

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

3466/r

₹1,46,900

Certificate No. : IN-UP41383203489280U
 Certificate Issued Date : 05-Nov-2022 12:04 PM
 Account Reference : NEWMIPACC (SV)/ up/14176304/ MOHANLALGANU/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP/14176304/74390726048029U
 Purchased by : MINAKSHI SINHA
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO-3/47 SECTOR-03 VILLAGE-SHYLAR TEM-MLG LKO
 Consideration Price (Rs.) : SWASTIK MUL TITRADE PVT LTD
 First Party : MINAKSHI SINHA
 Second Party : MINAKSHI SINHA
 Stamp Duty Paid By : MINAKSHI SINHA
 Stamp Duty Amount(Rs.) : 1,46,900
 (One Lakh Forty Six Thousand Nine Hundred only)

सत्यमेव जयते

₹1,46,900



Please write or type below this line

STAMP PAPER USED
Sub Registrar, (e-stamp@up.gov.in)
Lucknow U.P.



Authorized Signatory



Minakshi Sinha



[Signature]



0014050529

Statutory Alert

- The authenticity of the Stamp certificate should be verified at www.upstamp.gov.in 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
- In case of any discrepancy please inform the Competent Authority

(2)

BRIEF DETAIL OF SALE DEED

1.	Type of property	:	Residential
2.	Ward/Pargana	:	Mohanlalganj
3.	Mohalla	:	Shivlar
4.	Property Details	:	Plot No. 3/47, Sector-03, situated at Signature Park, Shivlar, New Jail Road, Mohanlalganj, Lucknow, (U.P.)
5.	Measurement Unit	:	Square Mtr.
6.	Area of Property	:	167.224 square Mtr. (1800 square feet)
7.	Situation of Road	:	Away from New Jail Road Road.
8.	Other Description	:	Situated at 09.00 Mtr. wide road.
9.	Park Facing	:	N.A.
10.	Constructed area	:	N.A.
11.	Pertaining to the member of House Society	:	N.A.
12.	Sale Consideration	:	Rs.22,40,000/-
13.	Government Value	:	Rs.9,21,000/-
14.	Stamp Duty	:	Rs.1,46,900/-FEMALE DISCOUNT ON 10 LAC.

Swastik Multitrade Pvt. Ltd.

Authorised Signatory

Murali Singh

(3)

No. of First Party: 01	No. of Second Party: 01
Details of Vendor	Details of Vendee
Swastik Multitrade Private Limited (CIN no. U74900UP2011PTC044734), a company incorporated under the provision of the Companies Act, 1956, having its registered office at A-2/42, Vishal Khand, Gomti Nagar, Lucknow-226010 (PAN-AAPCSS8001F)	MINAKSHI SINHA W/O VIVEK VERMA ADD :- 341/15A/6, SHASTRI NAGAR, SADIYAPUR ALLAHABAD. Mob:-9336617855 Occupation:-SERVICE. PAN:NO.BTIPSS2920R
represented by its Authorized Signatory Mr. Vivek Singh S/o. Nirmal Singh Who has Been Authorized Vide Board resolution dated 07.11.2022 signed by one of the Director Amarnath Mishra S/o. Mr. M.N Mishra. Mob. No. 9956367744, Occupation:- Business	

This DEED OF SALE is made at Lucknow on this 07TH day of NOVEMBER. 2022.

Swastik Multitrade Pvt. Ltd.

Authorized Signatory

Vivek Singh

(4)

BETWEEN

Swastik Multitrade Private Limited (CIN no. U74900UP2011PTC044734), a company incorporated under the provision of the Companies Act, 1956, having its registered office at A-2/42, Vishal Khand, Gomti Nagar, Lucknow-226010 (PAN-AAPCSS8001F) represented by its Authorized Signatory Mr. Vivek Singh S/o. Nirmal Singh Who has Been Authorized Vide Board resolution dated 07.11.2022 signed by one of the Director Amarnath Mishra S/o. Mr. M.N Mishra. hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

MINAKSHI SINHA W/O VIVEK VERMA ADD :-341/15A/6, SHASTRI NAGAR, SADIPAPUR ALLAHABAD. (hereinafter referred to as the "Vendee", which expression shall include his/her/heir heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREVER the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

AND WHEREAS the lay out plan of the Integrated Township has been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the master plan of Lucknow 2031.

