

25/9/19



उत्तर प्रदेश UTTAR PRADESH



EG 168768  
03 JUL, 2018

MUSANNA

FOR MANGALAM ESTATES PVT. LTD.

*[Signature]*  
Authorised Signatory



For BALLAD CONBUILD PVT. LTD.

*[Signature]*  
Auth. Signatory



For Acutech Estates Private Limited

*[Signature]*  
Auth. Signatory



2442 13-7-18  
 सत्य...  
 स्टाप विक्रय की तिथि...  
 स्टाप क्रय करने का प्रयोजन...  
 स्टाप क्रेता का नाम व पूरा पता...  
 स्टाप की धनराशि...

मंगल कृष्ण धीवास्तव  
 लाइसेंस नम्बर-144  
 लाइसेन्स की अवधि-31/3/2018  
 कलेक्टर काशी, काशी



**BRIEF DESCRIPTION OF PROPERTY****SCHEDULE - A**

1. Type of Land : Agriculture
2. Ward/ Pargana : Lucknow
3. Mohalla/ Village : Sarsawa, Lucknow
4. Detail of Property : Khasra No. 383, area measuring 0.7660 Hect,  
owned by Mangalam Estates Private Limited,  
situated at Village Sarsawa, Tehsil Sarojni Nagar,  
Distt Lucknow
5. Unit of measurement : Hectare
6. Location of Road : 100 meter away from Amar Shaheed Path and  
Sultanpur Road
7. Detail of others : No  
(9 meter wide Road/ Corner)

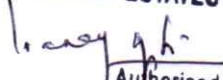
**Boundaries of Khasra No. 383**

- East - Khasra No.381, Part of Khasra No. 382  
 West - Khasra No.384  
 North - Khasra No.334 & Part of Khasra No. 335 and Chak Road Khasra No.366  
 South - Khasra No.394, 395 & Part of Khasra No. 396

**BRIEF DESCRIPTION OF PROPERTY****SCHEDULE - B**

1. Type of Land : Agriculture
2. Ward/ Pargana : Lucknow
3. Mohalla/ Village : Sarsawa, Lucknow
4. Detail of Property : (i) Khasra No. 219(P) area admeasuring 0.3546  
Hect., out of total area admeasuring 0.7180 Hect,  
owned by Ballard Conbuild Private Limited; (ii)  
Khasra No. 220 having are admeasuring 0.688 Hect,  
owned by Acutech Estates Private Limited and (iii)

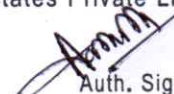
FOR MANGALAM ESTATES PVT. LTD.

  
 Authorized Signatory

For BALLAD CONBUILD PVT. LTD.

  
 Auth. Signatory

For Acutech Estates Private Limited

  
 Auth. Signatory



Khasra No. 221(P) having area measuring 0.1069 Hect. out of total area measuring 0.2710 Hect, owned by Ballad Conbuild Private Limited. Total Area proposed for Exchange is 1.1495 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, Distt Lucknow.

5. Unit of measurement : Hectare
6. Location of Road : 100 meter away from Amar Shaheed Path and Sultanpur Road
7. Detail of others : No  
(9 meter wide Road/ Corner)

**Boundaries of Khasra No. 219(P)**

East	-	Part of Khasra No. 219
West	-	Khasra No. 220
North	-	Part of Khasra No.218 & 217
South	-	45 Mtr Wide Master Plan Road


**Boundaries of Khasra No. 220**

East	-	Khasra No. 219
West	-	Khasra No. 221
North	-	Kasra No. 210 & Part of Khasra No. 218
South	-	45 Mtr Wide Master Plan Road

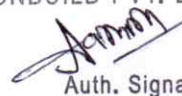
**Boundaries of Khasra No. 221(P)**

East	-	Khasra No.220
West	-	Part of Khasra No.221
North	-	Part of Khasra No.209
South	-	Khasra No.222

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Auth. Signatory

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<b>Nature of Document</b>	Exchange Deed
<b>Valuation</b>	7,34,49,200/-
<b>Stamp Duty</b>	51,42,000/-

