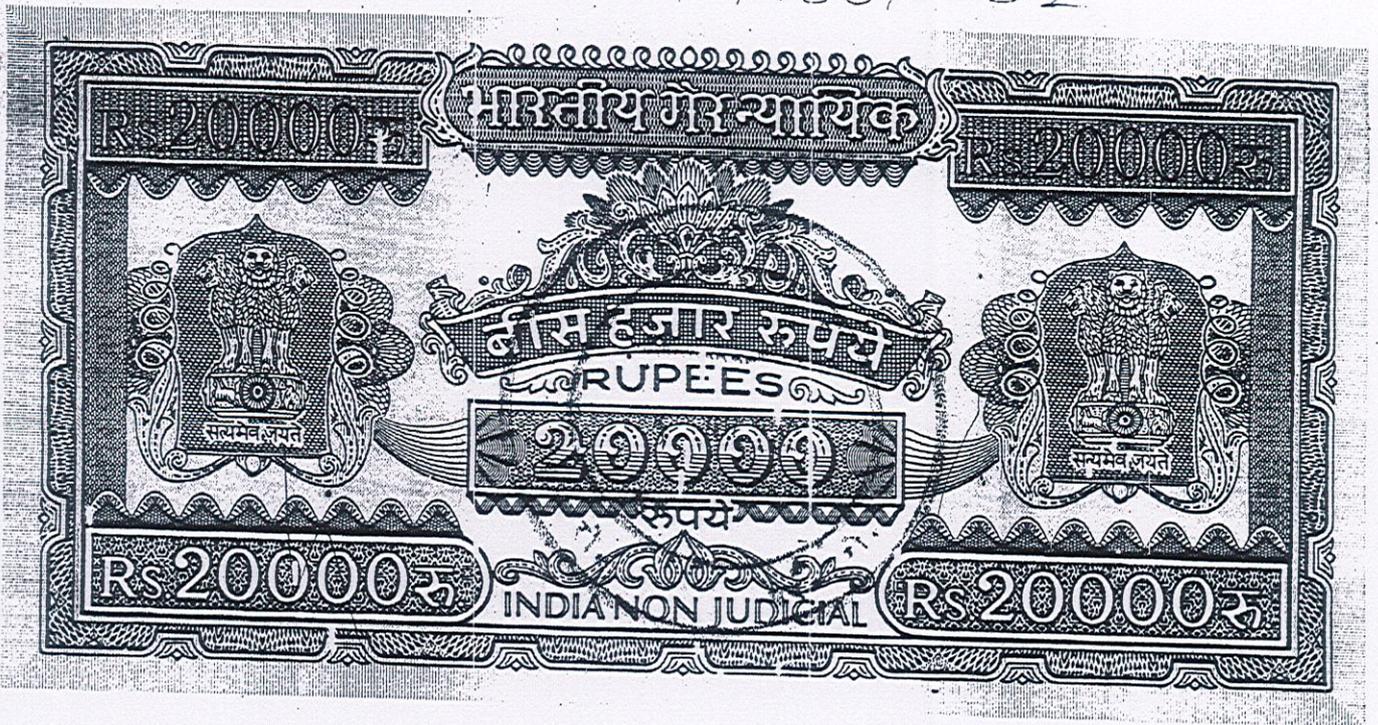
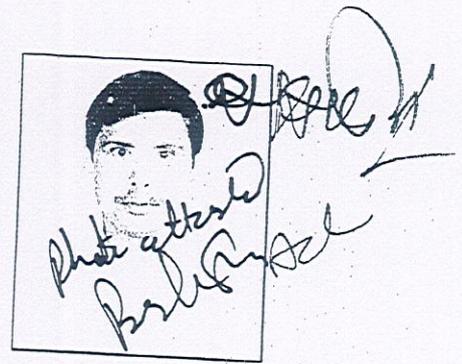
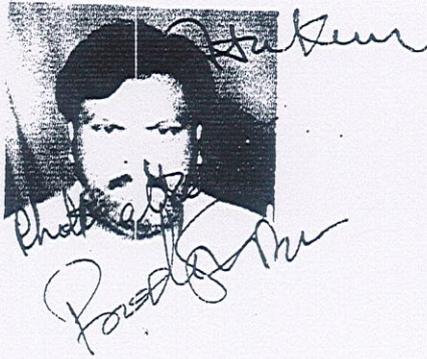


