

2024

S.No-23/6/14



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00352125818800M
Certificate Issued Date	: 02-May-2014 03:07 PM
Account Reference	: NONACC (BK)/ upbobbk02/ AGRA1/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUPBOBBK0200417125657531M
Purchased by	: MANISH BANSAL
Description of Document	: Article 23 Conveyance
Property Description	: CHURCH ROAD AGRA
Consideration Price (Rs.)	: 6,57,14,285 (Six Crore Fifty Seven Lakh Fourteen Thousand Two Hundred And Eighty Five only)
First Party	: S N SARIN
Second Party	: MANISH BANSAL
Stamp Duty Paid By	: MANISH BANSAL
Stamp Duty Amount(Rs.)	: 46,00,000 (Forty Six Lakh only)



Please write or type below this line



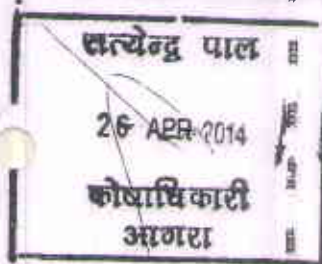
0000019044

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at 'www.stamp.dti.gov.in' available on the website renders it invalid.
2. The onus of checking the legitimacy is on the purchaser.
3. In case of any discrepancy in the details on this Certificate and as of the certificate.



