



सत्यमेव जयते

INDIA NON JUDICIAL

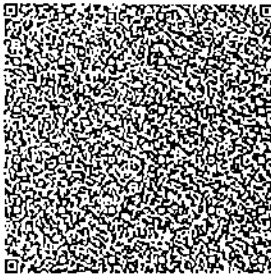


Jushay

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP04853160425586Q
Certificate Issued Date	: 26-Jul-2018 01:45 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105814796089387Q
Purchased by	: MsVinayakkripa Realtors PvtLtdTh MD SanjeevAgarwal
Description of Document	: Article 23 Conveyance
Property Description	: Nazul Now Freehold UpvibhajiSankhya QQ/18 Civil StationAlltogether with H. No34/26TashkentMargAll
Consideration Price (Rs.)	: 6,50,00,000 (Six Crore Fifty Lakh only)
First Party	: Gopal Chopra And Others
Second Party	: MsVinayakkripa Realtors PvtLtdTh MD SanjeevAgarwal
Stamp Duty Paid By	: MsVinayakkripa Realtors PvtLtdTh MD SanjeevAgarwal
Stamp Duty Amount(Rs.)	: 45,50,000 (Forty Five Lakh Fifty Thousand only)



Please write or type below this line

Gopal Chopra Shambhu Chopra V Chopra

*[Signature]*

Shra Chopra Deepika Chopra Shambhu Chopra

*[Signature]*

0006817444

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". 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.



उत्तर प्रदेश UTTAR PRADESH

23 JUL 2018

AA 333030



Identified.  
Shri. Ashwari

PRECIS OF THE DEED

1. Type of Land. -
2. Ward/ Pargana. -
3. Mohalla/Village. -
4. Description of Property. -

Mohalla Tashkent Marg, Tashil Sadar, Allahabad  
Nazul now freehold Bhukhand Sankhya

Residential  
Sadar

Gopal Chopra Shambhu Chopra

Vikram Chopra

Sonal Chopra

Indra Chopra

Deepika Chopra

Shambhu Chopra (as Karta of HUF)

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544901

(3)

QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 1178.71 Sq. Metres together with old building standing thereon, out of Freehold Upvibhajit Sankhya QQ/1B, measuring 2556.60 Sq. Metres, facing Tashkent Marg, Allahabad, which is also a portion of property numbered as 34/26, Tashkent Marg, Allahabad and Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

लेख 52

1506 26/07/18  
क्र.मां. 1506 ता. 26/07/18  
क्र.मां. केता का नाम नितावन 24/07/18 and 26/07/18  
निवासी जे.पी. 24/07/18 and 26/07/18  
ला.नं. 1506 अ.नं. 31 यो.नं. 201  
निवेदन 24/07/18

विक्रय पत्र

प्रतिफल- 650000000 स्टाम्प शुल्क- 4550840 बाजारी मूल्य - 64957668 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 180 यो.नं. 20180

श्री गोपाल चोपड़ा  
पुत्र श्री स्व. राम लाल चोपड़ा  
व्यवसाय : नोकरी  
निवासी : 38/26, ताशकन्द मार्ग, इलाहाबाद



ने यह लेखपत्र द्वा. कार्यालय में दिनांक 27/07/2018 एवं 11:10:32 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हसनेन अहमद (प्र)  
उप निबंधक : सदर प्रथम  
इलाहाबाद  
27/07/2018

अरविंद कुमार कथवास  
कनिष्ठ सहायक (निबंधन) - नियमित



27/07/2018, 11:33



उत्तर प्रदेश UTTAR PRADESH

53AD 544902

(4)

5.	Unit of Land (Hectare/Sq. Metre) -	<i>in Sq. Metres</i>
6.	Extent of Land/ Proportionate Land -	1178.71 + 73.86 Sq. Metres
7.	Situation of Road. -	Tashkent Marg, Allahabad
8.	Other description/ 9 metre road/corner etc. -	X
9.	Type of Property. -	Land With Building
10.	Total area of the property (In case of Multistorey Building) -	X
11.	Total Covered Area (In case of Multistorey Building) -	X
12.	Stage-Finished/Semi-Finished/etc. -	X
13.	Valuation of Trees. -	1 Mango Trees X Rs. 15000/- 1 Jamun Tree x 15000/-
14.	Boring/Well etc. -	X
15.	Built up area. -	Total Covered Area (R.B.C.) 225 Sq. Metres
16.	Year of Construction. -	1950
17.	Whether Member of Sahkari Awas Samiti- Yes/No. -	No
18.	Sale Consideration in Rupees. -	Rs. 6,50,00,000/-
19.	Valuation of property. -	Rs. 6,49,57,668/-
20.	Stamp duty paid. -	Rs. 45,50,840/-

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

लेख 58.59

क्रमांक 1507 दिनांक 26/07/18  
स्थान कोटा जंक्शन  
निवासी श्री नरेश 941 134 and 20 (in 2018)  
पिन कोड 805 अर्थात् 31 मार्च 2018 तक  
विक्रेता जयदेव चामराज पति 30/07/18

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री गोपाल चोपड़ा, पुत्र श्री स्व० राम लाल चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: नोकरी

विक्रेता: 2

श्री शम्भू चोपड़ा, पुत्र श्री स्व० राम लाल चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: वकालत

विक्रेता: 3

श्री विक्रम चोपड़ा, पुत्र श्री स्व० दिलीप चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: व्यापार

विक्रेता: 4

शुश्री सोनल चोपड़ा, पुत्री श्री स्व० दिलीप चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: नोकरी

विक्रेता: 5

श्रीमती इन्द्रा चोपड़ा, पुत्री श्री स्व० राम लाल चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: गृहिणी

विक्रेता: 6 Indira Chopra



27/07/2018, 11:33



उत्तर प्रदेश UTTAR PRADESH

53AD 544903

(5)

BOUNDARY OF PART PORTION OF FREEHOLD UPVIBHAJIT SANKHYA QQ/1B (RED PORTION) IS GIVEN BELOW :-

- East - Others Property.
- West - Part of Free Hold Plot No. QQ/1B belonging to the Vendee.
- North - Hotel Yatrik.
- South - Tashkent Marg.

BOUNDARY OF PART PORTION OF FREEHOLD UPVIBHAJIT SANKHYA QQ/1A (GREEN PORTION) IS GIVEN BELOW :-

- East - Part of Free Hold Plot No. QQ/1B, Civil Station, Allahabad belonging to the Vendee.
- West - Part of Free Hold Plot No. QQ/1A, Civil Station, Allahabad already sold.
- North - Hotel Yatrik
- South - Part of Free Hold Plot No. QQ/1B, Civil Station, Allahabad belonging to the Vendee and part of Free Hold Plot No. QQ/1A, Civil Station, Allahabad.

