

683/2021

SIGNATURE Sarah Deeba

ACC Name- Farha Deeba ACC Code- UPECOLUP14171904

ACC Address- 743489 Murtigang, Mobile- 7388549294

Licence No.- 907, Tehsil & District- Prayagraj



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP28069989602525T
Certificate Issued Date	: 28-Jan-2021 07:08 PM
Account Reference	: NEWIMPACC (SV)/ up14171904/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUP1417190448017167553486T
Purchased by	: Vinayakkripa AbhaydataVenturesLLP ThSanjeevAgarwal
Description of Document	: Article 23 Conveyance
Property Description	: PartOfNazul NowFeehold SiteNo.139-C,CivilStation,AildNowPrayagraj,TogetherWithHouses,DetailAsPerDeed
Consideration Price (Rs.)	:
First Party	: Badri Vishal Tandon and others
Second Party	: Vinayakkripa AbhaydataVenturesLLP ThSanjeevAgarwal
Stamp Duty Paid By	: Vinayakkripa AbhaydataVenturesLLP ThSanjeevAgarwal
Stamp Duty Amount(Rs.)	: 1,84,96,000 (One Crore Eighty Four Lakh Ninety Six Thousand only)



Please write or type below this line

Badri

Neera Pohl

Sawita Sethi

Sunil Kumar

Harmanjot

Rati Mehra

Neera Pohl

RS 0002669567

Disclaimer Alert

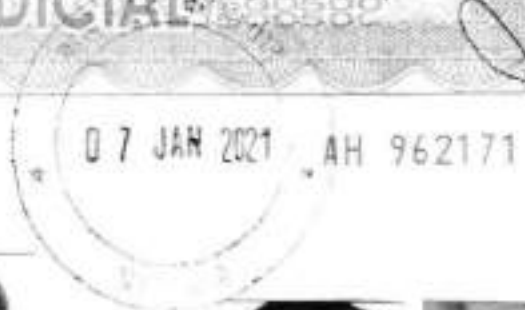
1. The authenticity of the e-stamp certificate can be verified at www.ustamp.gov.in or website of the State Emblem of India.

2. The stamp certificate is the property of the Government of India and is not to be used for any other purpose.

3. Sample of the e-stamp certificate is available at www.ustamp.gov.in.



उत्तर प्रदेश UTTAR PRADESH



(2)

PRECIS OF THE DEED

1. Type of Land - **Residential Land with Building**
2. Ward/ Pargana - **Sadar**
3. Mohalla/Village - **Mohalla Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
4. Description of Property - **Portion of Nazul now freehold site no. 139-C, Civil Station, Allahabad now Prayagraj, Measuring 6104.88 Sq. metres, together with**


Bdr/ Vishal Tandon



Neera Tandon
(as attorney of Akshat Tandon)



Savita Seth



Alankar Tandon



Neera Tandon
(for self and as attorney of Bdr/ Vishal Tandon, Parvati Tandon and Sushil Mehta)



(Sanjeev Agarwal)
For Vinayakrta Akhyata Ventures LLP as designated person and authorized signatory


क्रमांक : ३०८ दिनांक : 27.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटरा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

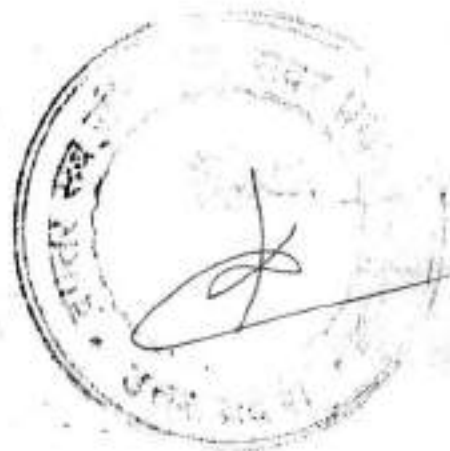
निवास का पता : एलगिन रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2021 तक

हस्ताक्षर *Farah Deeba*



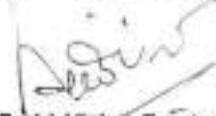
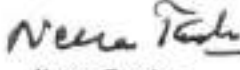
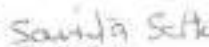
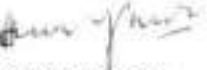






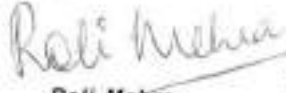
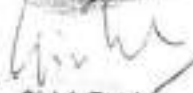
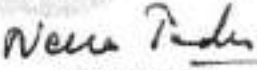




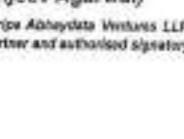


उत्तर प्रदेश UTTAR PRADESH



a portion of Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and portion of Bungalow No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring 6104.88 Sq. Metres, together with all other structures and trees standing thereon.

5. Unit of Land (Hectare/Sq. Metre) - Sq. Metres

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Alankar Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
				
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Rohini Tandon, Panchi Tandon and Sushil Mehra)</small>		 (Sanjeev Agarwal) <small>For Vireyokriya Abhydata Ventures LLP as designated partner and authorized signatory</small>
				

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



H 962173

(4)

- | | |
|--|---|
| 6. Extent of Land/ Proportionate Land - | 6104.88 Sq. Metres |
| 7. Situation of Road. - | Dayanand Marg (Thornhill Road), Allahabad now Prayagraj |
| 8. Other description/ 9 metre road/corner etc. - | Main Road |
| 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) - | Value of Construction of
(Pucca RBC Second Class) on Ground Floor Only : 176.60 Sq. metres on
Ground Floor Only |
| 12. Stage-Finished/Semi-Finished/etc. - | X |
| 13. Valuation of Trees. - | Total Trees Valued at Rs. = 6,78,000/- |
| 14. Boring/Well etc. - | Well = 1,00,000/- |
| 15. Built up area. - | Value of Construction of (Pucca RBC Second Class) on |

Badri Vishal Tandon

Neera Tandon
(as attorney of Akshar Tandon)

Savita Seth

Alankar Tandon

Gaurav Tandon

Roli Mehra

Girish Tandon

Neera Tandon
(for self and as attorney of
Shival Tandon, Pankaj Tandon and Sarabjit Mehta)

(Sanjeev Agarwal)
For: Vyaswajee Advaita Mittal LLP
an designated partner and authorized signatory

क्रमांक : 303 दिनांक : 27.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटरा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

निवास का पता : एलगिन रोड, प्रयागराज

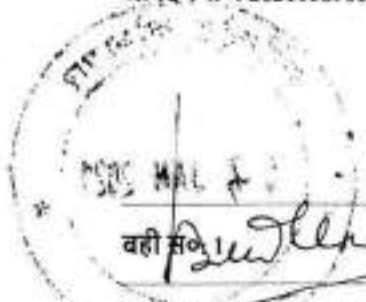
स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालंवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2021 तक

हस्ताक्षर Farah Deeba
कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202100890002295



विक्रय पत्र

वही सं०: 1 रजिस्ट्रेशन सं०: 683

वर्ष: 2021

प्रतिकूल - 251500000 स्टाम्प शुल्क - 18523400 बाजारी मूल्य - 264620000 पंजीकरण शुल्क
- 2646200 प्रतिलिपिकरण शुल्क - 260 योग : 2646460

प्रार्थना पत्र कमीशन दिनांक द्वारा

श्री. बट्टी विशाल टण्डन के क्रम में

मे उप निबंधक : कमला देवी

जनाहद : सदर प्रथम प्रयागराज

श्री. बट्टी विशाल टण्डन

पुत्र श्री स्व० राम मोहन दास टण्डन

व्यवसाय : व्यापार

निवासी : हाउस नं०-५९/१०३, दयानन्द

मार्ग (धानीहिल रोड)

इलाहाबाद प्रयागराज

पर उपस्थित हुआ। उक्त श्री बट्टी विशाल टण्डन द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष

समय 28/01/2021 एवं 07:58:37 PM बजे उक्त निवास/अन्य स्थान पर प्रस्तुत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी
उप निबंधक : सदर प्रथम
प्रयागराज

28/01/2021



उत्तर प्रदेश UTTAR PRADESH



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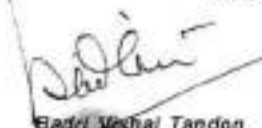
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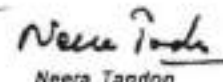
Ground Floor Only : 176.60 Sq. metres on Ground Floor Only

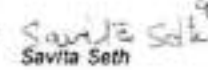
- | | |
|--|--------------------|
| 16. Year of Construction. - | 1970 |
| 17. Whether Member of Sahkari Awas Samiti- Yes/No. - | X |
| 18. Sale Consideration in Rupees. - | Rs. 25,15,00,000/- |
| 19. Valuation of Property - | Rs. 26,46,20,000/- |
| 20. Stamp duty paid. - | Rs. 1,85,23,400/- |

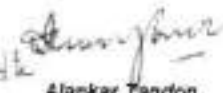
Boundary :


- East :-** Hindu Boarding House Allahabad.
West :- Site No. 139-B, Civil Station, Allahabad.
North :- Site No. 139-A, Civil Station, Allahabad.
South :- Maharshi Dayanand Marg (Thornhill Road), Allahabad and part of Nazul Now Freehold Site No. 139-C, Civil Station, Allahabad.