4733/06D



03CC 332942



Sale Consideration : Rs.14,47,870/-
 Market Value : Rs. 14,47,870/-
 Stamp duty : Rs.1,16,000/-

SALE DEED

This sale deed made on this 12th day of July 2006 by Atul Kumar son of Shri Mahendra Kumar Permanent and

Atul Kumar

Mahendra Kumar

कोषागार, बाराबंकी
 क्र. संख्या 2151 दिनांक 12-7-06
 मुद्रा स्टाम्प
 धारिता सं.
 नाम श्री अतुल कुमार
 पुत्र श्री महेश कुमार
 निवासी नैनीताल नं० 9/100 लोहादेहा
 परबना इन्दिरा नगर
 महाराष्ट्र
 पता

12-7-06

1447877-
 1447877- 5000 - 110 - 110 = 58207 - 600 -

वावादीन कर्नाजीपा पुत्र स्वः महावीर कर्नाजीपा
 C-1112 समर A महानगर - लखनऊ
 12-7-2006 4-5

अतुल कुमार

12/7

1447877-
 अतुल कुमार पुत्र महेश कुमार
 नि० नैनीताल खेहार - समर - इन्दिरा नगर लखनऊ
 (र.प.)

वावादीन कर्नाजीपा पुत्र स्वः महावीर कर्नाजीपा
 09/08/06 लखनऊ इव गेपर्स नि० उपोपल (रि.प.)



03CC 332941

(2)

Present resident of 100, Lohia Vihar, Sector-9, Indira Nagar, Lucknow (hereinafter referred to as SELLER)

IN FAVOUR OF

Baba Deen Kanaujia son of Late Mahabeer Ji Kanaujia for and on behalf of M/s Mohan Developers, a partnership firm, having its regd. office at C-1112, Sector-A, Mahanagar, Lucknow, through it's partner (hereinafter referred to as PURCHASER)

WHEREAS the seller is the absolute owner and Bhumidhar of plot of land Khasra Nos. 1081 (0.165 Hectare), 1082 (0.005 Hectare), 1086 (0.435 Hectare) 1088 (0.444 Hectare) situate at Village Renduwa Palhari, Pargana

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कोषागार, बाराबंकी

क्रम संख्या 2152 दिनांक 12-7-06

मुख्य स्टाम्प

गामिस नं० 2151

राम कृता

पुत्र/पुत्री/स्त्री

निवासी

परगना

महसील

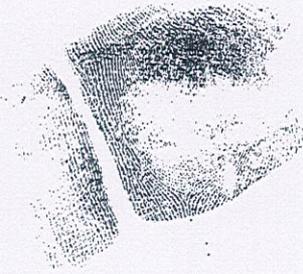
जबडा

12-7-06
हस्ताक्षर

मोहम्मद नथूम
स्य मां दुन्ने नैकी पुराना महाना लखनऊ
सत्य सकारा जीवालय एड. हरिबाई लखनऊ

