

INDIA NON JUDICIAL

Government of Uttar Pradesh

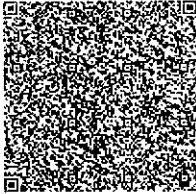
e-Stamp



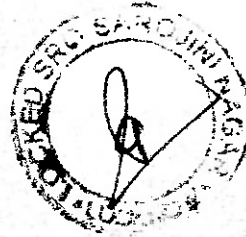
Certificate No. : IN-UP70985147555335V  
 Certificate Issued Date : 27-Mar-2023 09:25 PM  
 Account Reference : NEWIMPACC (SV)/ up14561904/ SAROJINI NAGAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1456190436059887544647V  
 Purchased by : ARVIND KUMAR YADAV AND OTHER  
 Description of Document : Article 23 Conveyance  
 Property Description : PLOT NO. D-3/0139, SECTOR-D, POCKET-3, SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW  
 Consideration Price (Rs.) :  
 First Party : SHUBHAWATI SINGH AND OTHER  
 Second Party : ARVIND KUMAR YADAV AND OTHER  
 Stamp Duty Paid By : ARVIND KUMAR YADAV AND OTHER  
 Stamp Duty Amount(Rs.) : 3,26,000  
 (Three Lakh Twenty Six Thousand only)

11003/2

240



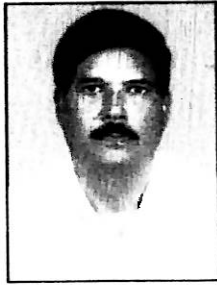
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शुभावती सिंह



Arvind Kumar Yadav



Arvind Kumar Yadav



Usha Yadav



0040619534

ARVIND KUMAR YADAV AND OTHER ARVIND KUMAR YADAV AND OTHER ARVIND KUMAR YADAV AND OTHER ARVIND KUMAR YADAV AND OTHER ARVIND KUMAR YADAV AND OTHER



**PHOTOGRAPH**

**Plot No. D-3/0139, Measuring land area (10 mtr. x 20 mtr.)  
200.00 Sq.mtr, Situated at Sector-D, Pocket-3, Sushant Golf City,  
Sultanpur Road, Lucknow.**



Sellers

Sushant Ritz

[Signature]

Arvind Kumar Yadav  
Purchasers

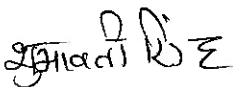
Usha Yadav



Sale Consideration : Rs. 48,00,000/-  
Market Value : Rs. 41,00,000/-  
Stamp Duty : Rs. 3,26,000/-

**BRIEF DETAIL OF SALE DEED**

1. Type of property : Residential
2. Ward : Ibrahimpur (Code-001)
3. Mohalla : Sushant Golf City  
(V-Code-0013)
4. Property Details : Plot No. D-3/0139, Situated  
at Sector-D, Pocket-3,  
Sushant Golf City,  
Sultanpur Road, Lucknow.
5. Measurement Unit : Square Meter
6. Area of Property : 200.00 sq.mtr.
7. Situation of Road : More than 100 Mts. away  
from Amar Shaheed Path  
and Sultanpur Road.
8. Other Description : Situated at 12 Mtrs. wide  
Road and not at corner.
9. Constructed area : N.A.
10. Pertaining to the  
member of House  
Society : N.A.





Arvind Kumar Yadav

Usha Yadav



**BOUNDARIES**

East : 12 meter wide road  
West : Plot No. D-3/0118  
North : Plot No. D-3/0138  
South : Plot No. D-3/0140

<b>No. of First Party: 2</b>	<b>No. of Second Party: 2</b>
Details of Sellers	Details of Purchasers
<b>(1) Smt. Shubhawati Singh wife of Sri Jang Bahadur Singh &amp; (2) Sri Jang Bahadur Singh, son of Late Jamwant, both resident of 133, Manas Enclave, Faridi Nagar, Lucknow</b>	<b>(1) Arvind Kumar Yadav, Son of Sri Harihar Dutt Yadav &amp; (2) Smt. Usha Yadav wife of Sri Arvind Kumar Yadav, both resident of 22, Village-Jamalpur, Ambari, Azamgarh, U.P.-223222</b>

**SALE DEED**

This DEED OF SALE is made at Lucknow on this 28<sup>th</sup> day of March, 2023.