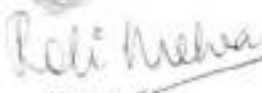

 Badri Mehal Tandon

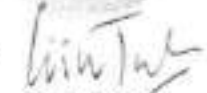

 Neera Tandon
(as attorney of Akash Tandon)

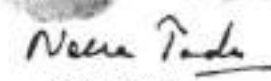

 Savita Seth



 Alankar Tandon


 Bharat Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
(for self and as attorney of Sireel Tandon, Poochi Tandon and Sarabji Mehta)


 (Sanjeev Agarwal)
For Vhaazddrka Akhyydale Ventures LLP as designate partner and authorized signatory

क्रमांक : 304 दिनांक : 27.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटरा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

निवास का पता : एलगिन रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2021 तक

आवेदन सं०: 202100890002295

हस्ताक्षर Sarah Deeba

बही सं०

रजिस्ट्रेशन सं०: 683

वर्ष: 2021

निष्पादन-लेखपत्र ब्याज सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री बट्टी विशाल टण्डन, पुत्र श्री स्व० राम मोहन दास टण्डन

निवासी: हाउस नं०-५९/१०३, दयानन्द मार्ग, (धानीहिल रोड),
इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 2

श्रीमती नीरा टण्डन, पत्नी श्री निरीश टण्डन

निवासी: हाउस नं०-५९/१०३/१ए, दयानन्द मार्ग, (धानीहिल
रोड), इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 3

श्रीमती सविता सेठ, पत्नी श्री मोहनदास सेठ

निवासी: ११३/२०९, स्वरूप नगर, कन्नपुर

व्यवसाय: व्यापार

विक्रेता: 4

श्री अलंकर टण्डन, पुत्र श्री बट्टी विशाल टण्डन

निवासी: हाउस नं०-५९/१०३, दयानन्द मार्ग, (धानीहिल रोड),
इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 5





उत्तर प्रदेश UTTAR PRADESH



AH 962175

(6)

**Number of First Party [8]
and Party of the First, Second, Third and Fourth
Description of Vendors**

1. Name :	Shri Badri Vishal Tandon
Father's Name	Late Ram Mohan Das Tandon
Permanent Address	House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj
Present Address	House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj
Occupation	Business
Pan No.	AAXPT4553C
Aadhaar No.	2695 1089 1398
Mobile No.	7905565404

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Sanat Tandon, Parvati Tandon and Surabhi Mehra)</small>	 (Sanjeev Agarwal) <small>For Vinayakrishi Acharyadev Ventures LLP as designated partner and authorized signatory</small>	

क्रमांक : 305 दिनांक : 27.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटरा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

निवास का पता : एलगिन रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज
श्री गौरव टण्डन, पुत्र श्री बट्टी विशाल टण्डन
ला० नं०-907, अवधि 31 मार्च, 2021 तक

निवासी: हाउस नं०-५९/१०३, दयानन्द मार्ग, (धानीहिल रोड),
इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 6

हस्ताक्षर



सुश्री रोली मेहरा, पुत्री श्री बट्टी विशाल टण्डन

निवासी: सी० ३०/३५, रोशन महल, मलदाहिया, वाराणसी

व्यवसाय: व्यापार

विक्रेता: 7

श्री गिरीश टण्डन, पुत्र श्री स्व० राम-मोहन दास टण्डन

निवासी: हाउस नं०-५९/१०३/१ए, दयानन्द मार्ग, (धानीहिल रोड),
इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

विक्रेता: 8

श्रीमती नीरा टण्डन स्वयं व मुआम भुति टण्डन व परिधि टण्डन व सुरभि मेहरा, पत्नी श्री गिरीश टण्डन

निवासी: हाउस नं०-५९/१०३/१ए, दयानन्द मार्ग, (धानीहिल रोड),
इलाहाबाद/प्रयागराज

व्यवसाय: व्यापार

क्रेता: 1

श्री विनायककृपा अभयदाता वेन्चर्स एलएलपी के द्वारा
संजीव अग्रवाल, पुत्र श्री स्व० श्यामलाल अग्रवाल

निवासी: २६५/३१६, आर्य कटरा, इलाहाबाद

व्यवसाय: व्यापार

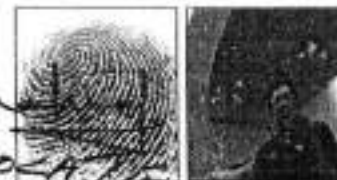
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री मो० शाहिद, पुत्र श्री स्व० खतील अहमद

निवासी: ७४३/४८९, मुद्दीगंज, इलाहाबाद

व्यवसाय: वकालत



भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH



AH 962176

(7)

2. Name : **Smt. Neera Tandon as attorney Shri Akshat Tandon**
 Husband's Name **Shri Girish Tandon**
 Permanent Address **House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Present Address **House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Occupation **Business**
 Pan No. **AAXPT4551A**
 Aadhaar No. **3185 9577 9728**
 Mobile No. **9935504710**

3. Name : **Smt. Savita Seth D/o Late Ram Mohan Das Tandon**
 Husband's Name **Shri Mohan Das Seth**
 Permanent Address **113/209, Swaroop Nagar, Kanpur**
 Present Address **113/209, Swaroop Nagar, Kanpur**
 Occupation **House Wife**
 Pan No. **ADNPS2761C**
 Aadhaar No. **7836 8262 5991**
 Mobile No. **9415042994**

Badri Vishal Tandon
Badri Vishal Tandon

Neera Tandon
Neera Tandon
(as attorney of Akshat Tandon)

Savitri Seth
Savita Seth

Alankar Tandon
Alankar Tandon

Gagan Tandon
Gagan Tandon

Rohi Mehra
Rohi Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
(for self and as attorney of Shri Tandon, Pooja Tandon and Surabhi Mehra)

(Sanjeev Agarwal)
(Sanjeev Agarwal)
For Vijaykumar Advaita Mittal LLP, as designated partner and authorized signatory



पुष्टि विलेख 58,59

क्रमांक : 306 दिनांक : 27.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटरा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

निवास का पता : एलगिन रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907 अवधि 31 मार्च, 2021 तक

हस्ताक्षर

Farah Deeba

श्री मंजीत अग्रवाल, पुत्र श्री स्व० के एन अग्रवाल

निवासी: 6, चाह चन्द, जीरो रोड, इलाहाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी

उप निबंधक : सदर प्रथम

प्रयागराज

हसनैन अहमद नियमित
निबंधक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए है।
टिप्पणी:





उत्तर प्रदेश UTTAR PRADESH



(8)

4. Name : **Shri Alankar Tandon**
 Father's Name **Shri Badri Vishal Tandon**
 Permanent Address **House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Present Address **House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Occupation **Business**
 Pan No. **AAXPT4556H**
 Aadhaar No. **4152 8379 9144**
 Mobile No. **7408111222**

5. Name : **Gaurav Tandon**
 Father's Name **Shri Badri Vishal Tandon**
 Permanent Address **House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Present Address **House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Occupation **Business**
 Pan No. **AAXPT4552D**
 Aadhaar No. **4781 4225 5340**
 Mobile No. **9936072244**

Badri Vishal Tandon
Badri Vishal Tandon
Neera Tandon
Neera Tandon
Savita Seth
Savita Seth
Alankar Tandon
Alankar Tandon
Gaurav Tandon
Gaurav Tandon
Roli Mehra
Roli Mehra
Girish Tandon
Girish Tandon
Neera Tandon
Neera Tandon
 (for self and as attorney of Shri Tandon, Parthi Tandon and Rashi Mehra)
(Sanjeev Agarwal)
(Sanjeev Agarwal)
 For Virevatska Adhyata Mehra LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



(9)

6. Name : **Roli Mehra**
 Father's Name **Shri Badri Vishal Tandon**
 Permanent Address **C 30/35 Roshan Mahal, Maldahiya, Varanasi - 221002**
 Present Address **C 30/35 Roshan Mahal, Maldahiya, Varanasi - 221002**
 Occupation **Business**
 Pan No. **ABOPM5581D**
 Aadhaar No. **4711 7270 0276**
 Mobile No. **9335793616**

7. Name : **Shri Girish Tandon**
 Father's Name **Late Ram Mohan Das Tandon**
 Permanent Address **House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Present Address **House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj**
 Occupation **Business**
 Pan No. **AAXPT4554F**
 Aadhaar No. **3449 6311 3621**
 Mobile No. **9935034741**

[Handwritten signatures and fingerprints]
Badri Vishal Tandon
Neera Tandon
(as attorney of Badri Tandon)
Savita Seth
Alankar Tandon
Gadraj Tandon
Roli Mehra
Girish Tandon
Neera Tandon
(for self and as attorney of Savita Tandon, Pooja Tandon and Suresh Mehra)
(Sanjeev Agarwal)
For Wanyakga Abhyasata Ventures LLP as designated partner and authorized signatory




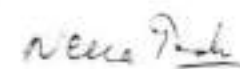

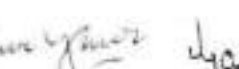

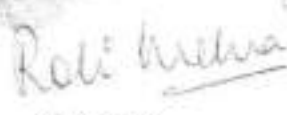
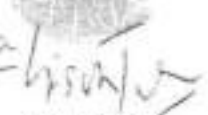
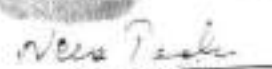

उत्तर प्रदेश UTTAR PRADESH



AH 962179

(10)

8. Name :	Smt. Neera Tandon for self and as attorney of Shruti Tandon, Paridhi Tandon and Surabhi Mehra
Husband's Name	Shri Girish Tandon
Permanent Address	House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj
Present Address	House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj
Occupation	Business
Pan No.	AAIPT4559J
Aadhaar No.	3185 9577 9728
Mobile No.	9935504710

 Badri Vishal Tandon	 Neera Tandon <small>(As attorney of Shruti Tandon)</small>	 Savita Seth	 Anker Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(For self and as attorney of Shruti Tandon, Paridhi Tandon and Surabhi Mehra)</small>	 (Sanjeev Agarwal) <small>For Vinayakripa Ananddas Ventures LLP, as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