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

अंशक 1508 नतीज 26/2/14 12:00  
 प्रमाणिकता का दावा मिनीपत्र 791 डिपेंड 510 लिमिटेड में  
 निवास: पटना, दरभंगा जिला  
 नं० 805 अर्थात् 31 मार्च 2014 को अकाउंट जायसेवाल  
 अकाउंट विक्रेता का नाम: व्यापारिक परिवार इलाहाबाद

विक्रेता: 6

श्रीगती दीपिका चोपड़ा, पत्नी श्री श्रीकृष्ण चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: डाक्टर

विक्रेता: 7 Deepika Chopra



श्री दिलीप चोपड़ा हायर एच यू एफ के द्वारा शम्भू चोपड़ा, पुत्र श्री  
 स्व० राम लाल चोपड़ा

निवासी: 38/26, ताशकन्द मार्ग, इलाहाबाद

व्यवसाय: व्यापार

विक्रेता: 1 Shambhu Chopra



श्री विनायककृष्ण रिटेलर प्रा० लि० के द्वारा संजीव अग्रवाल, पुत्र  
 श्री स्व० श्याम लाल अग्रवाल

निवासी: 26/31, ओल्ड कटरा, इलाहाबाद

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान  
 पहचानकर्ता: 1



श्री रानी मुखर्जी, पुत्र श्री एम एम मुखर्जी

निवासी: 109/109, साउथ मलाका, इलाहाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मो० शाहिद, पुत्र श्री स्व० खलील अहमद

निवासी: 683/849, मुद्दीगंज, इलाहाबाद

व्यवसाय: वकालत

Mohd Shahid  
 ADVOCATE







उत्तर प्रदेश UTTAR PRADESH

53AD 544904

(6)

Number of First Party [6]  
Description of Vendors

- Name :** Gopal Chopra  
**Father's Name** Late Ram Lal Chopra  
**Permanent Address** 34/26, Tashkent Marg, Allahabad  
**Present Address** 1105-4388 Buchanan St Burnaby- BC-V5C6R8, Canada  
**Occupation** Accountant  
**Passport No.** GK873020  
**Mobile No.** 7788896459
- Name :** Shambhu Chopra  
**Father's Name** Late Ram Lal Chopra  
**Permanent Address** 34/26, Tashkent Marg, Allahabad  
**Present Address** 34/26, Tashkent Marg, Allahabad  
**Occupation** Advocate  
**Pan No.** ADRPC6259R  
**Aadhaar No.** 7539 9262 0961  
**Mobile No.** 9838825466

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

1509 24/7/18 10:00  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
उप निबंधक : सदर प्रथम  
अरविंद कुमार कथवास  
कनिष्ठ सहायक (निबंधन) - नियमित

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
हसनेन अहमद (प्र)  
उप निबंधक : सदर प्रथम  
अरविंद कुमार कथवास  
कनिष्ठ सहायक (निबंधन) - नियमित





उत्तर प्रदेश UTTAR PRADESH

53AD 544905

(7)

3. Name : **Vikram Chopra**  
 Father's Name **Late Dilip Chopra**  
 Permanent Address **34/26, Tashkent Marg, Allahabad**  
 Present Address **21, Westwood Street, Pennant Hills, NSW-2120, Australia**  
 Occupation **Business**  
 Passport No. **PA3907478**  
 Mobile No. **0435679129**

4. Name : **Sonal Chopra**  
 Father's Name **Late Dilip Chopra**  
 Permanent Address **34/26, Tashkent Marg, Allahabad**  
 Present Address **21, Westwood Street, Pennant Hills, NSW-2120, Australia**  
 Occupation **Service**  
 Passport No. **N6598814**  
 Mobile No. **0428021874**

*Gopal Chopra*  
 Gopal Chopra

*Shambhu Chopra*  
 Shambhu Chopra

*Vikram Chopra*  
 Vikram Chopra

*Sonal Chopra*  
 Sonal Chopra

*Indra Chopra*  
 Indra Chopra

*Deepika Chopra*  
 Deepika Chopra

*Shambhu Chopra*  
 Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
 Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544906

( 8 )

5. Name : *Indra Chopra*  
 Father's Name *Late Ram Lal Chopra*  
 Permanent Address *34/26, Tashkent Marg, Allahabad*  
 Present Address *34/26, Tashkent Marg, Allahabad*  
 Occupation *House Wife*  
 Pan No. *ADEPC9112G*  
 Aadhaar No. *6829 4083 1024*  
 Mobile No. *8802049001*

6. Name : *Deepika Chopra*  
 Husband's Name *Late Srikrishna Chopra*  
 Permanent Address *34/26, Tashkent Marg, Allahabad*  
 Present Address *34/26, Tashkent Marg, Allahabad*  
 Occupation *Doctor*  
 Pan No. *AAXPT3655P*  
 Aadhaar No. *5564 6369 1083*  
 Mobile No. *9810206830*

*Gopal Chopra*  
 Gopal Chopra

*Shambhu Chopra*  
 Shambhu Chopra

*Vikram Chopra*  
 Vikram Chopra

*Sonal Chopra*  
 Sonal Chopra

*Indra Chopra*  
 Indra Chopra

*Deepika Chopra*  
 Deepika Chopra

*Shambhu Chopra*  
 Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
 Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544907

(9)

Number of Confirming Party [1]

Description of Confirming Party

1. Name : *Dilip Chopra Higher HUF (Dilip Higher Chopra) Through its Karta Shambhu Chopra*

Father's Name *Late Ram Lal Chopra*

Permanent Address *34/26, Tashkent Marg, Allahabad*

Present Address *34/26, Tashkent Marg, Allahabad*

Occupation *Business*

Pan No. *AABHD2375L*

Mobile No. *9838825466*

*Gopal Chopra* *Shambhu Chopra* *Vikram Chopra* *Sanjay Chopra*  
Gopal Chopra Shambhu Chopra Vikram Chopra Sanjay Chopra

*Indra Chopra* *Deepika Chopra* *Shambhu Chopra* *Sanjeev Agarwal*  
Indra Chopra Deepika Chopra Shambhu Chopra (as Karta of HUF) Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544908

(10)

Number of Second Party [1]

Description of Vendee

1. Name : **M/S VINAYAKKRIPA REALTORS PVT. LIMITED, through its**  
**Managing Director, Sanjeev Agarwal**

Father's Name **Late Shyam Lal Agarwal**

Permanent Address **265/316, Old Katra, Allahabad**

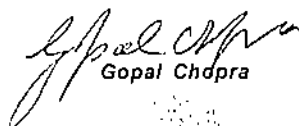
Present Address **265/316, Old Katra, Allahabad**

Occupation **Business**

Pan No. **AADCV1281G**

Aadhaar No. **4962 7944 1185**

Mobile No. **9839054198**

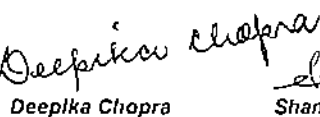
  
Gopal Chopra

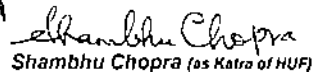
  
Shambhu Chopra


  
Vikram Chopra

  
Sonal Chopra

  
Indra Chopra

  
Deepika Chopra

  
Shambhu Chopra (as Karta of HUF)

  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544909

( 11 )

### Sale Deed

THIS DEED OF Sale deed is made on this the 27<sup>th</sup> day of July, 2018.