**MUSANNA**  
**DEED OF EXCHANGE**

**THIS DEED OF EXCHANGE** is made and executed on this 23<sup>rd</sup> day of September, 2019 at Lucknow.

**BY AND BETWEEN**

**MANGALAM ESTATES PRIVATE LIMITED**, a company incorporated under the provisions of The Companies Act 1956, having its registered office at F No-33, Building 5, Bikaji Cama Place, Somdutt Chamber 1, New Delhi-110066, through its Authorised Signatory Mr. Pranay Gupta, son of Shri Virendra Kumar Gupta, duly authorized through a resolution dated 07.09.2019 passed by the Board of Directors of the Company (hereinafter referred to as the "**FIRST PARTY**") / "**Mangalam Estates**" which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

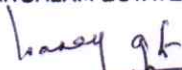
**AND**

**BALLAD CONBUILD PRIVATE LIMITED AND ACUTECH ESTATES PRIVATE LIMITED**, both the companies incorporated under the provisions of The Companies Act 1956, having their registered office at 306-308, Square One, C-2 District Centre, Saket, New Delhi-110017, through their Authorized Signatory, Mr. Ashish Singh, son of Shri R.B. Singh, duly authorized through a resolution passed on 27.08.2019 by the Board of Directors of the Company (hereinafter referred to as the "**Second Party**") which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the **SECOND PART**.

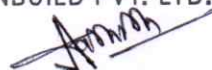
The First Party and the Second Party shall be collectively referred to as "**the Parties**".

**WHEREAS** the First Party is the absolute owner and bhumidhar/ possession of the property / land bearing Khasra No. 383, area measuring 0.7660 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow. The First Party has purchased/acquired the said property from 1. Mr. Virendra Kumar 2. Mr. Surendra Kumar 3. Mr. Mahendra Kumar, all sons of Late Bechalal and 4. Smt. Sheela Devi, Wife of Late Bechalal, all Resident of Shahkhera, Mazra-Sarsawan, Lucknow,

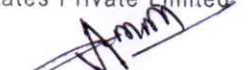
**FOR MANGALAM ESTATES PVT. LTD.**

  
Authorised Signatory

**For BALLAD CONBUILD PVT. LTD.**

  
Auth. Signatory

**For Acutech Estates Private Limited**

  
Auth. Signatory



through a registered sale deed dated 06.07.2019, in Bahi No.1, Jild No 2338, on pages 241 to 270, at serial No. 18178, in the office of Sub-Registrar-Sarojni Nagar, Lucknow (hereinafter referred to as the "**Schedule A Land**") more clearly detailed and described in the **Schedule A** at the end of this deed.

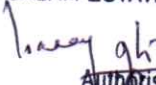
**WHEREAS** the second party Ballard Conbuild Private Limited (herein after referred to as "**Ballad Conbuild**") is the absolute owner of land bearing Khasra No. 219, area admeasuring 0.7180 Hect, situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow and has purchased/acquired the said property from Mr. Narendra Kishore, son of Brij Kishore and resident of village-Sarsawan, Lucknow, through a registered Sale Deed dated 13.07.2006, in Bahi No.1, Jild No.5890, on pages 205 to 260, at serial No. 6505, in the office of Sub-Registrar-II, Lucknow;

**AND WHEREAS** the second party Acutech Estates Private Limited, (herein after referred to as "**Acutech Estates**") is the absolute owner of land bearing Khasra No. 220, area admeasuring 0.688 Hect, situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow has purchased/acquired the said property from Mr. Baijnath, Mr. Phoolchandra, Mr. Shatrohan, all son of Mr. Tulsi and resident of village-Sarsawan, Lucknow, through a registered Sale Deed dated 19.02.2007, in Bahi No.1, Jild No. 6404, on pages 341 to 360, at serial No.1715, in the office of Sub-Registrar-II, Lucknow;

