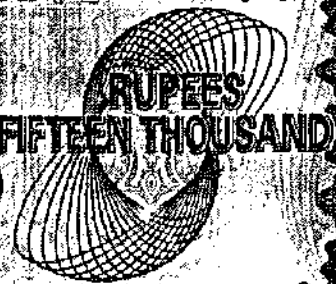
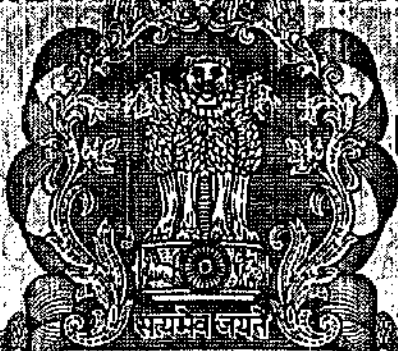


34/94
15000रु.

भारतीय गैर न्यायिक

15000रु.

INDIA NON JUDICIAL



Rs. 15000

भारत INDIA

Rs. 15000

03BR 768101



Stamp: Rs. 16,07,600/-

SALE DEED

1.	Nature of Land	Agriculture
2.	Pargana & District	Lucknow
3.	Village	Mutakkipur
4.	Details of Property	Land bearing Khasra No. 200, 370, 219, 157, 158, 159 Ka, 159 Kha & 154
5.	Area	In Hectare
6.	Area of the Property	2.3437 Hectare
7.	Road	500 meter away from IBM Road
8.	Type of Property	Agriculture
9.	Consideration	Rs. 1,60,75,250/-
10.	Valuation	Rs. 51,26,841,750

Contd.....2..

15000रु.

भारतीय गैर न्यायिक

15000रु.

INDIA NON JUDICIAL

पन्ध्र
हजार रुपयेRUPEES
FIFTEEN THOUSAND

Rs.15000

भारत INDIA

Rs.15000

5 AUG 2006

03BB 768466

-2-

BOUNDARIES OF KHASRA NO. 200

- East : Land Khasra no. 202 and 208
 West : Land Khasra no. 200 part.
 North : Land Khasra no. 198, 199
 South : Land Khasra no. 372, 373, 374, 371 & 376

Contd.....3..



03BB 768467

-3-

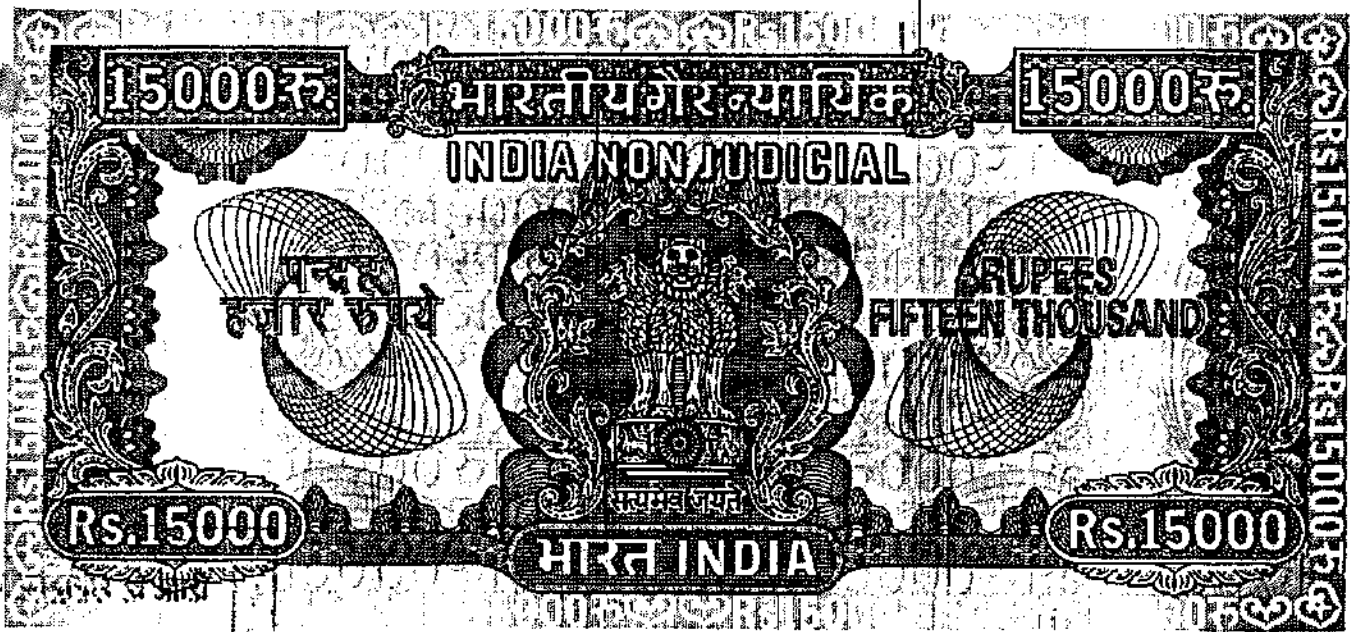
BOUNDARIES OF KHASRA NO. 370

- East : Land Khasra no. 367
West : Land Khasra no. 230
North : Chak Road thereafter Land Khasra no. 371
South : Land Khasra no. 369 & 368

Contd..... 4..

[Signature]

[Signature]



5 AUG 1966

03BB 768468

-4-

BOUNDARIES OF KHASRA NO. 219

East : Chak Road thereafter Land Khasra no. 231, 232, 220
West : Land Khasra no. 215, 217 & 218
North : Land Khasra no. 214
South : Land Khasra no. 217

[Handwritten signature]

Contd.....S..

[Handwritten signature]



03BB 768469

-5-

BOUNDARIES OF KHASRA NO. 157

- East : Chak Road thereafter Land Khasra no. 170
West : Chak Road and Boundary of Gram- Mubarakpur.
North : Land Khasra no. 156
South : Land Khasra no. 158

Contd.....6..



-6-

BOUNDARIES OF KHASRA NO. 158 and 159 Ka

- East : Chak Road thereafter Land Khasra no. 170 and 166
West : Chak Road and Boundary of Gram- Mubarakpur
North : Land Khasra no. 157
South : Land Khasra no. 100

Contd..... 7..

[Handwritten signature]



03BB 768471

-7-

BOUNDARIES OF KHASRA NO. 159 Klia

- East : Chak Road thereafter Land Khasra no. 170
West : Chak Road & Boundary of Gram- Mubrakpur
North : Land Khasra no. 158
South : Chak Road thereafter Land Khasra no. 160

Contd.....8..

[Signature]



03BB 768472

-8-

BOUNDARIES OF KHASRA NO. 154

East : Land Khasra no. 155
West : Chak Road and Boundary of Gram- Mubarakpur
North : Land Khasra no. 153
South : Land Khasra no. 156

Contd.....9..

[Signature]



03BB 768473

-9-

Name of the Seller-

SURYA SEASON FOODS PRIVATE LIMITED a company incorporated under the Companies Act, 1956, having its Registered Office at Shop NO. 7-H, First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri B.K. Saxena, S/o Dr. O.N. Saxena, R/o 34, Triveni Ganj, Lucknow.

Contd.....10..



-10-

Name of the Purchaser-

HORIZON INFRACON PRIVATE LIMITED having its registered office at SU-12 & 13, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi- 110066, through its authorized signatory Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit R/o B-703, Mahanagar, Lucknow.

[Handwritten signature]

Contd.....11..

[Handwritten signature]



0 911 768 175

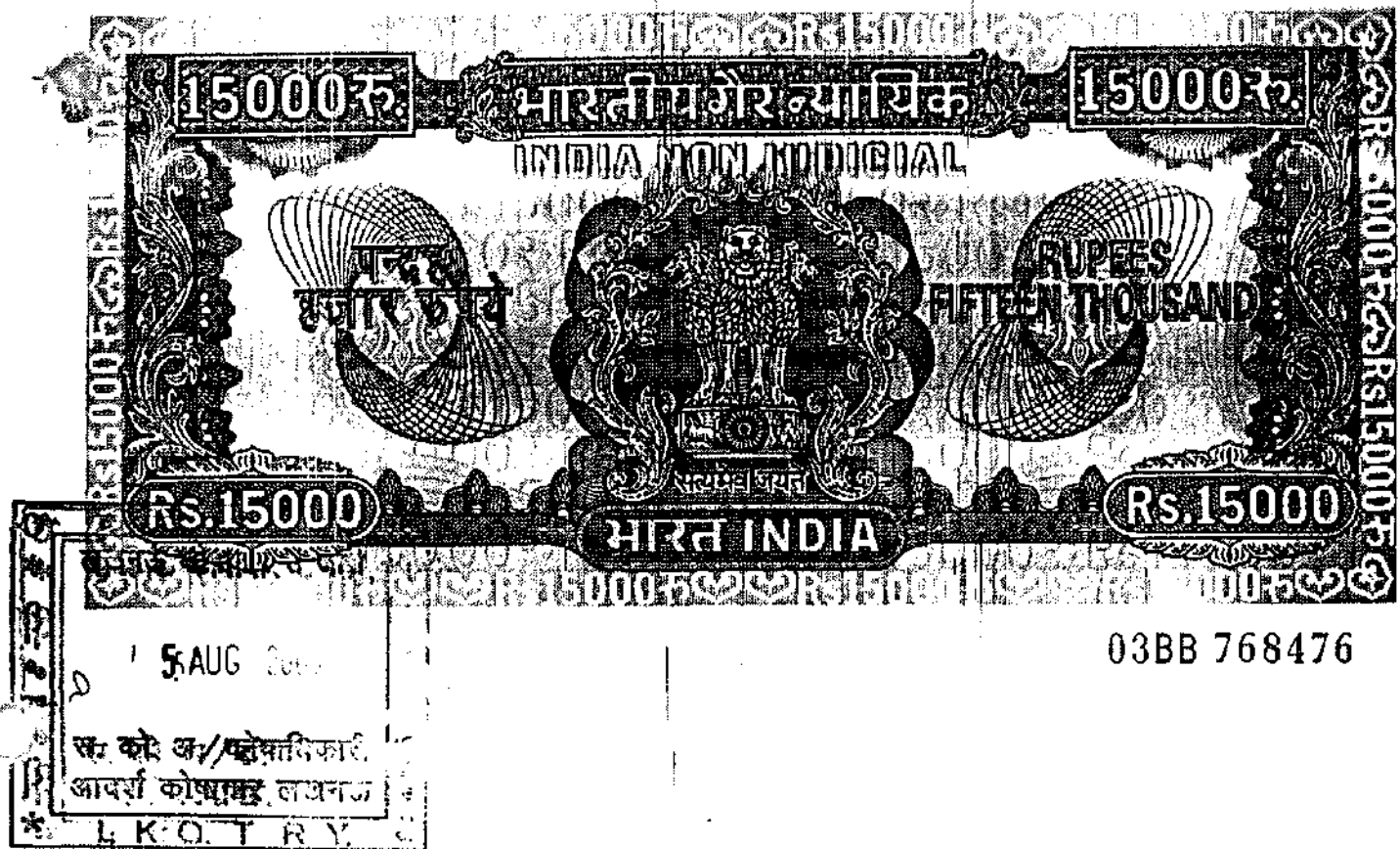
-11-

THIS DEED OF SALE is executed this the 11th day of August 2006 by
M/s. Surya Season Foods Private Limited, a company incorporated under the

[Handwritten signature]

Contd.....12..

[Handwritten signature]



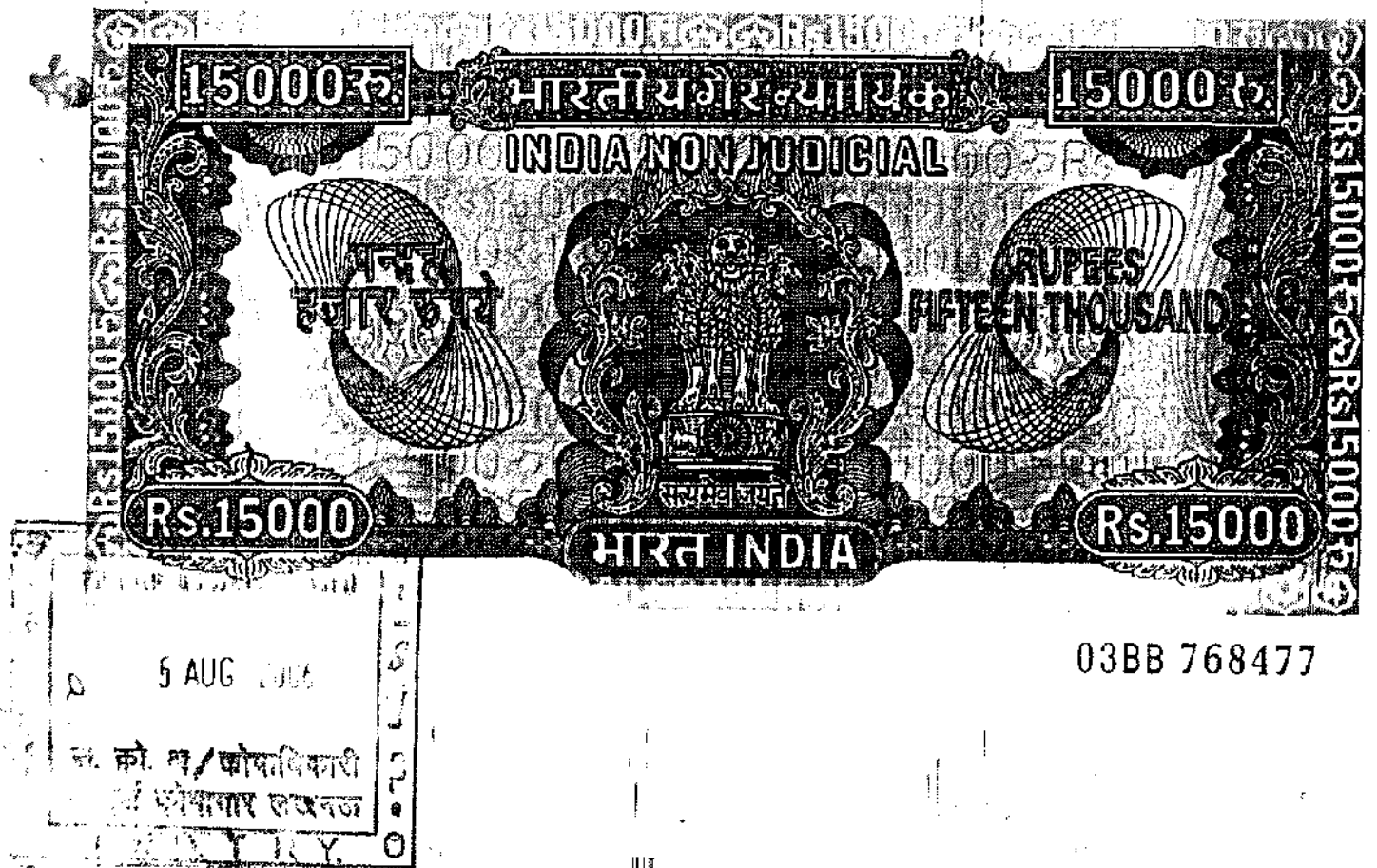
-12-

Companies Act, 1956, having its Registered Office at Shop NO. 7-H, First Floor,
Pragati Kendra, Kapoorthala, Aliganj, Lucknow, PAN No.AAHC52698Q through

[Handwritten signature]

Contd.....13..

[Handwritten signature]



-13-

Its Authorized Signatory Sri B.K. Saxena, S/o Dr. O.N. Saxena, R/o 34, Triveni Ganj, Lucknow, (hereinafter referred to as the Seller) which expression, unless

[Handwritten signature]

Contd.....14..

[Handwritten signature]



03BB 768478

-14-

repurment to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of

[Handwritten signature]

Contd.....15..

[Handwritten signature]



-15-

M/s Horizon Infracon (P) Ltd., having its registered office at SU-12 & 13, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi- 110066, PAN No. AABCH7159K through its authorized signatory Sri T.K. Dikshit, S/o Sri C.S.

[Handwritten signature]

Contd.....16..