12/7

हस्ताक्षर



हस्ताक्षर



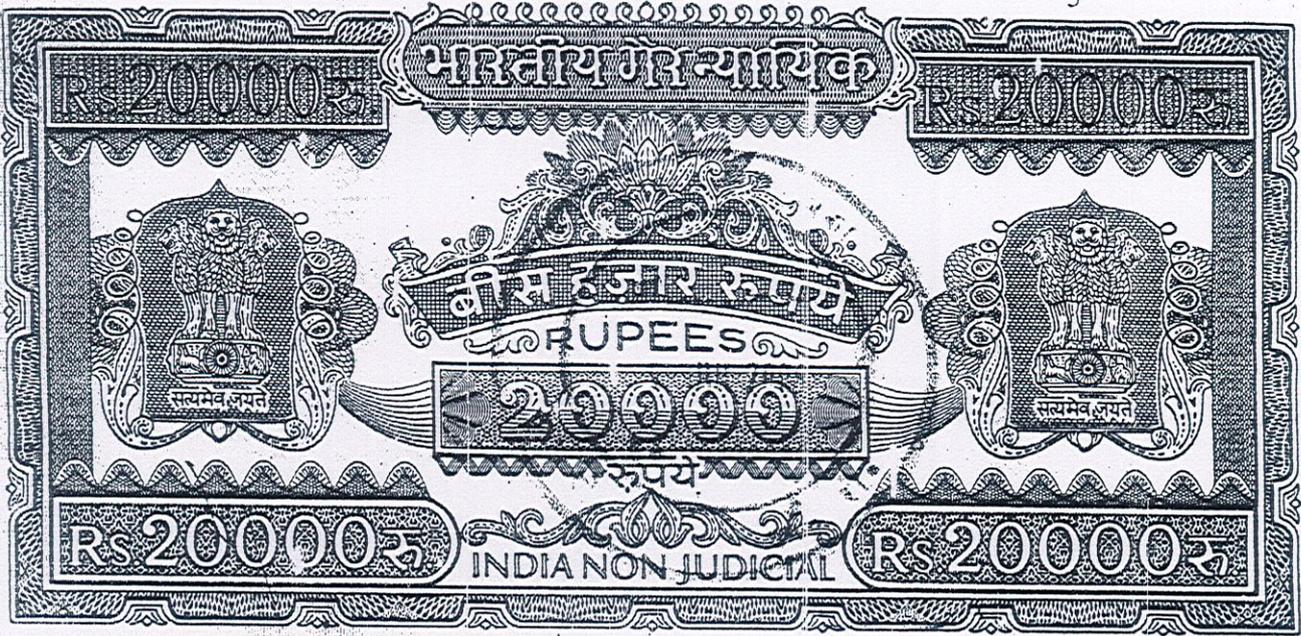
मोहम्मद नथूम



हस्ताक्षर

महोदय कोषागार प्रकीर्ण होवे हे
विषय समुदाय विषय हे
मोहम्मद नथूम

12/7



0800 332940

(3)

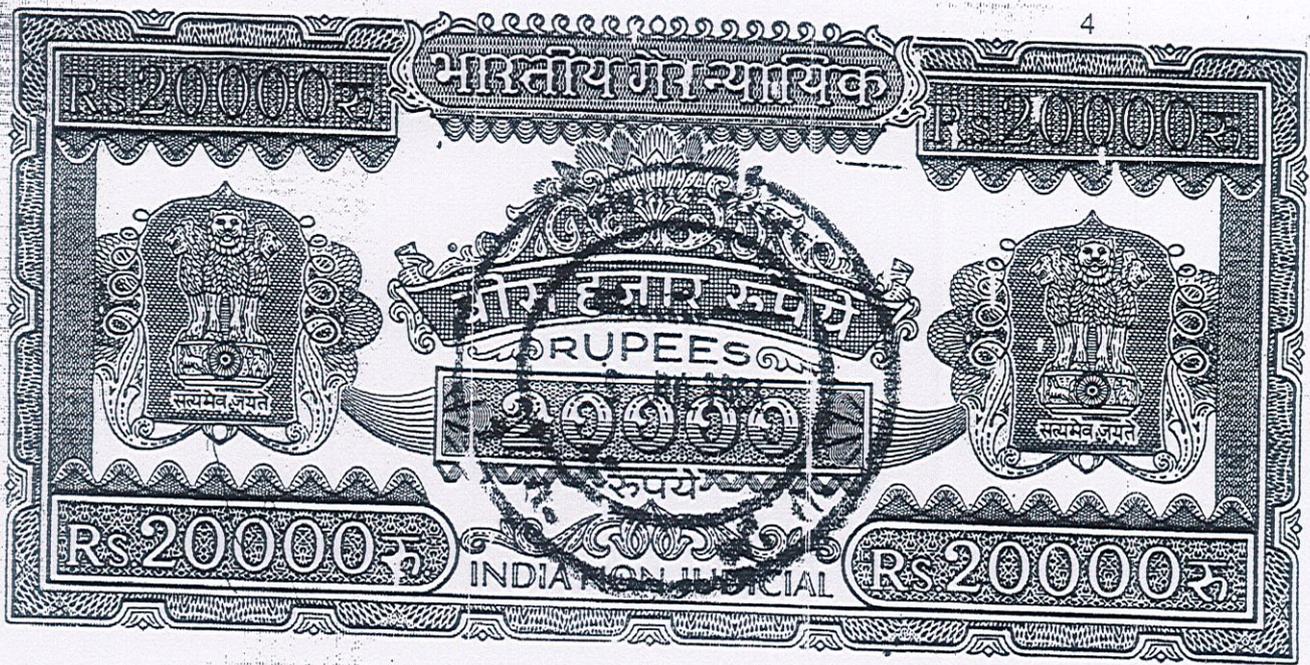
Dewa, Tehsil Nawabganj, District Barabanki, more specifically detailed in the schedule of property given at the foot of this sale deed.