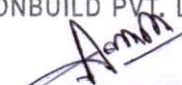
**AND WHEREAS** the second party Ballard Conbuild is also the absolute owner of land bearing Khasra No. 221, area admeasuring 0.2710 Hect, situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow and has purchased/acquired the said property from Mr. Manish Pandey, S/o Mr. Dinesh Kumar Pandey, R/o Shastri Nagar, Kanpur, Mr. Ashu Bajpai, S/o Mr. R. C. Bajpai, R/o 1-A, Kailash Sadan, Brahmapuri, Lucknow, Mr. Rohit Mishra, S/o Mr. Satya Narayan Mishra, R/o 102-B. Pocket-1, Mayur Vihar, Phase-1, New Delhi and Mr. Shivam Mishra, S/o Mr. Om Prakash Mishra, R/o 2/75, Vipul Khand, Gomti Nagar, Lucknow, through a registered Sale Deed dated 19.12.2017 in Bahi No.1, Jild No. 20375, on pages 1 to 22, at serial No. 15523, in the office of Sub-Registrar-II, Sadar, Lucknow, situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow;

**AND WHEREAS** the total area of land proposed for exchange by the Second Party is 1.1495 Hect. situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow (hereinafter referred to as the "**Schedule B Land**"), more clearly detailed and described in the **Schedule B** at the end of this deed.

FOR MANGALAM ESTATES PVT. LTD.

  
Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

  
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For Acutech Estates Private Limited

  
Auth. Signatory

**AND WHEREAS** both the Parties are of the opinion that in case the properties referred to above are exchanged by them mutually they would be able to use and utilize the same in a much better manner.

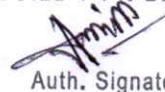
**NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND MUTUAL AGREEMENTS AND COVENANTS CONTAINED IN THIS EXCHANGE DEED BOTH THE PARTIES HAVE AGREED TO EXCHANGE THE PROPERTIES AFOREMENTIONED ON THE TERMS AND CONDITIONS HEREIN BELOW MENTIONED:**

1. That the First Party hereby conveys and transfers by way of exchange all their rights, title and interests held by it in the land situated within revenue estate of village Sarsawan as mentioned in detail in Schedule A i.e. Schedule A Land absolutely and forever in favour of the Second Party and the Second Party will become full-fledged and lawful owner in possession of Schedule A Land along with all rights appurtenances upon execution of this deed.
2. That in exchange of the First Party transferring its rights, title and interest in the Schedule 'A' Land in favour of the Second Party, the Second Party hereby conveys and transfers all its rights, title and interests in the land situated within revenue estate of village Sarsawa as mentioned in detail in Schedule 'B' i.e. Schedule B Land absolutely and forever in favour of the First Party and the First Party will become full-fledged and lawful owner in possession of Schedule B Land along with all rights appurtenances upon execution of this deed in following manner:-
  - i. Part and parcel of the land bearing Khasra No. 219(P), area admeasuring 0.3546 Hect. out of total area of 0.7180 Hect, owned by Ballad Conbuild, exchanged with land bearing Khasra No. 383 area admeasuring 0.2364 Hect. out of total area 0.766.Hect., owned by Mangalam Estates.
  - ii. Land bearing Khasra No. 220, area admeasuring 0.688 Hect., owned by Acutech Estates exchanged with Land Khasra No. 383 area admeasuring 0.4584 Hect. out of total area 0.766 Hect., owned by Mangalam Estates.
  - iii. Part and parcel of the land bearing Khasra No. 221(P), area measuring 0.1069 Hect., out of total area admeasuring 0.2710 Hect, owned by Ballad Conbuild exchanged with Land


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Khasra No. 383 area measuring 0.0712 Hect. out of total area 0.766 Hect., owned by Mangalam Estates.

3. That simultaneous with execution and registration of this Exchange Deed, the Parties have handed over the vacant physical possession of the Schedule A Land and Schedule B Land to each other with all its rights and privileges so far held and enjoyed by the Parties concerned prior to this Exchange Deed forever free from all encumbrances whatsoever. That hereafter the First Party shall not have any right, title and/or interest in the Schedule A Land written hereunder which now stands transferred to and vested in favour of the Second Party absolutely to the exclusion of all person/s claiming any rights under or through the First Party.
4. Similarly, the Second Party shall not have any right, title and/or interest in the Schedule B Land written hereunder which now stands transferred to and vested in favour of the First Party absolutely to the exclusion of all person/s claiming any rights under or through the Second Party in following manner:
  - i. Part and parcel of the land bearing Khasra No. 219(P), area admeasuring 0.3546 Hect. out of total area of 0.7180 Hect, owned by Ballad Conbuild, exchanged with land bearing Khasra No. 383 area admeasuring 0.2364 Hect. out of total area 0.766.Hect., owned by Mangalam Estates.
  - ii. Land bearing Khasra No. 220, area admeasuring 0.688 Hect., owned by Acutech Estates exchanged with Land Khasra No. 383 area admeasuring 0.4584 Hect. out of total area 0.766 Hect. owned by Mangalam Estates.
  - iii. Part and parcel of the land bearing Khasra No. 221(P), area measuring 0.1069 Hect., out of total area admeasuring 0.2710 Hect, owned by Ballad Conbuild exchanged with Land Khasra No. 383 area measuring 0.0712 Hect. out of total area 0.766 Hect. owned by Mangalam Estates.
5. That the Parties shall be entitled to use, utilize and deal with their respective exchanged land in any manner as deemed fit by the respective Parties and the Parties further undertake not to raise any objection to the same at any time.