[Handwritten signature]



5 AUG

03BB 768480

-16-

Dikshit, R/o B-703, Mahanagar, Lucknow (hereinafter referred to as the Purchaser) which expression, unless repugnant to the context, shall mean and

[Handwritten signature]

Contd.....17..

[Handwritten signature]



03BB 768481

-17-

include it's legal representatives, administrators, executors, transferees, assignees etc.

[Handwritten signature]

Contd.....18..

[Handwritten signature]



03BB 768482

-18-

WHEREAS:

1. That the Seller purchased, the land mentioned as hereunder from its previous owners by six different registered sale deeds the details of which is as follows: -

[Signature]

Contd.....19..

[Signature]



03BB 768483

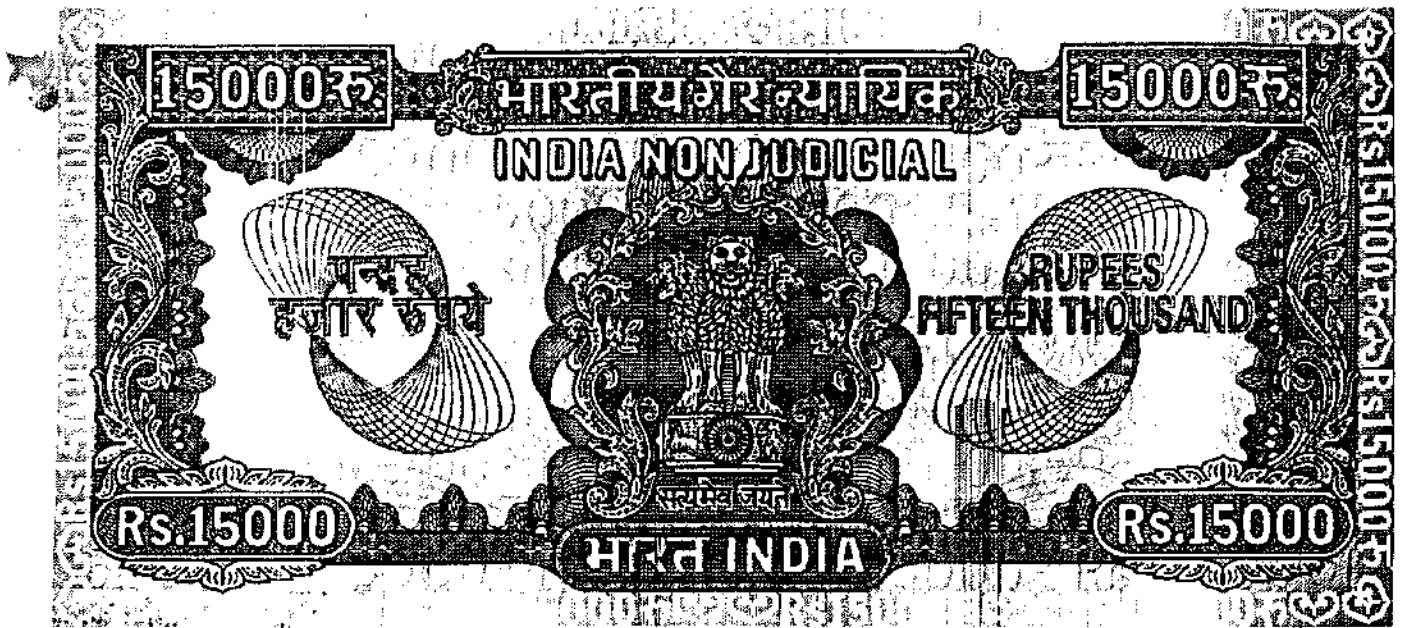
.19.

- A. Land bearing Khata No. 00020 & Khasra no. 200 measuring 1.2277 hect. Situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from Sri Asharaf Beg and others through registered sale

[Handwritten signature]

Contd.....20..

[Handwritten signature]



03BB 768484

-20-

deed dated 31.05.2006 and the same is registered in the office of Sub-Registrar, II, Lucknow, in Book No. 1, Jild 5779, pages 27-28 at Serial no. 4908 dated 31.05.2006.

[Signature]

Contd... ..21..

[Signature]



03BB 768485

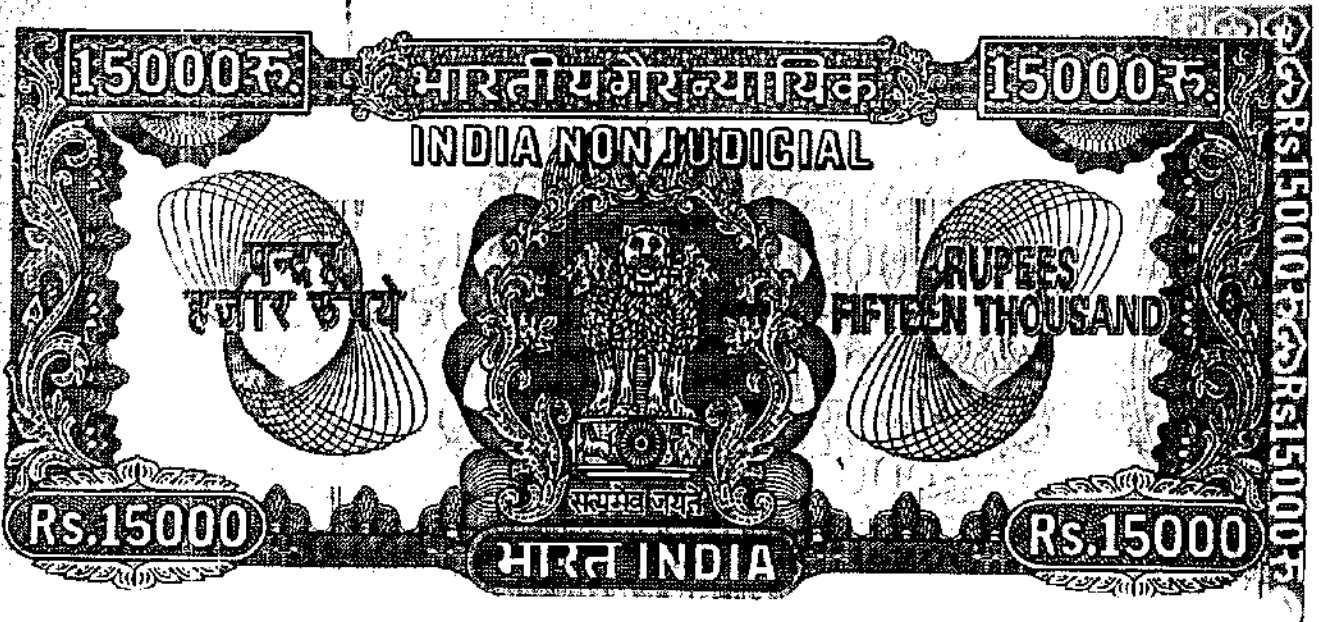
-21-

B. Land bearing Khata No. 00090 & Khasra no. 370 measuring 0.039
hect Situated at Gram- Mutakkipur, Pargana, Tehsil & District-

[Handwritten signature]

Contd.....22..

[Handwritten signature]



03BB 768486

-22-

Lucknow, from Sri Irshad Beg through registered sale deed dated 01.06.2006 and the same is registered in the office of Sub-Registrar.

[Signature]

Contd.....23..
[Signature]



03BB 768487

-23-

II, Lucknow, in Book No. 1, Jild 5781 pages 281-304 at Serial no. 4948 dated 01.06.2006.

[Signature]

Contd.....24..

16 Sita



03BB 768488

-24-

- C. Land bearing Khata No. 00203 & Khasra no. 219 measuring 0.506 hect. Situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from Sri Muneer Beg and others through registered sale

[Handwritten signature]

Contd.....25..

[Handwritten signature]



03BB 768489

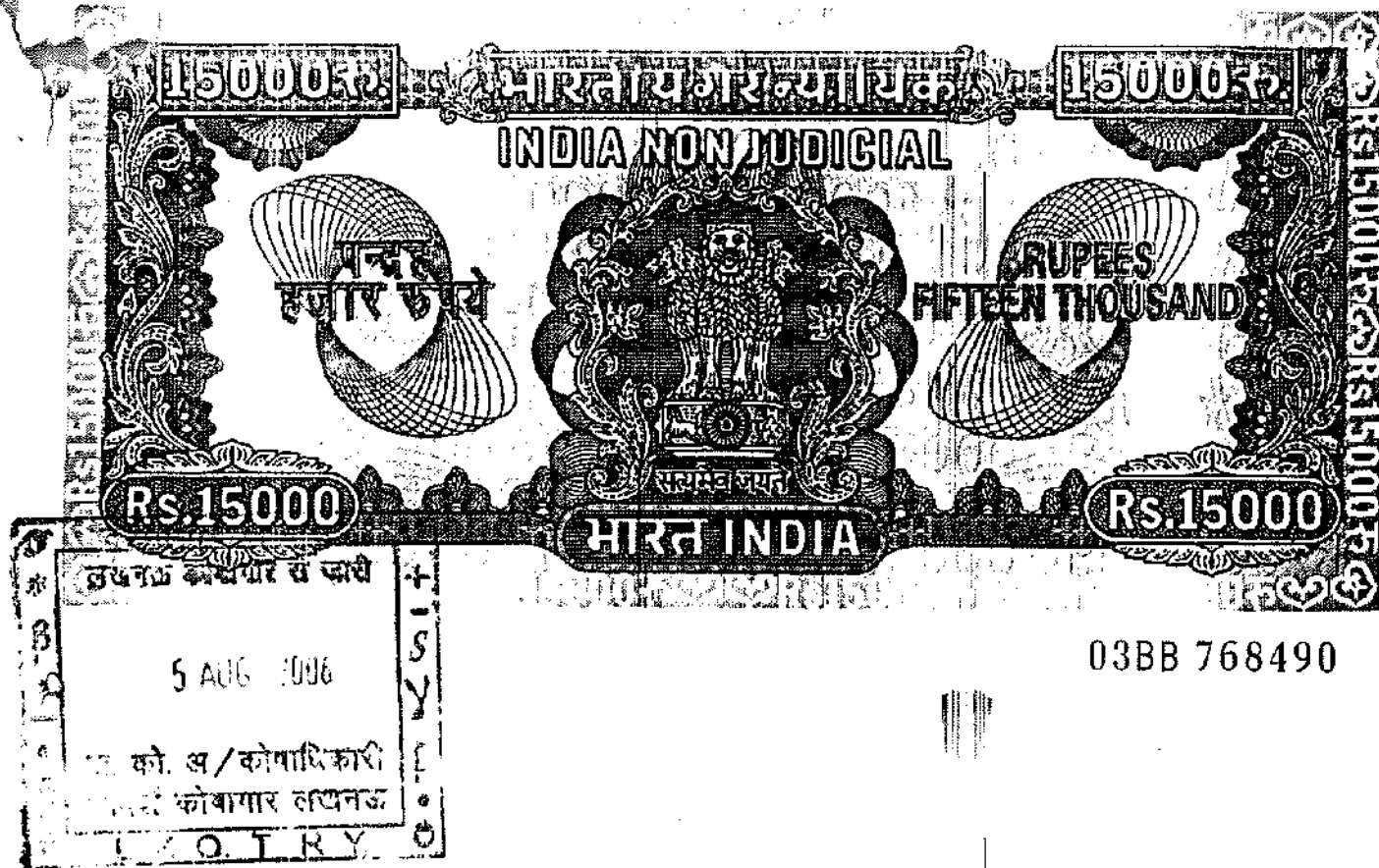
-25-

deed dated 11.07.2006 and the same is registered in the office of Sub-Registrar, II, Lucknow, in Book No. 1, Jild 5882, pages 145-178 at Serial no. 6390 dated 11.07.2006.

[Handwritten signature]

Contd.....26..

[Handwritten signature]



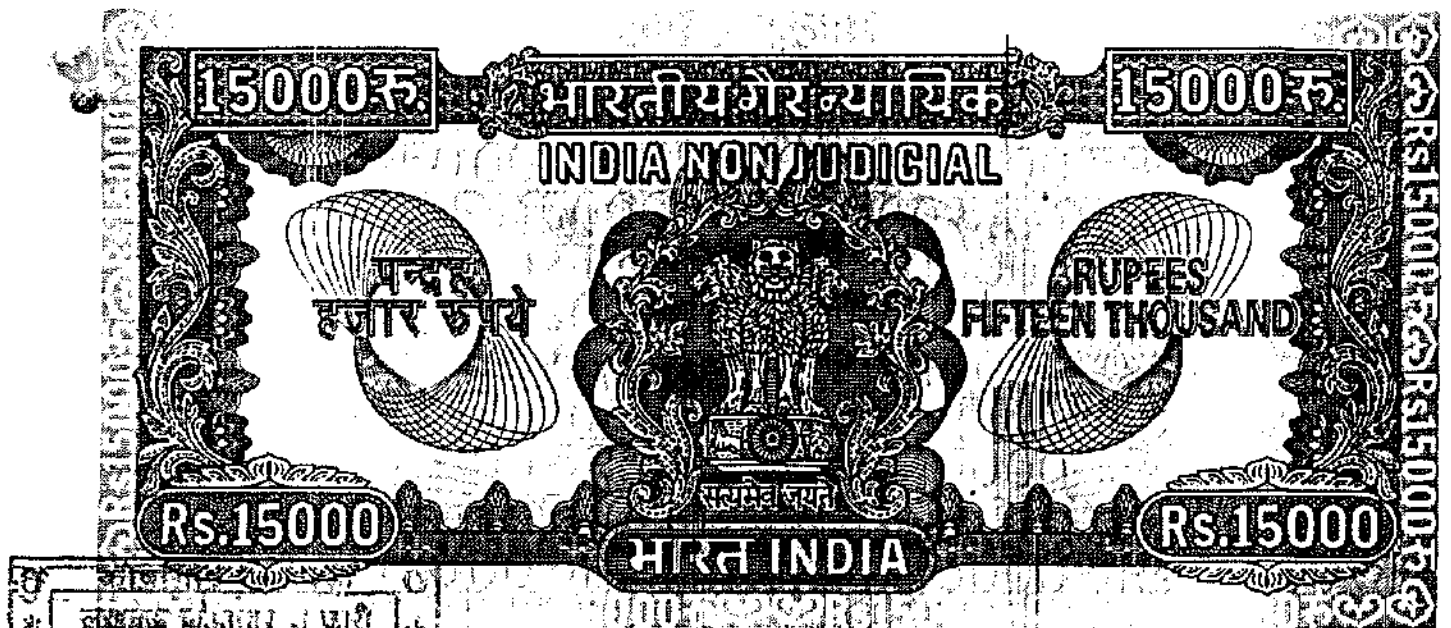
-26-

- D. Land bearing Khata No. 00131 & Khasra no. 157 measuring 0.130 heet. Situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from Sri Mirza Ateeq Beg through registered sale deed

[Handwritten signature]

Contd.....27..