Swastik Multitrade Pvt. Ltd.

Authorized Signatory

Nirmal Singh

(5)

AND WHEREAS a layout plan has been approved vide approval dated 31.08.2021 bearing registration No.103/INTT/LAYOUT/2021 and all the development work on the land is to be based on layout plan only.

AND WHEREAS in terms of the development of Integrated Township at Bell & Shivlar New Jail Road, Mohanlalganj, Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Integrated Township Policy.

The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

The Vendor has registered the Project under the provision of Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration No. UPRERAPRJ422497. ON 01.04.2022

AND WHEREAS, the Vendor represents, declares and assures the Vendee as under:-

(a) That the Vendor is absolute owner of the Free Hold Plot No. 3/47, Sector-03, area measuring 167.224 sqmtr., Situated at Signature Park, Shivlar, New Jail Road, Tehsil Mohanlalganj, District-Lucknow, (U.P.) (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).

Swastik Multitrade Pvt. Ltd.

Authorized Signatory

Vinay Kumar Singh

(6)

- (b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.
- (d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.
- AND WHEREAS, upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of **Rs.22,40,000/- (RUPEES TWENTY TWO LAC FOURTY THOUSAND ONLY)** on the terms and conditions mentioned herein under:
- NOW THIS DEED OF SALE WITNESSETH AS UNDER:-
1. That the Vendee has paid the entire sale consideration of **Rs.22,40,000/- (RUPEES TWENTY TWO LAC FOURTY THOUSAND ONLY)** to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.
 2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Free Hold Plot No. 3/47, Sector-03, area measuring 167.224 sq.mtr., Situated at Signature Park, Shivlar, New Jail**

Swastik Multitrade Pvt. Ltd.

Authorized Signatory

Manoj Singh

(7)

Road, Tehsil Mohanlalgarh, District-Lucknow, (U.P.) along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold the same unto the Vendee absolutely and for ever.

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.
4. That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Vendor or its nominated agency. Vendee hereby assures and abides all the terms and conditions relating to the allotment.
5. That the Vendor will hand over the vacant, peaceful possession of the said plot to the Vendee and physical possession of the plot will be handed over after laying of all the services and completion of development and vendee shall not claim the possession before the offer of possession offered by the vendor.
6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/ their name(s), on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.
7. 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. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers

Swastik Multitrade Pvt. Ltd.

Authorised Signatory



(8)

any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.

8. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area and shall not obstruct/block the common area of the colony, common amenities/facilities etc.

9. That Vendee 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.

10. The property is situated Shivlar, Mohanlalgarj and away from New Jail Road and nothing is constructed upon the plot. As the property is situated at 09.00 mtr. wide road for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 5,500/- per sq mts. accordingly the market value of the plot measuring 167.224 sq.mts. comes to Rs.9,21,000/- and the total sale consideration amount is Rs.22,40,000/- Thus the stamp duty @ of 6% on Rs.10,00,000/- according to female Discount is Rs.60,000/- and the rest amount Rs.12,40,000/-@ of 7% is Rs.86,900/- thus the total stamp duty is RS.1,46,900/- being paid on the sale consideration by the vendee accordingly.

Swastik Multitrade Pvt. Ltd.

Authorised Signatory

Vinod Kumar Singh

(9)

SCHEDULE OF PROPERTY

All that piece and parcel of Free Hold Plot No. 3/47, Sector-03, area measuring 9.144×18.288 = 167.224 sq.mtr., Situated at Signature Park, Shivalar, New Jail Road, Tehsil Mohanlalgarh, District-Lucknow, (U.P.) delineated and marked in the annexed site plan which is bounded as under:-

BOUNDARY PLOT NO.3/47
EAST : PLOT NO.3/46
WEST : PLOT NO.3/48
NORTH : 09 MTR. WIDE ROAD.
SOUTH : PLOT NO.3/66

SCHEDULE OF PAYMENT

RS.1000/- THROUGH NEFT DATED.12.02.2022
RS.1,99,000/- THROUGH NEFT DATED.12.02.2022
RS.1,24,000/- THROUGH NEFT DATED.14.02.2022
RS.19,16,000/- THROUGH NEFT DATED.02.11.2022

Thus Vendor has received Rs.22,40,000/- (RUPEES TWENTY TWO LAC FOURTY THOUSAND ONLY) from the Vendee and Vendor has acknowledge this receipt.