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For BALLAD CONBUILD PVT. LTD.

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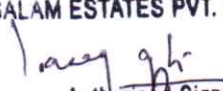
For Acutech Estates Private Limited

Auth. Signatory

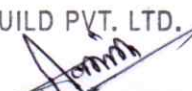


6. That First Party has assured the Second Party that the First Party hold a clear, legal and marketable title in respect of Schedule A Land detailed above, given in exchange. That First Party has also assured the Second Party that the Land referred to above is free from all types of encumbrances, charges, taxes, liens, restraint orders, attachments etc. and no litigations or dispute whatsoever is pending in respect of the same before any court or authority. Further the First Party has also assured the Second Party that the First Party has not entered into any prior Agreement of Transfer/ Agreement to Sell or any Agreement or document in favour of any third party relating to the Schedule A Land being given in exchange.
7. Simultaneously, the Second Party has assured the First Party that the Second Party hold a clear, legal and marketable title in respect of Schedule B Land detailed above given in exchange. The Second party has also assured the First Party that the Schedule B Land is free from all types of encumbrances, acquisition proceeding, charges, taxes, liens, restraint orders, attachments etc. and no litigations or dispute whatsoever is pending in respect of the same before any court or authority. The Second Party has also assured the First Party that the Second Party has not entered into any prior Agreement of Transfer in favour of any third party relating to the Schedule B Land being given in exchange.
8. That the Parties undertake that in case any outstanding amount or due, taxes, charges or liens etc. up to the date at the time of execution of this Exchange Deed are discovered subsequently, in that event the concerned party who has given the Land in exchange shall be liable to and shall clear/ pay off the same.
9. The Parties hereby agree to indemnify and hold each other harmless from and against any direct actual loss, direct actual liabilities, direct actual claims including statutory or third party claims, disputes, actions, reasonable cost charges and expenses (including reasonable advocate fee and legal costs), arising out of defect in the title of the scheduled land given in exchange by the defaulting party or on account of noncompliance of statutory or other obligations attributable on the part of the defaulting party or misrepresentations or breach of any warranties and assurances given by the defaulting party to the aggrieved party. Also if at any point of time, any area of the land given in exchange by the defaulting party is found under urban land ceiling, then the defaulting party shall do all such acts and deeds as shall be deemed

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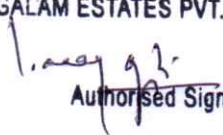
For Acutech Estates Private Limited

  
 Auth. Signatory

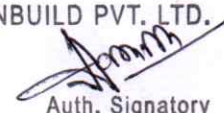
essential at its own cost and expense to proclaim the land ceiling land in favor of the aggrieved party and shall indemnify the aggrieved party.