### BETWEEN

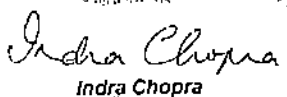
Gopal Chopra S/o Late Ram Lal Chopra R/o 34/26, Tashkent Marg, Allahabad, at present residing at 1105-4388 Buchanan St Burnaby BC-V5C6R8, Canada and Shambhu Chopra S/o Late Ram Lal Chopra R/o 34/26, Tashkent Marg, Allahabad and Vikram Chopra S/o Late Dilip Chopra R/o 34/26, Tashkent Marg, Allahabad, at present residing at 21, Westwood Street, Pennant Hills, NSW - 2120, Australia and Sonal Chopra D/o Late Dilip Chopra R/o 34/26, Tashkent Marg, Allahabad, at present residing at 21, Westwood Street, Pennant Hills, NSW - 2120, Australia and Indra Chopra D/o Late Ram Lal Chopra R/o 34/26, Tashkent Marg, Allahabad and Deepika Chopra W/o Late Srikrishna Chopra R/o 34/26, Tashkent Marg, Allahabad, hereinafter jointly called Vendors, which term unless excluded by the context shall mean and

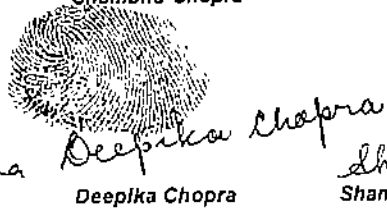
  
Gopal Chopra

  
Shambhu Chopra

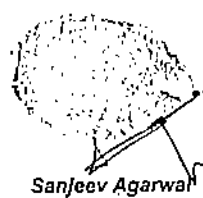
  
Vikram Chopra

  
Sonal Chopra

  
Indra Chopra

  
Deepika Chopra

  
Shambhu Chopra (as Karta of HUF)

  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544910

( 12 )

include their heirs, successors, legal representatives and assigns.

AND

Dilip Chopra Higher HUF (Dilip Higher Chopra) Through its Karta Shambhu Chopra R/o 34/26, Tashkent Marg, Allahabad, hereinafter called the 'Confirming Party', which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

AND

M/S VINAYAKKRIPA REALTORS PVT. LIMITED, a duly incorporated company under the Companies Act, 1956 having its registered office at 265/316, Old Katra, Allahabad, through its Managing Director, Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad, hereinafter called the Vendee, which term unless excluded by the context shall mean and include his heirs, successors in office, legal representatives and assigns.

WHEREAS the Vendors are the owners and in possession of Part of

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal





उत्तर प्रदेश UTTAR PRADESH

53AD 544911

(13)

Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad, now freehold Upvibhajit Sankhya QQ/1B, Civil Station, Allahabad, measuring 1178.71 Sq. Metres, situated in Mohalla 34/26, Tashkent Marg, Tahsil Sadar, Allahabad, together with Bungalow No. 34/26, Tashkent Marg, Allahabad and the Vendors are also the owners and in possession of Part of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad, now freehold Upvibhajit Sankhya QQ/1A, Civil Station, Allahabad, measuring 73.86 Sq. Metres, situated in Mohalla 34/26, Tashkent Marg, Tahsil Sadar, Allahabad,

**AND WHEREAS** before the conversion of aforesaid nazul land, into freehold land, nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad was nazul land and Shakuntala Chopra W/o Late Ram Lal Chopra and Dilip Chopra, Srikrishna Chopra, Shambhu Chopra and Gopal Chopra sons of Late Ram Lal Chopra R/o 34/26, Tashkent Marg, Tahsil Sadar, Allahabad, were the lessess of the aforesaid Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad, vide lease deed dated 02.11.1997 executed on behalf of the Governor of Uttar

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonar Chopra*  
Sonar Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544912

( 14 )

Pradesh, in favour of the aforesaid lessees, which is registered in Bahi Sankhya 1 Jild Sankhya 1110 on pages 11 to 38 at Document No. 3713 in the office of Sub-Registrar, Chail, Allahabad on 03.01.1997;

**AND WHEREAS** one of the aforesaid Lessees namely Shakunlata Chopra W/o Late Ram Lal Chopra died on 11.02.2000, leaving behind her four sons namely Dilip Chopra, Srikrishna Chopra, Shambhu Chopra and Gopal Chopra sons of Late Ram Lal Chopra and one daughter namely Indra Chopra D/o Late Ram Lal Chopra and the names of her four sons were recorded as co-lessees in the Nazul records;

**AND WHEREAS** after the death of Late Ram Lal Chopra his four sons namely Dilip Chopra, Srikrishna Chopra, Shambhu Chopra and Gopal Chopra sons of Late Ram Lal Chopra and Indra Chopra formed HUF named as Dilip Chopra Higher HUF (Dilip Higher Chopra) and thereafter nazul Plot No. QQ/1, Civil Station, Allahabad and the building standing thereon have been assessed for Income tax departments under the name of Dilip Chopra

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vijay Chopra*  
Vijay Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544913

( 15 )

Higher HUF (Dilip Higher Chopra) as its assessee;

AND WHEREAS on coming into force of the Government Order No. 2268/9-अ-4-98-704एन/97 dated 01.12.1998, by mutual consent of the lessees, Dilip Chopra, Srikrishna Chopra, Shambhu Chopra and Gopal Chopra sons of Late Ram Lal Chopra made an application for conversion of lease hold rights in respect of nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 2556.60 Sq. Metres, out of 3864.45 Sq. Metres as an area measuring 146.15 Sq. Metres was affected under the master plan for road widening and an area 1161.70 Sq. Metres has already been declared freehold on 25.10.1999 and renumbered as QQ/1A, Civil Station, Allahabad thus the remaining nazul land, measuring 2556.60 Sq. metres, has been declared freehold and renumbered as Upvibhajit Sankhya QQ/1B, measuring 2560.60 Sq. Metres, situated in Mohalla 34/26, Tashkent Marg, Allahabad and the Collector Allahabad on behalf of Governor of Uttar Pradesh, has executed a freehold