[Handwritten signature]



03BB 768491

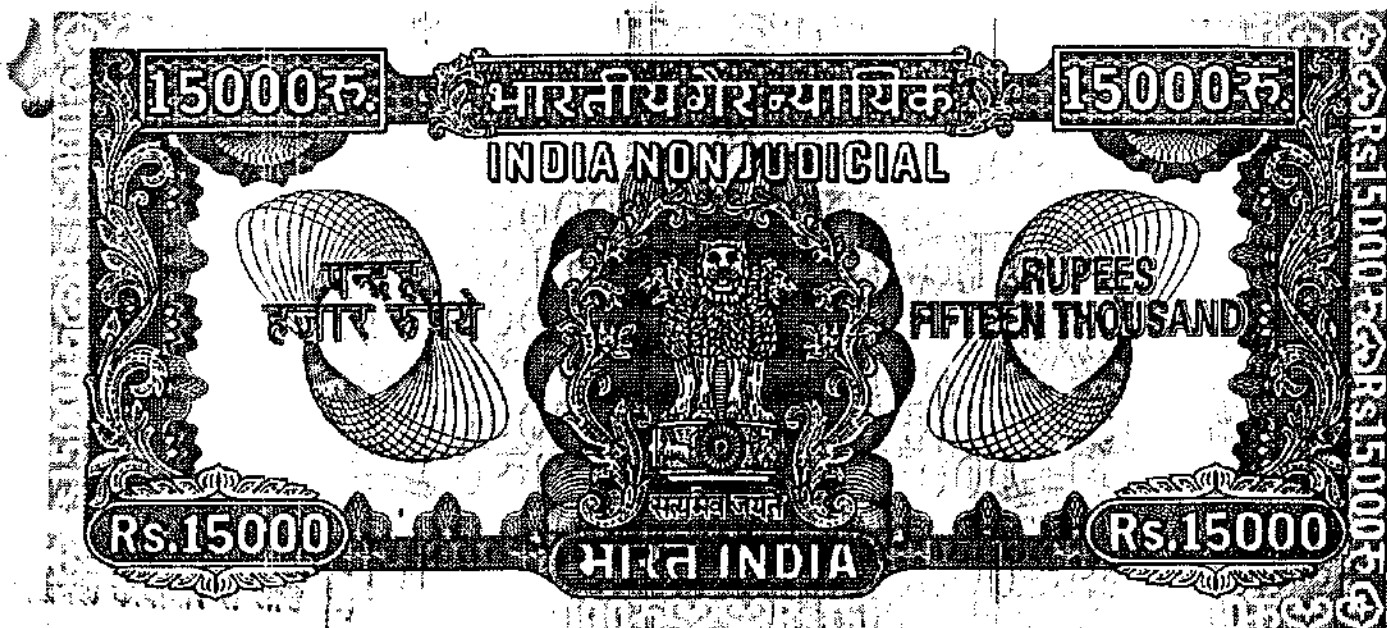
-27-

dated 21.07.2006 and the same is registered in the office of Sub-Registrar, II, Lucknow, in Book No. 1, Jild 5910, pages 133-156 at Serial no. 6794 dated 21.07.2006.

[Handwritten signature]

Contd.....28..

[Handwritten signature]



03BB 768492

-28-

- E. Land bearing Khata No. 00229 & Khasra no. 158 & 159 Ka measuring 0 182 hect. Situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from Sri Mirza Beg and others through registered sale deed dated

[Signature]

Contd.....29..

26. 2/10/1916



03BB 768493

-29-

21.07.2006 and the same is registered in the office of Sub-Registrar, II, Lucknow, in Book No. 1, Jild 5910, pages 103-132 at Serial no. 6793 dated 21.07.2006.

[Handwritten signature]

Contd.....30..

[Handwritten signature]



03BB 768494

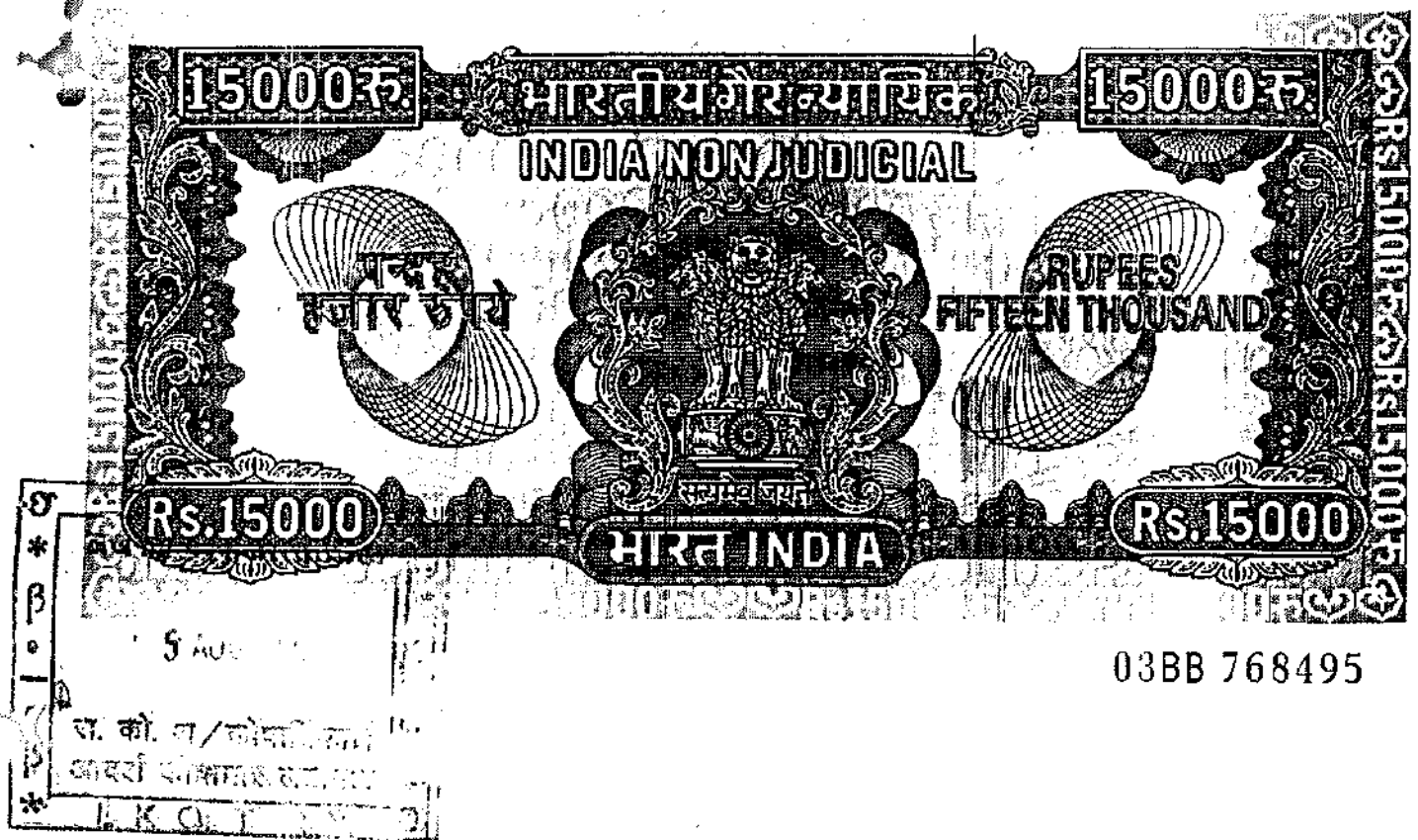
-30-

- F. Land bearing Khata No. 00333 & Khasra no 159 Kha and 154 measuring 0.259 hect. situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from Sri Haseeb Beg and others

[Handwritten signature]

Contd.....31..

[Handwritten signature]



-31-

through registered sale deed dated 21.07.2006 and the same is registered in the office of Sub-Registrar, II, Lucknow, in Book No. 1, Jild 5910, pages 133-136 at Serial no. 6792 dated 21.07.2006.

[Handwritten signature]

Contd.....32..

[Handwritten signature]



03BB 768496

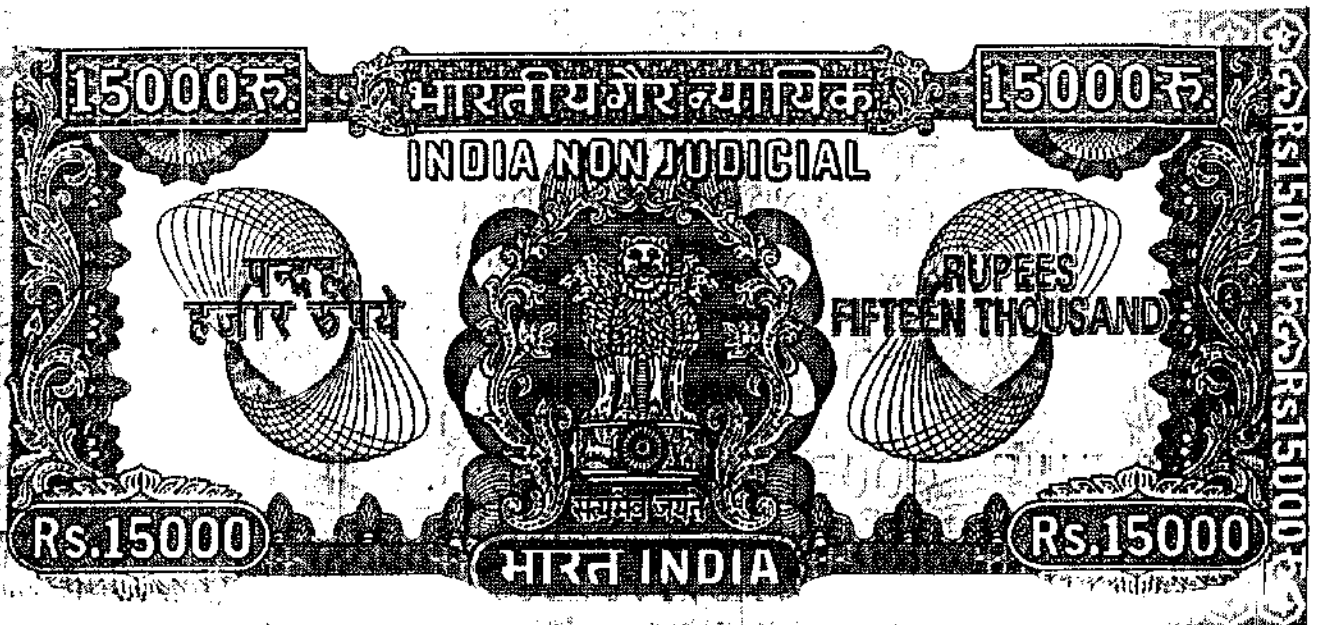
-32-

2. The Seller by virtue of said sale deeds in its favour is the absolute owner in possession with transferable rights in relation to the agricultural land detailed above total admeasuring to 2.3437

[Handwritten signature]

Contd.....33..

[Handwritten signature]



03BB 768497

.33.

Hectare, situated at Village Mutakkipur, Pargana, Tehsil and District-
Lucknow, (hereinafter referred to as the said "Property"); and

[Handwritten signature]

Contd.....34..

[Handwritten signature]



03BB 768498

-34-

3. The Seller has assured the Purchaser that it has good, marketable, unencumbered and transferable rights in the aforesaid land and there is no impediment or restriction of any sort whatsoever on its transfer by the

[Handwritten signature]

Contd.....35..

[Handwritten signature]



03BB 768499

-35-

Seller in favour of the Purchaser and that the name of the Seller is already
mutated in the revenue records; and

[Handwritten signature]

Contd... ..36..

[Handwritten signature]



03BB 768500

-36-

4. The Seller being in need of money for its business use and therefore, is desirous of transferring by way of sale, all his right, title & interest in above mentioned lands.

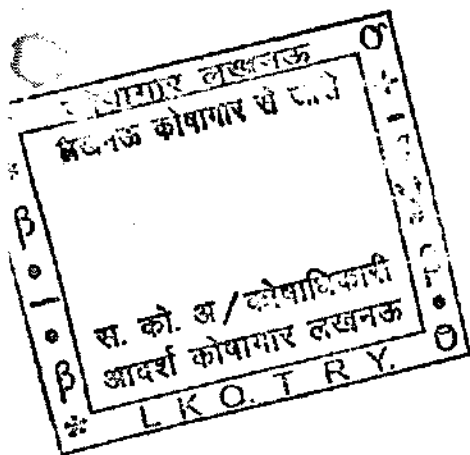
[Handwritten signature]

Contd.....37..

[Handwritten signature]



03BB 764701



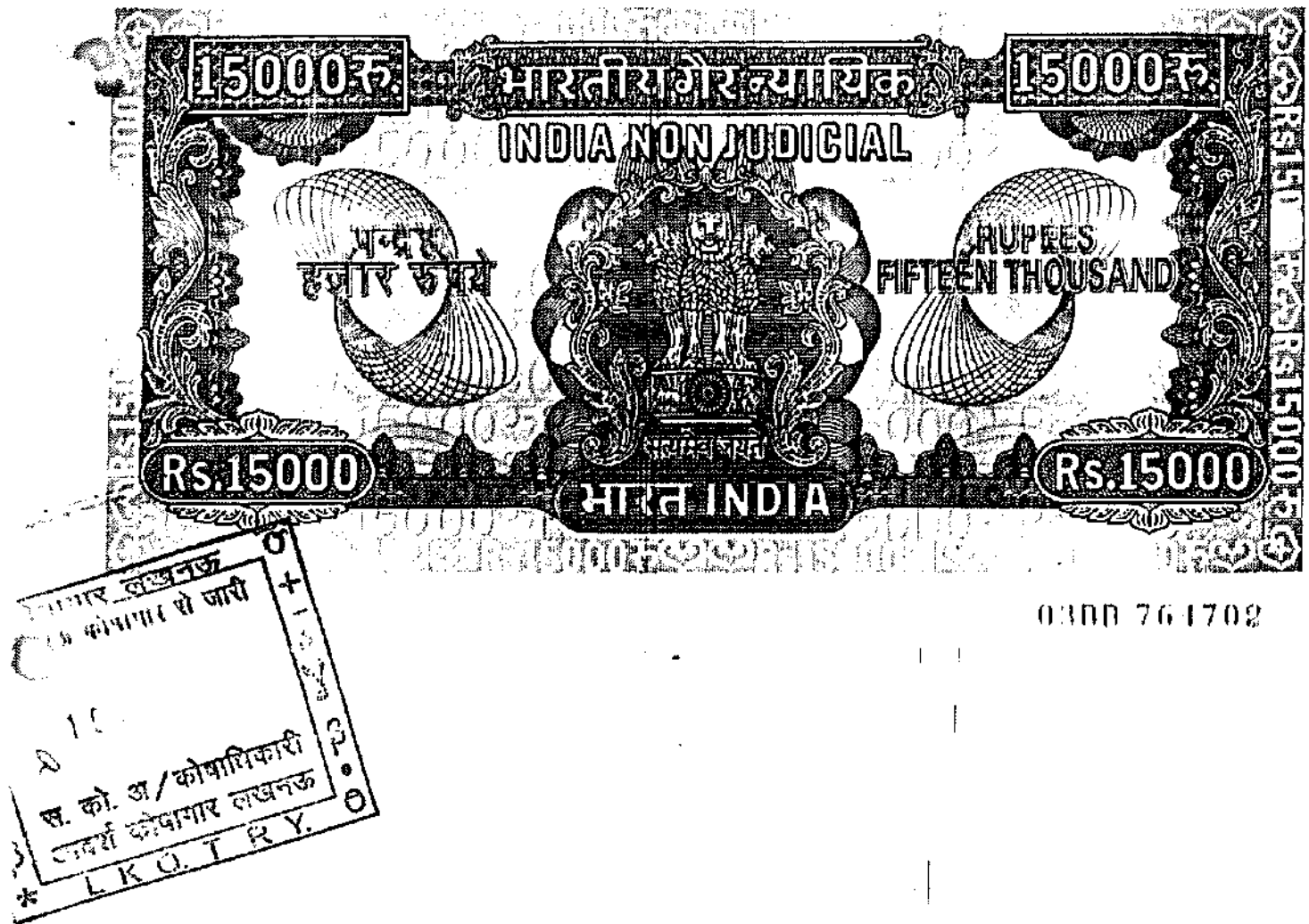
-37-

5. The Purchaser is willing to buy the property from the Seller, and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has

[Signature]

Contd.....38..

[Signature]



-38-

agreed with the Seller to purchase all his right title & interest in the Property, for a total sale consideration of Rs. 1,60,75,250.- (Rupees One Crore Sixty Lacs Seventy Five Thousand Two Hundred Fifty Only); and

[Signature]

Contd... ..39..

[Signature]



03BB 764703

6. The Purchaser has, on this day of the execution of this Deed of sale, paid to the Seller a sum of Rs 1,60,75,250/- (Rupees One Crore Sixty Lacs

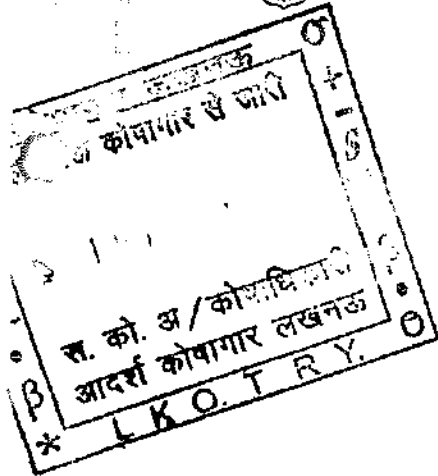
Deputy

Contd... ..40..