AH 962180

(11)

**Number of Second Party [1]
Description of Vendee**

1. Name : **Vinayakkripa Abhaydata Ventures LLP, through its designated partner and authorised signatory**
Shri Sanjeev Agarwal
Father's Name **Late Shyam Lal Agarwal**
Permanent Address **265/316, Old Katra, Allahabad**
Present Address **13/19 Elgin Road, Civil Lines, Allahabad (now Prayagraj)**
Occupation **Business**
Pan No. **AATFV6616N**
Adhaar No. **4962 7944 1185**
Mobile No. **9839054198**

Badri Vishal Tandon

Neera Tandon
(an attorney of Abhaydata Ventures)

Savita Seth

Alankar Tandon

Gaurav Tandon

Roli Mehra

Girish Tandon

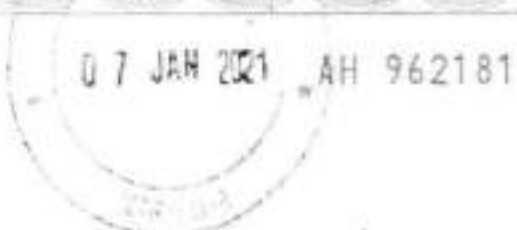
Neera Tandon
(for self and as attorney of
Shri Tandon, Parvati Tandon and Sanku Mehta)

(Sanjeev Agarwal)
For Vinayakkripa Abhaydata Ventures LLP,
as designated partner and authorised signatory





उत्तर प्रदेश UTTAR PRADESH



(12)

SALE DEED

THIS SALE DEED is made on this the 28th day of January, 2021.

BETWEEN

Shri Badri Vishal Tandon S/o Late Ram Mohan Das Tandon R/o 33, Dayanand Marg, Tehsil Chail Sadar, Allahabad and presently residing at House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and **Shri Akshat Tandon** S/o Shri Girish Tandon R/o 33, Dayanand Marg, Allahabad now Prayagraj and presently residing at House No. 5000C, Marine Parade RD, #21-11, Singapore-449286 through his legally constituted attorney **Smt. Neera Tandon** W/o Shri Girish Tandon R/o 59/103/1A, Dayanand Marg (Thornhill Road) Allahabad

Badri Vishal Tandon
Badri Vishal Tandon
Neera Tandon
Neera Tandon
Savita Seth
Savita Seth
Alankar Tandon
Alankar Tandon
Gaurav Tandon
Gaurav Tandon
as attorney of Akshat Tandon

Roll Mehra
Roll Mehra
Girish Tandon
Girish Tandon
Neera Tandon
Neera Tandon
(for self and as attorney of Shri Tandon, Savita Tandon and Laxmi Mehra)
(Sanjeev Agarwal)
for Meevarkita Advocates & Solicitors LLP an designated partner and authorized signatory
Signature



उत्तर प्रदेश UTTAR PRADESH

(13)

now Prayagraj, by virtue of a power of attorney dated 10.12.2020, executed by Akshat Tandon aforesaid, which is duly verified and Certified by the Order dated 28.12.2020, passed by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj and the aforesaid power of attorney is duly stamped and a Certificate to this effect has been issued by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj on 31.12.2020, hereinafter jointly called the **Vendors**, which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

AND

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurev Tandon
 Roll Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Akshat Tandon, Pooja Tandon and Gursideh Mehra)</small>	 (Sanjeev Agarwal) <small>For Vitya/Rajswa Akshata Vendors LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



AH 962183

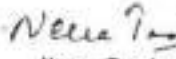
(14)

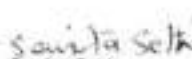
Smt. Savita Seth D/o Late Ram Mohan Das Tandon and W/o Shri Mohan Das Seth originally R/o 33, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and residing at 113/209, Swaroop Nagar, Kanpur, hereinafter called the **Party of the Second Part**, which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

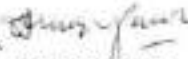
AND

Shri Alankar Tandon S/o Shri Badri Vishal Tandon R/o 33, Dayanand Marg, Tehsil Chail Sadar, Allahabad and presently residing at House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and **Gaurav Tandon** S/o Shri Badri Vishal Tandon R/o 33, Dayanand Marg, Tehsil Chail Sadar, Allahabad


Badri Vishal Tandon


Neera Tandon
(as attorney of Alankar Tandon)


Savita Seth


Alankar Tandon


Gaurav Tandon


Roli Mehra


Girish Tandon


Neera Tandon
(for self and as attorney of
Smt. Tandon, Poochi Tandon and Gaurav Mehra)


(Sanjeev Agarwal)
For Vinayakrupa Abhaydale Ventures LLP
a designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

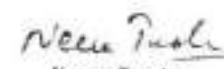


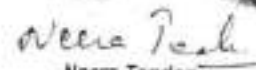



(15)

and presently residing at House No. 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and **Roli Mehra** D/o Shri Badri Vishal Tandon R/o C 30/35 Roshan Mahal, Maldahiya, Varanasi - 221002, hereinafter jointly called the **Party of the Third Part**, which term unless excluded by the context shall mean and include their heirs, successors, legal representatives and assigns.

AND

Shri Girish Tandon S/o Late Ram Mohan Das Tandon R/o 33, Dayanand Marg, Tehsil Chail Sadar, Allahabad and presently residing at House No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and **Smt. Neera Tandon** W/o Shri Girish Tandon R/o 33, Dayanand Marg, Allahabad now Prayagraj,

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akshay Tandon)</small>	 Savita Seth	 Alankar Tandon	 Girish Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shri Tandon, Parshv Tandon and Surabhi Mehra)</small>	 (Sanjeev Agarwal) <small>For Vijayakrishna Adhyneta Ventures LLP as designated partner and authorized signatory</small>	



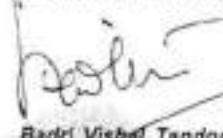
उत्तर प्रदेश UTTAR PRADESH

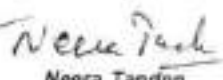


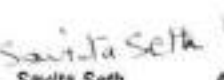
H 962185

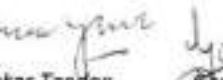
(16)


Shruti Tandon W/o Shri Akshat Tandon R/o 33, Dayanand Marg, Allahabad, presently residing at 5000C, Marine Parade RD, # 24-11, Singapore-449286, through her legally constituted attorney Smt. Neera Tandon W/o Shri Girish Tandon R/o 33, Dayanand Marg, Allahabad, by virtue of a power of attorney dated 10.12.2020, executed by Shruti Tandon aforesaid, which is duly verified and Certified by the Order dated 28.12.2020, passed by Upper Ziladhikari (Vitya/ Rajaswa) Zila Nibandhak, Prayagraj and the aforesaid power of attorney is duly stamped and a Certificate to this effect has been issued by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj on 31.12.2020 and **Paridhi Tandon** D/o Shri Girish Tandon W/o Arunav Banerjee R/o 5000C, Marine

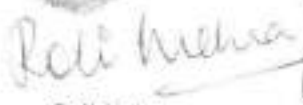

 Badri Vishal Tandon

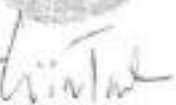

 Neera Tandon
(as attorney of Akshat Tandon)



 Savita Seth



 Anankar Tandon


 Gaurav Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
(for self and as attorney of Shree Tandon, Paridhi Tandon and Sunishi Mehra)


 (Sanjeev Agarwal)
For Vinayakriya Adhayaas Venture LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

07 JAN 2021 AH 962186

(17)

Parade RD, # 24-11, Laguna Park, Singapore-449286, through her legally constituted attorney Smt. Neera Tandon W/o Shri Girish Tandon R/o 33, Dayanand Marg, Allahabad, by virtue of a power of attorney dated 10.12.2020, executed by Paridhi Tandon aforesaid, which is duly verified and Certified by the Order dated 28.12.2020, passed by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj and the aforesaid power of attorney is duly stamped and a Certificate to this effect has been issued by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj on 31.12.2020, **Surabhi Mehra** W/o Shri Vishal Mehra R/o 5322, Manderston Drive, San Jose, CA, United States of America - 95138 through her legally constituted attorney Smt. Neera Tandon W/o Shri

 Bader Vishal Tandon	 Neera Tandon <small>(An attorney of Bader Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Bader Tandon, Paridhi Tandon and Surabhi Mehra)</small>		 (Sanjeev Agarwal) <small>For Vinyakingsh Abhayaee Ventures LLP as designated partner and authorized signatory</small>



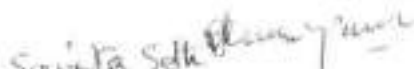



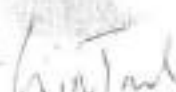
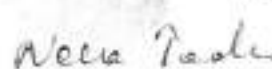



उत्तर प्रदेश UTTAR PRADESH

(18)

Girish Tandon R/o 33, Dayanand Marg, Allahabad, by virtue of a power of attorney dated 29.12.2020, executed by Surabhi Mehra aforesaid, which is duly verified and Certified by the Order dated 11.01.2021, passed by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak, Prayagraj and the aforesaid power of attorney is duly stamped and a Certificate to this effect has been issued by Upper Ziladhikari (Vitya/Rajaswa) Zila Nibandhak on 13.01.2021, hereinafter jointly called the **Party of the Fourth Part**, which term unless excluded by the context shall mean and include their heirs, successors legal representatives and assigns.