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

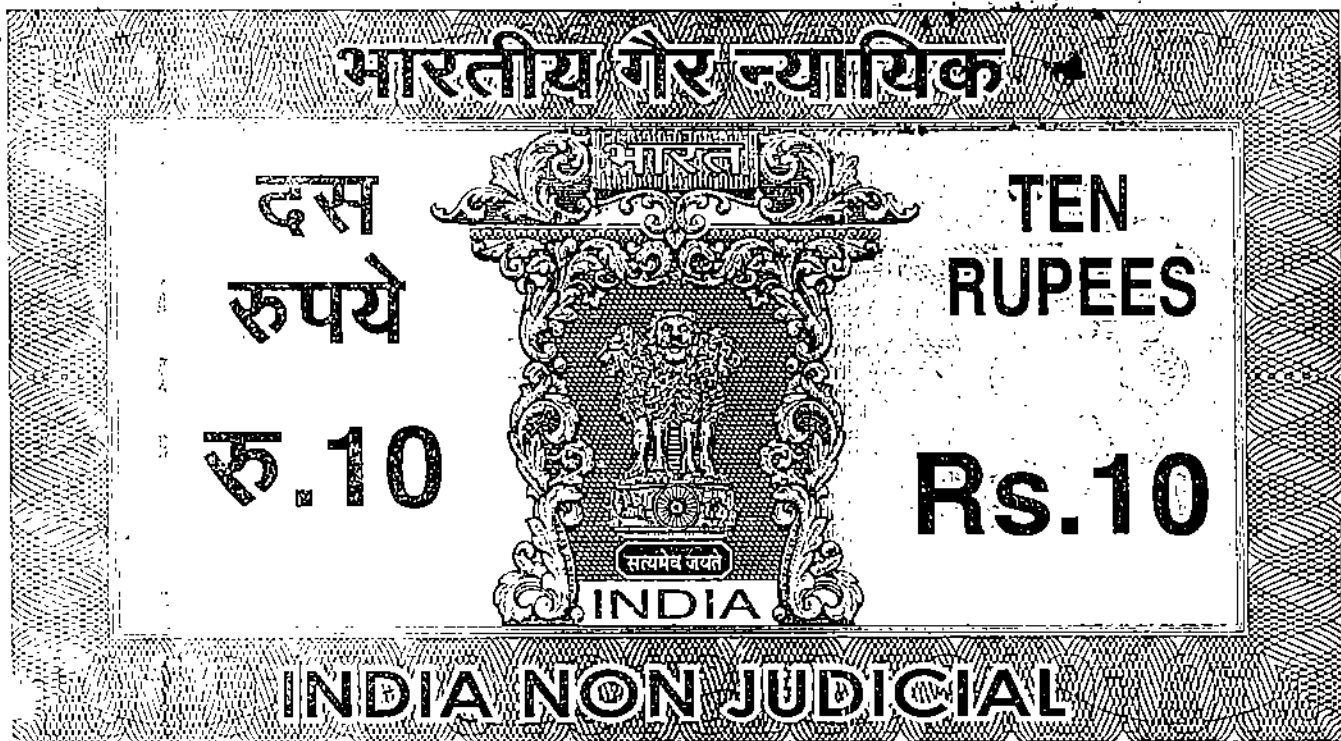
*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



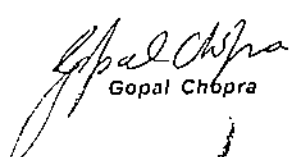
उत्तर प्रदेश UTTAR PRADESH

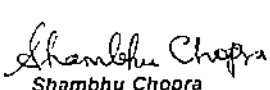
53AD 544914


( 16 )


deed dated 28.12.2005, which is registered in Pustak Sankhya 1 Khand Sankhya 5204 on Pages 249/320 at Serial No. 6353 in the office of Sub-Registrar, (First) Allahabad on 28.12.2005 and thus the aforesaid lessees became the owners of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad and Upvibhajit Sankhya QQ/1B, measuring 2556.60 Sq. Metres, situated in Mohalla 34/26, Tashkent Marg, Allahabad and a part of aforesaid nazul land, has already been declared freehold and numbered as Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad vide freehold deed dated 25.10.1999 of which the Vendors are also the owners and in possession of part of Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, and thus the Vendors are the owners of the aforesaid freehold land together with old residential building numbered as 34/26, Tashkent Marg, Allahabad, acquiring absolute right, title and interest over the aforesaid property;


**AND WHEREAS** one of the owners namely Srikrishna Chopra S/o Late

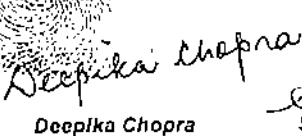
  
 Gopal Chopra

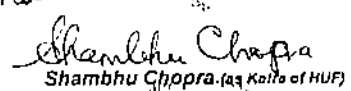
  
 Shambhu Chopra


  
 Vikram Chopra

  
 Sonal Chopra

  
 Indra Chopra

  
 Deepika Chopra

  
 Shambhu Chopra (as Karta of HUF)

  
 Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544915

(17)

Ram Lal Chopra died leaving Deepika Chopra as his wife who as heir and successor of late Shri Krishna Chopra, inherited the properties left by her late husband and thus became the co-owner of the aforesaid property having absolute right, title and interest and has all and every right to sell, transfer and alienate the same;

**AND WHEREAS** vide registered sale deed dated 06.03.2014 a portion of the aforesaid freehold land measuring 1377.89 Sq.Mts. as already been transferred in favour of the present Vendee, which is registered in Bahi Sankhya 1, Jild Sankhya 8250 on pages 39 to 94 at serial number 1161 in the office of Sub Registrar (First) Allahabad on 06.03.2014 and as such the present Vendors are now the owners of remaining 1178.71 Sq. Metres of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, together with old building standing thereon, numbered as 34/26 Tashkent Marg, Allahabad, out of Freehold land, measuring 2556.60 Sq. Metres, facing Tashkent Marg,

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

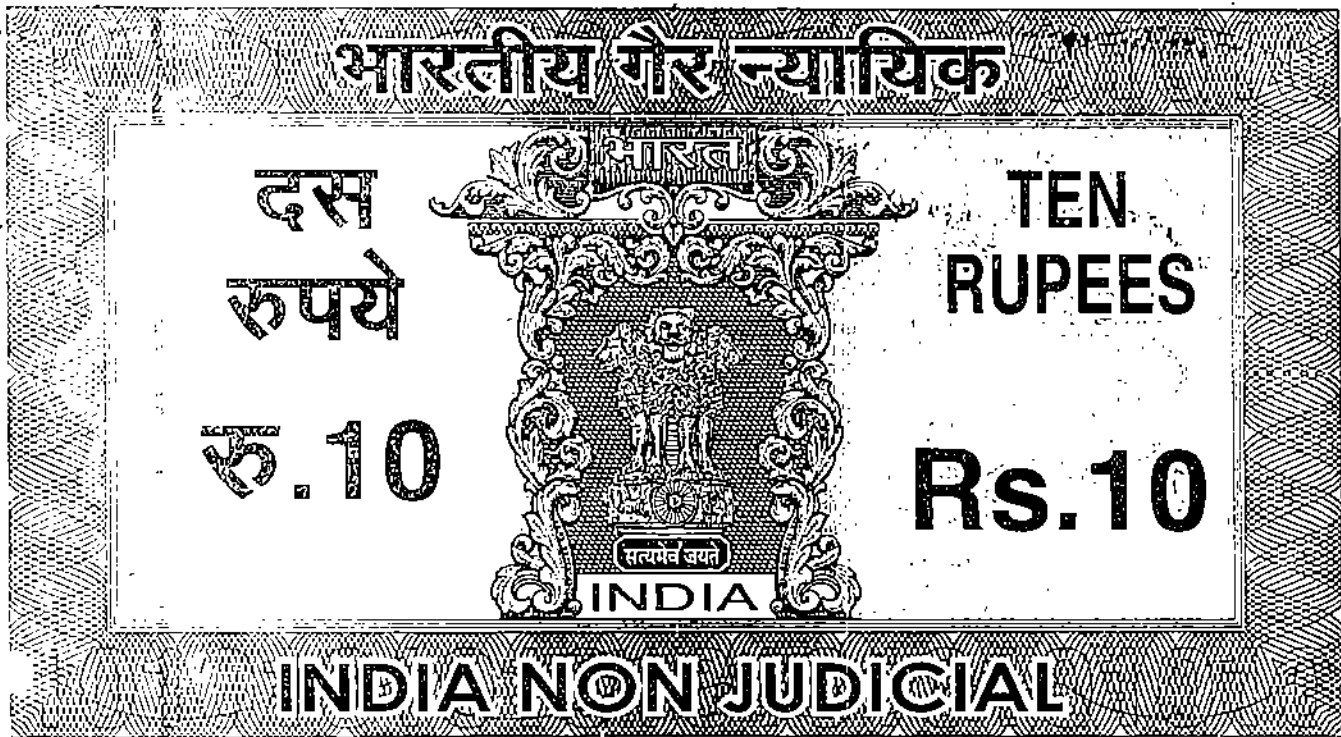
*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra (as legal heir)*  
Shambhu Chopra (as legal heir)