76. Distance



03BB 764704



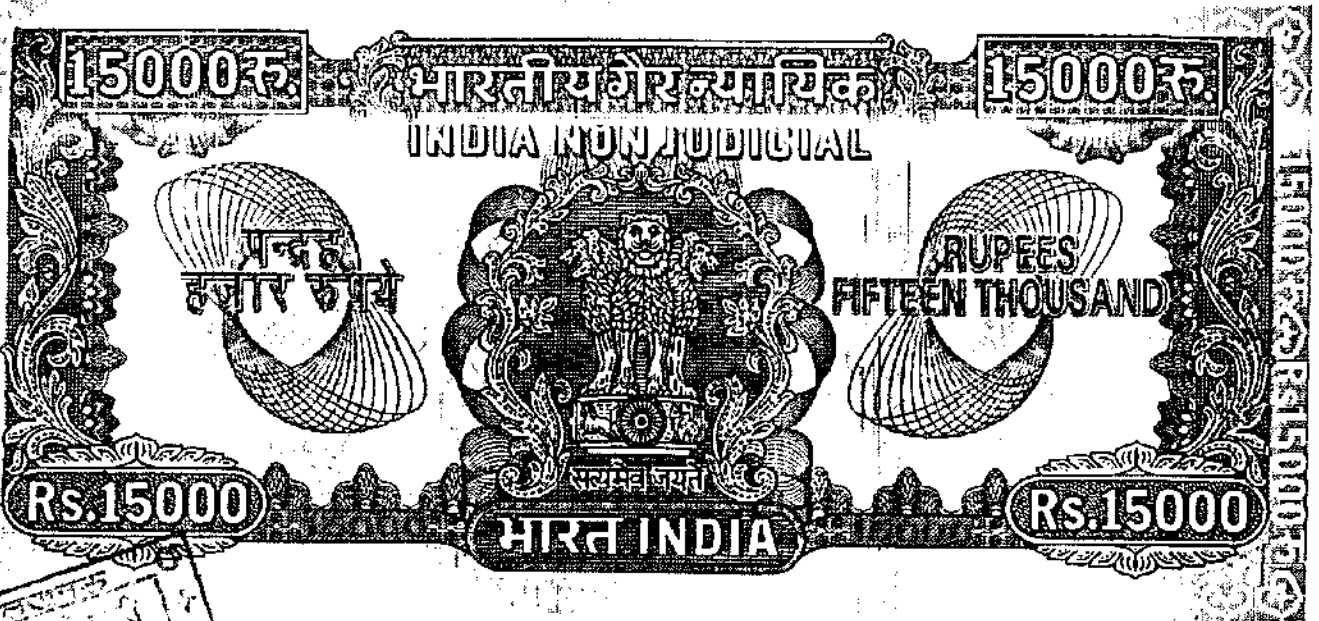
-40-

Seventy Five Thousand Two Hundred Fifty Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller.

[Signature]

Contd.....41..

[Signature]



03BB 764705

-41-

Now therefore,

THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in consideration of the said sum of Rs. 1,60,75,250/- (Rupees One Crore Sixty Lacs Seventy Five Thousand Two Hundred Fifty Only) paid by the Purchaser to the Seller, the receipt and sufficiency whereof is hereby

[Signature]

Contd.....42..

[Signature]



03BB 764706

स. लो. अ/को. वि.
शर्मा कोबागा. वि.
L.K.O. T. 10

-42-

acknowledge by the Seller, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agricultural land

[Handwritten signature]

Contd.....43..

[Handwritten signature]



03BB 764707

1
B
*
LKC

-43-

detailed above, total area admeasuring 2.3437 hectare situated at Village Mutakkipui, Pargana Tehsil and District, Lucknow, the Property morefully detailed at the foot of this deed and shown in the annexed plan with ALL

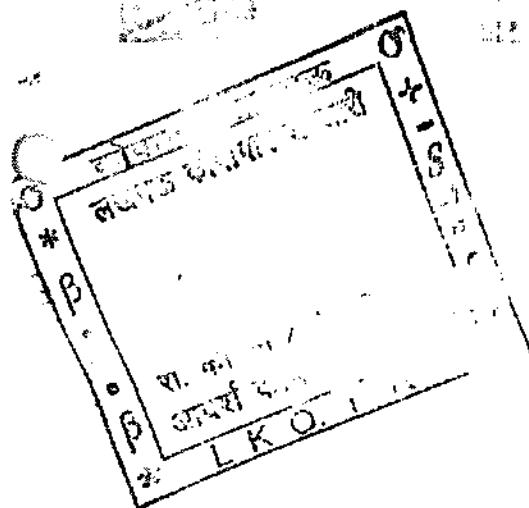
[Handwritten signature]

Contd.... .44..

[Handwritten signature]



03BB 764708



-44-

the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the

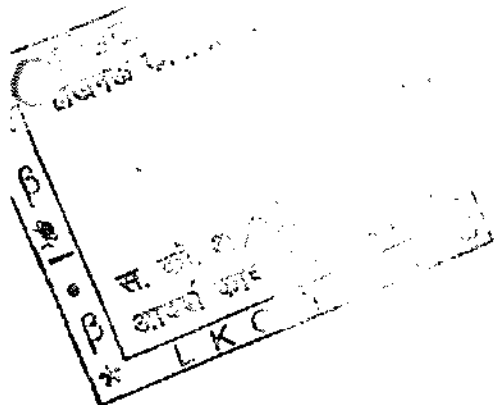
[Handwritten signature]

Contd.....45..

[Handwritten signature]



03BB 764709



-45-

Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

[Handwritten signature]

Contd.....46..

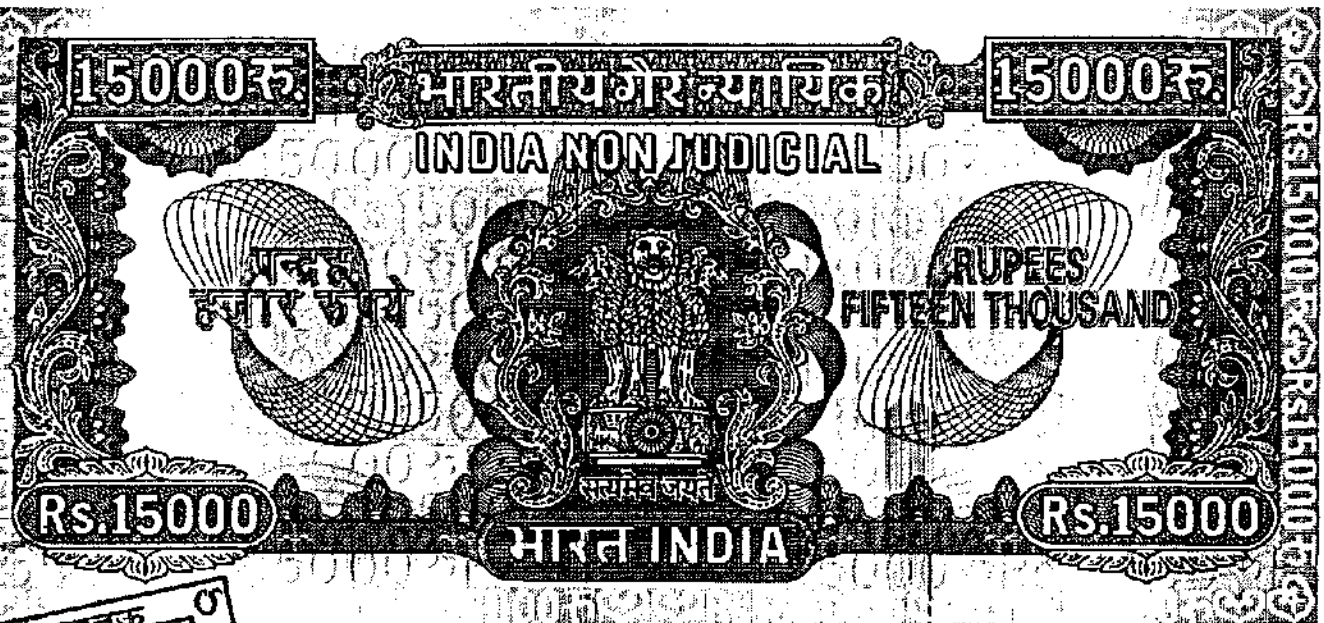
[Handwritten signature]



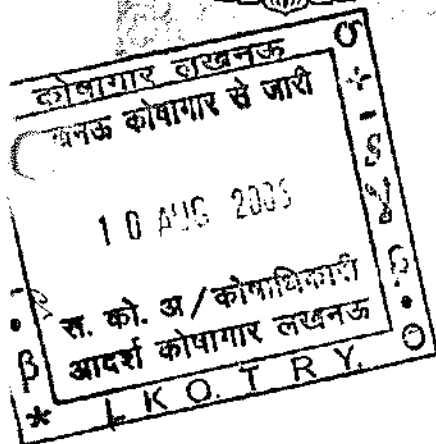
2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the property^{||||} transferred under this Deed of Sale and the

Contd... .. 47..

26. Exercises



03BB 764711



-47-

Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.

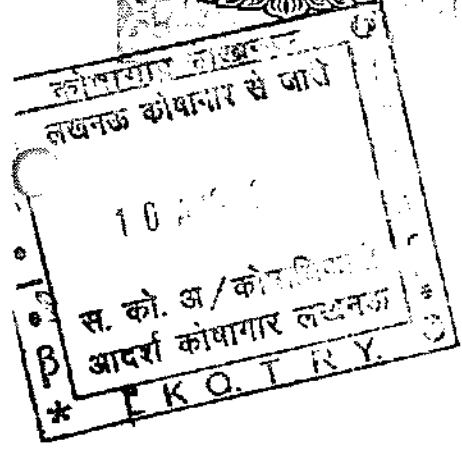
[Handwritten signature]

Contd. ... 48..

[Handwritten signature]



03BB 764712

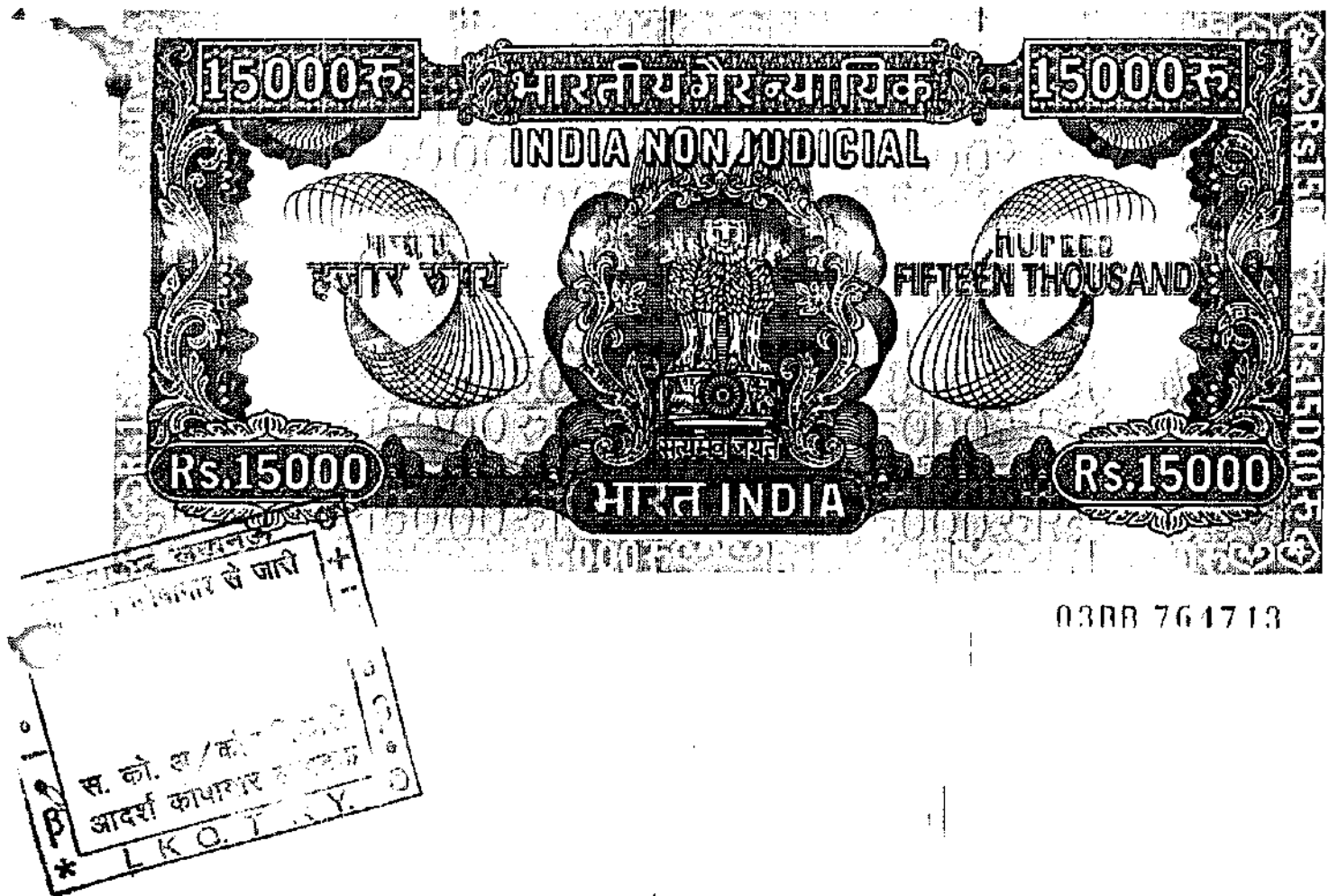


3. That the Seller hereby declares and has assures the Purchaser that it is the sole owner of the property transferred under this Deed of Sale, having every right and legal capacity to transfer it to the Purchaser and the same is

[Handwritten signature]

Contd.....49..

[Handwritten signature]



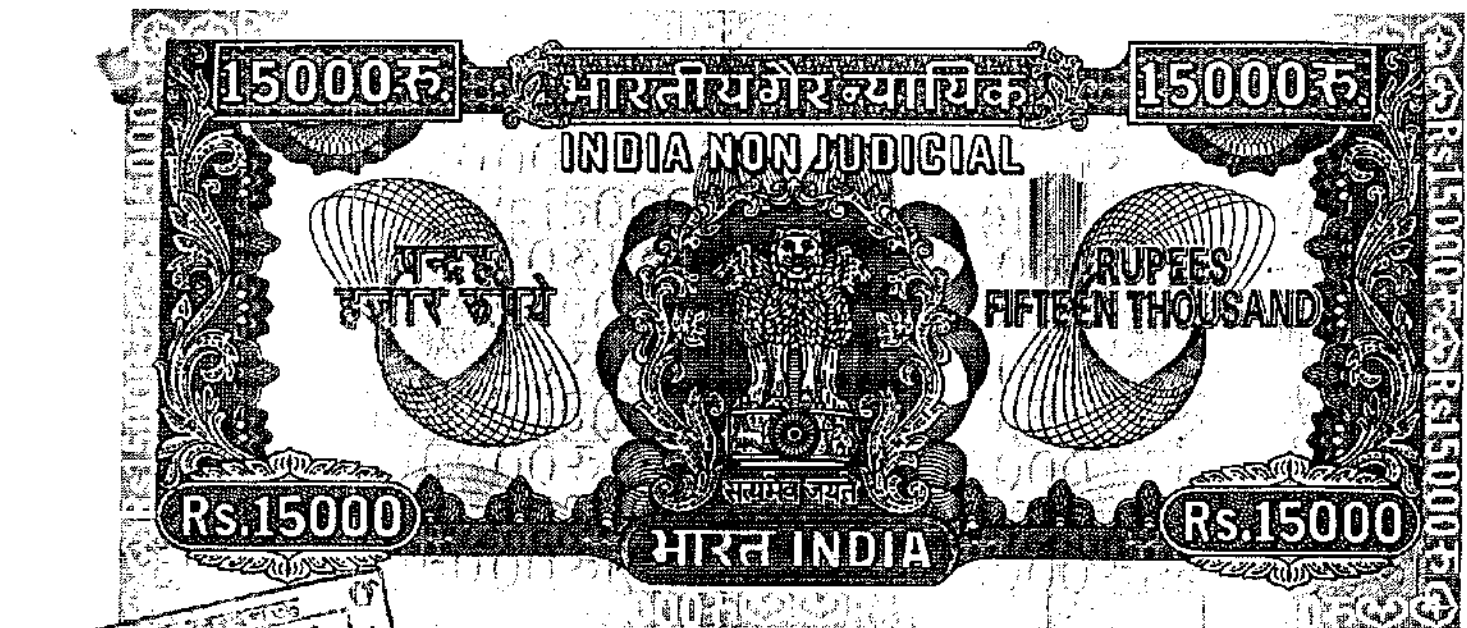
-49-

free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

[Signature]

Contd.....50..

