

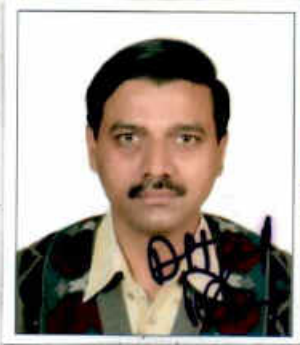
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उत्तर प्रदेश UTTAR PRADESH

A-235950



- 1 -

**Brief Detail of Document**

- 1. Type of Land : Residential
- 2. Ward/Pargana : Ibrahimpur
- 3. Mohalla /Village : Vrindavan Yojna No. 2, Phase-1
- 4. Details of Plot : Part of Plot No.2B/GH-8, Vrindavan Yojna No. 2, Phase-1, Sector-2B, Lucknow.
- 5. Unit of measurement : Square Meter
- 6. Area of Plot : 141.78 Sq. meters
- 7. Location of Road : more than 100 mt. away from

*Ricoy*



For Salakhia Housing & Projects (P) Ltd.

*[Signature]*

Director

For Salakhia Housing & Projects (P) Ltd.

*[Signature]*

For Salakhia Housing & Projects (P) Ltd.

*[Signature]*

Director

आदर्श कोषागार, रायपुर

दिनांक 20/10/10

मूल्य 2000/-

पान

द्वारा

श्री अशोक कुमार

अ. रोजगार

पुस्तक





उत्तर प्रदेश UTTAR PRADESH



- 2 -

Lucknow Raibarely Road

8. Type of Plot : Group Housing Plot  
 9. Consideration : Rs 15,00,000/-  
 10. Market value : Rs. 16,26,926/-  
 11. Stamp Duty Paid : Rs 1,13,900/-

No. of Seller/s: 1

No. of Purchaser/s: 1

Detail of Seller/s	Detail Of Purchaser/s
Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj,	Saishine Housing & Projects Pvt. Ltd. Registered office 3/305, Vivek Khand, Gomti

*File yr*

*Singh*  
Director

*G. Singh*  
Director

*Umesh Prady*  
Director

आदर्श कोवाण्ड, अ.प्र.प्र.

दिनांक

20/10/20

सूच्य

कार्य स्थान

पाम

इस गुरु 21/10/20

पारा

अ.प्र.प्र.

अ.प्र.प्र.





उत्तर प्रदेश UTTAR PRADESH



- 3 -

<p>Sector-13, Rohini, Delhi.</p>	<p>Nagar, Lucknow, through its directors Sri Rajendra Kumar Singh son of Sri R.S. Singh and Sri Gopal Ji Nigam son of Late S.M.L Nigam and Smt. Aishwarya Pandey wife of Sri Sudhir Pandey.</p>
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This **SUPPLEMENTARY DEED OF SALE** is made at Lucknow on this 23<sup>rd</sup> day of December 2010.

*R/S. Singh*

For Suburban Housing & Projects (P) Ltd  
*R Singh*  
Director

For Suburban Housing & Projects (P) Ltd  
*G Nigam*  
For Suburban Housing & Projects (P) Ltd  
*Aishwarya Pandey*  
Director

ऑक्टोबर्न कोषागार

दिनांक २००० १२/२०

सूचना

प्राप्त

द्वारा

श्री अशोक दास

२०००

२०००

कार्यालय उप निबन्धक





उत्तर प्रदेश UTTAR PRADESH



- 4 -

BETWEEN

Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj, Sector-13, Rohini, Delhi (hereinafter referred to as the "Seller", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

Saishino Housing & Projects Pvt. Ltd. Registered office 3/305, Vivek Khand, Gombi Nagar, Lucknow, through its directors Sri Rajendra Kumar Singh son of Sri R.S. Singh

*R.K. Yadav*

*Singh* Director

*G. Thigam* Director

*Abhishek Singh* Director

आदर्श कोषागार, लखनऊ

दिनांक १०/०५/२०१०

सूच्य १०१

प्राप्त १०/०५/२०१०

द्वारा १०/०५/२०१०

श्री १०१

१०/०५/२०१०

१०/०५/२०१०

१०/०५/२०१०

१०/०५/२०१०





उत्तर प्रदेश UTTAR PRADESH



- 5 -

and Sri Gopal Ji Nigam son of Late S.M.L Nigam and Smt. Aishwarya Pandey wife of Sri Sudhir Pandey (Hereinafter referred to as the "Purchaser", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

Wherever the Purchaser is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this agreement in relation to the Purchaser shall be deemed as modified and read suitably as the context requires.