AND

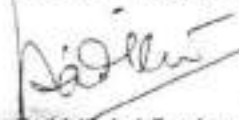
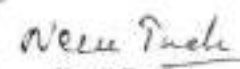

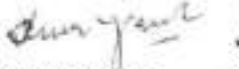

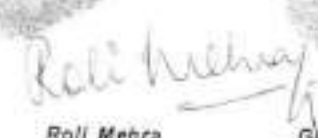



 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Atankar Tandon)</small>	 Savita Seth	 Atankar Tandon	 Gaurav Tandon
 Roll Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Savitri Tandon, Parvati Tandon and Surabhi Mehra)</small>	 (Sanjeev Agarwal) <small>For Vinayakrisha Abhaydatta Mishra LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH

(19)

Vinayakkripa Abhaydata Ventures LLP, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh - 211002, India, represented by its designated partner and authorised signatory **Shri Sanjeev Agarwal** S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj duly authorized vide resolution letter dated 19.01.2021 passed and signed by all the designated partners constituting the LLP, hereinafter called the **Vendee**, which term unless excluded by the context shall mean and include its heirs, successors in office, legal representatives and assigns.

 Badri Vishal Tandon	 Neera Tandon <small>(an attorney of Akshay Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roll Mehra	 Gish Tandon	 Neera Tandon <small>(for self and as attorney of Gish Tandon, Parshu Tandon and Surashi Mehra)</small>	 (Sanjeev Agarwal) <small>For Vinayakkripa Abhaydata Ventures LLP, as designated partner and authorised signatory</small>	



उत्तर प्रदेश UTTAR PRADESH

(20)

WHEREAS Lala Manmohan Das Tandon was the owner and in possession of the properties including Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad and the residential building standing thereon by means of a registered deed dated 16.10.2000. After the death of Manmohan Das Tandon, his son Ram Mohan Das Tandon, as heirs and successor inherited the properties left by the Late Man Mohan Das Tandon, including the lease hold rights in Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, together with residential building standing thereon.

AND WHEREAS Lala Ram Mohan Das Tandon expired in the year 1967, leaving Smt. Sulochni Devi Tandon as his wife and Badri Vishal Tandon as his

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akash Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shruti Tandon, Pooja Tandon and Sarabji Mehra)</small>	 (Sanjeev Agarwal) <small>For Wazirindia Akhoyada Mittals LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



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major son and Master Girish Tandon as his minor son and Miss Savita Tandon as his minor Daughter.

AND WHEREAS the aforesaid heirs of the Late Lala Ram Mohan Das Tandon Constituted an H.U.F. named as Ram Mohan Das Tandon H.U.F. and Shri Badri Vishal Tandon being the eldest son became the Karta of the said Ram Mohan Das Tandon H.U.F. The aforesaid Ram Mohan Das Tandon H.U.F. was assessed to Income Tax and was allotted PAN AAAHL9687E.

AND WHEREAS subsequently after attaining Majority Km. Savita Tandon was married in the year 1973 and her share in the said Ram Mohan Das Tandon H.U.F. was settled by allotment of properties to her complete satisfaction for all

Badri Vishal Tandon
Badri Vishal Tandon

Neera Tandon
Neera Tandon
(as attorney of Akshat Tandon)

Savita Seth
Savita Seth

Alankar Tandon
Alankar Tandon

Gadraj Tandon
Gadraj Tandon

Roli Mehra
Roli Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
For self and as attorney of
Girish Tandon, Parshu Tandon and Roli Mehra

(Sanjeev Agarwal)
(Sanjeev Agarwal)
For Vinayakra Abhyasra Ventures LLP
as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962191

(22)

times to come and since then she has no interest left in any of the properties of Ram Mohan Das Tandon H.U.F. including Nazul now Freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad and in Bungalow No. 33 Dayanand Marg, which is now numbered as bungalow no. 59/103 Dayanand Marg (Thornhill Road) Allahabad now Prayagraj and House No. 59/103/1A Dayanand Marg (Thornhill Road) Allahabad now Prayagraj

AND WHEREAS subsequently a lease deed dated 17.07.1998 was executed by Ziladhikari, Allahabad on behalf of Governor of Uttar Pradesh in respect of nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring of 3 Acres 1665 Sq. Yards or 16185 Sq. Yards = 13532.27 Sq. metres in favour

 Badri Mohan Tandon	 Neera Tandon <small>(an attorney of Akhshay Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Ginish Tandon	 Neera Tandon <small>(for self and as attorney of Shakti Tandon, Parshu Tandon and Sushil Mehra)</small>	 (Sanjeev Agarwal) <small>For Vijaykanya Akhoydas Hentree LLP, as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



AH 962192

(23)

of Smt. Sulochini Devi Tandon wife of Late Ram Mohan Das Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon, which is registered in Bahi Sankhya 1 Jild Sankhya 1331 on pages 369 to 380 at serial No. 2820 in the office of Sub-Registrar, Chail, Allahabad on 06.08.1998. The lease of the aforesaid nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, was valid with effect from 1.1.1972 for a period of 30 years expiring on 31.12.2001;

AND WHEREAS on coming into force of the Government Order No. 2268/9-आ-4-98-704 N/97 dated 01.12.1998, Smt. Sulochni Devi Tandon W/o Late Ram Mohan Das Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon and all R/o 33, Dayanand Marg, Tehsil

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Late Ram Mohan Das Tandon)</small>	 Savita Seth	 Atankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Kamal Tandon, Parvati Tandon and Suresh/ Mehra)</small>	 (Sanjeev Agarwal) <small>for Kinayatra Adityadevi Ventures LLP, as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(24)

Chail Sadar, Allahabad, made an application dated 30.01.1999, for conversion of their lease hold rights of aforesaid Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring = 13532.27 Sq. metres, situated in Mohalla Dayanand Marg, Allahabad into freehold rights. Since the aforesaid nazul land is situated on Thornhill Road (Dayanand Marg), Allahabad and as such an area measuring 459 Sq. metres of the aforesaid nazul land was being affected by widening of road under the Master Plan and thus after deducting the aforesaid area affected under the master plan, an area measuring 13073.27 Sq. Metres has been declared freehold in favour of Smt. Sulochni Devi Tandon W/o Late Ram Mohan Das Tandon, Shri Badri Vishal Tandan and Shri Girish Tandon both sons of Late Ram


 Badri Vishal Tandon


 Neera Tandon
(as attorney of Akshay Tandon)


 Savita Seth


 Alankar Tandon


 Gurav Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
(for self and as attorney of Shri Tandon, Parvati Tandon and Surabhi Mehra)


 (Sanjeev Agarwal)
for: Vinayakrupa Akhoyadeo Ventures LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

(25)

Mohan Das Tandon aforesaid and the Ziladhikari, Allahabad on behalf of Governor of Uttar Pradesh, executed a freehold deed dated 16.10.2000, which is registered in Pustak Sankhya 1 Khand Sankhya 2388 on pages 205/236 at serial no. 7897 in the office of Sub-Registrar Chail, Sadar, Allahabad on 17.10.2000 and thus the aforesaid lessees, became the absolute owners of Nazul Bhukhand Sankhya 139-C, Civil Station, measuring 13073.27 Sq. Metres, situated in Mohalla Civil Station, (Dayanand Marg) Allahabad. The aforesaid freehold deed was signed by Smt. Sulochni Devi Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon, both sons of Late Ram Mohan Das Tandon as co-parceners of Ram Mohan Das Tandon H.U.F.; The consideration for freehold was paid from the accounts of

 Badri Vishal Tandon	 Neera Tandon <small>(in attorney of Anshul Tandon)</small>	 Savita Seth	 Alankar Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Divit Tandon, Parvati Tandon and Sankhi Mehra)</small>	 (Sanjeev Agarwal) <small>For: Vinayakrishna Abhayaata Ventures LLP as designated partner and authorized signatory</small>



उत्तर प्रदेश UTTAR PRADESH

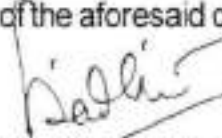
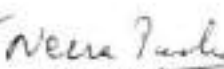
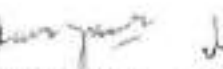



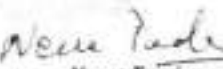





(26)

Ram Mohan Das Tandon H.U.F. and subsequent thereto, the land vested with the H.U.F., which was shown as an asset in the returns filed by the H.U.F.;

AND WHEREAS Smt. Sulochni Devi Tandon died on 28.03.2011 and thereby ceased to be a coparcener of Ram Mohan Das Tandon H.U.F.

AND WHEREAS an oral family settlement / partition of the erstwhile Ram Mohan Das Tandon HUF was done by its Karta Shri Badri Vishal Tandon on 01.04.2017 and as per the said oral settlement/partition, the properties belonging to the Ram Mohan Das Tandon H.U.F. was finally and fully divided amongst the members of Ram Mohan Das HUF. A memorandum dated 11.04.2017 in respect of the aforesaid oral family settlement / partition was also reduced into writing and

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shivu Tandon, Parshu Tandon and Surash/Mehra)</small>		  (Sanjeev Agarwal) <small>For: Vinayakrpa Abneydeta Ventures LLP, as designated partner and authorized signatory</small>



उत्तर प्रदेश UTTAR PRADESH

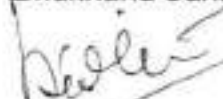


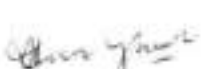


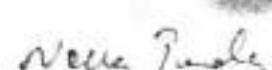



AH 962196

(27)

the said memorandum of family settlement was signed by all the coparceners of Ram Mohan Das Tandon HUF to confirm the aforesaid oral family settlement / partition. The members / coparceners of the erstwhile Ram Mohan Das Tandon HUF have received their respective shares in the Ram Mohan Das Tandon HUF to their complete satisfaction as per the aforesaid family Settlement. The members in the erstwhile Ram Mohan Das Tandon HUF are being made party to this deed as **Party of the Third Part and Party of the Fourth Part;**

AND WHEREAS as per the aforesaid oral family settlement dated 01.04.2017 a memorandum of which was reduced to writing on 11.04.2017 Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad and the residential building

 Badri Vishal Tandon	 Neera Tandon <small>(in attorney of Akshar Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shrut Tandon, Parshv Tandon and Suresh Mehra)</small>	 (Sanjeev Agarwal) <small>For Khayekhite Adityade Verma LLP as designated partner and authorized signatory</small>	



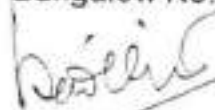
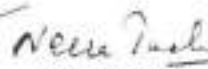

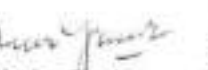

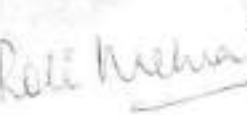

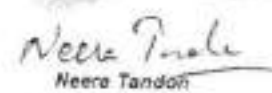

उत्तर प्रदेश UTTAR PRADESH

07 JAN 2021
 प्रयागराज
 AH 962197

(28)

standing thereon was divided equally amongst Shri Badri Vishal Tandon who received its eastern portion and Shri Akshat Tandon who received its Western portion and as such both the aforesaid Shri Badri Vishal Tandon and Shri Akshat Tandon became the absolute owners in possession of their respective shares in property numbered as Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad together with their respective portions in bungalow no. 33 Dayanand Marg (Thornhill Road), Allahabad now Prayagraj.