*Sanjeev Agarwal*  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

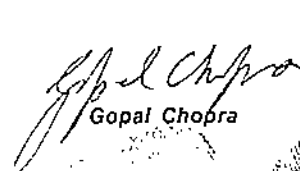
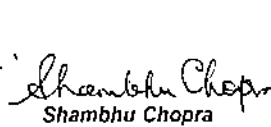


53AD 544916

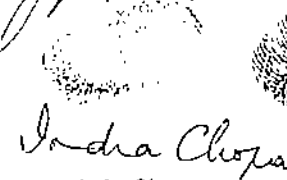
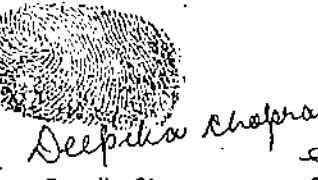
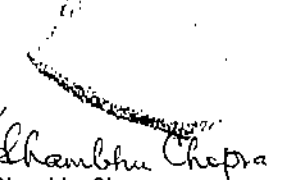

(18)

Allahabad, which is also a portion of property numbered as 34/26, Tashkent Marg, Allahabad and the Vendors are also the owners of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad.

AND WHEREAS one of the owners namely Dilip Chopra S/o Late Ram Lal Chopra died leaving Vikram Chopra as his son and Sonal Chopra as his daughter who as his heir and successors, inherited the properties left by their late father (Dilip Chopra) and thus became the co-owners of the aforesaid property having absolute right, title and interest and have all and every right to sell, transfer and alienate the same;

AND WHEREAS the Vendors and family members had already formed the HUF known as Dilip Chopra Higher HUF (Dilip Higher Chopra) consisting

  
 Gopal Chopra
   
 Shambhu Chopra
   
 Vikram Chopra
   
 Sonal Chopra

  
 Indra Chopra
   
 Deepika Chopra
   
 Shambhu Chopra (as Karta of HUF)
   
 Sanjeev Agarwal





उत्तर प्रदेश UTTAR PRADESH

53AD 544917

(19)

of the family members but since the aforesaid nazul land was in the individual names of the lessees, consequently all the lessees of the aforesaid nazul land had to apply for conversion of nazul land into freehold land and as mentioned above the aforesaid nazul land has been converted into freehold land in the individual names of the existing lessees of nazul land;

**AND WHEREAS** Dilip Chopra Higher HUF (Dilip Higher Chopra) came into being after the demise of Late Ram Lal Chopra in the year 1960 and has been in existence since then. All the Co-owners and members of the said HUF have decided to sell the vended property;

**AND WHEREAS** under the family arrangement the aforesaid property belongs to Dilip Chopra Higher HUF and as such Dilip Chopra Higher HUF (Dilip Higher Chopra) is being made the Confirming Party and the family members in whose favour the aforesaid nazul land has been converted into freehold land and their heirs are being made the Vendors in the present Sale

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



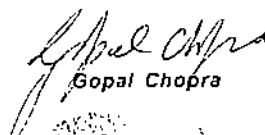
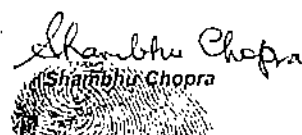







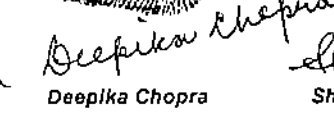
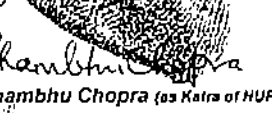

उत्तर प्रदेश UTTAR PRADESH

53AD 544918

( 20 )

Deed to avoid any confusion in the future;

AND WHEREAS the Vendors need considerable amount for the Welfare and progress and for development and for the benefit of all the persons concerned and for the happiness and benefit of all the members of HUF concerned and persons interested therein and its members and after due deliberations all members of the family and person interested have mutually decided to sell a part of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhagit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 1178.71.71 Sq. Metres together with old building standing thereon numbered as 34/26 Tashkent Marg, Allahabad, out of Freehold Upvibhagit Sankhya QQ/1B, measuring 2556.60 Sq. Metres and Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhagit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad, described and detailed in this deed, the schedule and the site

 Gopal Chopra	 Shambhu Chopra	 Vikram Chopra	 Sonal Chopra
			
 Indra Chopra	 Deepika Chopra	 Shambhu Chopra (as Karta of HUF)	 Sanjeev Agarwal





उत्तर प्रदेश UTTAR PRADESH

53AD 544919

(21)

plan annexed hereto;

AND WHEREAS the Vendee aforesaid has agreed to purchase a part of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 1178.71 Sq. Metres together with old building standing thereon, numbered as 34/26 Tashkent Marg, Allahabad, out of Freehold Upvibhajit Sankhya QQ/1B, measuring 2556.60 Sq. Metres, facing Tashkent Marg, Allahabad, which is also a portion of property numbered as 34/26, Tashkent Marg, Allahabad and Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad, described and detailed in the schedule below and offered a sum of Rs. 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only) as its sale consideration and the Vendors and confirming party have agreed to

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544920

( 22 )

and with the said Vendee for the absolute sale of the aforesaid property with all their rights, title and interest in respect of the aforesaid property for a sale consideration of Rs. 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only).

**NOW** it is necessary to execute the deed of sale in respect of the aforesaid property.

**NOW THIS SALE DEED WITNESSETH**

1. That in consideration of a sum of Rs 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only) having been paid by the Vendee to the Vendors and the confirming party in the following manner, the receipt of which is hereby acknowledged by the Vendors and the confirming party, and the Vendors and the confirming party do hereby sell, transfer, convey and alienate to unto and in favour of **M/S VINAYAKKRIPA REALTORS PVT. LIMITED**, having its registered office at 265/316, Old Katra,

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Katra of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal




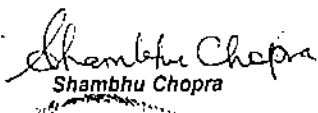


उत्तर प्रदेश UTTAR PRADESH

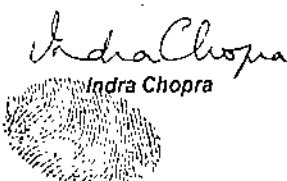
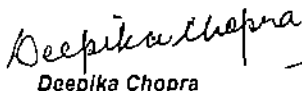


53AD 544921

( 23 )

Allahabad, through its Managing Director, **Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad**, the said Vendee, all their rights, title and interest in respect of part of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 1178.71 Sq. Metres together with old building standing thereon numbered as 34/26 Tashkent Marg, Allahabad, out of Freehold Upvibhajit Sankhya QQ/1B, measuring 2556.60 Sq. Metres, facing Tashkent Marg, Allahabad and Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad, morefully described and detailed in the schedule and marked with red colour and green colour in the site plan annexed hereto:

**Details of the Payment of Sale Consideration : -**

 **Gopal Chopra**
 **Shambhu Chopra**
 **Vikram Chopra**
 **Sonal Chopra**

 **Indra Chopra**
 **Deepika Chopra**
 **Shambhu Chopra (as Katra of HUF)**
 **Sanjeev Agarwal**



उत्तर प्रदेश UTTAR PRADESH

53AD 544922

( 24 )

Date	Cheque No.	Amount	Bank/Cash
26.07.18	045948	1,28,70,000/-	The Federal Bank Ltd. Civil Lines, Allahabad
25.07.18	045945	1,28,70,000/-	The Federal Bank Ltd. Civil Lines, Allahabad
25.07.18	045946	64,35,000/-	The Federal Bank Ltd. Civil Lines, Allahabad
25.07.18	045947	64,35,000/-	The Federal Bank Ltd. Civil Lines, Allahabad
25.07.18	FDRL52018072500706448	1,28,70,000/-	The Federal Bank Ltd. Civil Lines, Allahabad
25.07.18	FDRL52018072500706276	1,28,70,000/-	The Federal Bank Ltd. Civil Lines, Allahabad

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sonal Chopra*  
Sonal Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

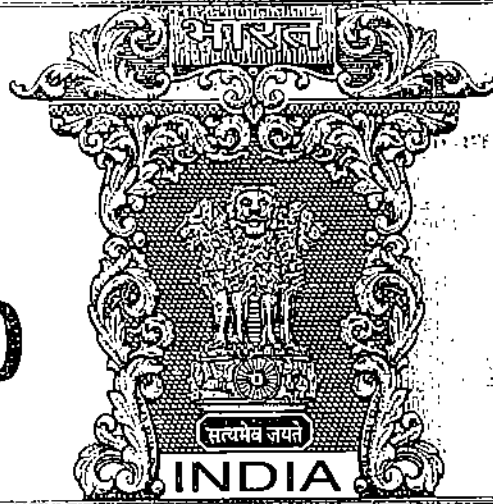
*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

53AD 544923

( 25 )

26.07.18

TDS

6,50,000/-

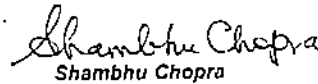
Through Challan No.  
15774

(SBI, Gandhi Nagar,  
Bangalore)

Total Rs. 6,50,00,000/-

and thus the Vendors and the Confirming Party have received the total sale consideration of Rs. 6,50,00,000/- (Rupees Six Crores Fifty Lakhs Only) in the aforesaid manner from the Vendee, the receipt of the total sale consideration is hereby acknowledged by the Vendors and the Confirming Party. On the request of the Vendors and the Confirming Party the TDS of 1% has been deducted from the above amounts and has been deposited with the Income Tax Department for and on behalf of Dilip Chopra Higher HUF (Dilip Higher Chopra). The Vendors, Confirming Party and the Vendee hereby declare and

  
Gopal Chopra

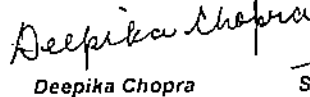
  
Shambhu Chopra

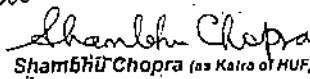
  
Vikram Chopra

  
Sarfal Chopra



  
Indra Chopra

  
Deepika Chopra

  
Shambhu Chopra (as Karta of HUF)



  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544924

( 26 )

covenant with their heirs, successors and assigns as follows.

2. That the Vendors and the Confirming Party have withdrawn their possession from the property hereby sold and transferred and have handed over the vacant and physical possession to the vendee.
3. That the Vendors and the Confirming Party hereby covenant that all rights, title and interest in the said property heretofore enjoyed by them, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and its heirs, successors in office and assigns shall and may possess and enjoy the said property without any hindrance and claim whatsoever from or by the said Vendors and the Confirming Party, their heirs or any other person or persons claiming through or under them.
4. That the Vendors and the Confirming Party hereby further covenant that they have been the full and absolute owners of the property hereby sold

*Gopal Chopra*  
Gopal Chopra

*Shambhu Chopra*  
Shambhu Chopra

*Vikram Chopra*  
Vikram Chopra

*Sudat Chopra*  
Sudat Chopra

*Indra Chopra*  
Indra Chopra

*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

53AD 544925

( 27 )

and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.

5. That the Vendors and the Confirming Party and their heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to them in full in the aforesaid manner. The Vendee is now entitled to get its name mutated over the aforesaid property in place of the Vendors and the Confirming Party in the records of Nagar Nigam, Nazul Department, Allahabad Development Authority, Allahabad and in other relevant records.
6. That in case the Vendee's right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the Vendors, Confirming Party and their heirs, successors and representative or any one claiming through or under them or otherwise, the Vendors, Confirming Party and their heirs and assigns

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Indra Chopra

*Deepika Chopra*  
Deepika Chopra

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Shambhu Chopra (as Karta of HUF)

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Sanjeev Agarwal





उत्तर प्रदेश UTTAR PRADESH

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shall be liable to make good the consequent loss and damages thus suffered by the Vendee, his heirs, its successors in office and assigns.

7. That the aforesaid property hereby sold and transfered is freehold land with building.
8. That the Vendors and the Confirming Party assure the vendee that they are the lawful owners of the Vended property hereby sold and transfered to the vendee. If in future due to defect in the title of the Vendors or the Confirming Party, the vendee is dispossessed from the property hereby sold and transfered, or the vendee suffers any loss in that case the vendors and Confirming Party, their heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the Vendee, his heirs, its successors in office and assigns and the Vendors and the Confirming Party, their heirs and assigns shall have no right to

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उत्तर प्रदेश UTTAR PRADESH

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raise any objection in this regards in any Court of Law.

9. That by virtue of the present sale deed the vendors and the Confirming Party cease to have any right, title and interest in the Vended property and the vendee has become the absolute owner of the Vended property.
10. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad or Jal Sansthan, Allahabad or A.D.A. or Electricity Department or any other authorities upto the date of this sale deed shall be payable by the Vendors and /or the Confirming Party and from the date of this sale deed and onwards it will be the liability of the Vendee.
11. That the property hereby sold is part of Nazul now freehold Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1B, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 1178.71 Sq. Metres together with old building standing thereon, out of Freehold

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53AD 544928

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Upvibhajit Sankhya QQ/1B, measuring 2556.60 Sq. Metres, facing Tashkent Marg, Allahabad, which is also a portion of property numbered as 34/26, Tashkent Marg, Allahabad and Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres, which is also a plot portion of property numbered as 34/26, Tashkent Marg, Allahabad. The vended property does lie on the Tashkent Marg, Allahabad, between Kamla Nehru Road to Kanpur Road, mentioned in the circle rate having V-code No. 13. The total area of the vended plot is 1178.71 Sq. Metres. together with constructions standing thereon. According to the market value fixed by the Collector Allahabad for purposes of stamp duty, the value of the aforesaid vended property comes to Rs. 6,49,57,668/-. The sale consideration of the Vended property is Rs. 6,50,00,000/- which is more than the value as per circle rate. As per the Government Order No. 2756/11 dated 30.06.2008

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Deepika Chopra

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the stamp duty of Rs. 70/- per thousand is payable if the sale deed is executed in favour of company. Since the present sale deed is executed in favour of a company which is a juristic person and thus the stamp duty at the rate of Rs. 70/- per thousand for the sale consideration of Rs. 6,50,00,000/- amounting to Rs. 45,50,000/- is paid.