*Ric. 402*

*Singh*  
Director

*G. Nigam*  
*Aishwarya*  
Director

25680

2372 No

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राज्य वल विद्वारी

ला. नं० 201, अ. नं० 31-3-2014

शिकम का लवान-कलंबटुड लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

R 376545

20 DEC 2010

- 6 -

Whereas the first party and the second party collectively hereinafter referred to as "the parties"

WHEREAS the Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj, Sector-13, Rohini, Delhi has purchased a Group Housing Plot No. 2B/GH-8 area 5035.00 Sq. mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow (hereinafter called the said plot) from Uttar Pradesh Awam Vikas Parishad through registered sale deed dated 25.10.2010 which was registered in the office of Sub-Registrar (First) at Book no. 1, Zild. 12067 at pages 103/124 Serial no. 17524.

R.K. Yadav

Singh Director

W. Singh  
Director

25674

23/2/11

शुद्ध मूल्य

स्टाम्प का मूल्य

स्टाम्प कर करने का प्रयोजन

शहाना की धारा

संजय दत्त तिवारी

सं. नं० 25

ला. की मंजूरी 31-3-2014

विक्रय का खान-कलकटेब लखनऊ

Handwritten notes and signatures in Hindi, including 'कॉपी' and 'कॉपी'.

25674

11/3/11





उत्तर प्रदेश UTTAR PRADESH

R 560612

- 7 -

And whereas after that due to increase area of the Plot No. 2B/GH-8, **Uttar Pradesh Awas Evam Vikas Parishad** has executed a sale deed in favour of Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj, Sector-13, Rohini, Delhi in respect of increased area 141.78 Sq. Mt. of Plot No. 2B/GH-8 which is registered in the office of Sub-Registrar (first), Lucknow on 23.12.2010 at Bahi no.1 Zild No. 12235 at pages 53/80 at serial no. 19908.

AND WHEREAS Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj, Sector-13, Rohini, Delhi has

*R.K. Yadav*

*Singh*  
Director

*Atmaram*  
*Abhishek*  
Director





उत्तर प्रदेश UTTAR PRADESH

R 560613

- 8 -

executed sale deed in respect of Group Housing Plot No. 2B/GH-8 area 5035.00 Sq. mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow in favour of Saishine Housing & Projects Pvt. Ltd. through registered sale deed dated 23.12.2010 which was registered in the office of Sub-Registrar (First) at Book no. 1, Zild.12242 at pages 251/352 Serial no 20017 ch. 23.12.2010.

AND WHEREAS due to alteration of area of Group Housing Plot No. 2B/GH-8 area 5035.00 Sq. mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow this supplementary sale deed is

*P.K. Yadav*

*Bingh*  
Director

*G. M. Jain*  
*Anil Kumar*  
Director

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237214

मि. मिकु म. लोसांग  
को

संख्या २५६०२  
दिनांक २३/१२/१४  
संस्थान का प्रमुख  
सं. सं. २५३, २५४  
सा. को. अंश ३१-२०१४  
विशेष का स्थान-कलकत्ता सचिवालय





उत्तर प्रदेश UTTAR PRADESH

R 560614

- 9 -

being executed. Now the total area of said plot is 5176.78 Sq. mt.

AND WHEREAS, the Seller represents, declares and assures the Purchaser as under:-

- (a) That Seller is absolute owner of the increased area of **Group Housing Plot No. 2B/GH-8 area 141.78 Sq. mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow (U.P.)** and no one else besides the Seller has any right, claim, lien, interest or concern whatsoever on the said plot and the Seller has full right and absolute authority and right to sell and transfer the same to the Purchaser and the Seller has not entered into any kind of

*Prilca Yas*

*Diagh* Director

*G. M. G. M. G.*  
*Ariss R. R. R.* Director

संख्या प्रमाण  
...  
स्थापन कर करने का प्रयोजन  
...  
संभव की शक्यता  
...  
संभव दत्त तिथि  
...  
सा. नं० 2...  
...  
विक्रय का स्वामि कतबद्वारा लक्ष्य

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23/12/14

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मोहन लाल  
...  
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उत्तर प्रदेश UTTAR PRADESH



- 10 -

agreement / arrangement whatsoever with any other person(s) in respect of the said plot.