10. That the Parties assures and undertakes to get their names mutated in the revenue records or any other departments which are to be required for proper documentation at their own costs and expenses in respect of the concerned Schedule A Land and Schedule B Land. Each Party hereby also assures and undertakes to the other Party to sign and execute all documents, deeds and things as may be required for mutation of the said land given in exchange in the revenue records in their favour.
11. That all the expenses of stamp duty, registration charges/fee and all other miscellaneous expenses in connection with the execution and registration of this Exchange Deed shall be borne and paid by the Second Party exclusively.
12. That it is mutually agreed that this deed in original shall be retained after registration by the Second Party who shall be bound to keep it in its safe custody and shall be further bound to produce the same whenever so requisitioned by the First Party. The First Party shall obtain and retain the certified copy of the same.
13. That the Parties covenant with each other to do all future acts and deeds in respect of the concerned scheduled land hereby exchanged as may be required for holding the said land with the respective Party from time to time, if there be any such need.
14. That the First Party and the Second Party have executed this Deed of Exchange in their sound disposition of mind without any pressure, compulsion, coercion, and undue influence from anyone whomsoever.
15. That the Parties confirm that in case any approval or permission is required from any statutory authority for the execution of this Exchange Deed or transfer of land under this Exchange Deed, it shall be the responsibility of the concerned Party in respect of its concerned scheduled land, to get the approval from the said statutory authority at its own cost and expenses.
16. That the permanent and present addresses of the Parties are same as described in this Exchange Deed which are true and correct.

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17. That the Schedule A Land and Schedule B Land is situated beyond 100 Meters from Amar Shaheed Path and more than 200 meter away from Abadi.
18. That the Schedule A Land and Schedule B Land of Lucknow is not on corner side.
19. The Schedule B Land is situated on 45 Mtr Wide Road alignment. That proposed land for exchange offered by **Acutech Estates Private Limited & Ballad Conbuild Private Limited** are located after reducing the area of 45 meters road constructed by the Company. If any difference arises in calculating the area of road and the land at site, both the Parties will settle the dispute amicably.
20. That the valuation of properties and computation of Stamp Duty are as under:-

**A. VALUATION OF PROPERTY 'A' – Schedule A Land**

Land Khasra No.383, area measuring 0.7660 Hect., which is 7660 sq. mtr. situated at village Sarsawa, Tehsil Sarojni Nagar, District Lucknow. The land is situated on more than 18 mtr. wide road. The value of first 1000 sq. meter x Rs.8800 = **Rs.88,00,000/-** the value of remaining 6660 sq. mtr. comes to 6660 x Rs.6160/-(after depreciation 30% in circle rate) = Rs.4,10,25,600/-. Thus the total market value of the land comes to **Rs.4,98,25,600/-**.

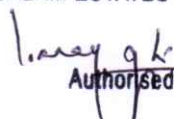
**B. VALUATION OF PROPERTY 'B' – Schedule B Land**

Total Exchange area measuring 1.1495 Hect., which is 11495 sq. mtr. situated at village Sarsawa, Tehsil Sarojni Nagar, District Lucknow. The land is situated on 45 mtr. wide road. The value of first 1000 sq. meter x Rs.8800 = **Rs.88,00,000/-** the value of remaining 10495 sq. mtr. comes to 10495 x Rs.6160/-(after depreciation 30% in circle rate) = **Rs. 6,46,49,200/-**.

Thus the total market value of the land comes to **Rs. 7,34,49,200/-**.

Thus the total value for the purpose of stamp duty calculation comes to **Rs. 7,34,49,200/-**.

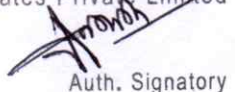
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Auth. Signatory

आवेदन सं०: 201901041035421

प्रतिविलेख(मुसन्ना)

बही सं०: 1

रजिस्ट्रेशन सं०: 25191

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री बलाड सी प्रा लि द्वारा अधिकृत हस्ताक्षरी आशीष सिंह,  
पुत्र श्री राम बहादुर सिंह  
व्यवसाय : नौकरी  
निवासी: 306-308 तृतीय तल स्ववायर-1 सी-2 डिस्टिक सेन्टर साकेत न्यू दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 23/09/2019 एवं 01:53:58 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

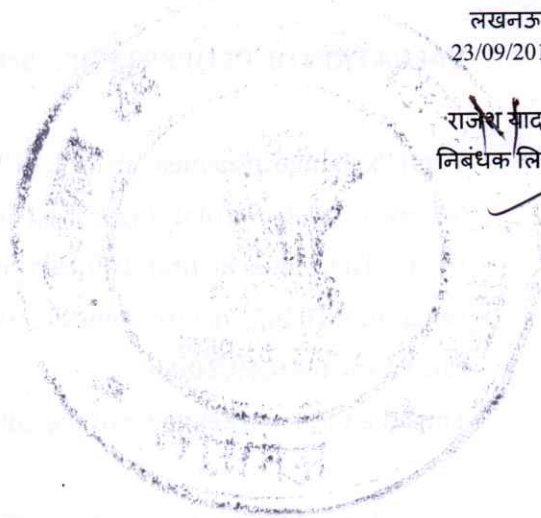
विनीत दीक्षित (प्रभारी)