AND WHEREAS the land is duly mutated in the revenue records in the name of seller.

AND WHEREAS the seller as absolute owner of the said plots, has agreed to sell, transfer and assign absolutely the said plots to the purchaser for a consideration of Rs. 14,47,870/- only (Rs. Fourteen Lacs Forty Seven Thousand Eight Hundred Seventy only) free of all encumbrances whatsoever.

Atakur

CRIPY



0300 332939

(4)

AND WHEREAS the seller has received the said consideration amount from the purchaser in the manner detailed below :-

- (i) Rs. 1,20,000/- only as advance before the execution of this sale deed.
- (ii) Rs. 13,00,000/- only by cheque no. 089004 dated 12.07.2006 drawn on Punjab National Bank, HAL Branch, Lucknow, before the Sub-Registrar, Nawabganj barabanki at the time of execution of this sale deed.
- (III) Rs. 27,870/- by cash before the Sub - Registrar.

[Handwritten Signature]

[Handwritten Signature]



03CC 332938

(5)

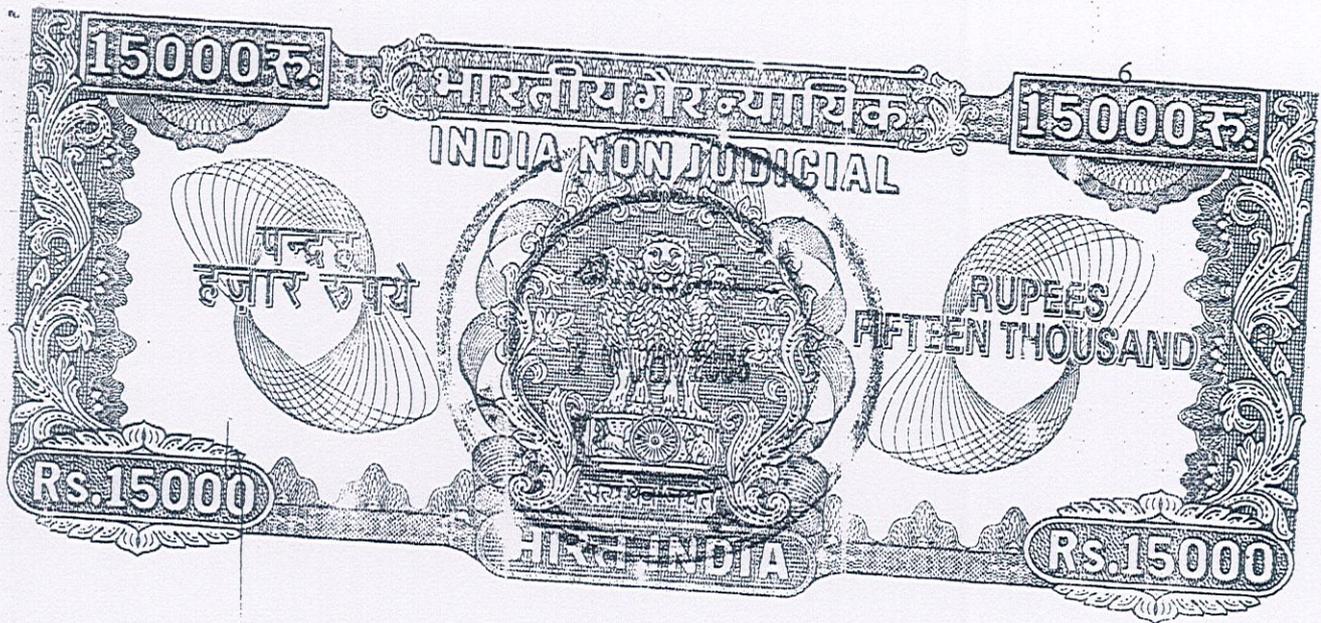
NOW THIS SALE DEED WITNESSETH AS UNDER:

1- That having received the said consideration amount in the manner detailed above, the Seller doth hereby sell, convey and assign absolutely to the purchaser the said property mentioned in the Schedule of Property and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.