[Signature]



03BB 764714

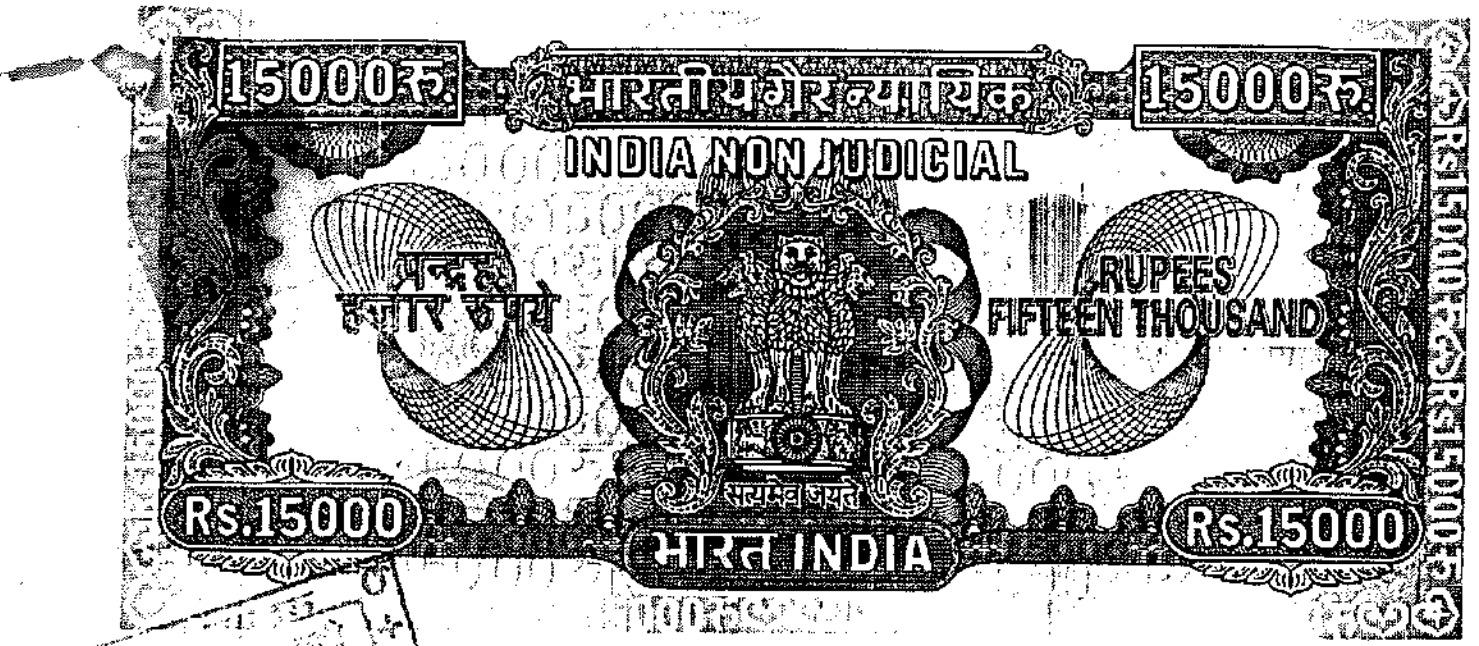
.50.

4. That the Seller has further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property

[Handwritten signature]

Contd.....51..

[Handwritten signature]



03BB 764715

-51-

transferred under this Deed of Sale up to the date of execution of this Deed

[Handwritten signature]

Contd.....52..

[Handwritten signature]



03BB 764716

-52-

of Sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this Deed of Sale and in case the Purchaser has to pay any

[Signature]

Contd.....53..

[Signature]



03BB 764717

-53-

taxes, dues, rent demands etc. pertaining prior to the date of execution of this Deed of Sale, the Seller shall reimburse the same to the Purchaser.

[Handwritten signature]

Contd... ..54..

[Handwritten signature]



03BB 764718

स. ट. र.
आवर्त
* LKE

-54-

However, from the date of execution of this Deed of Sale, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the property.

[Handwritten signature]

Contd.....55..

[Handwritten signature]



03BB 764719

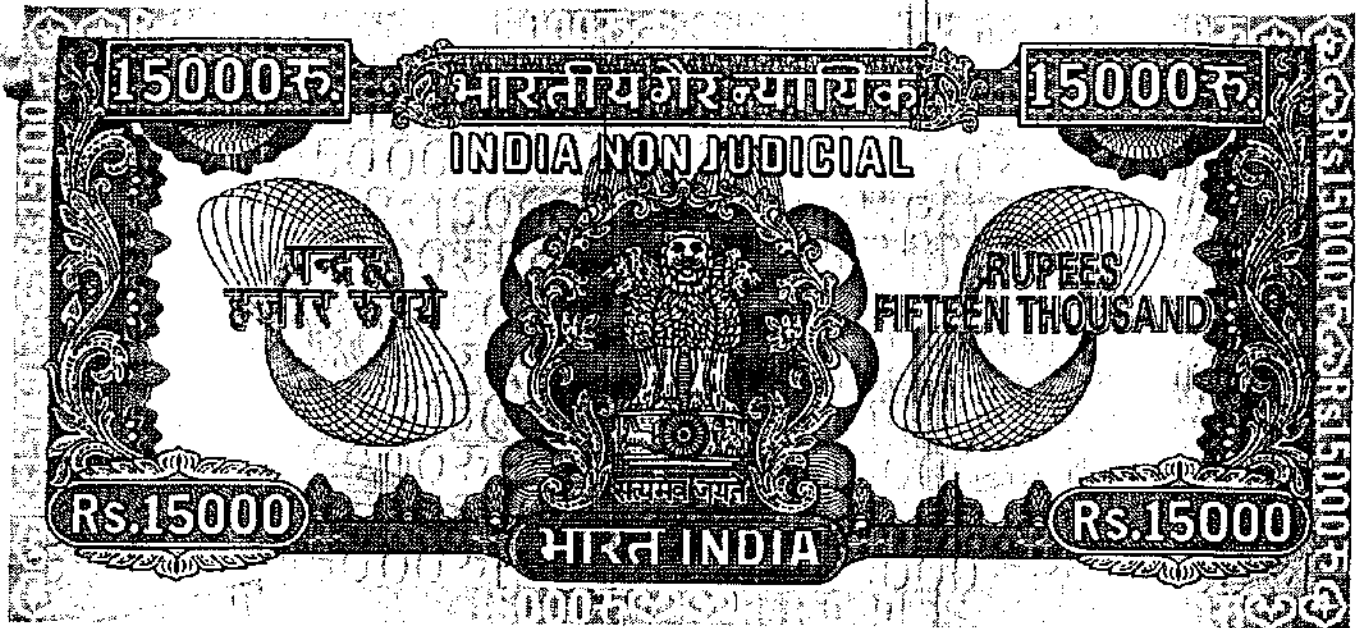
-55-

5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller,

[Handwritten signature]

Contd... ..56..

[Handwritten signature]



03BB 764720

-56-

their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or

[Handwritten signature]

Contd.....57..

[Handwritten signature]



भारत लखनऊ
नर कोषागार से जारी
10 AUG 2000
को. अ/कोषाधिकारी
नर कोषागार लखनऊ
L.K.O. T.R.Y.

03BB 764721

-57-

commission on the part of the Seller, any other person finally establishes any claim to the property transferred under this Deed of Sale or to any part thereof, the Seller doth hereby agree to save harmless and keep

[Handwritten signature]

Contd.....58..

[Handwritten signature]



03BB 764722

-58-

indemnified the Purchaser and to refund the sale consideration to the extent

[Handwritten signature]

Contd... ..59..

[Handwritten signature]



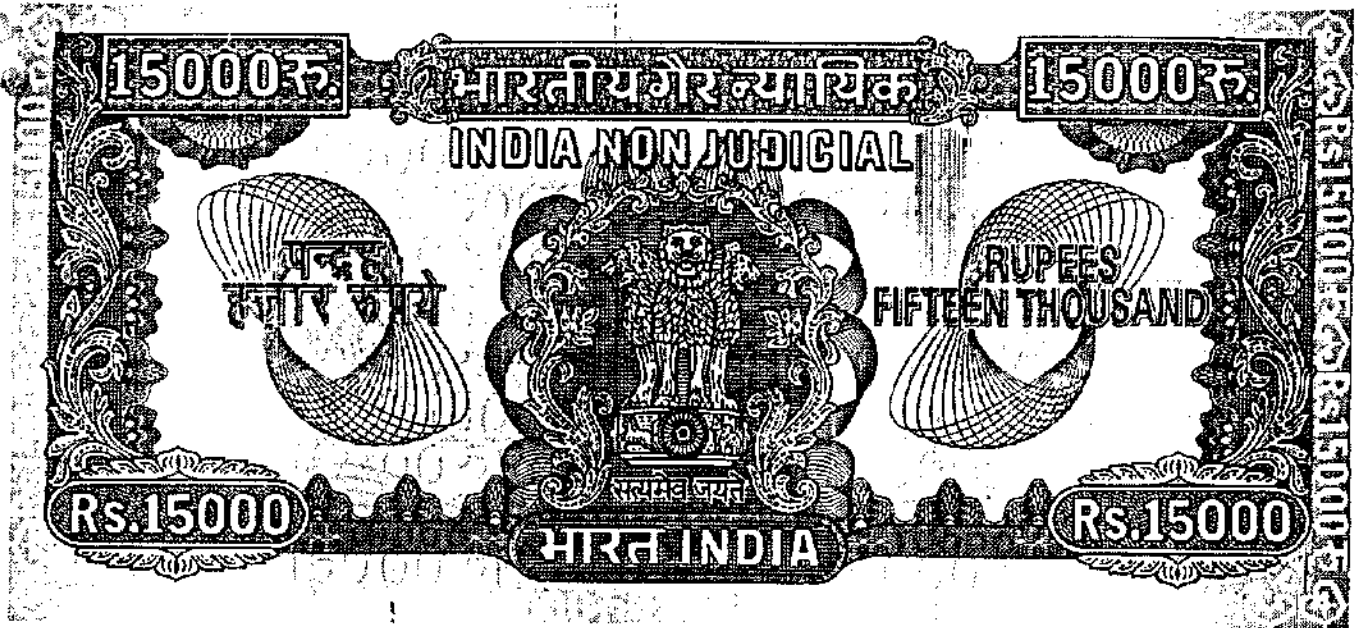
03BB 764723

of right affected in the Property transferred under this Deed of Sale and to make good the loss, if any, sustained by the Purchaser.

[Handwritten signature]

Contd. 60..

[Handwritten signature]



03BB 764724

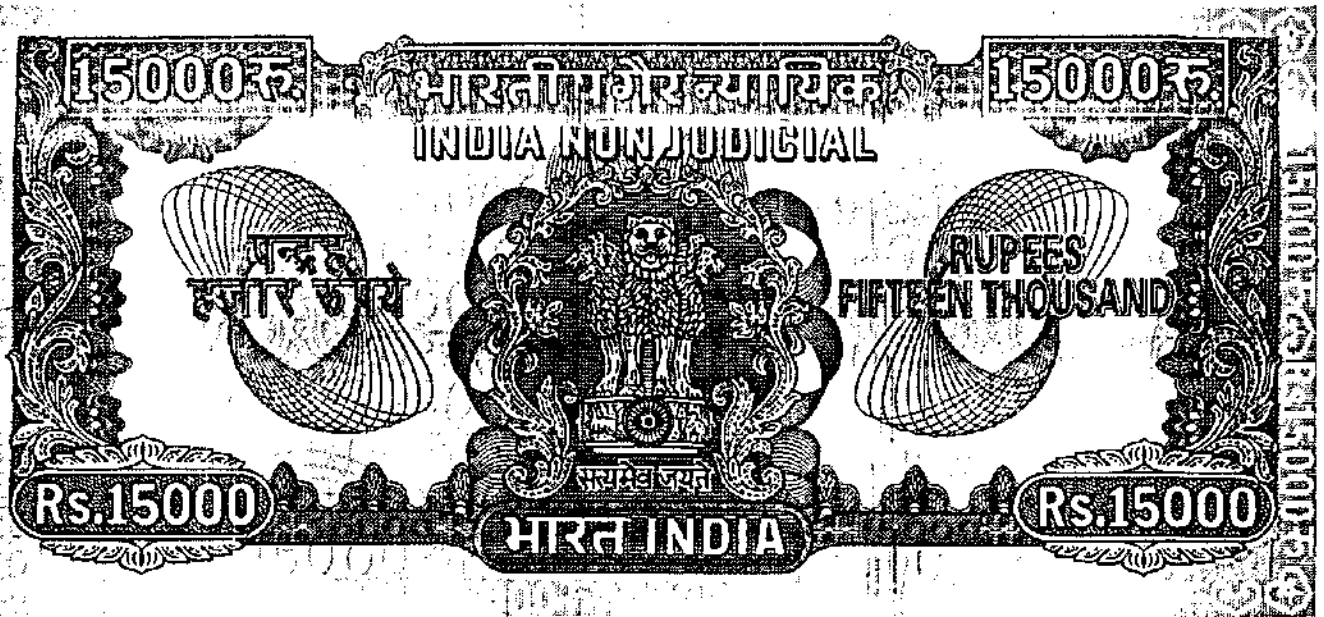
-60-

6. That all the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.

[Handwritten signature]

Contd.....61..

[Handwritten signature]



03BB 764725

लखनऊ १०/११/२०००
२
स. द.
आवर्त
* L.K.C.

-61-

7. That the Seller and all persons claiming under him do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable

[Handwritten signature]

Contd... ..62..

[Handwritten signature]



03BB 764726

-62-

request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its

[Handwritten signature]

Contd.....63..

[Handwritten signature]



03BB 764727

स. र.
आदर्श
L.K.

-63-

representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

[Handwritten signature]

Contd.....64..