IN WITNESS WHEREOF, the Vendor and Vendee havese 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.

Swastik Multikade Pvt. Ltd.

Authorised Signatory

Authorised Signatory

आवेदन सं.: 202200822043816

विषय पत्र

परी सं.: 1

रजिस्ट्रेशन सं.: 31666

वर्ष: 2022

पत्रिके सं. - 2240000 रूपाय शुल्क - 146900 आजीवन शुल्क - 921000 पंजीकरण शुल्क - 22400 प्रतिनिधिपत्र शुल्क - 80 शीट : 22480

श्री स्वास्तिक मल्होत्र प्रॉ.लि. द्वारा

विक्रेत किए अधिपुत्र पदाधिकारी/ प्रतिनिधि,

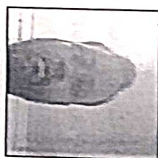
पुर श्री विमल सिंह

व्यवसाय : व्यापार

निवासी: ए-2/42, विशाल ब्लाक, गौरी नगर, लखनऊ 226010

विक्रेत किए अधिपुत्र पदाधिकारी/ प्रतिनिधि

श्री. स्वास्तिक मल्होत्र प्रॉ.लि. द्वारा
ने पर संबंधित द्वारा कार्यवाही में दिनांक 07/11/2022 एवं 01:00:50 PM तक
निवेदन हेतु पत्र किया।



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

श्री0 गौरी असास प्रमोदी

उप निबंधक, जीवनतलमन

लखनऊ

07/11/2022

श्रीरंज कुमार वर्मा

निबंधक निबंधक

07/11/2022

टिप करें



(10)

Dated :-07.11.2022

WITNESSES:-

VIVEK VERMA S/O R.S. VERMA
ADD :-J-777 GAURATULAYAM
OMICRON-1 GREATOR NOIDA.
MOB.9140511553, OCCU.SERVICE.

VENDOR

Swastik Multitrade Pvt. Ltd.

Authorised Signatory



VENDEE

VIRAJ MISHRA

S/O VIRENDRA KUMAR MISHRA
ADD :-535/94KA, FATEHPUR,
INDRA NAGAR, ALIGANI,
S.O.LUCKNOW.UP.226024
MOB.7007676243, OCCU.SERVICE.



Typed by :

(Rajiv Kumar)
MohanjLal Ganj, Lucknow

Drafted by :