उत्तर प्रदेश UTTAR PRADESH

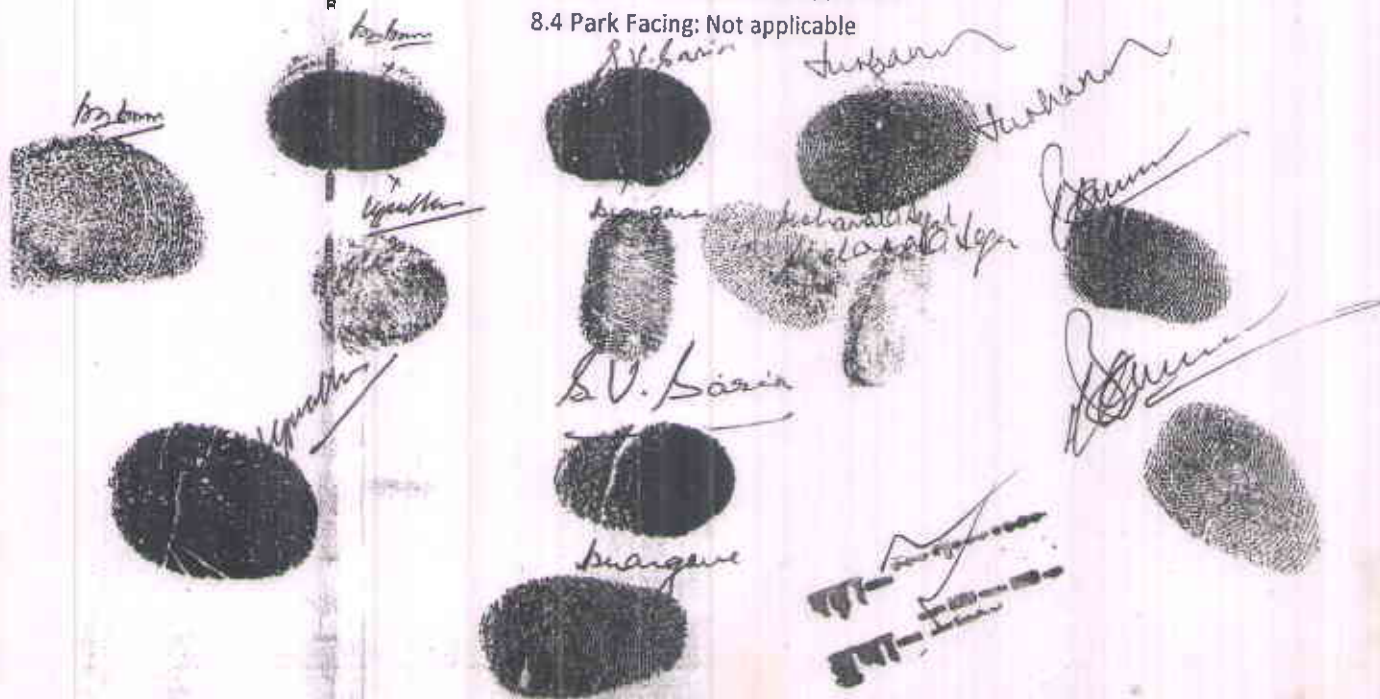


AS 270865



SALE DEED

1. Classification of land: Urbanised Freehold Land
2. Ward: Hari Parwat
3. Mohalla / Village: Church Road. Village Sarjapur, 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
 - 8.4 Park Facing: Not applicable





उत्तर प्रदेश UTTAR PRADESH

AS 270867



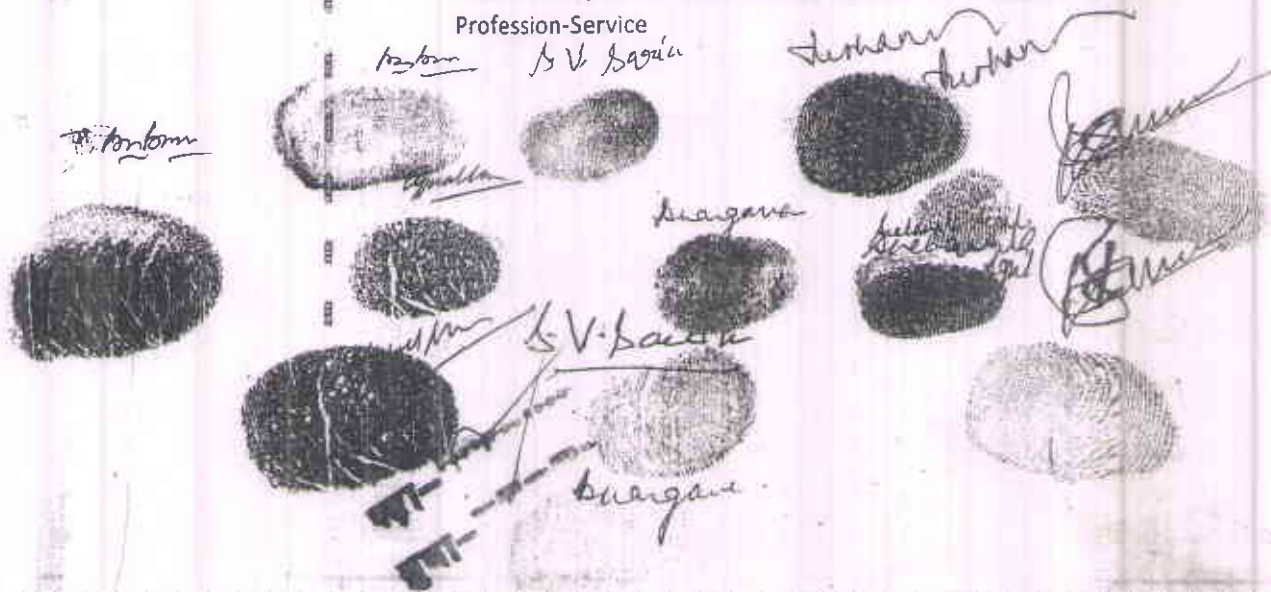
19. Boundaries:

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: -

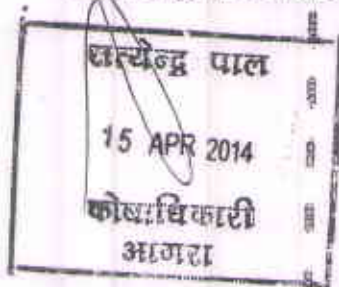
1. Shri Shiv Narain Sarin s/o Late Shri Raj Narain Singh Sarin, presently residing at 147, Civil Lines, Agra, Profession- Retired.
2. Smt. Surat Vanti Sarin wife of Shri Shiv Narain Sarin, presently residing at 147, Civil Lines, Agra, Profession-Housewife
3. Shri Sushant Sarin son of Shri Shiv Narain Sarin, presently residing at D 201, Lake Pleasant, Lake Homes Phase II, Powai, Mumbai, Maharashtra as karta and head of his HUF, Profession- Service
4. 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
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





