सदर द्वितीय

लखनऊ

प्रबिता सिंह.  
निबंधक लिपिक

प्रिंट करें

EXIST. PLAN OF HOUSE / VILLA No. 77

PART OF KHASRA No. 29

SAI FARMS PHASE-II VILLAGE

SIKANDARPUR-KHURD

DISTT- LUCKNOW

		IN SQMT.
TOTAL AREA		152.75
COV. ON G.F.L.		152.82
COV. ON F.F.L.		

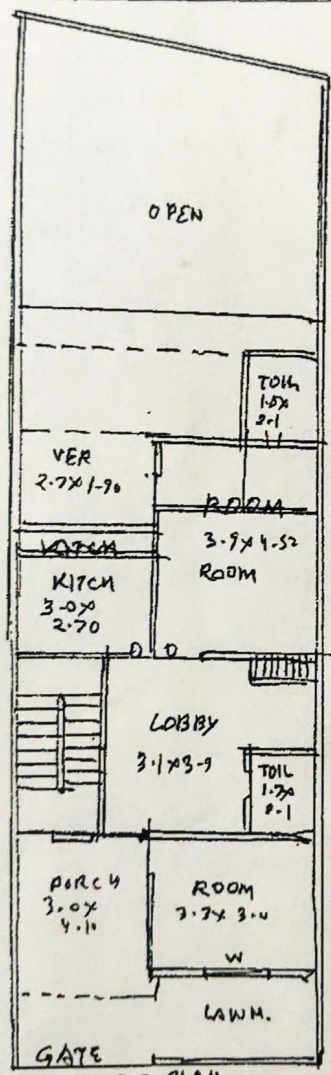


EAST:- VILLA No 78,

WEST:- VILLA No 76

NORTH:- BOUNDARY WALL OF PROPERTY THEREAFTER OTHER PROPERTY

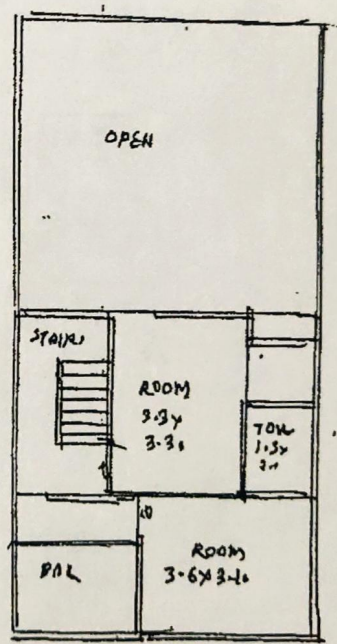
SOUTH:- 33'-0" WIDE ROAD.



G.F. PLAN

*Handwritten signature of the architect/estimator.*

SELLER SIGN



FIRST FLOOR PLAN

*Handwritten signature of the purchaser.*

PURCHASER SIGN

*Handwritten signature of B. N. Verma.*  
**B. N. Verma**  
 Architect / Estimator  
 843-2A- Sanahi Nagar  
 Etahna Road. No. - 47B  
**ARCHITECT**

7588

आवेदन सं०: 202100821032844

बही संख्या 1 जिल्द संख्या 24968 के पृष्ठ 389 से 408 तक क्रमांक  
8410 पर दिनांक 11/06/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभरी) -  
उप निबंधक : सदर द्वितीय

लखनऊ  
11/06/2021

प्रिंट करे

छाया प्रति प्रमाणित

उप निबंधक द्वितीय

18/7/21