[Handwritten signature]



03BB 764728

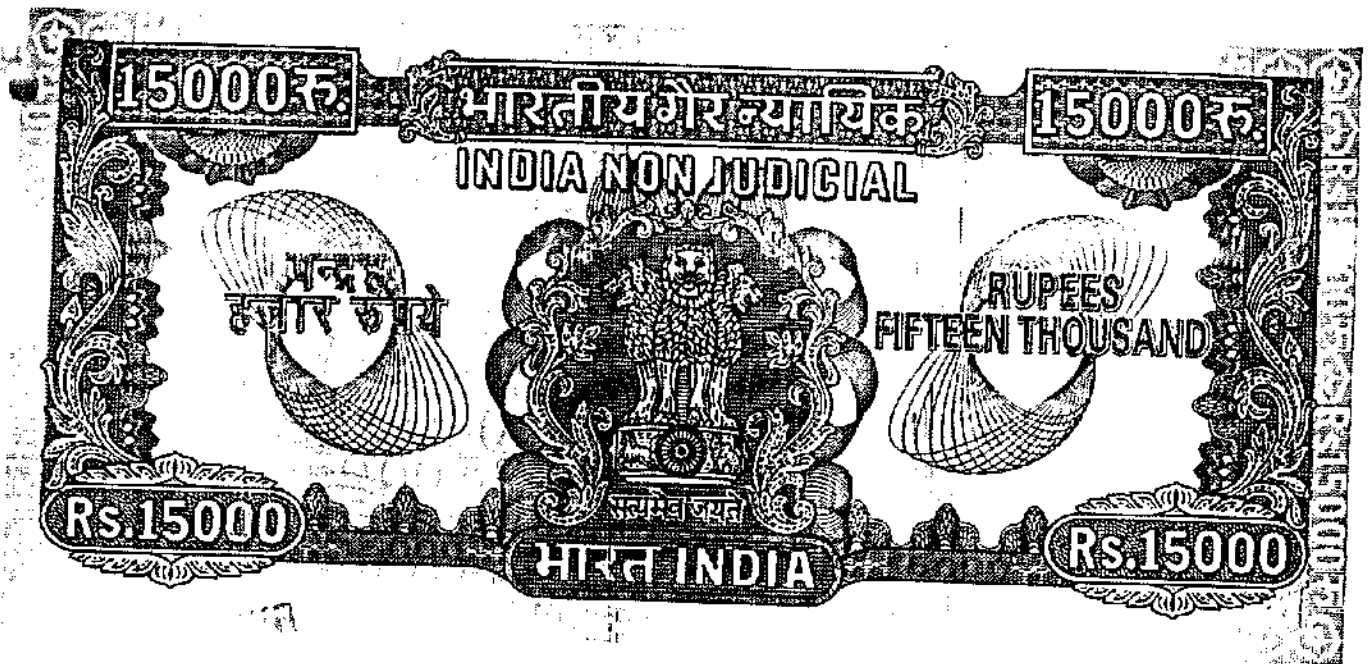
-64-

8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and

[Handwritten signature]

Contd.....65..

[Handwritten signature]



03BB 764729

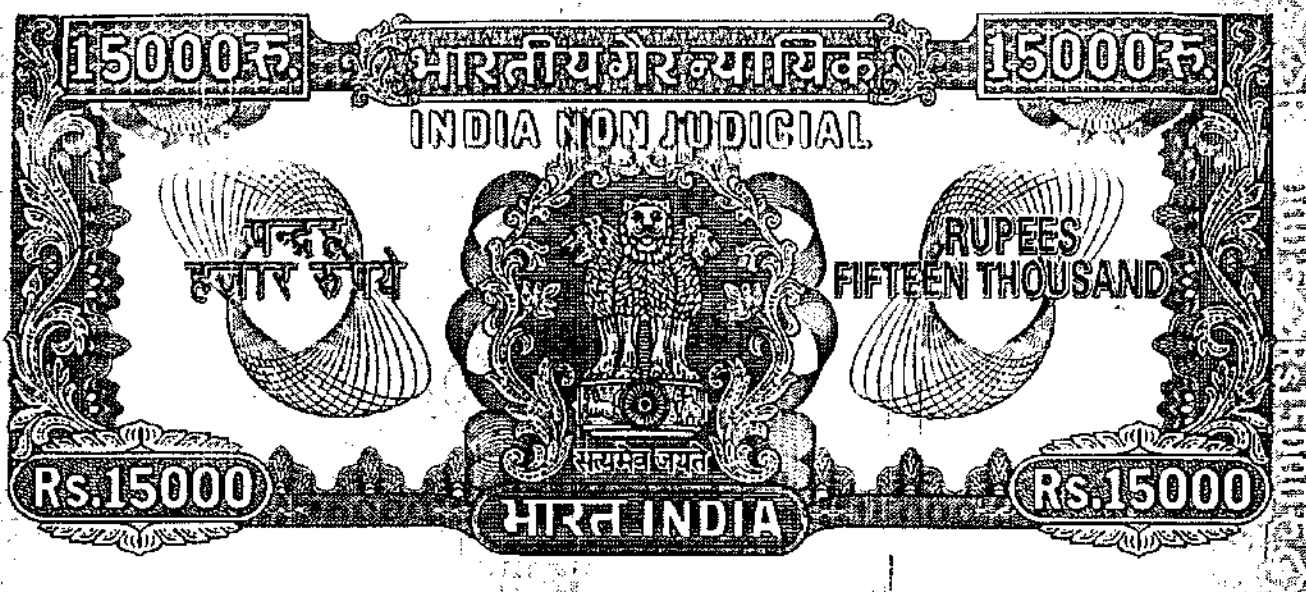
-65-

effect to any contract or covenant herein contained the expressions "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.

[Handwritten signature]

Contd 66..

[Handwritten signature]



03BB 764730

-66-

9. That the property transferred under this Deed of Sale is not situated on any National Highway, State Highway, District Road or Link Road, nor are there any trees, wells, constructions or tube-wells whatsoever on the

[Signature]

Contd.....67..

[Signature]



03BB 764731

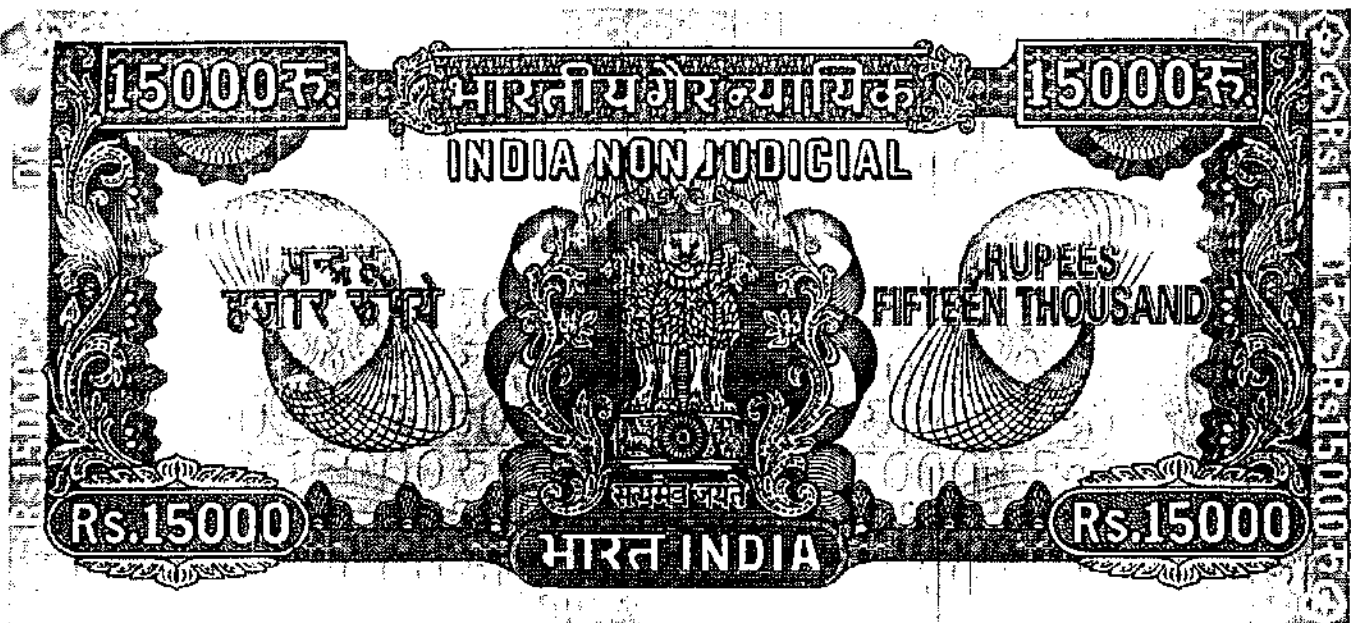
-67-

aforesaid property hereby conveyed. The property situates beyond more than 500 meters from the main IIM Road. The property hereby conveyed is

[Handwritten signature]

Contd.....68..

[Handwritten signature]



03BB 764732

-68-

an agricultural land. Further, the property hereby conveyed situates

[Handwritten signature]

Contd... ..69..

[Handwritten signature]



03BB 764733

स.को. अ/कोषाध्यक्ष
आदर्श कोषाध्यक्ष
L.K.O. T.R.Y. 0

-69-

beyond the Municipal Limits and no development work has been carried out within the peripheral limits of 200 meters of the same.

[Handwritten signature]

Contd... ..70..

[Handwritten signature]



03BB 764734

स. को. १/११
आदर्श कोष. ११
L.K.O.T.

-70-

It is further declared that the Seller is NOT a member of the

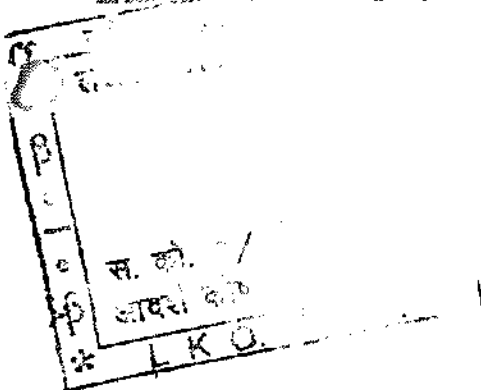
[Handwritten signature]

Contd.....71..

[Handwritten signature]



03BB 764735



-71-

Scheduled Caste/Scheduled Tribe. The property transferred under this Deed of Sale has not been acquired by Government or any Authority like

[Handwritten signature]

Contd.....72..

[Handwritten signature]



03BB 764736

श्री. जे. ए. ए.
* LK

-72-

LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

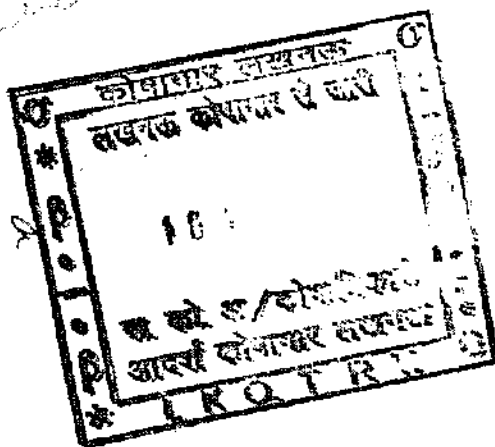
[Handwritten signature]

Contd.....73..

[Handwritten signature]



03BB 764737



-73-

The Seller further declares categorically that barring the Deed of

[Handwritten signature]

Contd..74..

[Handwritten signature]



03BB 768791

-74-

Sale he has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

[Handwritten signature]

Contd. 75..

[Handwritten signature]



03BB 768792

.75.

The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above.

[Handwritten signature]

Contd.....76..

[Handwritten signature]



03BB 768793

-76-

10. That the total area of the premises transferred under this deed is 2.3437 Hectare (Two Point Three Four Three Seven), the value of

[Signature]

Contd... ..77..

[Signature]



03BB 768794

-77-

the property as fixed by the Collector Lucknow is Rs. 17,50,000/- per hectare, according to which the market value of the property comes to

[Handwritten signature]

Contd... ..78..

[Handwritten signature]

संयुक्त कोषा २०८, लखनऊ

दिनांक

११-१०-८०

भूखंड

१८५५७

जनरल स्टाम्प

मार्ग

१८५५७

१८५५७

१८५५७

द्वारा

१८५५७

१८५५७

१८५५७

संयुक्त कोषा

संयुक्त कोषा





03BB 768795

-78-

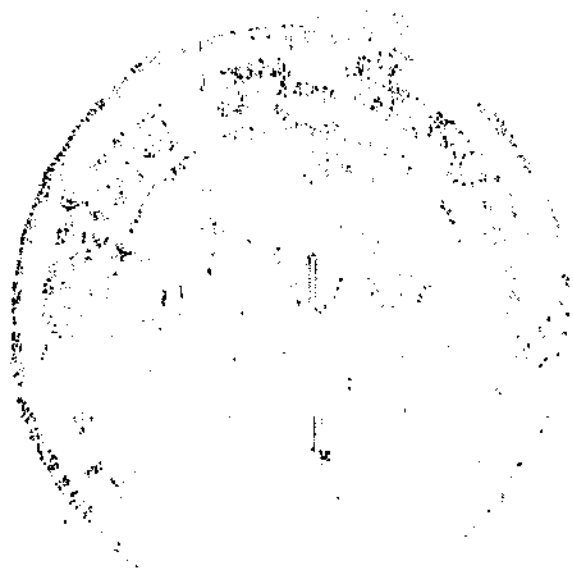
Rs. 41,01,475/- (Rs. Forty One Laes One Thousand Four Hundred Seventy Five only), but the Purchaser being a company, there is an enhancement of

[Handwritten signature]

Contd.....79..

[Handwritten signature]

11-8-8
Kenny
JAN 15 1968
JAN 15 1968





03BB 768796

-79-

25% on such valuation and accordingly the enhanced market value of the property comes to Rs. 51,26,843.75 (Rs. Fifty One Lacs Twenty Six

[Signature]

Contd... ..80..

[Signature]

11-08-8
1507
SIRSHI S-21 011 451701
1507





03BB 768797

-80-

Thousand, Eight Hundred, Forty three & paise Seventy Five only). The actual sale consideration of Rs. 1,60,75,250/- (Rupees One Crore Sixty

[Handwritten signature]

Contd..... 81..

[Handwritten signature]

11-08-88
Camp
11-08-88
11-08-88





-81-

Lacs Seventy Five Thousand Two Hundred Fifty Only) is higher than the

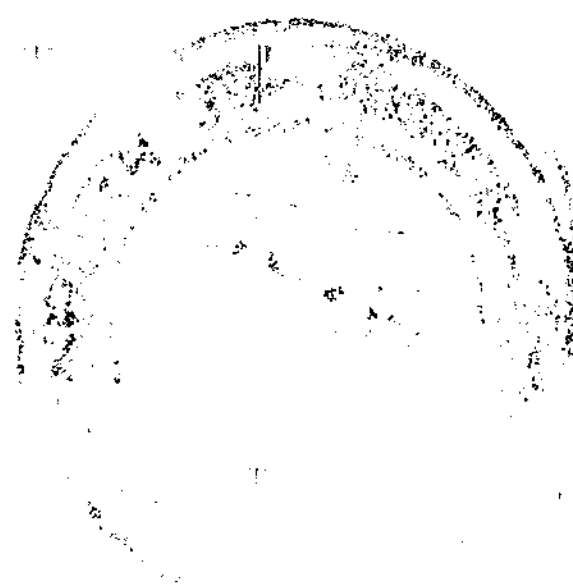
[Handwritten signature]

Contd.....82..

[Handwritten signature]

10/10/10

Handwritten signature and initials.





-82-

market value of 51,26,843.75 say Rs. 51,26,844/- (Rs. Fifty One Lacs
Twenty Six Thousand,

[Signature]

Contd... ..83..