**BETWEEN**

**(1) Smt. Shubhawati Singh wife of Sri Jang Bahadur Singh & (2) Sri Jang Bahadur Singh, son of Late Jamwant, both resident of 133, Manas Enclave, Faridi Nagar, Lucknow** (hereinafter referred to as the "Sellers", which expression shall include their heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

Arvind Kumar Yadav

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Usha Yadav





AND

**(1) Arvind Kumar Yadav, Son of Sri Harihar Dutt Yadav & (2) Smt. Usha Yadav wife of Sri Arvind Kumar Yadav, both resident of 22, Village- Jamalpur, Ambari, Azamgarh, U.P.-223222** (hereinafter referred to as the "Purchasers", which expression shall include their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

Whereas the Sellers are the owners in possession of **Plot No. D-3/0139, Measuring land area 200.00 Sq.mtr, Situated at Sector-D, Pocket-3, Sushant Golf City, Sultanpur Road, Lucknow**, having purchased the same from **Ansal Properties & Infrastructure Ltd.** a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 1<sup>st</sup> Floor, Y.M.C.A. Campus 13, Rana Pratap Marg, Lucknow through its authorized Signatory Mr. Birendra Pratap Singh son of Sri Ganga Pal Singh, by way of registered sale deed dated 22-01-2011, which is duly registered in the office of Sub-Registrar-Sarojani Nagar, Lucknow at Bahi No.-1, Zild No. 10552, Pg.No.-173 to 208, at S.No.-901 on 22-01-2011.

And Whereas on the strength of above sale deeds Sellers became the absolute owner of the said plot is free from all kinds of encumbrances, disputes, flaws, litigation,

Arvind Kumar Yadav

Usha Yadav

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acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. Sellers have all right to sell, transfer the said property.

AND WHEREAS the Sellers are interested to sell the **Plot No. D-3/0139, Measuring land area 200.00 Sq.mtr, Situated at Sector-D, Pocket-3, Sushant Golf City, Sultanpur Road, Lucknow,** and the Purchasers being interested to purchase the same offered a price of Rs.48,00,000/- (Rupees Forty Eight Lakh Only), which offer the Sellers has accepted. Purchasers have verified the documents and situation of property, and they are fully satisfied.

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

1. That Sellers having received the said consideration amount Rs.48,00,000/- (Rupees Forty Eight Lakh Only) in the manner mentioned in the Payment Schedule, the Sellers do hereby sell, convey and assign absolutely to the Purchasers, the said property i.e. **Plot No. D-3/0139, Measuring land area 200.00 Sq.mtr, Situated at Sector-D, Pocket-3, Sushant Golf City, Sultanpur Road, Lucknow,** and all that it has including all rights of easement and appurtenance attached thereto hold and possess the same unto and enjoy the same as absolute owner thereof.

Arvind Kumar Yadav

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Usha Yadav



2. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
3. That the Purchasers have checked and verified all the property documents, dues and liabilities from any authority whatsoever regarding the said property and satisfied with the same.
4. That the Sellers by virtue of this deed is giving the physical possession of the property mentioned above to the Purchasers with all its rights and privileges so far held and enjoyed by the Sellers to hold and enjoy the same for ever free from all encumbrances.
5. That the Purchasers shall pay all the taxes, demands and charges which may be payable in respect of the property hereby sold, to the Local Authority after execution and registration of this Sale Deed, but in all cases, if any taxes, charges or demands of any nature whatsoever payable in respect of the property hereby sold, is made out prior to the execution and registration of this sale Deed, then the same shall be paid by the Sellers, and the Purchasers shall have no liability or responsibility whatsoever with respect to or with regard to the dues payable on the property hereby sold, prior to execution of this sale Deed, but if the Purchasers have to pay any such taxes, charges

Aarvind Kumar Yadav

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Usha Yadav



or demands payable on the property demised prior execution of this Sale Deed, then the same shall be paid by the Sellers to the Purchasers with all expenses so incurred by the Purchasers in that connection and in case of failure to do so, the Purchasers shall be entitled to recover the same from the Sellers through court of law, at the cost of the Sellers and after the execution of sale deed all the taxes shall be paid by the Purchasers.

6. That the Purchasers may get their names mutated in the relevant records of Ansal properties and infrastructure Ltd. or before authorities on the basis of this sale deed and the Sellers shall cooperate with the Purchasers in any of the proceeding or proceedings which may be necessary for mutation of the name of the Purchasers in respect of the property hereby sold, and the Sellers shall requiring the same to do all that which may be required for obtaining mutation in favour of the Purchasers.
7. That the plot is situated at more than 100 Mtr. away from Sultanpur Road and there is no any construction on the said plot.
8. That the Purchasers shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.