(Devesh Kumar Singh)
Advocate
MohanjLal Ganj, Lucknow
Mob No. 9936196565

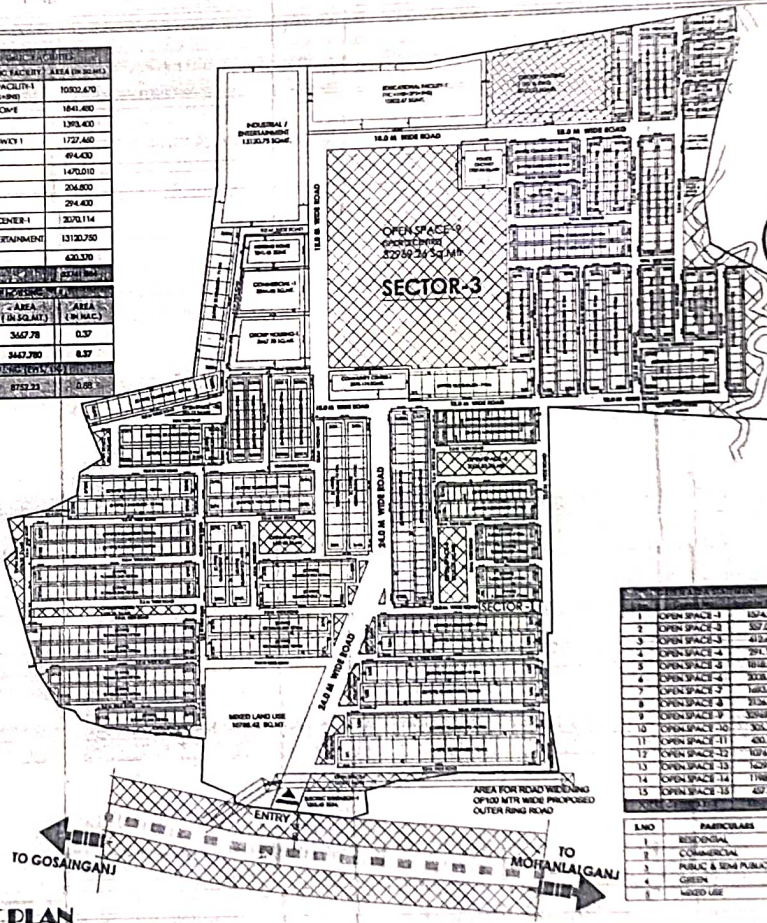
Authorised Signatory

Swastik Multitrade Pvt. Ltd.

PUBLIC SEMI PUBLIC FACILITY AREA (IN SQ.MTS)		
S.No.	DESCRIPTION	AREA (IN SQ.MTS)
1	EDUCATIONAL FACILITY 1 (1000 SEAT)	1000.00
2	NURSING HOME	184.40
3	ES-1	1393.40
4	POLICE CHOWKY 1	1727.40
5	SPO-1	49.40
6	SP-1	1470.00
7	GO-1	204.80
8	GO-2	294.40
9	COMMUNITY CENTER 1	2070.14
10	INDUSTRIAL / ENTERTAINMENT	13120.750
11	OTH	420.30
TOTAL		37741.00

PARTICULARS		
S.No.	AREA (IN SQ.MTS)	AREA (IN HACT)
1	GROUP HOUSING-1	0.37
TOTAL		0.37

TOTAL DEVELOPABLE AREA (IN HACT)		
GROUP HOUSING	0.37	0.08



GENERAL INFORMATION									
Sl. No.	Particulars	Area (Sq. Mts)	Area (Hact)	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks
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S.No.	Particulars	Area (Sq. Mts)	Area (Hact)
1	OPEN SPACE-1	1000.00	0.23
2	OPEN SPACE-2	1000.00	0.23
3	OPEN SPACE-3	1000.00	0.23
4	OPEN SPACE-4	1000.00	0.23
5	OPEN SPACE-5	1000.00	0.23
6	OPEN SPACE-6	1000.00	0.23
7	OPEN SPACE-7	1000.00	0.23
8	OPEN SPACE-8	1000.00	0.23
9	OPEN SPACE-9	2296.24	0.53
10	OPEN SPACE-10	1000.00	0.23
11	OPEN SPACE-11	1000.00	0.23
12	OPEN SPACE-12	1000.00	0.23
13	OPEN SPACE-13	1000.00	0.23
14	OPEN SPACE-14	1000.00	0.23
15	OPEN SPACE-15	1000.00	0.23
TOTAL		15000.00	3.41

S.No.	Particulars
1	RESIDENTIAL
2	COMMERCIAL
3	PUBLIC & SEMI PUBLIC
4	GREEN
5	MIXED USE

Handwritten note: Mohan Singh

LAYOUT PLAN

SIGNATURE PARK
AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD, LUCKNOW.

DATE: 18 FEBRUARY 2020
SCALE: 1:1000
ARCHITECT PLANNER: AN. TRIPATHI
CLIENT: SWASTIK MULTITRADE PVT. LTD.