- (b) That the title of the Seller is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That the Seller hereby confirms and assures the Purchaser that Seller is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Purchaser.

P. C. Yadav

Singh Director

G. Nigam  
Ashish Pandey  
Director





उत्तर प्रदेश UTTAR PRADESH

AM 482850

- 11 -

- (d) That the Seller shall keep the Purchaser harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

AND WHEREAS, upon the aforementioned declaration and assurances of the Seller the Seller hereby sells and the Purchaser hereby purchases the said plot for consideration of Rs. 15,00,000/- (Rs. Fifteen Lacs Only) on the terms and conditions mentioned herein under:

*R. C. Yadav*

*Diagh*  
Director

*G. M. Singh*  
*Shri. S. P. Singh*





उत्तर प्रदेश UTTAR PRADESH

AM 482851

- 12 -

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Purchaser has paid the entire sale consideration of Rs. 15,00,000/- (Rs. Fifteen Lacs Only) to the Seller and Seller hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.
2. That the Seller doth hereby absolutely sell, conveys, transfers and assigns the increased part of **Group Housing Plot No. 2B/GH-8 area 141.78 Sq. mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow (U.P.)** along with all the rights of ownership, interest, easement and privileges appurtenant to the

*File yet.*

*D Singh*

*G. Nigam*

*Aishwarya*

संज्ञक  
संज्ञक का विषय  
संज्ञक का प्रयोजन  
संज्ञक की अवधि  
संज्ञक का स्थान

25627

23/2/14

10/10/15

10/10/15

संज्ञक का विषय

संज्ञक का प्रयोजन

संज्ञक की अवधि

संज्ञक का स्थान

संज्ञक का स्थान  
संज्ञक का प्रयोजन  
संज्ञक की अवधि





उत्तर प्रदेश UTTAR PRADESH

AM 482852

- 13 -

- said plot to have and to hold the same unto the Purchaser absolutely and for ever.
3. That the Purchaser shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Seller or any other person claiming under or through it.
  4. That the Seller has handed over the vacant, peaceful possession of the said plot to the Purchaser.
  5. That the Purchaser can get the said plot under sale mutated, substituted and transferred in his name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Seller. The Seller undertakes that it shall sign all other papers/documents required in this connection.

*File you.*

*Diagh* Director  
*W. H. G. G. G.*  
*Aishwarya*

संज्ञक संख्या ...  
संज्ञक विषय जो लिखिए ...  
प्रस्ताव पत्र करने का प्रयोजन ...  
पदावली की संख्या ...  
संज्ञक संख्या ...  
संज्ञक संख्या ...  
संज्ञक संख्या ...

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23/12/11  
25/12/11

25/12/11  
25/12/11



**Photograph of Group Housing Plot No. 2B/GH-8 area 141.78 Sq. mt.  
Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow**



*Prakash*  
**VENDOR/S**

*Singh*  
Director  
For Suburban Housing & ...

*Chugh*  
**VENDEE/S**  
*Chugh*  
Director

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उत्तर प्रदेश UTTAR PRADESH

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- 14 -

6. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Seller in this deed proved to be false at any time and the Purchaser suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Seller shall be liable and responsible for the same and the Seller hereby agrees to indemnify all such damages / losses suffered or sustained by the Purchaser.

filed.

*Singh*  
Director

*G. M. Singh*  
Director

*A. K. Singh*  
Director



7. That if due to any dispute or flaw arises about the land use of the said plot between U.P. Awas Evam Vikas Parishad and any other authorities whether government or private, at any time in future, the purchaser shall indemnify/compensate all such damages/ losses suffered or sustained by the Purchaser.
8. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Seller up to the date of execution of this deed and thereafter the same shall be paid and borne by the Purchaser.
9. That all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed shall be borne by purchaser.
10. That the property is situated in the Vrindavan Yojna, Ward-Ibrahimpur and more than 100 meter away from Lucknow Raibarely Road and nothing is constructed upon the plot. For the purpose of the stamp duty, circle rate of the land is fixed Rs. 8500/- per sq mts. The said property is situated on 24 meter wide road and exist at corner hence total enhancement of 35% comes to 11,475/-, accordingly market value of the 141.78 sq. mt. plot comes to Rs. 16,26,926/-. Since the consideration money is less than the market value therefore total stamp duty of Rs. 1,13,900/- has been paid on Market Value.