AND WHEREAS the Vendors are thus the owners of Nazul now Freehold Bhukhand Sankhya 139-C Civil Station, Allahabad together with Bungalow No. 33, Dayanand Marg, bearing present No. 103/59, Dayanand

 Badri Vishal Tandon	 Neera Tandon <small>(As attorney of Akshat Tandon)</small>	 Savita Seth	 Atankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(Her self and as attorney of Shrut Tandon, Poochi Tandon and Sarabjit Mehra)</small>	 (Sanjeev Agarwal) <small>For Honeykango Adhokate Ventures LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(29)

Marg, Allahabad now Prayagraj and 103/59/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over the nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring 13073.27 Sq.Mts., together with all other constructions, structures and trees standing thereon, having absolute right, title, interest and possession in respect of the aforesaid property and have all the right to sell, transfer and alienate the same. **The Party of the Second Part and Party of the Third Part and Party of the Fourth part** are made party to this sale deed and are signing this deed of sale to confirm the said oral family settlement / partition also and the exclusive title and ownership of the **Vendors** over the aforesaid property and their acceptance and no objection to this transfer of the


 Vishal Tandon

 Neera Tandon
(as attorney of Akshat Tandon)

 Savita Seth

 Alankar Tandon

 Surev Tandon

 Roll Mehra

 Girish Tandon

 Neera Tandon
(for self and as attorney of Shree Tandon, Parvati Tandon and Surev Mehra)

 (Sanjeev Agarwal)
For: Unyakhona Akhoyada Mehrae LLP, as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



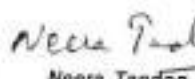
(30)

Vended property by sale, in favour of the Vendee. The Party of the Second Part and Party of the Third Part and Party of the Fourth Part for the satisfaction of the Vendee and to accept, acknowledge and confirm the sale transaction and safeguard the interest of the Vendors and the Vendee have joined and signed this sale deed jointly.

AND WHEREAS the Vendors have represented and assured the Vendee as follows: -

1. The Vendors have not created any mortgage or entered into any agreement to sale or development of the aforesaid property with any one else in the past.


Badal Vishal Tandon


Neera Tandon
(as attorney of Badal Tandon)


Savita Seth


Alankar Tandon

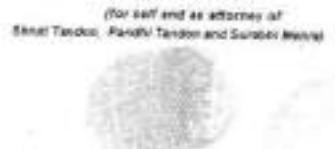

Gaurav Tandon


Ravi Mehra


Girish Tandon


Neera Tandon
(for self and as attorney of Badal Tandon, Parvati Tandon and Suresh Mehra)


(Sanjeev Agarwal)
For Vidyatejra Akhatesh Ventures LLP
as designated partner and authorized signatory





उत्तर प्रदेश UTTAR PRADESH



AH 962200

(31)

2. The aforesaid property is free from all encumbrances in any way.
3. There is no legal dispute pending against the aforesaid property in respect to the title of the **Vendors**.
4. That except the **Vendors** no body else has any right or title, interest, claim, demand whatsoever or howsoever into or upon the aforesaid property.
5. That there is no notice of attachments, acquisitions or requisition received or pending in respect of Nazul now freehold site no. 139-C, Civil Station, Allahabad now Prayagraj together with Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg

 Badri Vishal Tandon	 Neera Tandon <small>(As Attorney of Anshul Tandon)</small>	 Savita Seth	 Alankar Tandon	 Sourav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shrut Tandon, Parsh Tandon and Juvash Mehra)</small>	 (Sanjeev Agarwal) <small>For Wikaykriya Abeydas Ventures LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(32)

(Thornhill Road), Allahabad now Prayagraj and 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad.

AND WHEREAS the Vendors have decided to dispose off/sell a portion of Nazul now freehold site no. 139-C, Civil Station, Allahabad now Prayagraj together with a portion of Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil

Badri Vishal Tandon
Badri Vishal Tandon

Neera Tandon
Neera Tandon
(An attorney of Alankar Tandon)

Savita Seth Alankar Tandon
Savita Seth Alankar Tandon

Gaurav Tandon
Gaurav Tandon

Roli Mehra
Roli Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
(For self and as attorney of
Savita Tandon, Pooja Tandon and Surabhi Mehra)

(Sanjeev Agarwal)
(Sanjeev Agarwal)
For: Vishayaksha Abhyasata Ventures LLP
as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962202

(33)

Station, Allahabad, measuring 6104.88 Sq. Metres, together with all other structures and trees standing thereon;

AND WHEREAS on the basis of the aforesaid representations the **Vendee Vinayakkripa Abhaydata Ventures LLP**, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad Uttar Pradesh - 211002, India, represented by its designated partner and authorized signatory **Shri Sanjeev Agarwal** S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj, wants to purchase the aforesaid portion of Nazul now freehold site no.

[Handwritten signatures]
Badh Vishal Tandon Neera Tandon Savita Seth Alankar Tandon Anurag Tandon
(as attorney of Akshay Tandon)

[Handwritten signatures]
Roli Mehra Girish Tandon Neera Tandon (Sanjeev Agarwal)
(for self and as attorney of Shri Tandon, Parth Tandon and Roli Mehra) For Vinayakkripa Abhaydata Ventures LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962203

(34)

139-C, Civil Station, Allahabad now Prayagraj together with a portion of Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, **measuring 6104.88 Sq. Metres**, together with all other structures and trees standing thereon, more fully described and detailed in the **SCHEDULE** of this deed and marked with Red colour in the site plan annexed hereto and offered a sum of **Rs. 25,15,00,000/- (Rupees Twenty Five Crore Fifteen Lac Only)** as its sale consideration and the **Vendors** have agreed to and with the said **Vendee** for

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akhshay Tandon)</small>	 Savita Seth	 Alankar Tandon	 Geurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Binit Tandon, Pooja Tandon and Sushila Mehra)</small>	 <small>(Sanjeev Agarwal) For Vinodkumar Anshuade Mehra LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(35)

absolute sale of the aforesaid property, with all their right, title interest and possession in respect of the said property, more fully described in the schedule annexed hereto for a sale consideration of **Rs. 25,15,00,000/- (Rupees Twenty Five Crore Fifteen Lac Only)**

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

NOW THIS DEED WITNESSETH

That in consideration of a sum of **Rs 25,15,00,000/- (Rupees Twenty Five Crore Fifteen Lac Only)** having been paid by the **Vendee** to the **Vendors** in the following manner, the receipt of which is hereby

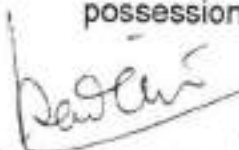
 Badri Vibhat Tandon	 Neera Tandon <small>(an attorney of Alankar Tandon)</small>	 Savita Seth	 Alankar Tandon	 Saarav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shrut Tandon, Poojita Tandon and Sushrta Mehra)</small>	 (Sanjeev Agarwal) <small>For Vinayakata Advocates Income LLP, as designated partner and authorized signatory</small>	

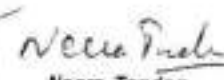


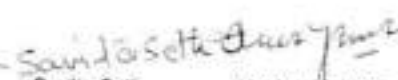
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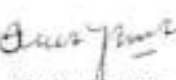
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acknowledged by the **Vendors** and the **Vendors** do hereby sell, transfer, convey and alienate to unto and in favour of **Vinayakkripa Abhaydata Ventures LLP**, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its **registered office** at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh-211002, represented by its designated partner and authorised signatory **Shri Sanjeev Agarwal** S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj, the said **Vendee**, all their rights, title interest and possession in respect of a portion of Nazul now freehold site no. 139-C,



Bedri Vishal Tandon



Neera Tandon
(as attorney of Anshul Tandon)

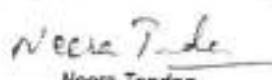

Savita Seth



Alankar Tandon


Gaurav Tandon


Roli Mehra


Girish Tandon


Neera Tandon
(for self and as attorney of Shrut Tandon, Pankaj Tandon and Gaurav Mehra)


(Sanjeev Agarwal)
For Vinayakkripa Abhaydata Ventures LLP as designated partner and authorised signatory

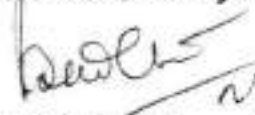


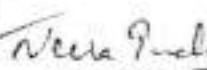
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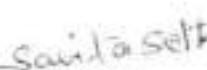
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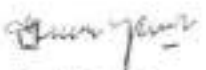
Civil Station, Allahabad now Prayagraj together with a portion of Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring **6104.88 Sq. Metres**, together with all other structures and trees standing thereon, more fully described and detailed in the **SCHEDULE** of this deed and marked with red colour in the site plan annexed hereto.