Ashwin Kumar Yadav

Usha Yadav

सुमावती सिंह





9. That all the terms and conditions of the previous sale deed dated 22-01-2011 shall be binding upon the Purchasers.
10. The property is situated in Sushant Golf City and away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. As the property is situated at 12.00 mtr. wide road and for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 20,500/- per sq mtr., accordingly market value of the plot having area measuring 200.00 sq.mts. comes to Rs. 41,00,000/-, which is less than sale consideration, as such stamp duty payable on sale consideration of Rs. 48,00,000/- That both the purchasers have equal undivided share. Since the purchaser No.2 is a lady therefore, as per the Government Order No. S.V.K.NI -2756/11-2008-500(165)/2007 dated 30.06.2008, the stamp duty is calculated @ 6% on Rs.10,00,000/- comes to Rs. 60,000/- of her share and on the remaining amount of Rs. 38,00,000/- stamp duty calculated @ 7% which comes to Rs. 2,66,000/-, thus the total round of stamp duty of Rs. 3,26,000/- is being paid through e-stamp certificate No. IN-

Arvind Kumar Yadav

Usha Yadav

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UP70985147555335V dated 27-03-2023 through this sale deed accordingly paid by the Purchasers.

**SCHEDULE OF PROPERTY**

**Plot No. D-3/0139, Measuring land area (10 mtr. x 20 mtr.) 200.00 Sq.mtr, Situated at Sector-D, Pocket-3, Sushant Golf City, Sultanpur Road, Lucknow** delineated and marked in the annexed site plan which is bounded as under:-

East : 12 meter wide road  
West : Plot No. D-3/0118  
North : Plot No. D-3/0138  
South: Plot No. D-3/0140

**SCHEDULE OF PAYMENT**

1. Rs. 24,00,000/- (Rupees Forty Four Lakh Only) through Demand Draft No. 614101, dated 28-03-2023, Canara Bank, Ahmamau (Ansal), Lucknow.
2. Rs. 23,00,000/- (Rupees Twenty Three Lakh Only) through Demand Draft No. 645000, dated 28-03-2023, Canara Bank, Ahmamau (Ansal), Lucknow.
3. Rs. 1,00,000/- (Rupees One Lakh Only) through RTGS dated 03-03-2023.

Thus the Sellers has received Rs. 48,00,000/- (Rupees Seventy Lac Only) from the Purchasers and Sellers has acknowledge this receipt.

*Avinand Kumar Yadav*

*Usha Yadav*

*Sushant Ritz*

*[Signature]*

आवेदन सं०: 202301041016322

## विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 11003

वर्ष: 2023

प्रतिफल- 4800000 स्टाम्प शुल्क- 326000 बाजारी मूल्य - 4100000 पंजीकरण शुल्क - 48000 प्रतिनिधिकरण शुल्क - 80 योग : 48080

श्री अरविन्द कुमार यादव, *Arvindkumaryadav*  
 पुत्र श्री हरिहर दत्त यादव  
 व्यवसाय : अन्य  
 निवासी: 22, ग्राम- जमालपुर, अंबरी, आजमगढ़, उ.प्र.-223222



ने यह लेखपत्र इस कार्यालय में दिनांक 28/03/2023 एवं 04:29:18 PM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक :सरोजनीनगर

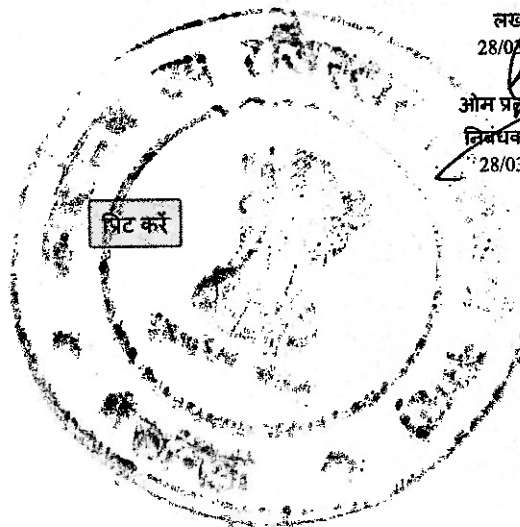
लखनऊ

28/03/2023

ओम प्रकाश सिंह.

निबंधक लिपिक

28/03/2023



IN WITNESS WHEREOF, the Sellers and Purchasers have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

**WITNESSES:-**



1.

*Ankit Yadav*

(Ankit Yadav)  
S/o Narendra Bahadur Yadav  
R/o M-53, Sector-D-1, Kanpur Road,  
LDA Colony, Lucknow  
Mob. 9936372128



2.

