सत्यमेव जयत

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

2024

Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document Property Description Consideration Price (Rs.)

First Party Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

- IN-UP00352125848800M
- 02-May-2014 03:07 PM
- NONACC (BK)/ upbobbk02/ AGRA1/ UP-AGR
- SUBIN-UPUPBOBBK0200417125657531M
- MANISH BANSAL
- Article 23 Conveyance
- CHURCH ROAD AGRA
 - 6,57,14,285 (Six Crore Fifty Seven Lakh Fourteen Thousand Two, Hundred And Eighty Five only)

5 No-23/6/14

- S N SARIN
- MANISH BANSAL
- MANISH BANSAL
- 46,00,000 (Forty Six Lakh only)



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SALE DEED

- 1. Classification of land: Urbanised Freehold Land
- 2. Ward: Hari Parwat
- 3. Mohalla / Village: Church Road. Village Sarjepur, Agra
- 4. Details of property: Residential property consisting of buildings with land appurtenant thereto all being part of number 147 bearing municipal number 4/117/2, Hari Parwat Ward
- 5. Unit of measurement: Square Meter
- 6. Area of land: 1000 (One thousand) square meter.
- 7. Status of road: Not applicable
- 8 Other details:
 - 8.1 Main Road: Church Road 18 meter wide.
 - 8.2 Two Roads: Not applicable
 - 8.3 Corner of Roads: Not applicable

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8.4 Park Facing: Not applicable

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सत्येन्द्र पाल 26 APR 2014 कोषाधिकारी आगरा AS 270866

- 9. Classification of property: Residential property consisting of buildings with land appurtenant thereto
- 10. Total area of property in case of multistoried building: Not applicable
- 11. Total Covered Area: 26 square meter.
- 12. Status: Residential property consisting of buildings with land appurtenant thereto.
- 13. Valuation of trees: Not applicable
- 14. Boring / well / others: not applicable
- 15. Covered Area: 26 square meters

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16. Year of construction: Prior to 1940 and thereafter

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- 17. Whether it belongs to co-operative housing society: No
- 18. Consideration: Rs. 6,61,00,000/= (Rupees Six Crores Sixty One Lacs) Only

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टात्सेन्द्र पाल 28 APR 2014 कोवासिकारी आवरा

19. Boundaries:

East:	Others property	
West:	Others property	
North:	18 meter wide Church Road	
South:	Other property.	

Number of Owners / Sellers i.e. first party: Six

Details of owners/sellers: -

- 1. Shri Shiv Narain Sarin s/o Late Shri Raj Narain Singh Sarin, presently residing at 147, Civil Lines, Agra, Profession- Retired.
- 2. Smt. Surat Vanti Sarin wife of Shri Shiv Narain Sarin, presently residing at 147, Civil Lines, Agra, Profession-Housewife
- Shri Sushant Sarin son of Shri Shiv Narain Sarin, presently residing at D 201, Lake Pleasant, Lake Homes Phase II, Powai, Mumbai, Maharashtra as karta and head of his HUF, Profession- Service
- Shri Ujjwal Sarin son of Shri Shiv Narain Sarin, presently residing at 401, Tower 20, Vipul Greens, Sector 48, Sohna Road, Gurgaon, Haryana as karta and head of his HUF, Profession- Service
- Smt. Sushmita Bhargava daughter of Shrl Shiv Narain Sarin and wife of Shri Satya Sahay Bhargava, presently residing at 102, Tower 14, Vipul Greens, Sector 48, Sohna Road, Gurgaon, Haryana, Basefaction Sarulan

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Profession-Service BV. Baguin





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of stamp duty according to the applicable provisions. Value of residential buildings and residen

- 3. The residential construction are very old (prior to 1940) and in dilapidated condition. Rs 11500, Square when
- 4. Accordingly, the market value of the property is Rs. 6,60,89,700/= for the purpose of stamp duty.
- Stamp duty of Rs. 46,27,000/= upon this deed has been paid at the rate of 7% according to the provisions of the indian Stamp Act.