Details of the Payment of Sale Consideration :-



 Badri Vahar Tandon



 Neera Tandon
(As attorney of Alankar Tandon)

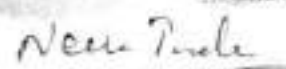

 Savita Seth



 Alankar Tandon


 Gaurav Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
(For self and as attorney of Shrid Tandon, Paddhi Tandon and Suresh Mehra)


 (Sanjeev Agarwal)
For Vinaykumar Ashyada Veloni LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

(38)

Date	Cheque No.	Amount	Bank Name
27.01.2021	RTGS UTR No. FDRLR52021012700614209	4,00,00,000/-	The Federal Bank Ltd., Allahabad
27.01.2021	RTGS UTR No. FDRLR52021012700614260	1,25,00,000/-	The Federal Bank Ltd., Allahabad
28.01.2021	RTGS UTR No. FDRLR52021012800755065	3,50,00,000/-	The Federal Bank Ltd., Allahabad
28.01.2021	TDS	9,43,125/-	Through Challan No. 01857

(In favour of Shri Badri Vishal Tandon)

Badri Vishal Tandon

Neera Tandon
(as attorney of Allahabad Territory)

Savita Seth

Alankar Tandon

Gaurav Tandon

Roll Mehra

Gopal Tandon

Neera Tandon
(for self and as attorney of Shri Tandon, Parvati Tandon and Sarabji Mehta)

(Sanjeev Agarwal)
For: Mhaayakrqa Adhfydala Wkareo LLP, as designated partner and authorized signatory



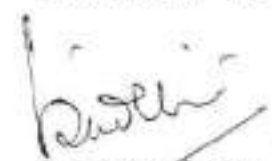
उत्तर प्रदेश UTTAR PRADESH

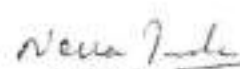


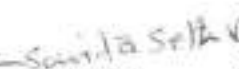
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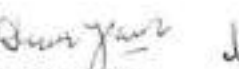
Date	Cheque No.	Amount	Bank Name
27.01.2021	RTGS UTR No. FDRLR52021012700614209	4,00,00,000/-	The Federal Bank Ltd., Allahabad
27.01.2021	RTGS UTR No. FDRLR52021012700614260	1,25,00,000/-	The Federal Bank Ltd., Allahabad
28.01.2021	RTGS UTR No. FDRLR52021012800755065	3,50,00,000/-	The Federal Bank Ltd., Allahabad
28.01.2021	TDS	9,43,125/-	Through Challan No. 01857


(In favour of Shri Badri Vishal Tandon)



 Badri Vishal Tandon

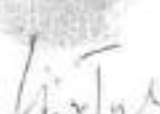

 Neera Tandon
(as attorney of Alankar Tandon)

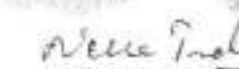

 Savita Seth



 Alankar Tandon


 Gaurav Tandon


 Roli Mehra


 Shri Tandon


 Neera Tandon
(for self and as attorney of Shri Tandon, Parvati Tandon and Suresh Mehra)


 (Sanjeev Agarwal)
For Vidyakirti Apeyada Ventures LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



(39)

27.01.2021	RTGS UTR No. FDRLR52021012700613348	4,00,00,000/-	The Federal Bank Ltd., Allahabad
27.01.2021	RTGS UTR No. FDRLR52021012700613558	1,25,00,000/-	The Federal Bank Ltd., Allahabad
28.01.2021	RTGS UTR No. FDRLR52021012800754974	3,74,16,280/-	The Federal Bank Ltd., Allahabad
28.01.2021	TDS	3,58,33,720/-	Through Challan No. 00010 (In favour of Shri Akshat Tandon)

 Badri Vishal Tandon	 Neera Tandon <small>(As attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roll Mehra	 Girish Tandon	 Neera Tandon <small>(For self and as attorney of Shri Akshat Tandon, Savita Seth and Gaurav Mehra)</small>	 (Sanjeev Agarwal) <small>For Vayvangee Akshata Ventures LLP as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(40)

28.01.2021 RTGS UTR No. FDRLR52021012800817862

3,73,06,875/-

The Federal Bank Ltd., Allahabad

Total = Rs. 25,15,00,000/-

(Rupees Twenty Five Crore Fifteen Lac Only)

and thus the Vendors have received the total sale consideration of Rs. 25,15,00,000/- (Rupees Twenty Five Crore Fifteen Lac Only) in the aforesaid manner from the Vendee, the receipt of which is hereby acknowledged by the Vendors and the Vendors and Vendee hereby declare and covenant with their heirs, successors and assigns as follows :-


Badri Vishal Tandon


Neera Tandon
(An attorney of Anshul Tandon)


Savita Seth


Alankar Tandon


Saurav Tandon


Roll Mehra


Girish Tandon


Neera Tandon
(for self and as attorney of
Shree Tandon, Pooja Tandon and Surabh Mehta)


(Sanjeev Agarwal)
For: Vijayakrishna Ashyadaa Ventures LLP
an designated partner and authorized signatory




उत्तर प्रदेश UTTAR PRADESH

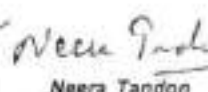



AH 962210

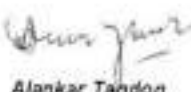
(41)

1. That the **Vendors** have withdrawn their possession from the property hereby sold and transferred and have handed over the vacant and actual/ physical possession to the **Vendee** and the **Vendee** is now the absolute owner in possession of the property hereby sold and transferred.
2. That the **Vendors** hereby covenant that all right, title and interest in the said land heretofore enjoyed by the **Vendors**, shall hereafter vest in the **Vendee** who shall be the full and absolute owner thereof and the said **Vendee** and its successors in office and assigns shall and may possess and enjoy the said freehold property without any hindrance and claim


 Badri Vishal Tandon



 Neera Tandon
(as attorney of Alankar Tandon)


 Savita Seth *


 Alankar Tandon


 Gaurav Tandon


 Roli Mehra


 Gish Tandon


 Neera Tandon
(the self and as attorney of Shiv Tandon, Parshu Tandon and Gaurav Mehra)


 (Sanjeev Agarwal)
For: Muzakripa Adhikari Ventures LLP
as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



(42)

whatsoever from or by the said **Vendors**, their heirs or any other person or persons claiming through or under them.

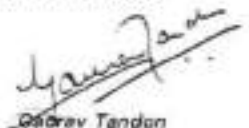
3. That the **Vendors** hereby further covenant that the **Vendors** have been the full and absolute owners of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.
4. That the **Vendors**, their heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the **Vendors** in full in the aforesaid manner to their complete satisfaction. The **Vendee** shall be entitled to get its name mutated

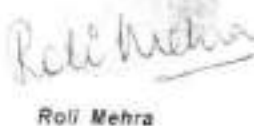

Badri Vishal Tandon


Neera Tandon
(as attorney of Ashish Tandon)

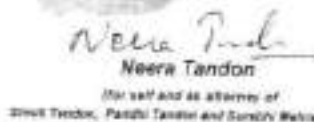

Savita Seth

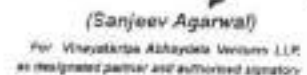

Alankar Tandon


Anand Tandon


Roli Mehra


Girish Tandon


Neera Tandon
for self and as attorney of
Anand Tandon, Parvati Tandon and Surendra Mehra


(Sanjeev Agarwal)
For Vinayakanta Abhaykanta Verma LLP
as designated partner and authorized signatory

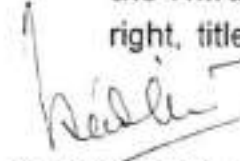
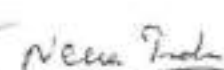
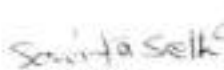
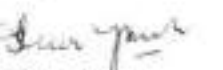








उत्तर प्रदेश UTTAR PRADESH

(43)

over the aforesaid property in place of the **Vendors** in the records of Nagar Nigam, Allahabad, Nazul records or any other relevant records.

5. That the **Party of the Second Part** and **Party of the Third Part** and **Party of the Fourth Part** have joined and have executed this deed of sale to safeguard the interest of the **Vendee**. Even though the **Party of the Second Part, Party of the Third Part** and **Party of the Fourth Part** have no right, title or interest in the Vended property but still and in case any right, title and interest of the **Party of the Second Part** and **Party of the Third Part** and **Party of the Fourth Part** is found therein, all those right, title and interest shall stand transferred and further shall be

 Badri Mishal Tandon	 Neera Tandon <small>(an attorney of Alankar Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Dival Tandon, Parvati Tandon and Surabhi Mehra)</small>		 (Senjeev Agarwal) <small>For Vijaykumar Akhoyala Memoro LLP as designated partner and authorized signatory</small>


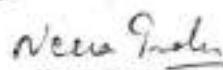
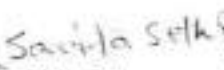
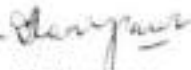

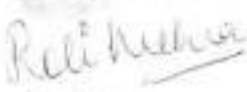

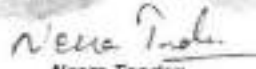



उत्तर प्रदेश UTTAR PRADESH

(44)

deemed to have been transferred in favour of the **Vendee** through this deed of sale.