उप निबंधक : सरोजनीनगर

लखनऊ

23/09/2019

राजेश यादव .  
निबंधक लिपिक





Thus the valuation of the property mentioned in Schedule 'B' is higher than the property mentioned in the Schedule 'A'. Thus Stamp duty is being paid **Rs. 51,42,000/-** on this instrument by the second party, through e-stamp bearing certificate No. IN-UP0 6646.89.749.7936.R dated .....23-09-2019

**IN WITNESS IN WITNESS WHEREOF** the Parties have here unto set and subscribed their respective hands & seals to this Exchange Deed on the day, month and Year first above written in the presence of the following witnesses who have signed these presents in the presence of the Parties:

**Lucknow**

**Dated: 23.09.2019**

**FIRST PARTY**

FOR MANGALAM ESTATES PVT. LTD.

*[Signature]*  
Authorised Signatory

**(SHRI PRANAY GUPTA)**

**Mangalam Estates Pvt. Ltd.**  
**PAN - AABCM7855K**  
Through its Authorised Signatory



**WITNESSESES**



*Mukesh Dubey*

Signature: *[Signature]*

's Name *Late R. S. Dubey*

Address: *176, Eldico Greens  
Gomti Nagar, Lucknow.*

2. Name:



Signature: *[Signature]*

's Name: **ATUL MISHRA**

Address: *Advo.  
Civil Court  
Lko*

**SECOND PARTY**

For BALLAD CONBUILD PVT. LTD.

*[Signature]*  
Auth. Signatory

**(ASHISH SINGH)**

**Ballad Conbuild Pvt. Ltd.**  
Through its Authorised Signatory

**PAN**  
**AACCB8443M**



For Acutech Estates Private Limited

*[Signature]*  
Auth. Signatory

**(ASHISH SINGH)**

**Acutech Estates Pvt. Ltd.**  
Through its Authorised Signatory

**PAN**  
**AAFCA6567L**



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार रजिस्ट्रीकरण अधिकारी के हस्ताक्षर लिए गए हैं।

टिप्पणी :



विनीत दीक्षित (प्रभारी)

उप निबंधक : सरोजनीनगर

लखनऊ

राजेश यादव .

निबंधक लिपिक





**SCHEDULE OF PROPERTY 'A'**

Khasra No. 383, area measuring 0.7660 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow.

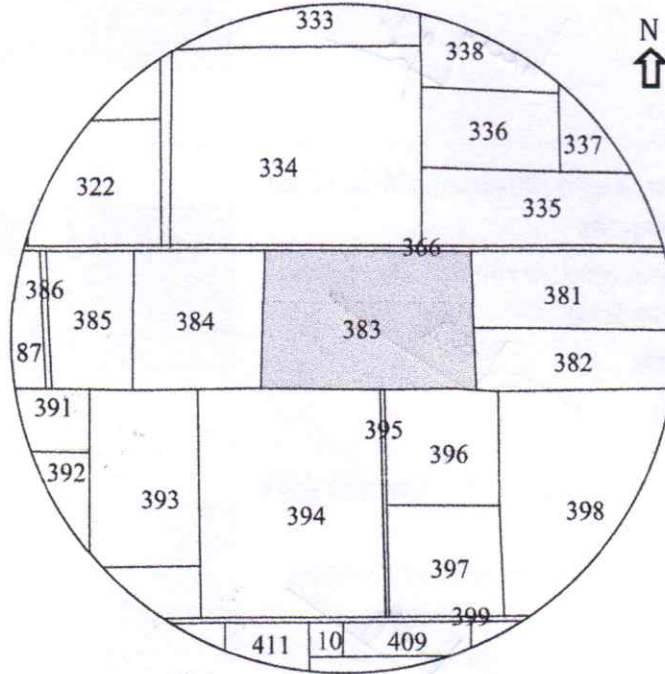
**Boundaries of Khasra No. 383**

East - Khasra No.381, Part of Khasra No. 382

West - Khasra No.384

North - Khasra No.334 & Part of Khasra No. 335 & Chakroad Khasra No.366

South - Khasra No.394, 395 & Part of Khasra No. 396

**Marking on Khasra Map**

FOR MANGALAM ESTATES PVT. LTD.