13. That the expenses in regard to the stamps etc. of this conveyance deed have been borne by the Vendee. The Stamp duty of this sale deed has been paid partly through e-Stamp vide certificate No. IN-UP 04853160425586Q having serial No. VO 0006817444 for Rs. 45,50,000/-

IN WITNESS WHEREOF the Vendors, confirming Party and the Vendee have signed this deed of sale out of their own good and free will and accord and without any coercion and in sound state of mind and health on this the

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*Sanjeev Agarwal*  
Sanjeev Agarwal

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Shambhu Chopra (as Karta of HUF)



उत्तर प्रदेश UTTAR PRADESH

53AD 544930

( 32 )

27<sup>th</sup> day of July, 2018 at Allahabad.

## SCHEDULE

NAZUL NOW FREEHOLD BHUKHAND SANKHYA QQ/1, CIVIL STATION, ALLAHABAD UPVIBHAJIT SANKHYA QQ/1B, SITUATED IN MOHALLA 34/26, TASHKENT MARG, ALLAHABAD, MEASURING 1178.71 SQ. METRES TOGETHER WITH OLD BUILDING STANDING THEREON, OUT OF FREEHOLD UPVIBHAJIT SANKHYA QQ/1B, MEASURING 2556.60 SQ. METRES, FACING TASHKENT MARG, ALLAHABAD, WHICH IS ALSO A PORTION OF PROPERTY NUMBERED AS 34/26, TASHKENT MARG, ALLAHABAD, AND NAZUL BHUKHAND SANKHYA QQ/1, CIVIL STATION, ALLAHABAD UPVIBHAJIT SANKHYA QQ/1A, SITUATED IN MOHALLA 34/26, TASHKENT MARG, ALLAHABAD, MEASURING 73.86 SQ. METRES, WHICH IS ALSO A PLOT PORTION OF PROPERTY NUMBERED AS 34/26, TASHKENT MARG, ALLAHABAD, AS SHOWN AND MARKED

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*Deepika Chopra*  
Deepika Chopra

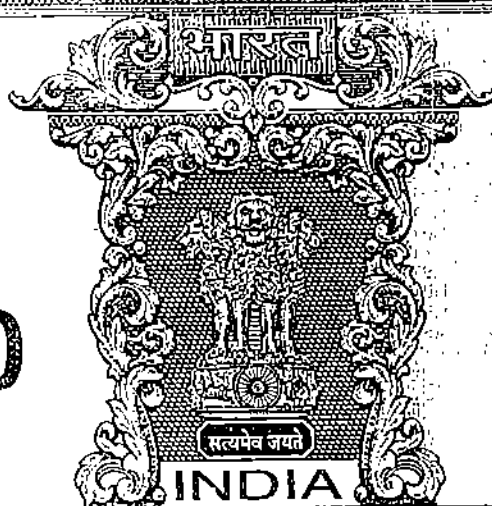
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Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

भारतीय गैर न्यायिक

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उत्तर प्रदेश UTTAR PRADESH

53AD 544931

( 33 )

RED AND GREEN COLOUR IN THE SITE PLAN ANNEXED HERETO AND  
BOUNDARY OF RED PORTION IS GIVEN BELOW :-

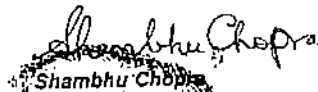
BOUNDARY OF PART PORTION OF FREEHOLD UPVIBHAJIT SANKHYA  
QQ/1B (RED PORTION) IS GIVEN BELOW :-

- East - Others Property
- West - Part of Free Hold Plot No. QQ/1B belonging to the Vendee.
- North - Hotel Yatrik
- South - Tashkent Marg.

BOUNDARY OF PART PORTION OF FREEHOLD UPVIBHAJIT SANKHYA  
QQ/1A (GREEN PORTION) IS GIVEN BELOW :-

- East - Part of Free Hold Plot No. QQ/1B, Civil Station, Allahabad  
belonging to the Vendee.
- West - Part of Free Hold Plot No. QQ/1A, Civil Station, Allahabad already  
sold.

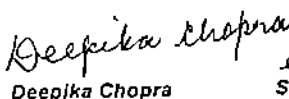
  
Gopal Chopra

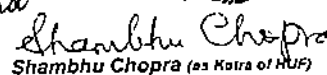
  
Shambhu Chopra

  
Vikram Chopra

  
Sonal Chopra

  
Indra Chopra

  
Deepika Chopra

  
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Sanjeev Agaryal



उत्तर प्रदेश UTTAR PRADESH

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North - Hotel Yatrik

South - Part of Free Hold Plot No. QQ/1B, Civil Station, Allahabad belonging to the Vendee and part of Free Hold Plot No. QQ/1A, Civil Station, Allahabad.

Witnesses-

1.

Rana Mukherjee S/o Shri  
M.M. Mukherjee R/o 109/79,  
South Malaka, Allahabad,  
Aadhaar No. 5566 9845 3117  
Mobile No. 9919990392



2.

ADVOCATE

Mohd. Shahid Advocate S/o  
Late Khalil Ahmad R/o  
743/489, Multhiganj, Allahabad,  
Enrol. No. Allahabad, UP463/94  
Mob. 9415368398



### VALUATION FOR PURPOSES OF STAMP DUTY

Total Land : 1178.71 Sq. metres.

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Vikram Chopra

Sonal Chopra

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Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

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Total Land : 1178.71 Sq. metres x Rs. 51,135/- per Sq. metres = Rs. 6,02,73,336/-

Total Land : 73.86 Sq. metres x Rs. 51,135/- per Sq. metres = Rs. 37,76,832/- (Part of Nazul Bhukhand Sankhya QQ/1, Civil Station, Allahabad Upvibhajit Sankhya QQ/1A, situated in Mohalla 34/26, Tashkent Marg, Allahabad, measuring 73.86 Sq. Metres)

Value of Constructuion on Ground Floor (R.B. construction) 225 Sq. Metres x Rs. 13,000/- per Sq. Metre is Rs. 29,76,832/- as per circle rate but the Depreciated value of the old construction is allowed upto 30% of the rate as mentioned in Bhag 5 Praroop 5 on page 50 of circle rate. thus the total value of old construction comes to Rs. 8,77,500/- which is 30% of Rs. 29,25,000/-. According to the above provision the Depreciated value of the old construction come to Rs. 8,77,500/- although the construction (R.B.) is more than 50 years old.

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*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra (as Karta of HUF)*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal



(37)

## PHOTOGRAPH

NAZUL NOW FREEHOLD BHUKHAND SANKHYA QQ/1, CIVIL STATION, ALLAHABAD UPVIBHAJIT SANKHYA QQ/1B, SITUATED IN MOHALLA 34/26, TASHKENT MARG, ALLAHABAD, MEASURING 1178.71 SQ. METRES TOGETHER WITH OLD BUILDING STANDING THEREON, OUT OF FREEHOLD UPVIBHAJIT SANKHYA QQ/1B, MEASURING 2556.60 SQ. METRES, FACING TASHKENT MARG, ALLAHABAD, WHICH IS ALSO A PORTION OF PROPERTY NUMBERED AS 34/26, TASHKENT MARG, ALLAHABAD, AND NAZUL BHUKHAND SANKHYA QQ/1, CIVIL STATION, ALLAHABAD UPVIBHAJIT SANKHYA QQ/1A, SITUATED IN MOHALLA 34/26, TASHKENT MARG, ALLAHABAD, MEASURING 73.86 SQ. METRES, WHICH IS ALSO A PLOT PORTION OF PROPERTY NUMBERED AS 34/26, TASHKENT MARG, ALLAHABAD.