6. That by virtue of the present sale deed, the **Vendors** cease to have any right, title and interest in the Vended property and now the **Vendee** is absolute owner in possession of the Vended property.
7. That all taxes and charges whatsoever payable to Nagar Nigam, Prayagraj or Jal Sansthan, Prayagraj or P.D.A. or any other authorities up to the date of this sale deed shall be payable by the **Vendors** and from the date of this sale deed and onwards it will be the liability of the **Vendee**.

 Badri Vishal Tandon	 Neera Tandon <small>(an attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Bhurav Tandon
 Roli Mehra	 Gintal Tandon	 Neera Tandon <small>(for self and as attorney of Shrut Tandon, Parul Tandon and Sarothi Mehra)</small>	 (Sanjeev Agarwal) <small>For Sheyarkrupa Adityadev Vendors LLP as designated partner and authorised signatory</small>	



उत्तर प्रदेश UTTAR PRADESH



(45)

8. That the **Vendee** shall have the right to make constructions over the vended freehold property in accordance with law, for which the **Vendors, Party of the Second Part, Party of the Third Part and Party of the Fourth Part** or their heirs and successors shall have no objection in future.
9. That in case due to defect in title of the **Vendors** in respect of the Vended property, if any loss is suffered by the **Vendee** then it shall be responsibility of the **Vendors** and / or their heirs to compensate the **Vendee** all such losses including but not limited to the sale consideration of this deed.
10. That there exists old residential building over Nazul now freehold site no. 139-C, Civil Station, Allahabad now Prayagraj which is a portion of

 Badri Vishal Tandon	 Neera Tandon <small>(as attorney of Akshat Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gayatri Tandon
 Roli Mehra	 Girish Tandon	 Neera Tandon <small>(for self and as attorney of Shiv Tandon, Pooja Tandon and Gagan Mehra)</small>	 (Sanjeev Agarwal) <small>For: Wrayasajpa Jb/kyala Ventures LLP as designated partner and authorized signatory</small>	



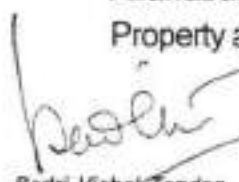
उत्तर प्रदेश UTTAR PRADESH

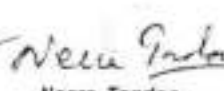


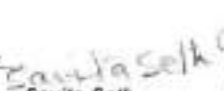
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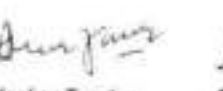
(46)


Bungalow No. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring 6104.88 Sq. Metres, together with all other structures and trees standing thereon. The vended property does lie on the main road described in praroop 3 of circle rate from the A.G. Office Chauraha to Kamla Nehru Road Chauraha on Dayanand Marg, Allahabad now Prayagraj, having V-Code No. 15. The value of vended Property according to circle rate does not exceed Rs. 26,46,20,000/-. The

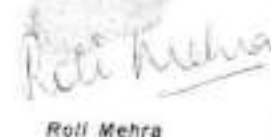

 Badri Vishal Tandon



 Neera Tandon
(as attorney of Anshul Tandon)

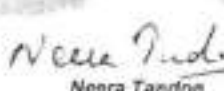

 Savita Seth



 Alankar Tandon


 Gaurav Tandon


 Roll Mehra


 Givish Tandon


 Neera Tandon
(for self and as attorney of Anshul Tandon, Purshu Tandon and Savita Mehta)


 (Sanjeev Agarwal)
For Vinayakrupa Abheyata Ventures LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

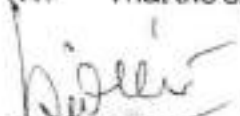


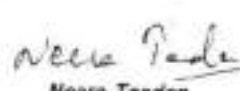
AH 962216

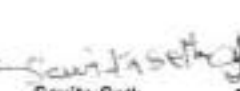
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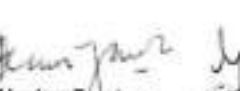
sale consideration of the Vended property is **Rs. 25,15,00,000/- (Rupees Twenty Five Crore Fifteen Lac Only)**. The Government Order No. 2756/ 11 dated 30.06.2006, the stamp duty of Rs. 70/- per thousand is payable on the sale deed executed in favour of Vinayakkripa Abhaydata Ventures LLP, which is a juristic person. The Present sale deed is executed in favour of Vinayakkripa Abhaydata Ventures LLP, which is a juristic person and as such the stamp duty for the Valuation of **Rs. 26,46,20,000/- (Rupees Twenty Six Crores Forty Six Lakhs Twenty Thousand only)** amounting to **Rs. 1,85,23,400/-** is paid.


11. That the expenses in regard to the stamps etc. of this sale deed have been



 Bharti Vishal Tandon



 Neera Tandon
(as attorney of Akshay Tandon)

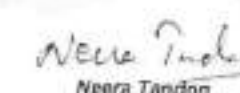

 Savita Seth



 Alankar Tandon


 Surav Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
for self and as attorney of Akshay Tandon, Rishi Tandon and Surabhi Mehra


 (Sanjeev Agarwal)
For Vinayakkripa Abhaydata Ventures LLP, as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962217

(48)

borne by the Vendee. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. IN-UP 28069989602525T having serial No. RS0002669567 dated 28.01.2021 for Rs. 1,84,96,000/- and remaining stamp duty of Rs. 27,500/- has been paid through India Non Judicial Stamps.

Witnesses-

1. *Mohd Shahid Adv*
ASV

Mohd Shahid Advocate S/o Late Khallil Ahmad R/o 743/489, Muthiganj, Allahabad, Enrolment No. UP463/94 Mobile 9415368398



2. *Badri Vishal Tandon*
Neera Tandon

Manjeet Agarwal S/o Shri K. N. Agarwal R/o B, Chah Chand, Zero Road, Allahabad Adhaar No. 6970 0417 0199 Mobile 9919990393

Badri Vishal Tandon
 Badri Vishal Tandon

Neera Tandon
 Neera Tandon
(in capacity of Akshay Tandon)

Savita Seth
 Savita Seth

Alenkar Tandon
 Alenkar Tandon

Gaurav Tandon
 Gaurav Tandon

Roll Mehra
 Roll Mehra

Neera Tandon
 Neera Tandon

Neera Tandon
 Neera Tandon
for and as attorney of Shri Tandon, Neera Tandon and Savita Mehra

(Sanjeev Agarwal)
 Sanjeev Agarwal
For Vijayakrishna Abhyasata Ventures LLP as designated partner and authorized signatory





उत्तर प्रदेश UTTAR PRADESH

(49)

IN WITNESS WHEREOF the parties to this sale deed hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health after reading, understanding and accepting its contents on this the 28th day of January, 2021 at Allahabad now Prayagraj.

SCHEDULE

A PORTION OF NAZUL NOW FREEHOLD SITE NO. 139-C, CIVIL STATION, ALLAHABAD NOW PRAYAGRAJ MEASURING 6104.88 SQ.MTS. TOGETHER WITH PART OF BUILDING NO. 33, DAYANAND MARG, ALLAHABAD, WHICH IS PRESENTLY NUMBERED AS 59/103, DAYANAND MARG (THORNHILL ROAD), ALLAHABAD NOW PRAYAGRAJ AND PORTION OF BUNGALOW NO. 59/103/1A, DAYANAND MARG (THORNHILL ROAD), ALLAHABAD NOW

 Badri Vishal Tandon	 Neera Tandon <small>(an attorney of Akash Tandon)</small>	 Savita Seth	 Alankar Tandon	 Gaurav Tandon
 Roli Mehra	 Gurish Tandon	 Neera Tandon <small>(for self and as attorney of Shiv Tandon, Rande Tandon and Suresh Mehra)</small>	 (Sarjeev Agarwal) <small>For Vinayaktra Achayada Ventures LLP, as designated partner and authorized signatory</small>	



उत्तर प्रदेश UTTAR PRADESH

07 JAN 2021
H 962219
प्रयागराज

(50)

PRAYAGRAJ, BUILT OVER A PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 139-C, CIVIL STATION, ALLAHABAD, MEASURING 6104.88 SQ. METRES, TOGETHER WITH ALL OTHER STRUCTURES AND TREES STANDING THEREON AND MARKED WITH RED COLOUR IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

- East : - Hindu Boarding House, Allahabad
- West : - Site No. 139-B, Civil Station, Allahabad
- North : - Site No. 139-A, Civil Station, Allahabad
- South : - Maharshi Dayanand Marg (Thornhill Road), Allahabad and part of Nazul Now Freehold Site No. 139-C, Civil Station, Allahabad.

VALUATION FOR PURPOSES OF STAMP DUTY

Total Land : 6104.88 Sq. metres.