2- That the Selier have handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the

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02BB 974733

(6)

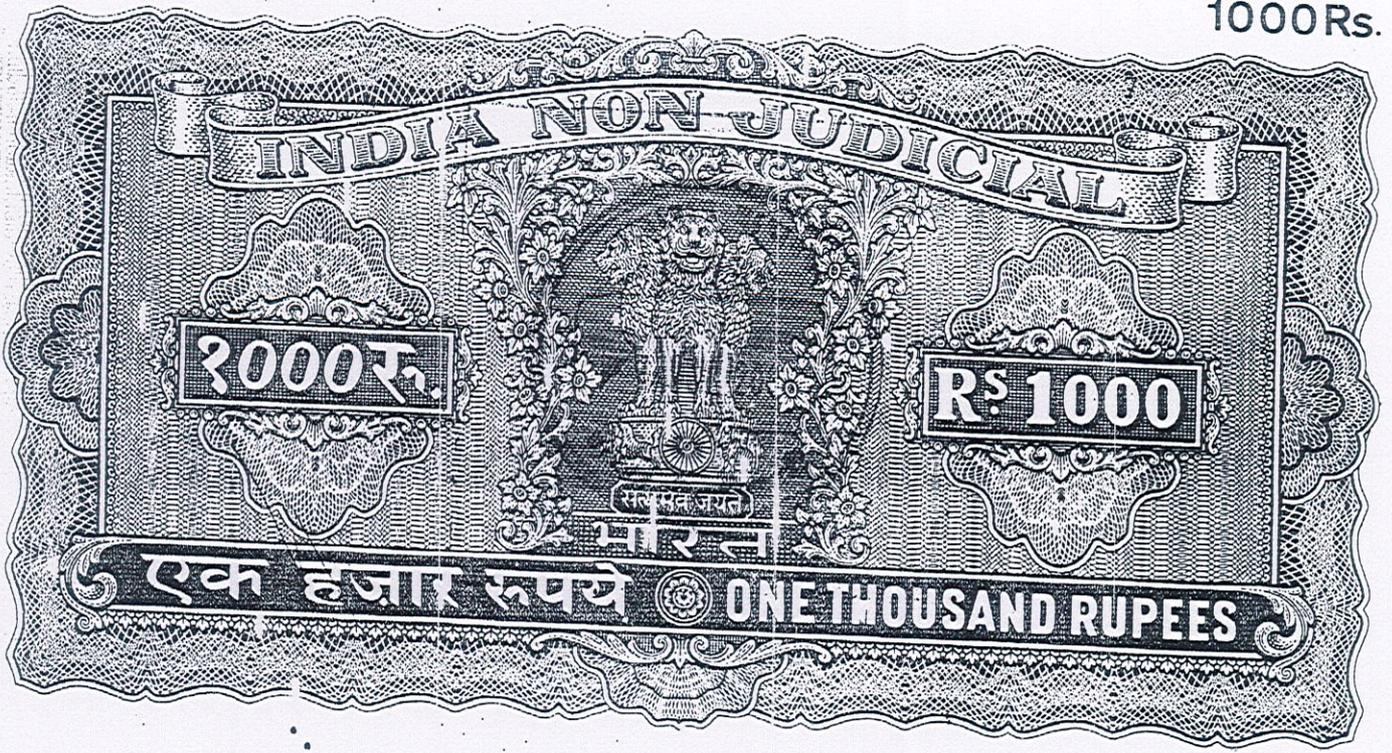
Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.

3- That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein; by reason of any defect in the title, the seller undertake to indemnify the purchaser to the extent of such loss or losses as the case may be from his other moveable or immovable properties wherever found in existence at that time.

Ataturk

P. P. P.

1000Rs.