उत्तर प्रदेश UTTAR PRADESH

AF 600243



4. Shri Ujjwal Sarin son of Shri Shiv Narain Sarin, presently residing at 401, Tower 20, Vipul Greens, Sector 48, Sohna Road, Gurgaon, Haryana is 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. Snehmal Segal daughter of Shri Shiv Narain Sarin and wife of Shri Adarsh Nath Segal, presently residing at 1, Prem Bhawan 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.)

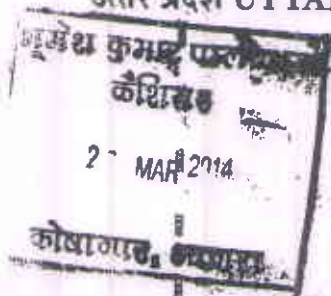
WHEREAS one Shri Munni Lal adopted son of Shri Seth Ram Sahel resident of Phatak Suraj Bhan, Belanganj, Agra, Uttar Pradesh, and his

Manish Bansal
Satya Sahay Bhargava
Sushmita Bhargava
Snehmal Segal
Shiv Narain Sarin
Adarsh Nath Segal
Munni Lal
Seth Ram Sahel
Suraj Bhan
Belanganj
Agra
Uttar Pradesh



उत्तर प्रदेश **UTTAR PRADESH**

BV 755428



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.

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.

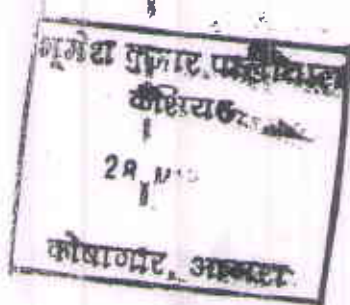
And WHEREAS the portion so inherited by Shri Shiv Narain Sarin also became a part of Shiv Narain Sarin HUF.

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उत्तर प्रदेश UTTAR PRADESH

BV 755429



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

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.

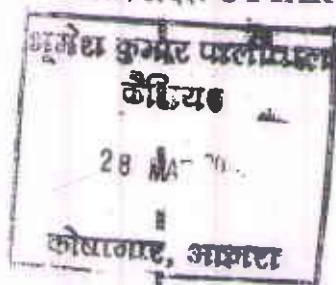
And WHEREAS the property was involved in litigation initiated by one Shri Aziz Uddin who claims title in the said property in his alleged capacity as zamindar and therefore alleged that Late Shri Raj Narain Singh Sarin, Late Shri Bishan Narain Sarin and Shri Shiv Narain Sarin had no right, title or interest 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 him.

[Signatures and Stamps]
The bottom section of the document contains several circular ink stamps and handwritten signatures. The signatures are written in ink and appear to be the names of the parties involved in the transaction. The stamps are circular and contain text, likely official seals or marks. The overall appearance is that of a formal legal document with multiple signatures and official stamps.



उत्तर प्रदेश UTTAR PRADESH

BV 755430



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.

And WHEREAS 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.

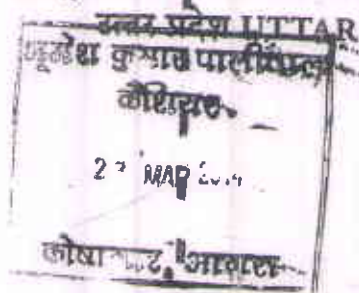
And WHEREAS there is no court case or stay order which may prevent the Sellers from selling the property being sold herein, or from raising constructions thereupon.

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 may cause prejudice to the right, title or interest of the Buyer.

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

[Handwritten signatures and fingerprints are visible at the bottom of the page, including 'B. V. Sarin' and 'B. V. Sarin'.]