Deed of Absolute Sale

This Deed of Absolute Salé executed on this 2nd day of May, 2014 at Agra. By and in between:

- 1. Shri Shiv Narain Sarin s/o Late Shri Raj Narain Singh Sarin, presently residing at 147, Civil Lines, Agra, Profession- Retired.
- 2. Smt. Surat Vanti Sarin wife of Shri Shiv Narain Sarin, presently residing at 147, Civil Lines, Agra, Profession-Housewife
 - 3. Shri Sushant Sarin son of Shri Shiv Narain Sarin, presently residing at D 201, Lake Pleasant, Lake Homes Phase II, Powal, Mumbai, Maharashtra as karta and head of his HUF, Profession- Service

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- 4. Shri Ujjwal Sarin son of Shri Shiv Narain Sarin, presently residing at 401, Tower 20, Vipul Greens, Sector 48, Sohnz Road, Gurgaon, Haryana as karta and head of his HUF, Profession- Service
- 5. Smt. Sushmita Bhargava daughter of Shri Shiv Narain Sarin and wife of Shri Satya Sahay Bhargava, presently residing at 102, Tower 14, Vipul Greens, Sector 48, Sohna Road, Gurgaon, Haryana, **Profession-Service**
- 6. Smt. Snehamala Segal daughter of Shri Shiv Narain Sarin and wife of Shri Adarsh Nath Segal, presently residing at 1, Prem Bhavian Colony, Opposite Soami Bagh Gate, Dayalbagh Road, Agra, **Profession-Business**

(Hereinafter collectively called as 'Sellers' which term shall always include their heirs, successors-in-interest, legal representatives and assigns etc.)

AND

1. Sri Manish Bansal son of Late Sri S.N.Bansal, resident of 601-602, Hill House Apartments, Suresh Plaza, M.G.Road, Hari Parwat Ward, Agra (Hereinafter called as ' Buyer' which term shall always include his heirs, successors-in-interest, legal representative and assigns etc.)

WHEREAS one Shri Munni Lal adopted son of Shri Seth Ram Sahal resident of Phatak Suraj Bhan, Belanganj, Agra, Uttar Pradesh, and 🎫 for home

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predecessors in title were perpetual lessees of the plot of land bearing Khasra Number 460 measuring 10 Bigha and 11 Biswa, situated at Mohal 15 Biswas, Mauza 11 Biswas, Mauza Sarjepur, Tehsil and District Agra, comprising of bungalow and bagh of Seth Ram Sahai, from before 1874 A.D.

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FIVE HUNDRED

RUPEES

Rs. 500

And WHEREAS the said Munni Lal, Karta and Manager of the Hindu Undivided Family, transferred his perpetual lease hold rights in the said land and ownership rights in the said buildings and bagh to Shri Raj Narain Singh Sarin son of late Shri Wazir Singh Sarin, the father of Seller number 1 Shri Shiv Narain Sarin, through a sale deed dated 14.12.1940 duly registered in the office of the Sub Registrar, Agra and also put Raj Narain Singh Sarin and his two sons Late Shri Bishan Narain Sarin and Shri Shiv Narain Sarin in actual physical possession thereof.

And WHEREAS the said bungalow and bagh within plot of land bearing municipal number 4/117, is situated at Village Sarjepur, Agra.

And WHEREAS Late Shri Raj Narain Singh Sarin, Late Shri Bishan Narain Sarin and Shri Shiv Narain Sarin have since been in peaceful possession of the aforesaid residential buildings and land.

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Rs. 100

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And WHEREAS in 1984 Late Shri Raj Narain Singh Sarin filed a declaratory suit No. 472/84 titled Raj Narain Singh Sarin versus Bishan Narain Sarin & Shiv Narain Sarin in the court of Civil Judge, Agra and the Civil Judge, Agra passed a decree on 20.7.1984 confirming the partition of the aforesaid residential buildings and land of Raj Narain Singh Sarin HUF between Shri Raj Narain Singh Sarin, Shri Bishan Narain Sarin and Shri Shiv Narain Sarin.

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And WHEREAS thenceforth the property that came to the share of Shri Shiv Narain Sarin became possessed by the HUF of Shri Shiv Narain Sarin as karta and Sellers 2 to 6 as coparceners and members thereof.

And WHEREAS Shri Shiv Narain Sarin HUF has been in exclusive possession and ownership of the residential property with land appurtenant thereto so received in the aforesaid partition.

And WHEREAS on the demise of Shri Raj Narain Singh Sarin in 1992, a portion of his property was inherited by Shri Shiv Narain Sarin according to the provision of the Hindu Succession Act.

And WHEREAS the portion so inherited by Shri Shiv Narain Sarin also became a part of Shiv Narain Sarin HUF.

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And WHEREAS Shiv Narain Sarin HUF was in exclusive possession and ownership of the aforesaid residential property with land appurtenant thereto.

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And WHEREAS the said HUF was partitioned on 31/03/2014 by all the coparceners and members amicably and according to the partition of the said HUF all members as Sellers are having equal share in the said property, which is hereby sold and assigned to the Buyer. Two sellers namely Shri Sushant Sarin and Shri Ujjwal Sarin now have status of their individual HUF named as Sushant Sarin (HUF) and Ujjwal Sarin (HUF) respectively and both are karta and head of their HUFs. On the request of the buyer, Sellers nos. 3 and 4, i.e. Shri Sushant Sarin and Shri Ujjwal Sarin both are hereby confirming this sale deed in individual capacity also, to satisfy the right, title and interest of the buyer.