*[Signature]*  
Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

*[Signature]*  
Auth. Signatory

For Acutech Estates Private Limited

*[Signature]*  
Auth. Signatory

आवेदन सं०: 201901041035421

बही सं०: 1

रजिस्ट्रेशन सं०: 25191

वर्ष: 2019

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

प्रथम पक्ष: 1

श्री मंगलत इस्टेट प्रा लि द्वारा अधिकृत हस्ताक्षरी प्रणय  
गुप्ता, पुत्र श्री वीरेन्द्र कुमार गुप्ता

निवासी: बी-33 बिल्डिंग-5 बिकाजी कामा प्लेस सोमदत्त  
चैम्बर-1 न्यू दिल्ली

व्यवसाय: नौकरी



द्वितीय पक्ष: 1

श्री बलाड सी प्रा लि द्वारा अधिकृत हस्ताक्षरी आशीष सिंह,  
पुत्र श्री राम बहादुर सिंह

निवासी: 306-308 तृतीय तल स्कवायर-1 सी-2 डिस्टिक  
सेन्टर साकेत न्यू दिल्ली

व्यवसाय: नौकरी

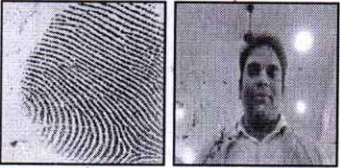


द्वितीय पक्ष: 2

श्री एक्यूटेक इस्टेट प्रा लि द्वारा अधिकृत हस्ताक्षरी आशीष  
सिंह, पुत्र श्री राम बहादुर सिंह

निवासी: 306-308 तृतीय तल स्कवायर-1 सी-2 डिस्टिक  
सेन्टर साकेत न्यू दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री मुकेश दुबे, पुत्र श्री आर एस दुबे

निवासी: 993ख/116 रावतपुर कानपुर

व्यवसाय: नौकरी



पहचानकर्ता : 2

श्री अतुल मिश्रा, पुत्र श्री एडवोकेट

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत





**SCHEDULE OF PROPERTY 'B'**

Khasra No. 219(P), area admeasuring 0.3546 Hect., out of total area measuring 0.7180 Hect, owned by Ballad Conbuild and Khasra No. 220, area measuring 0.688 Hect., owned by Acutech Estates and Khasra No. 221(P), area admeasuring 0.1069 Hect., out of total area measuring 0.2710 Hect, owned by Ballad Conbuild. Total area proposed for Exchange is 1.1495 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow

**Boundaries of Khasra No. 219(P)**

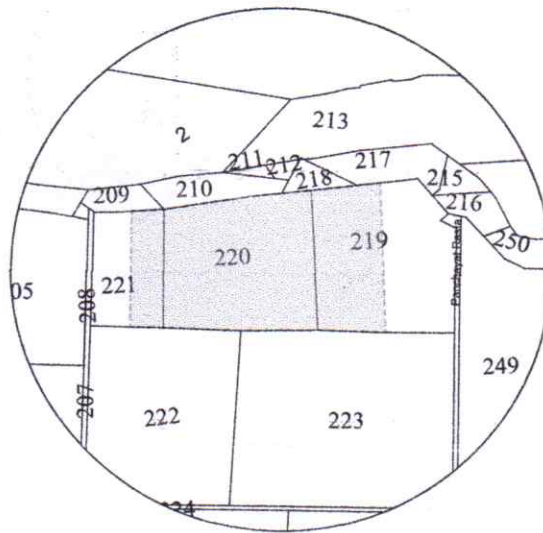
East	-	Part of Khasra No. 219
West	-	Khasra No. 220
North	-	Part of Khasra No.218 & 217
South	-	45 Mtr Wide Master Plan Road

**Boundaries of Khasra No. 220**

East	-	Khasra No. 219
West	-	Khasra No. 221
North	-	Khasra No. 210 & Part of Khasra No. 218
South	-	45 Mtr Wide Master Plan Road

**Boundaries of Khasra No. 221(P)**

East	-	Khasra No.220
West	-	Part of Khasra No.221
North	-	Part of Khasra No.209
South	-	Khasra No.222

**Marking on Khasra Map**

FOR MANGALAM ESTATES PVT. LTD.