And WHEREAS the Buyer are ready to purchase and the Sellers have agreed to sell the residential buildings with land appurtenant thereto 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 Sarjeppur, Agra, more particularly delineated with RED colour and letters ABCD in the plan

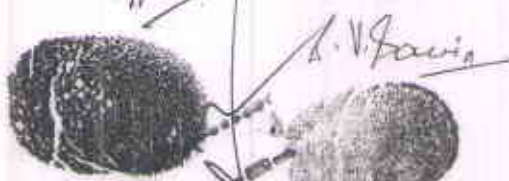


[illegible]

3. That the Sellers have hereby delivered and the Buyer has hereby taken vacant physical possession of the aforesaid property.
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	E	O	P	S	0	1	1	3	E
Surat Vanti Sarin	A	P	R	P	S	5	9	4	1	Q
Sushant Sarin (HUF)	Applied for									
Ujjwal Sarin (HUF)	Applied for									
Smt. Sushmita Bhargava	A	H	O	P	B	8	2	2	3	H
Smt. Snehamala Segal	A	K	Y	P	S	4	8	3	4	N
Manish Bansal	A	B	S	P	B	3	7	7	8	K




























9. The schedule of payments:

DD / Ch. No.	Date	Amount	Bank	Branch
Rs. 6,61,002/= only as 1% amount of entire sale consideration for TDS of Income Tax has been retained by the Buyer to deposit by e-filing after receiving all PANs of the Sellers.				
002007	02-05-2014	25,73,166/-	Bank of Baroda	Sanjay Place, Agra
002008	02-05-2014	25,73,166/-	Bank of Baroda	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
081876	30-04-2014	83,30,525/-	HDFC Bank	K.G Marg, New Delhi
082405	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi
081878	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi
081879	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi
081880	30-04-2014	83,33,333/-	HDFC Bank	K.G Marg, New Delhi
082100	30-04-2014	83,33,335/-	HDFC Bank	K.G Marg, New Delhi
Total (Rs.)		6,61,00,000/-		
Total amount is Rupees 6,61,00,000/= (Rupees Six Crore Sixty One Lac) only.				


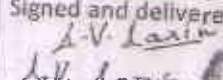

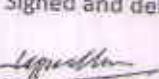
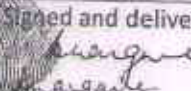
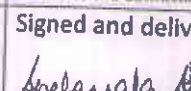







in witness whereof and in due execution of this sale deed the Sellers and Buyer put their respective signatures and left thumb impressions to this deed on this 7th day of May, 2014 at Agra in the presence of the following witnesses who have also put their signatures and left thumb impressions in the presence of the Sellers and Buyer.

Signed and delivered by:  [Shiv Narain Sarin]	Signed and delivered by:  [Smt. Surat Vanti Sarin]
Signed and delivered by:  [Sushant Sarin, as Karta of Sushant Sarin HUF and as self as the confirming party]	Signed and delivered by:  [Ujjwal Sarin, as Karta of Sushant Sarin HUF and as self as the confirming party]
Signed and delivered by:  [Smt. Sushmita Bhargava]	Signed and delivered by:  [Smt. Snehamata Segal]
Signed and received by:  [Manish Bansal]	
Witness: Shri Sanjay Kulshrestha Son of Shri M.L. Kulshrestha Resident of 21, Shantipur Colony Chandpur Road, AGRA	Witness: Shri Adarsh Nath Segal Son of Shri Late Sri K.N. Segal Resident of 1, Prem Bhawan Colony Dargah Bagh, Agra

Annexure 'A'

Plan showing residential buildings with land appurtenant thereto 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 Sarjapur, 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
South:	Other property.