[Signatures]
Badri Vishal Tandon
Neera Tandon
Savita Seth
Alankar Tandon
Gaurav Tandon
[Signatures]
Rohi Mehra
Girish Tandon
Neera Tandon
(Sanjeev Agarwal)
For Vijayakrishna Ashyada Writers LLP,
as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962220

(51)

- A. Value of Open Land : Rate of land as per circle rate is Rs. 49,100/- per Sq.Mts. as mentioned on page 36, since the vended property does lie on the main road described in praroop 3 of circle rate from the A.G. Office Chauraha to Kamla Nehru Road Chauraha on Dayanand Marg, Allahabad now Prayagraj, having V-Code No. 15.
- a. As per point no. 38 on page 8 of the Circle rate the Value Upto 1000 Sq.Mts. Value of Freehold Land : 1000 Sq. metres x Rs. 49,100/- per Sq. metres = Rs. 4,91,00,000/-
- b. And for 5104.88 Sq. Mts. (6104.88 Sq.Mts. -1000 Sq. Mts. = 5104.88 Sq. Mts.) 15% reduction on valuation as per point no. 38 on page 8 of the Circle Rate

Bedri Vishal Tandon
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Neera Tandon
Neera Tandon
(an attorney of Akshat Tandon)

Sarita Seth
Sarita Seth

Alankar Tandon
Alankar Tandon

Gaurav Tandon
Gaurav Tandon

Roli Mehra
Roli Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
(for self and an attorney of
Sruat Tandon, Parthi Tandon and Suresh Mehra)

(Sanjeev Agarwal)
(Sanjeev Agarwal)
for ViteyK/ps Abhayata Ventures LLP
as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



AH 962221

(52)

Value of Land = 5104.88 X 41,735/- per Sq. metres =
Rs. 21,30,52,167/-

Hence the Total Valuation of open land is Rs. 26,21,52,167/-

B. Value of Construction (Pucca RBC Second Class) on Ground Floor
Only : 176.60 Sq. metres x 14,000/- = Rs. 24,72,400/-

Depreciated = $\frac{24,72,400/- \times 40 \times 9}{60 \times 10} = 14,83,440/-$

Depreciated value Rs. 24,72,400/- - Rs. 14,83,440/- = Rs. 9,88,960/-
Thus the total Depreciated Value of the aforesaid old building is Rs. 9,88,960/-

C. Boundary wall towards North and West = 699 running feet x 1000/- =

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Savita Seth
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Gourav Tandon

Roli Mehra

Girish Tandon

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(for self and as attorney of
Shree Tandon, Parvati Tandon and Surabhi Mehra)

(Sanjeev Agarwal)
For: Vajaykripa Abheydate Ventures LLP
an designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

(53)

- Rs. 6,99,000/-**
- D. Well valued at Rs. 1,00,000/-**
 - E. Value of Trees = 9 Palm Trees (other Trees) x 16,000/- = Rs. 1,44,000/-**
 - 2 Bel Trees x 9,000/- = Rs. 18,000/-
 - 4 Ashok Trees x 16,000/- = Rs. 64,000/-
 - 2 Amaltash Small Trees x 9,000/- = Rs. 18,000/-
 - 9 Neem Trees x 14,000/- = Rs. 1,26,000/-
 - 2 Badam Trees x 16,000/- = Rs. 32,000/-
 - 1 Coconut Tree x 16,000/- = Rs. 16,000/-
 - 1 Pine Tree x 16,000/- = Rs. 16,000/-


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 (Sanjeev Agarwal)
For Vishwakarma Advocates Visoneri LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH

(54)

- 1 Lasora Small Tree x 9,000/- = Rs. 9,000/-
- 1 Shahtoot Small Tree x 9,000/- = Rs. 9,000/-
- 1 Mango Tree x 16,000/- = Rs. 16,000/-
- 1 Pipal Tree x 16,000/- = Rs. 16,000/-
- 2 Guava Small Trees x 9,000/- = Rs. 18,000/-
- 1 Khajoor Small Trees x 9,000/- = Rs. 9,000/-
- 2 Chitbil Small Trees x 16,000/- = Rs. 32,000/-
- 1 Jamun Tree x 16,000/- = Rs. 16,000/-
- 1 Madina Tree x 16,000/- = Rs. 16,000/-
- 2 Goolar Tree x 16,000/- = Rs. 32,000/-


 Badri Vimal Tandon


 Neera Tandon
(an attorney of Badri Tandon)


 Savita Seth


 Alankar Tandon


 Gaurav Tandon


 Roli Mehra


 Girish Tandon


 Neera Tandon
(for and as attorney of Divit Tandon, Parshv Tandon and Surabhi Mehra)


 (Sanjeev Agarwal)
For Vireyakra Ashayale Ventures LLP as designated partner and authorized signatory



उत्तर प्रदेश UTTAR PRADESH



PH 962224

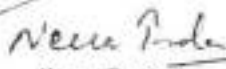
(55)

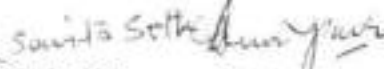
- 70 Piece Bans x 200/- x 70 = Rs. 14,000/-
- 1 Amala Tree x 9,000/- = Rs. 9,000/-
- 1 Bargad others Tree x 16,000/- = Rs. 16,000/-
- 1 Mousli others Tree x 16,000/- = Rs. 16,000/-
- 1 Faikas others Tree x 16,000/- = Rs. 16,000/-
- Total Trees Valued at Rs. = 6,78,000/-

Total Valuation of A + B + C + D + E = Rs. 26,46,19,000/-

and thus the total Valuation according to circle rate does not exceed Rs. 26,46,19,000/-. The sale consideration is Rs. 25,15,00,000/- and as such the


Badri Vishal Tandon


Neera Tandon
(as attorney of Alankar Tandon)

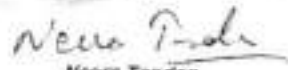

Savita Seth



Alankar Tandon


Gaurav Tandon


Roli Mehra


Girish Tandon


Neera Tandon
(for self and as attorney of Alankar Tandon, Parvati Tandon and Roli Mehra)


(Sanjeev Agarwal)
For Vijayakrishna Atchayatesh Ventures LLP as designated partner and authorized signatory



(57)

PHOTOGRAPH

Photograph of the property hereby sold.



Badr Vishal Tandon
Badr Vishal Tandon

Neera Tandon
Neera Tandon
(as attorney of Alankar Tandon)

Savitla Seth Anankar Tandon
Savitla Seth
Alankar Tandon

Gaurav Tandon
Gaurav Tandon

Roli Mehra
Roli Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
(for self and as attorney of
Bhaskar Tandon, Parvati Tandon and Surabhi Mehra)

(Sanjeev Agarwal)
(Sanjeev Agarwal)
For Vinayakripta Advisory & Ventures LLP
as designated partner and authorized signatory

A PORTION OF NAZUL NOW FREEHOLD SITE NO. 139-C, CIVIL STATION, ALLAHABAD NOW PRAYAGRAJ MEASURING 6104.88 SQ.MTS. TOGETHER WITH PART OF BUILDING NO. -33, DAYANAND MARG, ALLAHABAD, WHICH IS PRESENTLY NUMBERED AS 59/103, DAYANAND MARG (THORNHILL ROAD), ALLAHABAD, NOW PRAYAGRAJ AND PORTION OF BUNGALOW NO. 59/103/1A, DAYANAND MARG (THORNHILL ROAD), ALLAHABAD, NOW PRAYAGRAJ, BUILT OVER A PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 139-C, CIVIL STATION, ALLAHABAD, MEASURING 6104.88 SQ. METRES, TOGETHER WITH ALL OTHER STRUCTURES AND TREES STANDING THEREON AND MARKED WITH RED LINES. TOTAL LENGTH OF BOUNDARY WALL TOWARDS NORTH AND WEST 699 RUNNING FEET. LAND COVERED BY RBC SLAB = 176.60 SQ. METERS. AND A WELL



VENDORS 1
[Signature]
 Badri Vishal Tandon
[Signature]
 Neera Tandon
 (As attorney of Akshat Tandon)

[Signature]
 Sevita Seth
 (Party of the Second Part)
[Signature]
 Anakar Tandon
[Signature]
 Gaurav Tandon
[Signature]
 Roli Mehra
 (Party of the Third Part)

[Signature]
 Girish Tandon
[Signature]
 Neera Tandon
 (For Self and as attorney of
 Shrut Tandon,
 Parthi Tandon
 and Gurabhi Mehra)
 (Party of the Fourth Part)

[Signature]
 ISANJEEV AGARWAL
 For VINAYAKKRIPA ABHAYDATA VENTURES LLP
 as designated Partner and authorized Signatory
 (VENDEE)



उत्तर प्रदेश UTTAR PRADESH



(56)

stamp duty for the Valuation of Rs. 26,46,20,000/- amounting to Rs. 1,85,23,400/- is paid.

Badri Vishal Tandon
Badri Vishal Tandon

Neera Tandon
Neera Tandon
(for attorney of Alankar Tandon)

Savita Seth
Savita Seth

Alankar Tandon
Alankar Tandon

Gaurav Tandon
Gaurav Tandon

Roli Mehra
Roli Mehra

Girish Tandon
Girish Tandon

Neera Tandon
Neera Tandon
(for self and as attorney of Shrutl Tandon, Poojit Tandon and Rurabhi Mehra)

(Sanjeev Agarwal)
For Vrajyabir Abhaydas Vembra LLP as designated partner and authorized signatory

Drafted by:

Abdul Advocate

Abdul Jalil Advocate

Typed by:

Pavitra Kumar

Pavitra Kumar

9

क्रमांक : 355 दिनांक : 23.01.2021 मूल्य : 500/- प्रयोजन : बयनामा

स्टाम्प क्रेता का नाम : विनायककृपा अभयदाता वेन्चर्स एलएलपी रजिस्टर्ड आफिस
265/316 पुराना कटवा, प्रयागराज द्वारा पार्टनर व अधिकृत हस्ताक्षरी
संजीव अग्रवाल पुत्र स्व० श्यामलाल अग्रवाल

निवास का पता : एलमिन रोड, प्रयागराज

स्टाम्प विक्रेता का नाम : श्रीमती फराह दीबा

मालवीय हाल दीवानी कचेहरी, प्रयागराज

ला० नं०-907, अवधि 31 मार्च, 2021 तक

आवेदन सं०: 202100890002295

हस्ताक्षर Farah Deeba

बही संख्या 1 जिल्द संख्या 11353 के पृष्ठ 269 से 384 तक क्रमांक
683 पर दिनांक 28/01/2021 को रजिस्ट्रीकृत किया गया।

28/01/21

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कमला देवी

उप निबंधक : सदर प्रथम

प्रयागराज

28/01/2021