APPROVED BY: [Signature]
[Stamp]

आवेदन सं०: 202100822043816

परी संख्या 1 जिल्हा संख्या 14718 फे पृष्ठ 59 से 80 रकम क्रमांक 34666 पर दिनांक 07/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सं० गौरी अंब्यास प्रभाषी

उप निबंधक : गौहनलालगंज

लखनऊ
07/11/2022

टिप्पणी



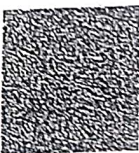


भारत सरकार Indian Identification Authority of India

नॉटिफिकेशन / Enrolment No.: 2011/7/9599/23143

To,
Vivek Singh
5/03 Himmat Singh
203
Bhava kheda
Nigohia
Lucknow Uttar Pradesh - 227309
9003448101

Generated Date: 10/07/2017



आपका आधार क्रमांक / Your Aadhaar No. :

7565 4569 2121

VID : 0156 5599 4799 3824

पंरा आधार, पंरा पहचान



पंरा फोटो
Vivek Singh
पंरा तिथि/DOB: 15/07/1986
पंरा/MALE



7565 4569 2121

आधार, आधार पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण स्थापित करने के लिए आधार का उपयोग करें।
- यह एक इलेक्ट्रॉनिक रूप से उत्पन्न किया गया है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

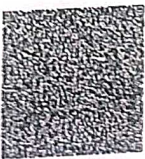
- आधार हर सरकारी और गैर-सरकारी सेवाओं के लिए उपयोग करने योग्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।
- आधार संपूर्ण भारत में मान्य है।



(Signature)



आधार क्रमांक: 7565 4569 2121
आधार पहचान: 0156 5599 4799 3824
आधार पहचान: 0156 5599 4799 3824
आधार पहचान: 0156 5599 4799 3824



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आधार, आधार पहचान

भारत सरकार
GOVERNMENT OF INDIA



मिनाक्षी सिन्हा
Minakshi Sinha
जन्म तिथि/ DOB: 22/10/1979
लिंग / GENDER: FEMALE



6866 1108 7083

मेरा आधार. मेरी पहचान



Minakshi Sinha



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

शर्मा नि: दिवक वर्मा,
341/157/6, शाही नगर
सदियापुर, इलाहाबाद **
इलाहाबाद,
उत्तर प्रदेश - 211003

Address:

W/O: Vivek Verma, 341/157/6,
shahi nagar sadipur,
Allahabad, Uttar Pradesh - 211003

6866 1108 7083

MEERA AADHAAR. MERI PEHACHAN

श्रीरक्षित फार्मास्यूटिकल्स
INCOMPLETE DEPARTMENT
MIVAKSHI SINHA
MATA BADAL SRIVASTAVA
22/10/1978
Permanent Account Number
BTIPS2920R
MIVAKSHI SINHA
Diploma
श्रीरक्षित फार्मास्यूटिकल्स
GOVT. OF INDIA
10000000

Mivakshi Sinha



भारत सरकार
Government of India



Shri anil
Vikas Verma
Date of Birth: 02/12/1973
Sex/MALE

Download Date: 15/10/2020

Issue Date: 12/10/2020

3677 2950 3965
VID: 818618001928 4314
आरक्षण, शरीर पहचान

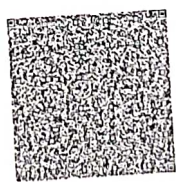


Shri anil Vikas



भारत सरकार
Unique Identification Authority of India

पता: श्री अरुण वर्मा, 3/777, भी. अरुण, क्षेत्र-1,
सुबहरी, पिन कोड: 201310
Address: Shri Arun Verma, J-777, Gur
C/O: P.M. Saha, Sector Omicron-1, Greater
Noida, Sector-14, Gautam Buddha Nagar,
Uttar Pradesh - 201310



3677 2950 3965
VID: 818618001928 4314
help@uidai.gov.in | www.uidai.gov.in

1047



भारत सरकार
Government of India



नाम: Viral Mishra
वर्ग: M/DOB: 10/02/1997
लिंग: MALE

Download Date: 25/02/2021

Issue Date: 18/12/2017

3254 5925 3639

VID : 9188 9794 9833 3273

भारत आचार्य, जेपी पहाड़ा

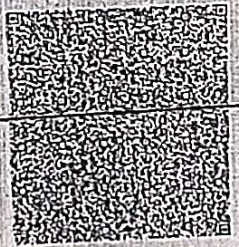


भारतीय विरोध प्रमाण-पत्र
Unidigital/Idan/Idcard/Authority of India



पता: S/O श्री. कर्ण मिश्रा, ५३५/९२क, पहाड़ा
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