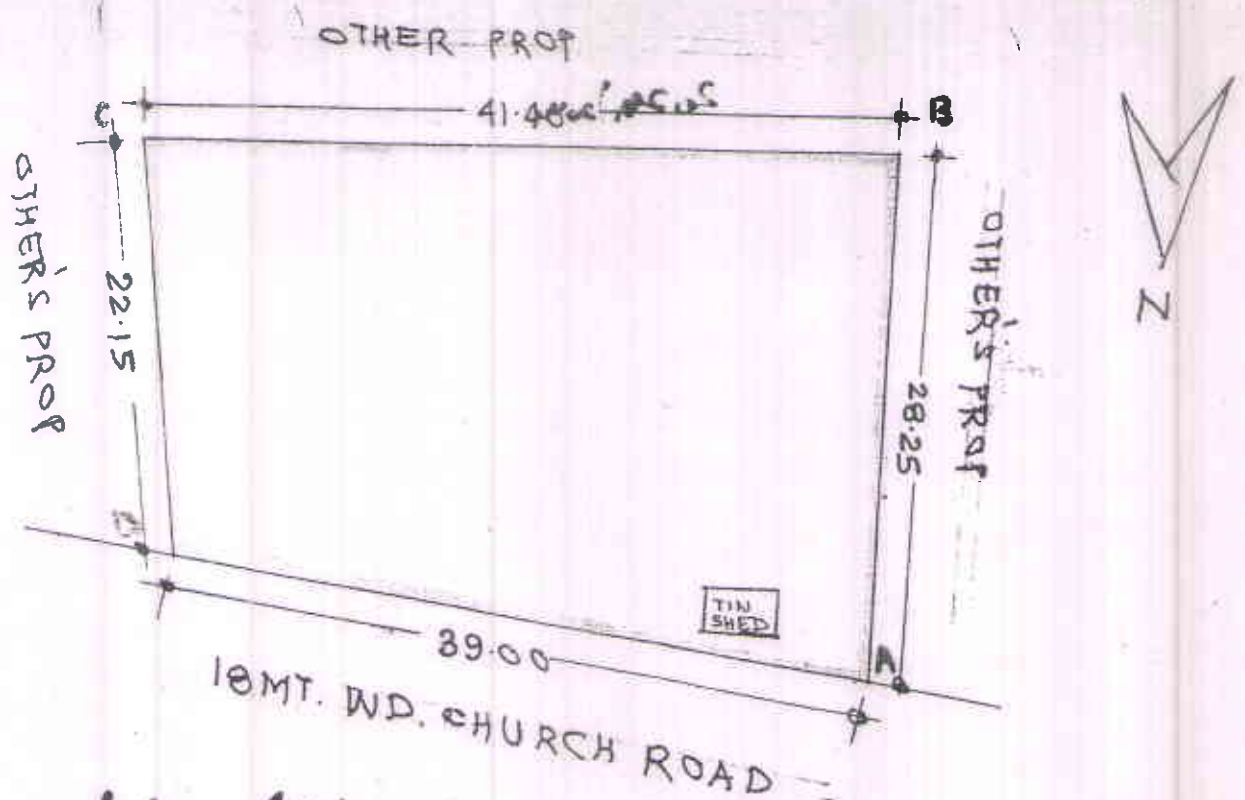
That the sellers of this deed have appointed Shri Adarsh Nath Segal son of Late Shri A. N. Segal resident of 1, Prem Bhawan Colony, Opposite Soami Bagh Gate, Dayalbagh Road, Agra as their special power of attorney with power of authentication through a deed of general power of attorney with authentication 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.

A handwritten signature in black ink is written over a rectangular stamp. The stamp contains some text, but it is mostly illegible due to the signature and the quality of the scan. The signature appears to be written in a cursive style.

SITE PLAN OF RESIDENTIAL PROP. PART OF NO-147 CORP.
 NO-117/2 AT CHURCH ROAD VILLAGE SARJEPUR AGRA
 OWNER: SRI SHIV NARAIN SARIW & OTHERS
 SOLD TO: SRI MANISH BANSAL

SHOWN IN RED COLOUR

TOTAL AREA: 1000 SQM²
 COVD AREA: 26 SQM²



Signature S.V. Pandey Signature Signature Signature

For Sale
 Legal

Signature

107-108
 107-109