*Vishal*

(Vishal Kumar Srivastava)  
S/o Krishna Ji Srivastava  
R/o Gayatri Puram, Civil Line,  
Gonda, U.P.  
Mob. 7007413475

*शुभाती सिंह*

(1) **Smt. Shubhawati Singh**  
PAN-AQIPS7670N  
Mob. 9565695929



*Sri Jang Bahadur Singh*

(2) **Sri Jang Bahadur Singh**  
PAN-AJVPS6502P  
Mob. 9565695929



**SELLERS**



*Arvind Kumar Yadav*

(1) **Arvind Kumar Yadav**  
PAN-AAQPY1407K  
Mob. 8299016821



*Usha Yadav*

(2) **Smt. Usha Yadav**  
PAN-BCEPY9444D  
**PURCHASERS**

**Typed by:**

*Pankaj Jaiswal*  
**(Pankaj Jaiswal)**

**Drafted by:**

*Jitendra Singh*  
**(Jitendra Singh)**  
Advocate  
Civil Court, Lucknow  
Mob. 8400001919

बही सं०: 1

रजिस्ट्रेशन सं०: 11003

वर्ष: 2023

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

विक्रेता: 1

श्रीमती शुभावती सिंह, पत्नी श्री जंग बहादुर सिंह

निवासी: 133, मानस एन्क्लेव, फरीदी नगर, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 2

शुभावती सिंह



श्री जंग बहादुर सिंह, पुत्र श्री स्वर्गीय जामवंत

निवासी: 133, मानस एन्क्लेव, फरीदी नगर, लखनऊ

व्यवसाय: अन्य

क्रेता: 1

[Signature]



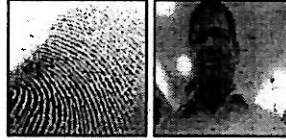
श्री अरविन्द कुमार यादव, पुत्र श्री हरिहर दत्त यादव

निवासी: 22, ग्राम- जमालपुर, अंबरी, आजमगढ़, उ.प्र.-223222

व्यवसाय: अन्य

क्रेता: 2

Arvind Kumar Yadav



श्रीमती ऊषा यादव, पत्नी श्री अरविन्द कुमार यादव

निवासी: 22, ग्राम- जमालपुर, अंबरी, आजमगढ़, उ.प्र.-223222

व्यवसाय: गृहिणी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Usha Yadav



श्री अंकित यादव, पुत्र श्री नरेंद्र बहादुर यादव

निवासी: एम-53, सेक्टर-डी-1, कानपुर रोड, एलेडीए कॉलोनी, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

[Signature]



श्री विशाल कुमार श्रीवास्तव, पुत्र श्री कृष्णा जी श्रीवास्तव

निवासी: गायत्री पुरम, सिविल लाइन, गोंडा, उ.प्र.

व्यवसाय: अन्य

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

उप निबंधक : सरोजनीनगर

लखनऊ

28/03/2023

ओम प्रतीप सिंह

निबंधक लिपिक लखनऊ

28/03/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी: प्रतिफल के प्राप्त की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार  
पुष्टि की गई।

**MAP**

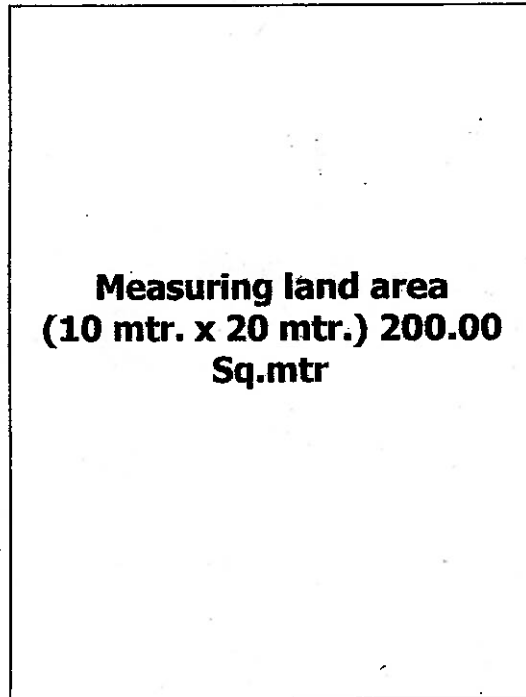
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East : 12 meter wide road

West : Plot No. D-3/0118

North : Plot No. D-3/0138

South : Plot No. D-3/0140



Sellers

*Signature of Seller 1*      *Signature of Seller 2*

*Arvind Kumar Yadav*

Purchasers

*Usha Yadav*

आवेदन सं०: 202301041016322

बही संख्या 1 जिल्द संख्या 10588 के पृष्ठ 319 से 340 तक क्रमांक 11003 पर दिनांक  
28/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



वन्दना ..

उप निबंधक : सरोजनीनगर

लखनऊ

28/03/2023

सिद्ध कर