And WHEREAS the property was involved in litigation initiated by one Shri Aziz Uddin who claims title in the said property in his alleged capacity as zamindar and herefore alleged that Late Shri Raj Narain Singh Sarin, Late Shri Bishan Narain Sarir and Shri Shiv Narain Sarin had no right, title or interest in the said property, which litigation had been going on for several years and in which Shri Aziz Uddin lost all the cases filed by home

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Rs. 100

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and in the last case filed by him Shri Aziz Uddin had filed a first appeal no.85 of 2006 which was pending in Hon'ble Allahabad High Court which had also been disposed off by the Hon'ble High Court.

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And WHERAS the Sellers have apprised the Buyer of all the above facts and have shown to the Buyer all the papers of revenue entries and relating to the litigation made by Shri Aziz Uddin.

And WHEREAS there is no court case or stay order which may prevent the Sellers from selling the property being sold herein, or from raising constructions thereupon.

And WHEREAS the Buyer has studied the above litigation and has satisfied himself regarding the title of the Sellers.

And WHEREAS the Sellers assure and undertake to the Buyer that they shall not enter into any compromise with Shri Aziz Uddin and/or his successors in interest after the execution of this sale deed, which rmay cause prejudice to the right, title or interest of the Buyer.

And WHEREAS no other case of any nature is pending to any other Court of law or at any other forum regarding the aforeast property.

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And WHEREAS the Sellers are the owners in possession of the aforesaid property along with easement rights and are empowered to sell and transfer the aforesaid property to any one and at any time and in any manner the Sellers deem appropriate.

And WHEREAS the aforesaid property is not of nazul and no acquisition or requisition proceedings have been initiated in respect thereof by the State Government or other authority.

And WHEREAS the aforesaid property is free from all encumbrances and has neither been mortgaged nor hypothecated in lieu of any transaction or any loan taken by the Sellers from any agency or bank whatsoever.

And WHEREAS the Buyer are ready to purchase and the Sellers have agreed to sell the residential buildings with land appurtenant the reto all being part of municipal number 4/117/2 having a total area of 1000 one thousand square meter within and forming part of area of land situated at Church Road, Hari Parwat ward, Village Sarjepur, Agra, more particularly delineated with RED colour and letters ABCD in the plan

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annexed hereto and bounded as above, the said property being situated on Church Road.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

- 1. That in consideration of a sum of Rs. 6,61,00,000/= (Rupees Six Crores Sixty One lacs only) paid by the Buyer by way of sale consideration, details whereof are given in the Payment Schedule to this deed, and receipt of which the Sellers hereby acknowledge, the Sellers hereby transfer, convey, alienate and assign to the Buyer the aforesaid property more particularly defineated with RED colour and letters ABCD in the plan annexed mereto. After deduction of 1% of sale consideration as TDS of Income Tax according to provision of Section 194IA of Income Tax, 1961 the buyer has paid balance 99% of sale consideration to the Sellers through this sale deed. This sale shall be treated astornplete only after the encashment of all the cheques.
- 2. That the Buyer hereby acquires all the rights, **itle**, **Interest**, easements etc. whatever are held and enjoyed by the Sellers in the aforesaid property which is hereby sold to the Buyer for ever to hold and enjoy and the Sellers cease to have anyright, title or interest whatsoever in the aforesaid property.

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3. That the Sellers have hereby delivered and the Buyer has hereby taken vacant physical possession of the aforesaid property.

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- 4. That the Buyer shall have unlimited and unrestricted right to either sell, mortgage, or otherwise deal with the aforesaid property and to derive benefit therefrom in any manner he deems appropriate without any interruption by or on behalf of the Sellers.
- 5. That the Buyer may get his name mutated as owner in the municipal or any other Government records for which there shall be no objection from the Sellers.
- 6. That the Sellers agree to pay all municipal and other rates and taxes on the aforesaid demised property up to the date of execution of this sale deed and thereafter the liability to pay the same will be that of the Buyer.
- 7. That all expenses of registration including stamp duty will be borne by the Buyer.
- 8. That Income Tax Permanent Account Numbers of both the parties are as under:

Shiv Narain Sarin	A	Ε	0	P	S	0	1	1	3	TE
Surat Vanti Shrin		Р	R	P	S	5	9	4	1	0
Sushant Sarin (HUF)	Ap	plie	ed fo)r	-	-	-	-	-	14
Ujjwal Sarin (HUF)	Applied for									
Smt. Sushmita Bhargava	A	H	0	P	8	8	2	2	3	Н
Smt. Snehamala Segal	A	K	Y	P	S	4	8	3	4	N
Manish Bansal	A	В	S	P	B	3	7	7	8	K

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9. The schedule of payments:

	DD/Ch.	No. Date:	Amour	nis Bank;	Branch-			
	Rs. 6,61	,002/= only	as 1% amoun	t of entire sal	e consideration fo			
	TDS of Income Tax has been retained by the Buyer to deposit							
			g all PANs of t		aler to deposit is			
	002007	02-05-2014	25,73,166/-	Bank of Baroda	Sanjay Place, Agra			
	002008	02-05-2014	25,73,166/-	Bank of Bacoda	Sanjay Place, Agra			
	002009	02-05-2014	25,73,167/-	Bank of Baroda	Sanjay Place, Agra			
	002010	02-05-2014	25,73,167/-	Bank of Baroda	Sanjay Place, Agra			
	002013	02-05-2014	25,73,165/-	Bank of Baroda	Sanjay Place, Agra			
	002012	02-05-201	25,75,975/-	Bank of Baroda	Sanjay Place, Agra			
0	.981876	30-04-2014	83,30,525/-	HDFC Bank	K.G Marg, New Delhi			
Mary	082109	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi			
and the second s	081878	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Deth			
° .	081879	30-04-2014	83,33,323/-	HDFC Bank	K.G Marg, New Delh			
01	781680	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi			
NOS	082768	30-04-2014	83,33,335/-	HDFC Bank	K.G Marg, New Delhi			
V	1.	Total (Rs.)	6,61,00,000/		and the second s			

Total amount is Rupees 6,61,00,600/= (Rupees Six Crore Sixty One Lac) only.



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Select and Luyer put their respective signatures and left thump impressions to this dead on this 2rd day of May, **JOye** presence of the following witnesses who have also put their signatures and left thumb impressions in the presence of the Sellers and select

Page No.1

Signed and delivered by: Signed and delivered trateras A-V- Laxi Art. Sarin [Shiv Narain Sarin] [Smt. Surat Vanti Sann] Signed and delivered by: Signed and delivered by Lequella Suthant Sarin, as Karta of Sushant Saling Hor [Ujjwal Sarin, as Karta of U and as self as the confirming party as self as the confirming party Signed and delivered by: Signed and delivered by: 040 prelanala agaile [Smt. Sushmita Bhargava] [Smt. Snehamala Segal] Signed and received by Manish Bansall Witness: Shri Sanjay Kulshreshilt Witness: Shri Adarsh Neth Sege Son of Shri Latisti KN Segel Son of Shri M.L. Kulshreskize Resident of 1 Prem Bhaucan Cold my Resident of 21, Shanlary Colony This Road, NOPA Dayallogh, Arrel

Annexure 'A'

Plan showing residential buildings with land appurtenant the reto all being part of municipal number 4/117/2 having a total covered area of 26 square meters within and forming part of area of land equal to 1,000 square meters situated at Church Road, Village Sarjepur, Agra, more particularly delineated herein with Red colour and letters ABCD and bounded as below:

East:	Others property	
West:	Others property	
North:	18 meter wide Church Road	CH CASE
South:	Other property.	

Serie Series

That the sellers of this deed have appointed Shri Adarsh Nath Segal son of Late Shri A. N. Segal resident of 1, Prem Bhawan Colony, Opposite Soami Bagh Gate, Dayalbagh Road, Agra as their special power of attorney with power of authentication through a deed of general power of attorney with authentication power executed on 03/05/2014 which has duly registered on 03/05/2014 as document No. 10 in volume No. 1 of book 6 at pages 391 to 400 at the Office of the Sub Registrar 2nd of Agra Sadar, to present duly executed sale deed etc. by the Seller for registration before the registration authority and to complete the proceeding of registration. The aforementioned power of attorney is still in force and the executants of the said power of attorney are alive.

SHE PEAN OF RESIDERIAL PROP. PART OF NO. 147 CORT. NotA 117/2 AT CHURCH ROAD VILLAGE SARJEPUR AGRA OWNER SRISHIN NARAIN SARIN & STHERS SOLD TO: SRI MANISH BANSAL SHOWN IN REP COLOUR TOTAL AREN-1000 SQM11 COVID AREX = 26

SQM72

OTHER PROP 41.4800 25.05 STHER'S PROP OTHERS 22.15 28.25 FRO 13 TIN 39.00 IOMT. WD. CHURCH ROAD hochen SV. paria A

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