*[Signature]*  
Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

*[Signature]*  
Auth. Signatory

For Acutech Estates Private Limited

*[Signature]*  
Auth. Signatory

आवेदन सं०: 201901041035421

बही संख्या 1 जिल्द संख्या 2823 के पृष्ठ 25 से 50 तक क्रमांक  
25191 पर दिनांक 23/09/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबंधक : सरोजनीनगर

लखनऊ

23/09/2019



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



ई-स्थायी लेखा संख्या कार्ड  
e-Permanent Account Number Card

AABCM7855K

नाम/Name

MANGALAM ESTATES PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation/Formation

20/10/1992

इस कार्ड के खोले/खोले पर कृपया सूचित करें/नोटिस:

आयकर पर सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मॉन स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 957/8,  
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:-

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 957/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

FOR MANGALAM ESTATES PVT. LTD.

Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BALLAD CONBUILD PRIVATE LIMITED

17/03/2006

Permanent Account Number

AACCB8443M

04052006

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ACUTECH ESTATES PRIVATE LIMITED

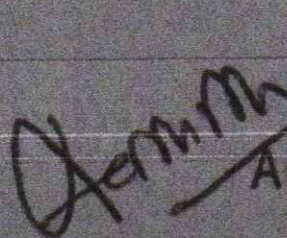
21/03/2006

Permanent Account Number

AAFCA6567L

10042006

For Acutech Estates Private Limited

  
Auth. Signatory




श्री / Note

१. इस कार्ड को धारण करना और से यह कार्ड धारण करने में किसी प्रकार का निमित्तक न्यायाधीशों में निर्धारित है। धारण करने का नाम प्रत्येक चुनाव से पहले न्यायाधीशों में निर्धारित है।

२. Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.


३. इस कार्ड में उल्लिखित जनसंख्या को निर्वाचक न्यायाधीशों में निर्धारित है। धारण करने का नाम प्रत्येक चुनाव से पहले न्यायाधीशों में निर्धारित है।

४. Date of Birth mentioned in this Card shall not be treated as a proof of age for D.O.B. for any purpose other than registration in electoral roll.

 भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA

मतदाता फोटो पहचान पत्र - ELECTOR PHOTO IDENTITY CARD

XXXXXXXXXXXXXXX RXM3094932



नाम : अशिश सिंह  
Name : ASHISH SINGH

पिता का नाम : राम बहादुर सिंह  
Father's Name : RAM BAHADUR SINGH

Heroin





भारत निर्वाचन आयोग  
पहचान पत्र

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TMS0092346



निर्वाचक का नाम : मुकेश

Elector's Name : Mukesh

पिता का नाम : आर. एस. दुबे

Father's Name : R. S. Dube

लिंग / Sex : पुरुष / Male

जन्म की तारीख  
Date Of Birth : XX/XX/1989

*Handwritten signature*

TMS0092346

पता : पी 943, चक नं० 116 रावतपुर  
कानपुर नगर  
तहसील -

जिला - कानपुर नगर (उ.प्र.)-

Address : P 943, Chak Nan 0 116 Ravatpur  
Kanpur Nagar  
Tehsil -

Distt. Kanpur Nagar (U.P.)-

Date : 21/10/2008

212-गोविन्दनगर निर्वाचन क्षेत्र के

निर्वाचक रजिस्ट्रेशन अधिकारी के

हस्ताक्षर की प्रतिलिपि

Facsimile Signature of Electoral  
Registration Officer -

for 212- Govind Nagar

56/676

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली  
में दर्ज करवाने तथा उस पते पर इसी नम्बर का कार्ड पाने के  
लिए सम्बंधित फार्म में यह कार्ड नम्बर अवश्य लिखें  
In case of change in address, mention this  
Card No. in the relevant Form for including  
your name in the roll at the changed address  
and to obtain the card with the same number.