**Schedule of the said Plot**

Part of Group Housing Plot No. 2B/GH-8, increased area 141.78 Sq. Mt. Vrindavan Yojna No. 2, Phase-1, Sector- 2B, Lucknow total area of the plot no. 2B/GH will be 5176.78 Sq. Mt after the execution of this supplementary sale deed, which is bounded as under:

**BOUNDARIES OF THE SAID PLOT**

North East : Scheme Boundary

South West : 24 mt. wide road

East South : Group Housing Plot No 2B/GH-7

West North : 24 mt. wide road

*Prakash*

*B Singh*

*Whigam*

*Arjun*

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सुधीर पान्डे

पुत्र श्री काशीनाथ पान्डे

पेशा व्यापार

निवासी 3/305 विवेक खन्ड गोमती नगर लखनऊ

व श्री दिनेश सिंह एडो0 सि0को0 लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी.के. द्विवेदी

उप निबन्धक (प्रथम)

लखनऊ

23/12/2010



# Registration Act, 1908 Section 32A for Compliance of Finger Prints

Name and Address of Seller/s - Sri Raj Kumar Yadav son of Late Sri Lal Singh resident of 97, Kewal Kunj, Sector-13, Rohini, Delhi.

Finger Print of Left Hand-



Finger Print of Right Hand-



*Sri R.K. Yadav*  
Signature of Seller/s

Name and Address of Purchaser/s:- Saishine Housing & Projects Pvt. Ltd. through Sri Rajendra Kumar Singh son of Sri R.S. Singh, 3/305, Vivek Khand, Gomti Nagar, Lucknow.

Finger Print of Left Hand-



Finger Print of Right Hand-



*Sri R.K. Singh*  
Signature of Purchaser/s  
Director

क्रेता

Registration No. : 20018

Year : 2,010

Book No. : 1

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व्यापार



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3/335 विवेक खन्ड गोमती नगर लखनऊ  
व्यापार



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सुधीर पान्डे  
3/305 विवेक खन्ड गोमती नगर लखनऊ  
व्यापार



Name and Address of Purchaser/s:- Saishine Housing & Projects Pvt. Ltd. through Sri Gopal Ji Nigam son of Late S.M.L. Nigam 3/305, Vivek Khand, Gomti Nagar, Lucknow.

Finger Print of Left Hand-



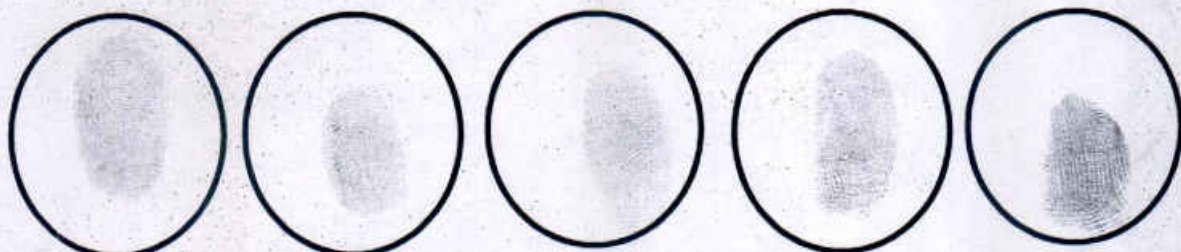
Finger Print of Right Hand-



*Sri Gopal Ji Nigam*  
Signature of Purchaser/s Director

Name and Address of Purchaser/s:- Saishine Housing & Projects Pvt. Ltd. through Smt. Aishwarya Pandey wife of Sri Sudhir Pandey 3/305, Vivek Khand, Gomti Nagar, Lucknow.

Finger Print of Left Hand-



Finger Print of Right Hand-



*Aishwarya Pandey*  
Signature of Purchaser/s Director

आज दिनांक 23/12/2010 को  
बही सं. 1 जिल्द सं. 12242  
पृष्ठ सं. 359 से 396 पर क्रमांक 20018  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



पी .कं.द्विवेदी

उप निबन्धक (प्रथम)

लखनऊ

23/12/2010