(7)

4- That the land hereby transferred is agricultural land. Khasra Nos. 1081 & 1086 total measuring 0.600 Hectare are on min. Dewa-Chinhat Road, valuation whereof @ Rs. 3,00,000/- per Bigha comes to Rs. 7,11,462/- added with 50% comes to Rs. 10,67,193/-. The land Khasra nos. 1088 & 1082 total measuring 0.449 Hectare is "Palo" and away from main road, valuation whereof @ Rs. 1,30,000/- per Bigha comes to Rs. 2,30,713/- added with 10% for chak road, comes to Rs. 2,53,785/- added with 50% comes to Rs. 3,80,677/- and the total valuation comes to Rs. 14,47,870/-.

5- That as on date land hereby sold is entered in revenue records as Agricultural Land and as on date is being used by

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[Handwritten signature]

(8)

seller as agricultural land and the purchaser too has purchased the same for agricultural purposes as on date.

6- That the seller and partners of purchaser both are members of schedule caste and as such there no impediment against this transfer.

7- That the expression "Seller" and the "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representative and assigns.

IN WITNESS WHEREOF WE the above named parties to this deed have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

[Handwritten signature]

[Handwritten signature]

(9)

SCHEDULE OF PROPERTY

Plot of land Khasra no. 1088, measuring 0.444 Hectare situate at Village Renduwa Palhari, Pargana dewa, Tehsil Nawabganj, District Barabanki, measuring 1081 (0.165 Hectare), 1082 (0.005 Hectare), 1086 (0.435 Hectare), and bounded as below:-

BOUNDARIES OF KHASRA NO. 1081

EAST : Khasra No. 1088 & 1089 (P)
 WEST : Khasra No. 1082 (P) & Khasra No. 1086 (P)
 NORTH: Boundary wall of Smt. Sharda Rani
 SOUTH : Khasra Nos. 1986 & 1988

BOUNDARIES OF KHASRA NO. 1082

EAST : Khasra No. 1081 (P)
 WEST : Khasra No. 1083
 NORTH: Part of same Khasra No. 1082
 SOUTH : Khasra No. 1086

(9)

BOUNDARIES OF KHASRA NO. 1088

EAST : Chak Road
 WEST : Land of seller
 NORTH: Khasra No. 1089, 1081 (P)

[Handwritten signatures]

(10)

SOUTH : Nala

BOUNDARIES OF KHASRA 1086

EAST : Land of seller

WEST : Chinhat - Dewa Road 120'

NORTH: Boundary Kallu and their & part of
Khasra No. 1082 & 1981

SOUTH : Nala

WITNESSES: ..

1. *महेश चंद्र शर्मा*
मि. मो. पुराना गढा फाल्. नमक *Atal Kumar*
 SELLER

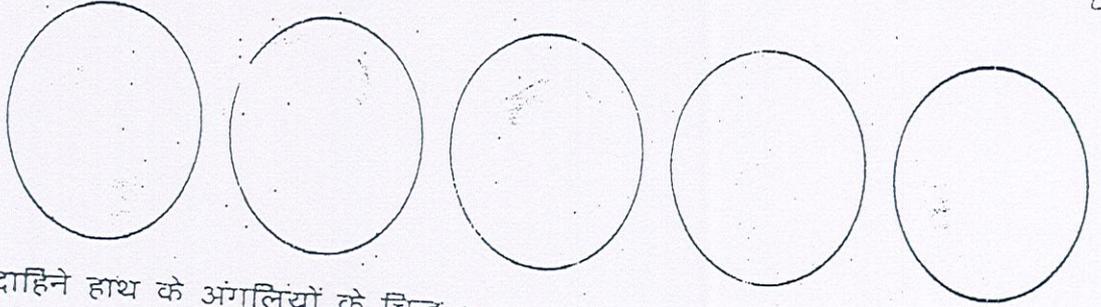
2. *Rajesh Bora*
Rajesh Bora
Sl. No. Brij Mohan Bora
C/1112 Sec A Mohan Nagar
Lucknow *Rajesh Bora*
 PURCHASER

श्री श्री श्री
 बलदेव शर्मा
 नं. ड. 3/3120 7
 श्री गौरी प्रसाद
श्री गौरी प्रसाद
श्री गौरी प्रसाद