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*Deepika Chopra*  
Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sarjeev Agarwal*  
Sarjeev Agarwal

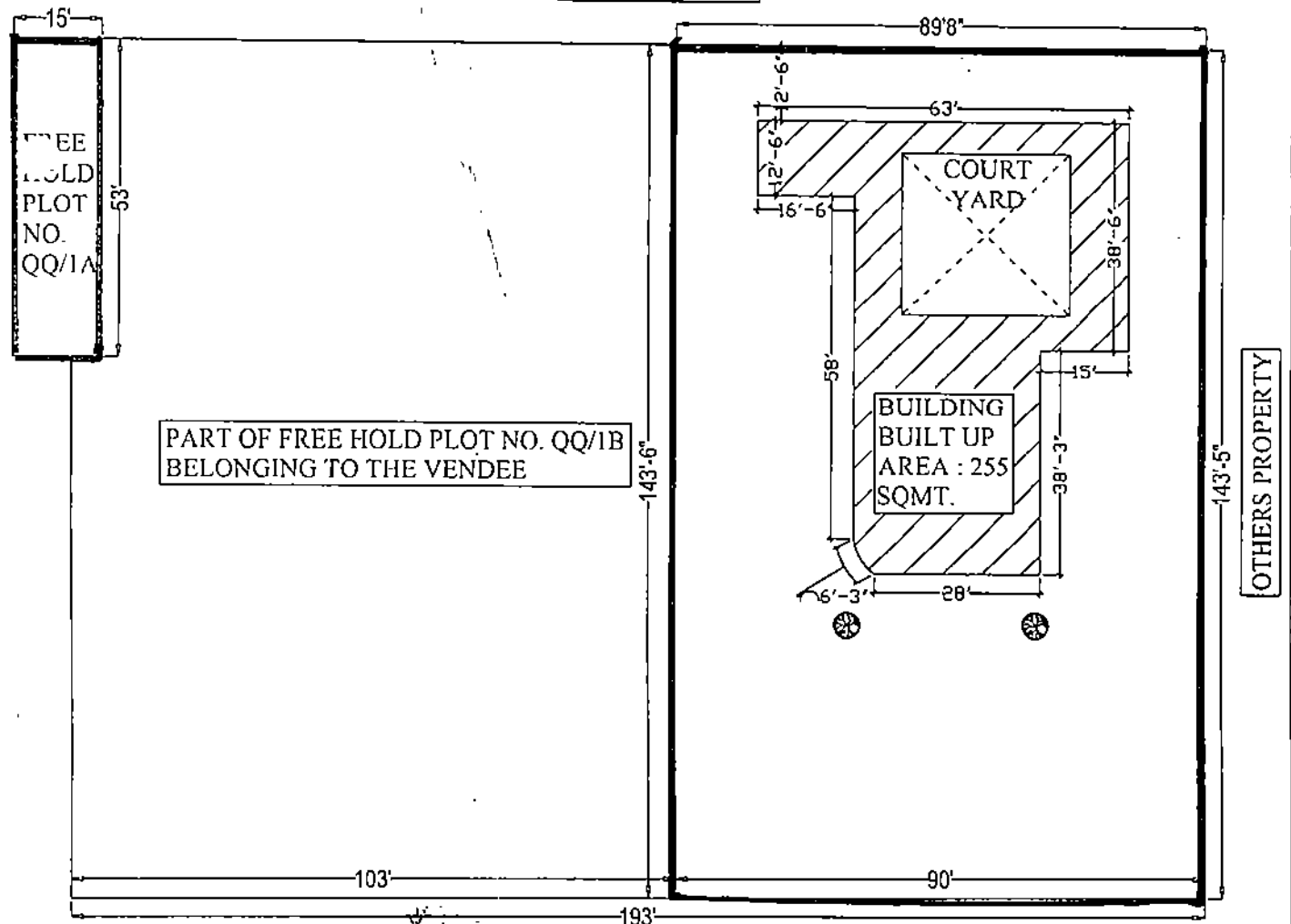


### DESCRIPTION OF THE VENDED PROPERTY

EXISTING SITE PLAN OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA QQ/1, CIVIL STATION, ALLAHABAD AND UPVIBHAJIT SANKHYA QQ/1B, SITUATED IN MOHALLA 34/26, TASHKENT MARG, ALLAHABAD, MEASURING 1178.71 SQ. METRES TOGETHER WITH OLD BUILDING STANDING THEREON, NUMBERED AS HOUSE NO. 34/26, TASHKENT MARG, ALLAHABAD, OUT OF FREEHOLD UPVIBHAJIT SANKHYA QQ/1B, MEASURING 2556.60 SQ. METRES, FACING TASHKENT MARG, ALLAHABAD, WHICH IS ALSO A PORTION OF PROPERTY NUMBERED AS 34/26, TASHKENT MARG, ALLAHABAD, MARKED IN RED COLOR AND SITE PLAN OF PART OF NAZUL NOW FREEHOLD SITE NO. QQ/1A CIVIL STATION, ALLAHABAD, MEASURING 73.85 SQ. METRES, IN FORM OF OPEN LAND MARKED IN GREEN COLOR.

HOTEL YATRIK

TOTAL NO. OF TREE=02 NOS.



TASHKENT MARG

VENDOR

VENDEE

Indra Chopra  
Deepika Chopra

Shambhu Chopra



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Values of Trees : 1 Mango Trees X Rs. 15000/- = 15,000/-

1 Jamun Tree x 15000/- = 15,000/-

thus the total Valuation according to circle rate comes to Rs. 6,49,57,668/- since the sale consideration is Rs. 6,50,00,000/- and as such the stamp duty at the rate of 70/- per thousand for the sale consideration of Rs. 6,50,00,000/- amounting to Rs. 45,50,000/- is paid.

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Deepika Chopra

*Shambhu Chopra*  
Shambhu Chopra (as Karta of HUF)

*Sanjeev Agarwal*  
Sanjeev Agarwal

Drafted by:

*Abdul Jalil Advocate*

Abdul Jalil Advocate

Typed by:

*Pavitra Kumar*

Pavitra Kumar

स्थापना का नाम विनायक कृपा रियल्टी प्रा. लि. - राज. उ.ग. - सराफा कदम इलाहाबाद  
निवासी द्वारा सम्. डी. सजीव अग्रवाल  
ला.नं. 805 अर्थात् 31 मार्च 2018 को आगमन जायजकाल  
स्थापक विवेक अग्रवाल न्यायालय में दस्तखत

बही संख्या 1 जिल्द संख्या 10108 के पृष्ठ 265 से 340 तक क्रमांक 4021 पर दिनांक 27/07/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

IAS  
हसनेन अहमद (प्र)  
उप निबंधक : सदर प्रथम  
इलाहाबाद  
27/07/2018