[Signature]

गणेश जी - गणेशजी

11-08-7

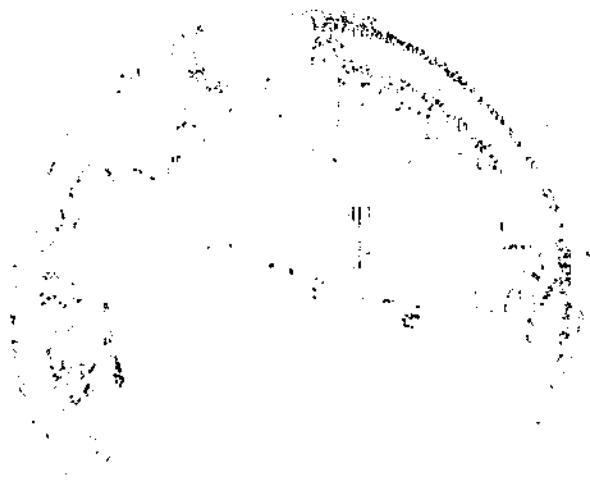
1507

गणेश जी - गणेशजी

गणेश जी - गणेशजी

गणेशजी

गणेशजी





5 AUG

03BB 768273

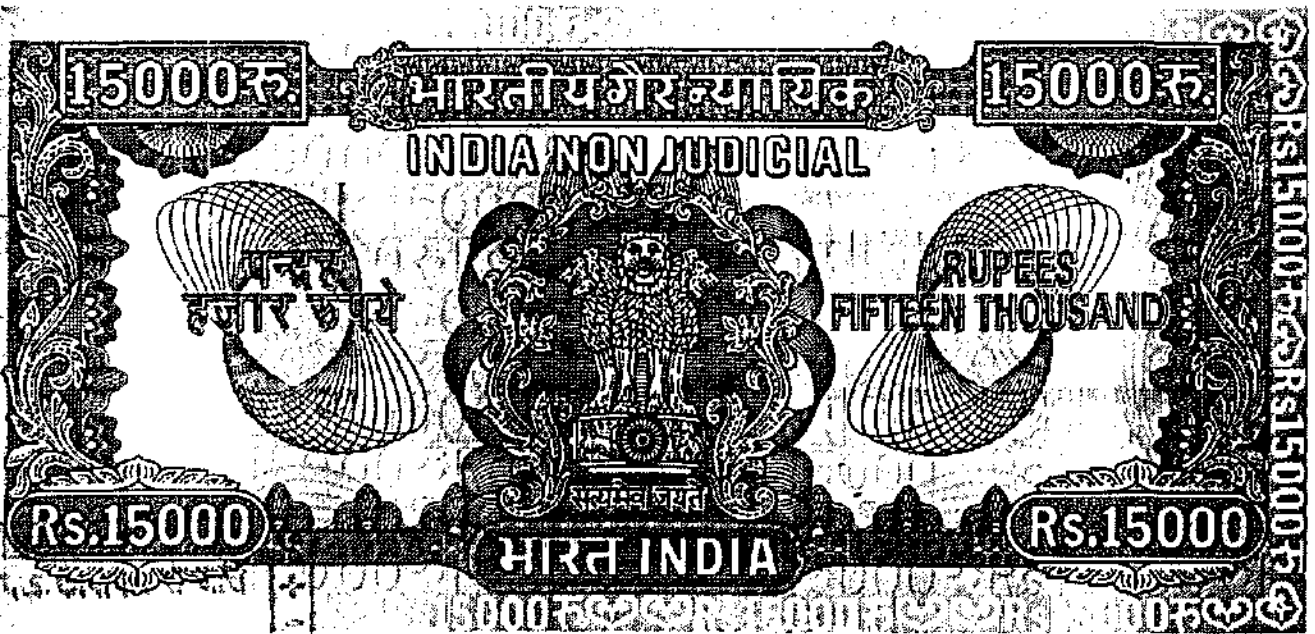
-83-

Eight Hundred Forty Four only). Hence, the stamp

[Handwritten signature]

Contd.....84..

[Handwritten signature]



03BR 768271

-84-

duty on sale consideration of Rs. 1,60,75,250/- (Rupees One Crore Sixty

[Signature]

Contd... ..85..

[Signature]



03BB 768275

-85-

Lacs Seventy Five Thousand Two Hundred Fifty Only) i.e. on the actual

[Handwritten signature]

Contd..... 86..

[Handwritten signature]



03BB 768276

-86-

value paid for the transfer of the property comes to Rs. 16,07,600/-

[Handwritten signature]

Contd..... 87..

[Handwritten signature]



03BB 768277

-87-

(Rs. Sixteen Lacs Seven Thousand Six Hundred only) and has been paid accordingly by the Purchaser.

[Handwritten signature]

Contd..... 88..

[Handwritten signature]
F.



03BB 768278

-88-

SCHEDULE OF PAYMENT

1. Rs. 1,60,75,250/- (Rupees One Crore Sixty Lacs Seventy Five Thousand Two

[Handwritten signature]

Contd.....89..

[Handwritten signature]



03BB 768279

-89-

Hundred Fifty Only) vide combined Bankers Cheque no. 005469 dated 02.08.2006 issued by HDFC Bank, New Delhi.

[Handwritten signature]

Contd.....90..

[Handwritten signature]



03BB 768280

-90-

We the Seller hereby acknowledge having received a sum of Rs. 1,60,75,250/-

[Handwritten signature]

Contd.....91..

[Handwritten signature]



03BB 768281

-91-

(Rupees One Crore Sixty Lacs Seventy Five Thousand Two Hundred Fifty Only)
as detailed above and now nothing is payable to the Seller by the Purchaser.

[Handwritten signature]

Contd.....92..

[Handwritten signature]



03BB 768282

-92-

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agricultural land of Khata Nos. 00020, 00090, 00203, 00131, 00229 & 00333

[Handwritten signature]

Contd... ..93..

[Handwritten signature]



03BB 768283

.93.

respectively and Khasra nos. 200, 370, 219, 157, 158, 159 Ka, 159Kha & 154

[Handwritten signature]

Contd.....94..

[Handwritten signature]



03BB 768284

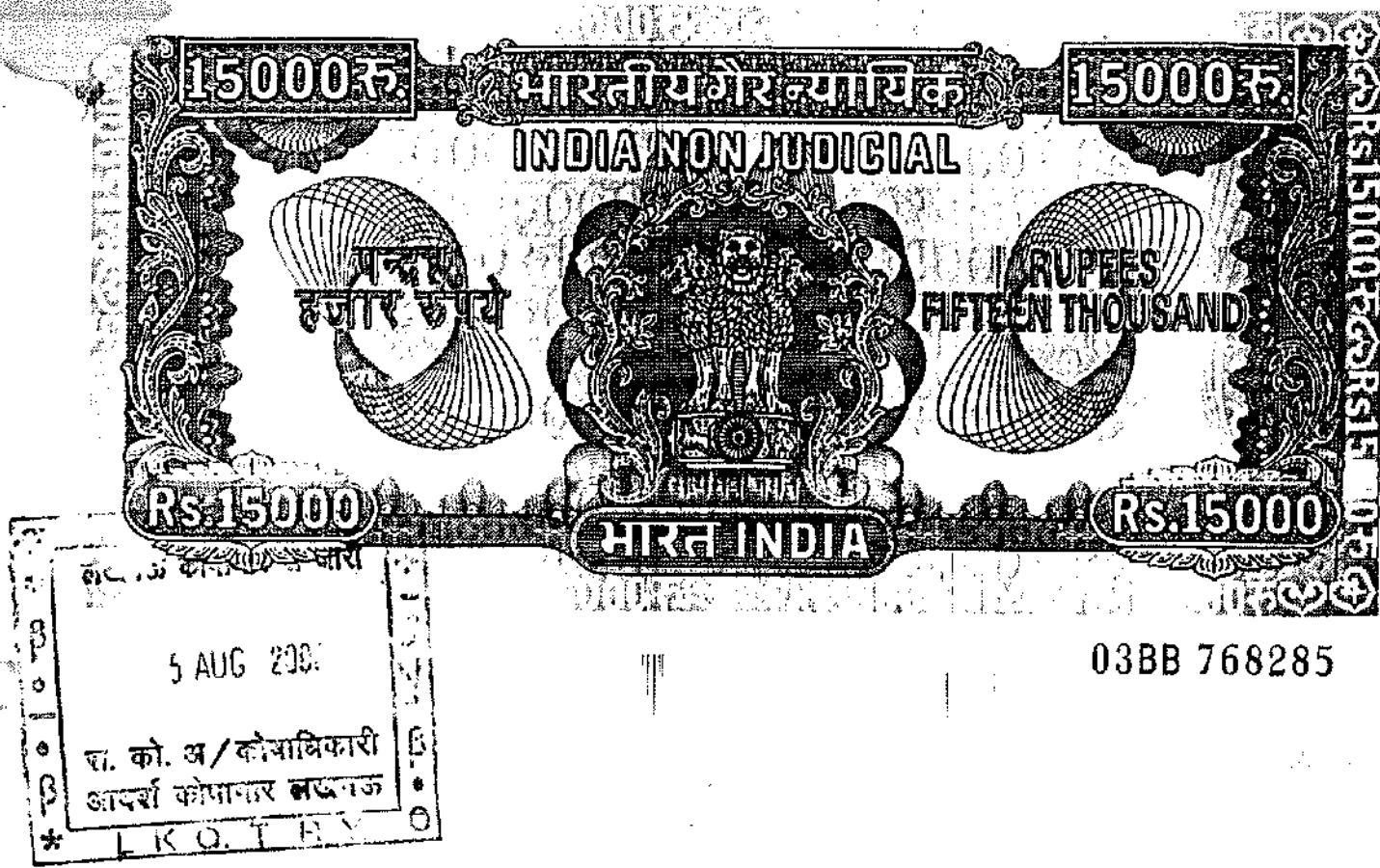
-94-

respectively total area admeasuring 2.3437 Hectare situated at Village Mutakkipur, Pargana Tehsil and District, Lucknow which is bounded as under: -

[Handwritten signature]

Contd.....95..

[Handwritten signature]



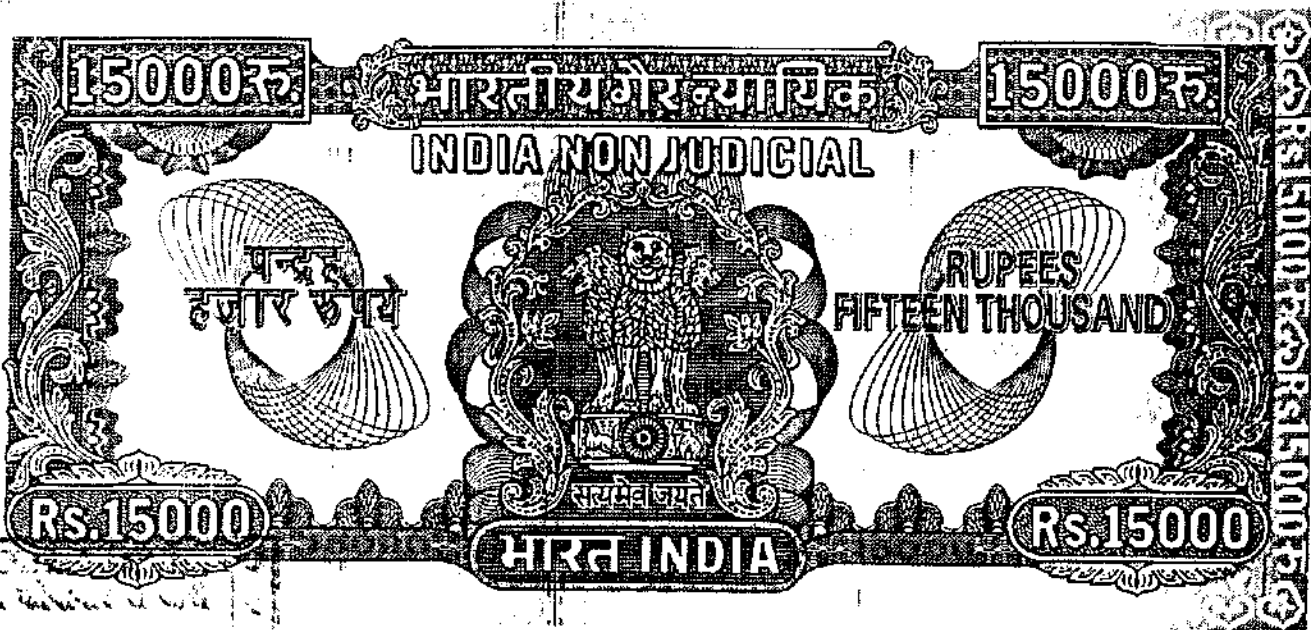
BOUNDARIES OF KHASRA NO. 200

East : Land Khasra no. 202 and 208
West : Land Khasra no. 200 part.

[Signature]

Contd.....96..

[Signature]



15 AUG
रा. को. अ. / रोजगारी
आवर्तक योजनाएं

03BB 768287

BOUNDARIES OF KHASRA NO. 370

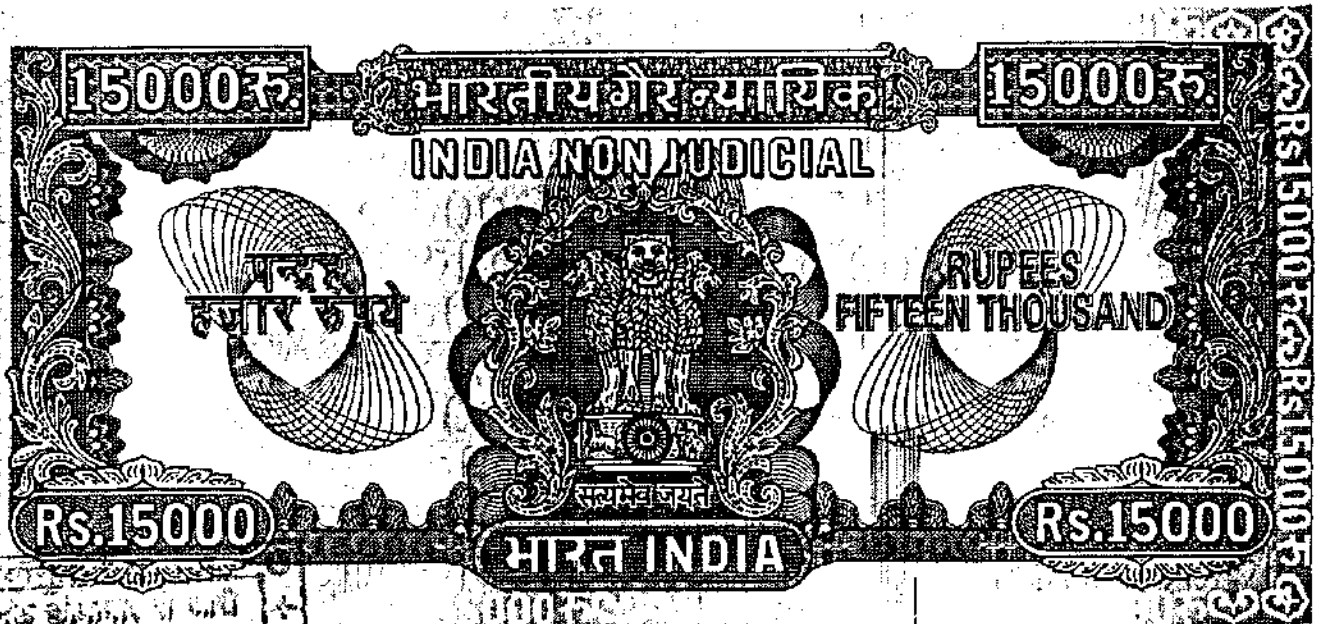
East : Land Khasra no. 367

West : Land Khasra no. 230

[Handwritten signature]

Contd.....98..

[Handwritten signature]



03BB 768288

-98-

North : Chak Road thereafter Land Khasra no. 371

South : Land Khasra no. 369 & 368

[Handwritten signature]

Contd... ..99..

[Handwritten signature]



-99-

BOUNDARIES OF KHASRA NO. 219

East : Chak Road thereafter Land Khasra no. 231, 232, 220

West : Land Khasra no. 215, 217 & 218

[Handwritten signature]

Contd.....100..

[Handwritten signature]



03BB 768290

-100-

North : Land Khasra no. 214

South : Land Khasra no. 217

Bokun

Contd.....101..