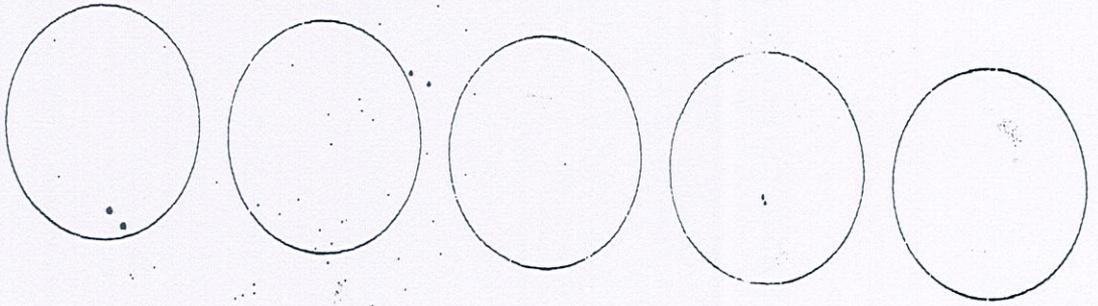
रजिस्ट्रेशन अधिनियम - 1908 की धारा 32-ए, के अनुपालन
हेतु दिगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Atul Kumar S/o. Sri. Mahendra
Kumar... 7/2... 100... Lohia Vihar Sector... 9... Indira Nagar
Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-

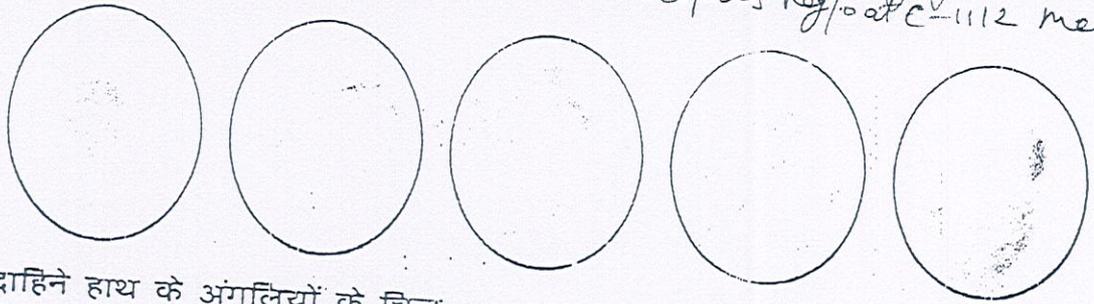


Atul Kumar

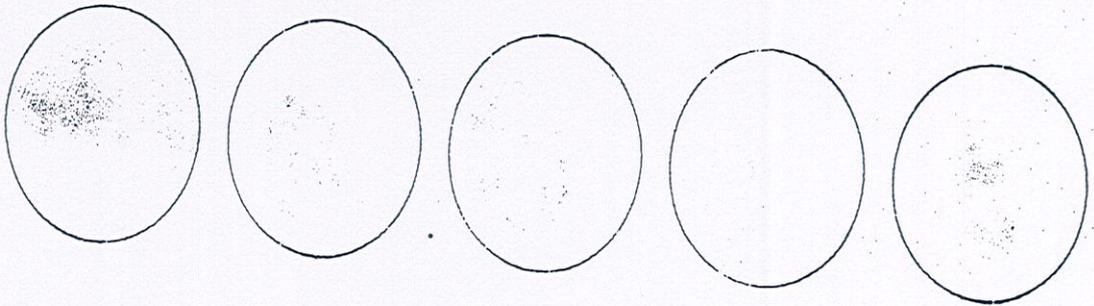
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :- ... Baba Deen Kanaujia S/o. Late
Mahabir ji Kanaujia for and on behalf of M/s. Mohan
Developers Reg/04C-1112 Mahanagar
Deo

बायें हाथ के अंगुलियों के चिन्ह :-



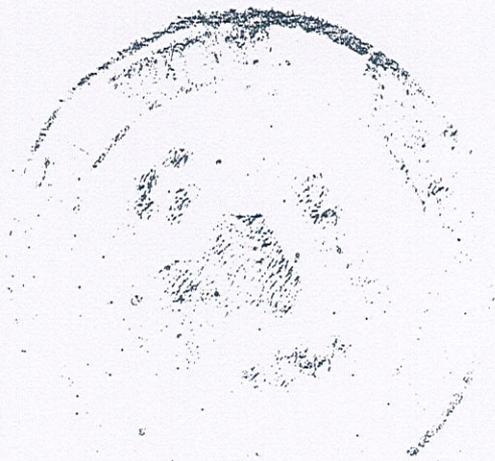
दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

Mohan

नाम	दिनांक	12-07-06	2821
कक्षा	I		
संख्या	195-218		4733



नाम संख्या
 बाईस = 929
 ग्रांफ = 23-5

13
 1-9-06

नजरा नक्शा

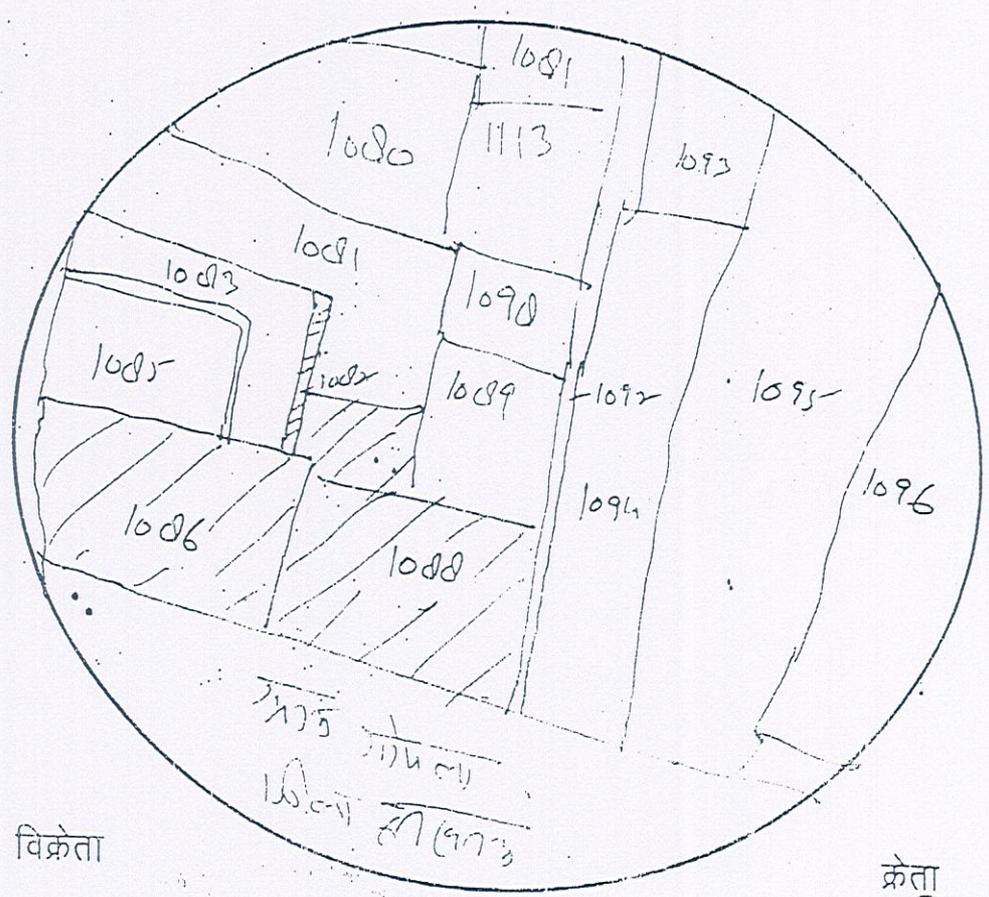
भूमि स्थित ग्राम :- रेनुकापल्ली 4/05 का तालुका का जिला कासाबंदी

विक्रीत खसरा नं० :- 1081, 1082, 1086, 1088

विक्रेता :- शतुलकुंभ 5/ महे-5 कुंभ

क्रेता :- आकादी कर्नाजीम 5/ महादी आकादीम

200 मीटर त्रिज्या के अन्तर्गत स्थित समस्त परिसम्पत्तियों का विवरण --



विक्रेता

[Signature]

क्रेता

[Signature]