L. S. S. S. S.



03BB 768291

-101-

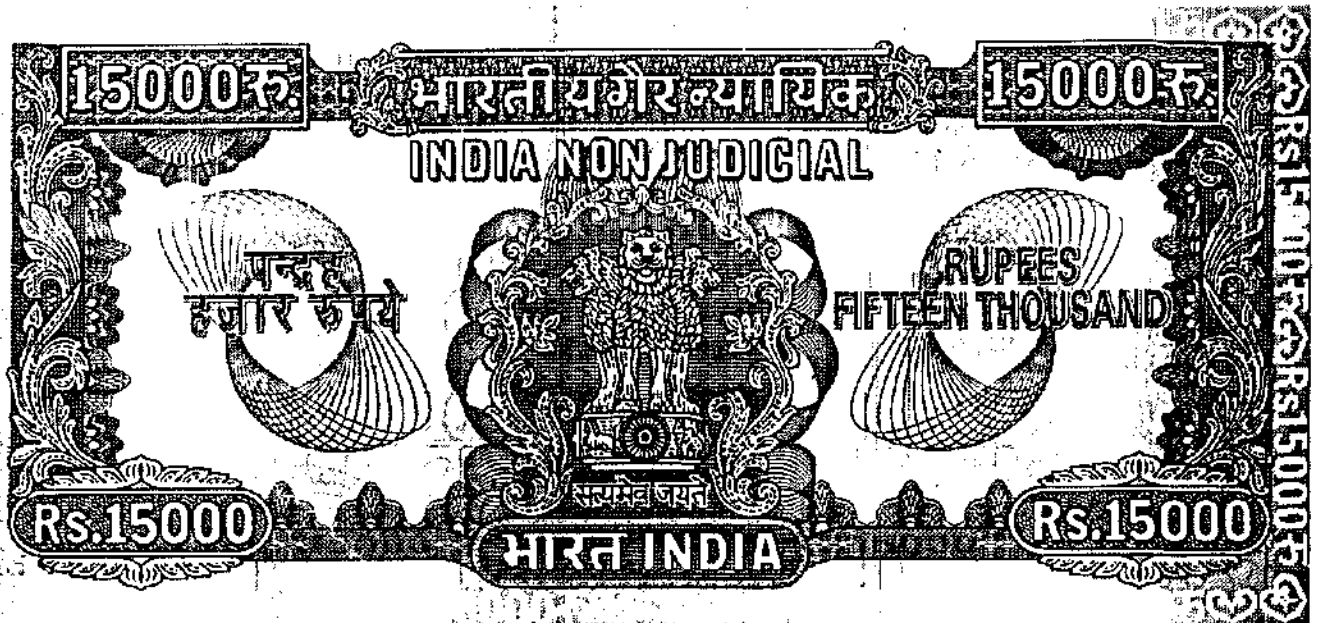
BOUNDARIES OF KHASRA NO. 157

East : Chak Road thereafter Land Khasra no. 170
West : Chak Road and Boundary of Gram- Mubarakpur.

[Handwritten signature]

Contd... ..102..

[Handwritten signature]



03BB 768296

-102-

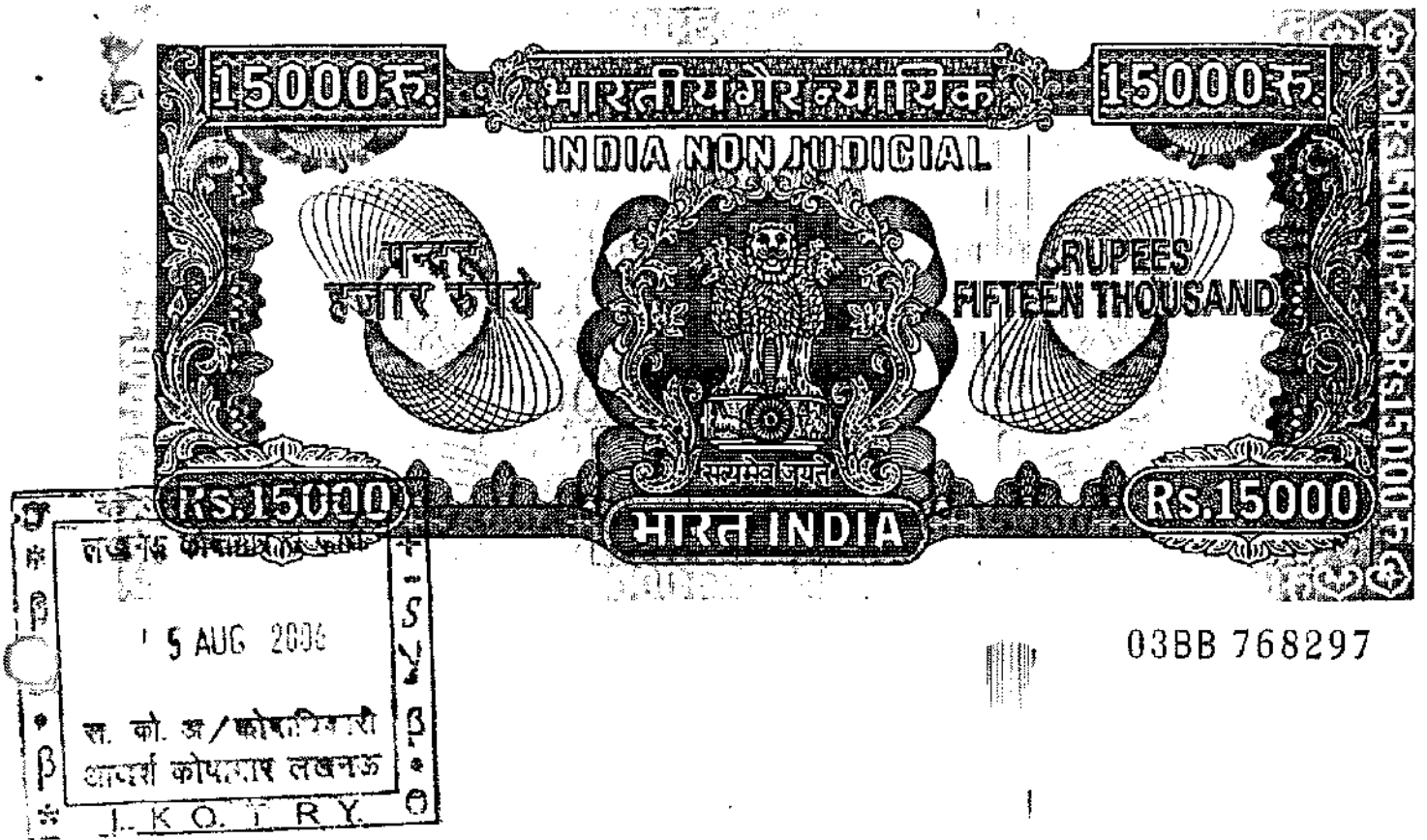
North : Land Khasra no. 156

South : Land Khasra no. 158

[Handwritten signature]

Contd.....103..

[Handwritten signature]



-103-

BOUNDARIES OF KHASRA NO. 158 and 159 Ka

East : Chak Road thereafter Land Khasra no. 170 and 166

West : Chak Road and Boundary of Gram- Mubarakpur

[Signature]

Contd.....104..

[Signature]



5 AUG

03BB 768298

श. को. अ. / को. अ. वि. वि.
लखनऊ
KOTRY.

-104-

North : Land Khasra no. 157

South : Land Khasra no. 100

[Handwritten signature]

Contd.....105..

[Handwritten signature]



5 AUG

03BB 768299

-105-

BOUNDARIES OF KHASRA NO. 159 Kha

East : Chak Road thereafter Land Khasra no. 170

West : Chak Road & Boundary of Gram- Mubrakpur

[Signature]

Contd... .. 106..

[Signature]



03BB 768300

-106-

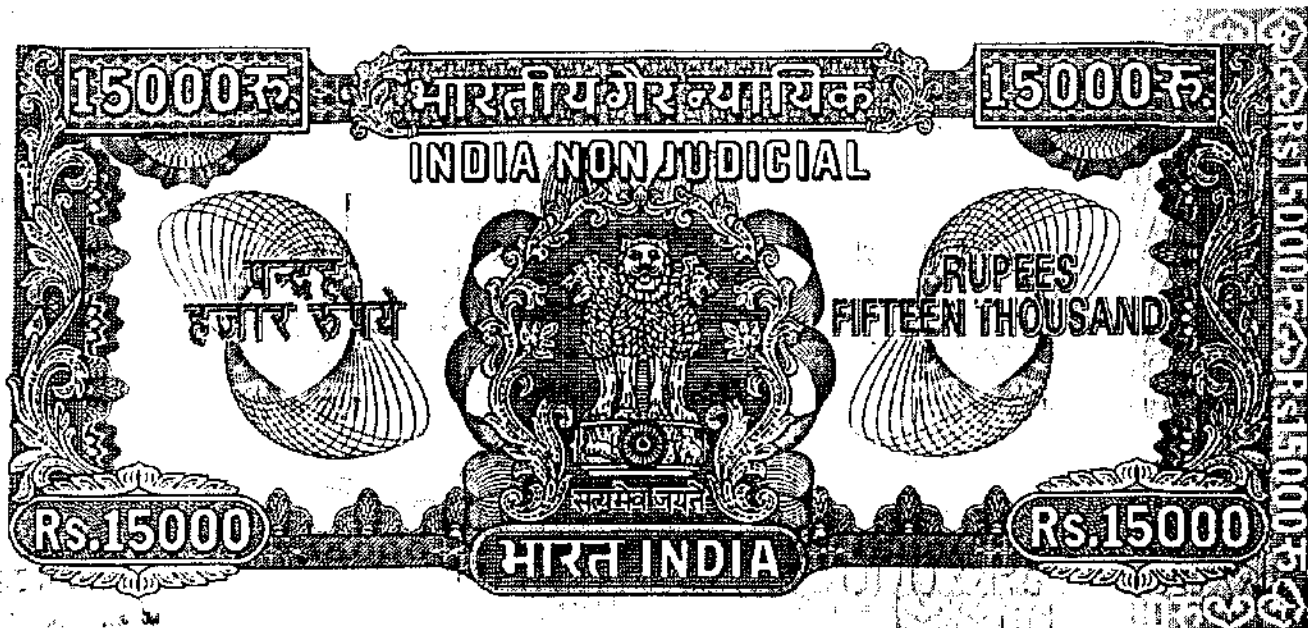
North : Land Khasra no. 158

South : Chak Road thereafter Land Khasra no. 160

[Handwritten signature]

Contd.....107..

[Handwritten signature]



03BB 768800

-107-

BOUNDARIES OF KHASRA NO. 154

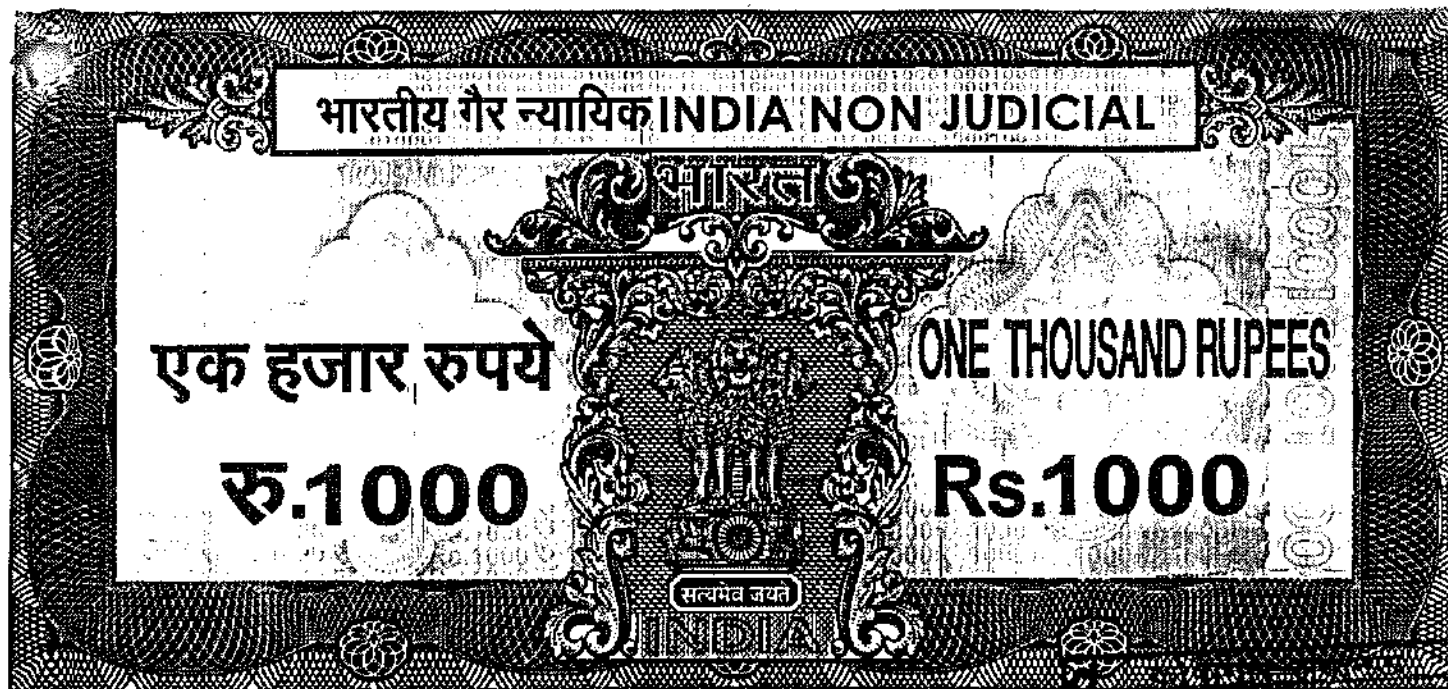
East : Land Khasra no. 155

West : Chak Road and Boundary of Gram. Mubarakpur

[Handwritten signature]

Contd.....108..

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

* लखनऊ कोषागार से जारी
A 633915
10 AUG 2006
स. को. अ/कोषाधिकारी
आदर्श कोषागार लखनऊ
* L.K.O. Y.R.

-109-

IN WITNESS WHEREOF, we the above named authorized signatories of Seller

[Signature]

Contd.....110..

[Signature]



-110-

and Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

[Handwritten signature]

Contd.....111..

[Handwritten signature]

5,127,000.00

5,000.00

100

\$,100.00

\$,000

प्रतिपल याभिपल

सीम रजिस्ट्री नकस व प्रति शुल्क योग शब्द सारांश

श्री / श्रीमते सूर्या जीजवस फूड प्रा.सि.द्रा-अधि.इस्ता.पी.कं.सष्टसेरा

पुत्र / पुत्री श्री डा.ओ.एन.सायसेता

पेशा मीकरी

चिन्तासी स्थायी 34 त्रिवेणीगंज, लखनऊ

अस्थायी पक्षा

ने यह संपन्न इस कार्यालय दिनांक 14/8/2006 समय 1:13PM

४३३ निष्पन्धन होलु पंश किया ।

ओ.पी. सिंह
प्रथम नियन्त्रक (द्वितीय)
लखनऊ
14/8/2008

विष्णुवत् लेखपत्रं वाच मुनेने च समश्नने प्रजमून य प्राप्त धनराशि रु पलेखानुसार उक्त

विद्येत्

श्री/श्रीमती सूर्या सीजनस फूड

प्रा.लि.द्रा-अधि.हरता.बी.के.सयसेना

पुत्र/पत्नी श्री डा.ओ.एन.सक्सेना

पेशा नौकरी

निवासी 34 त्रिवेणीगंज, लखनऊ

मेरुदा

શ્રી/શ્રીમતી હોરીજમ

इन्फा. प्रा. दि. प्रा-अधि. हस्ता. टी. के. दीक्षित

पुत्र/पत्नी श्री स्व.सी.एस.दीक्षित

पेशा नौकरी

निवासी बी-703, महानगर, लखनऊ

ने निष्पादन ग्योकार किया ।

जिनका पहचान श्री सर्वेश गुप्ता

पञ्च क्षी

पेशा वयससत

[વિધાતી] સિવિલ કોર્ટ, ભાવનગર.

व ध्या विजेन्द्र सिंह

पञ्च श्री तीरथराज सिंह

पेक्षा चौकशी

निवास अलीगंज, लखनऊ

ने की ।

प्रत्यक्षतः भद्र साक्षियों के तिसाज अंगुठे नियमानुसार किये गये हैं।

ओ. पी. सिंह
 उप निवन्धक (द्वितीय)
 लखनऊ
 14/8/2006

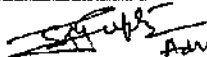



उत्तर प्रदेश UTTAR PRADESH

B 535615

-111-


WITNESSES :-

1. 
Advocate
Civil Court, Lucknow

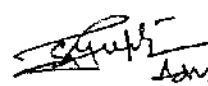
2. 
Brijendra Singh
Aligarh, Lucknow.


SELLER


PURCHASER

Typed by:


Drafted by:


(Sarvesh Kumar Gupta)
Advocate

11-02-11

10/11

11/02/11-11/02/11

दिनेश

Registration No 7513

Year : 2006

Book No. 1

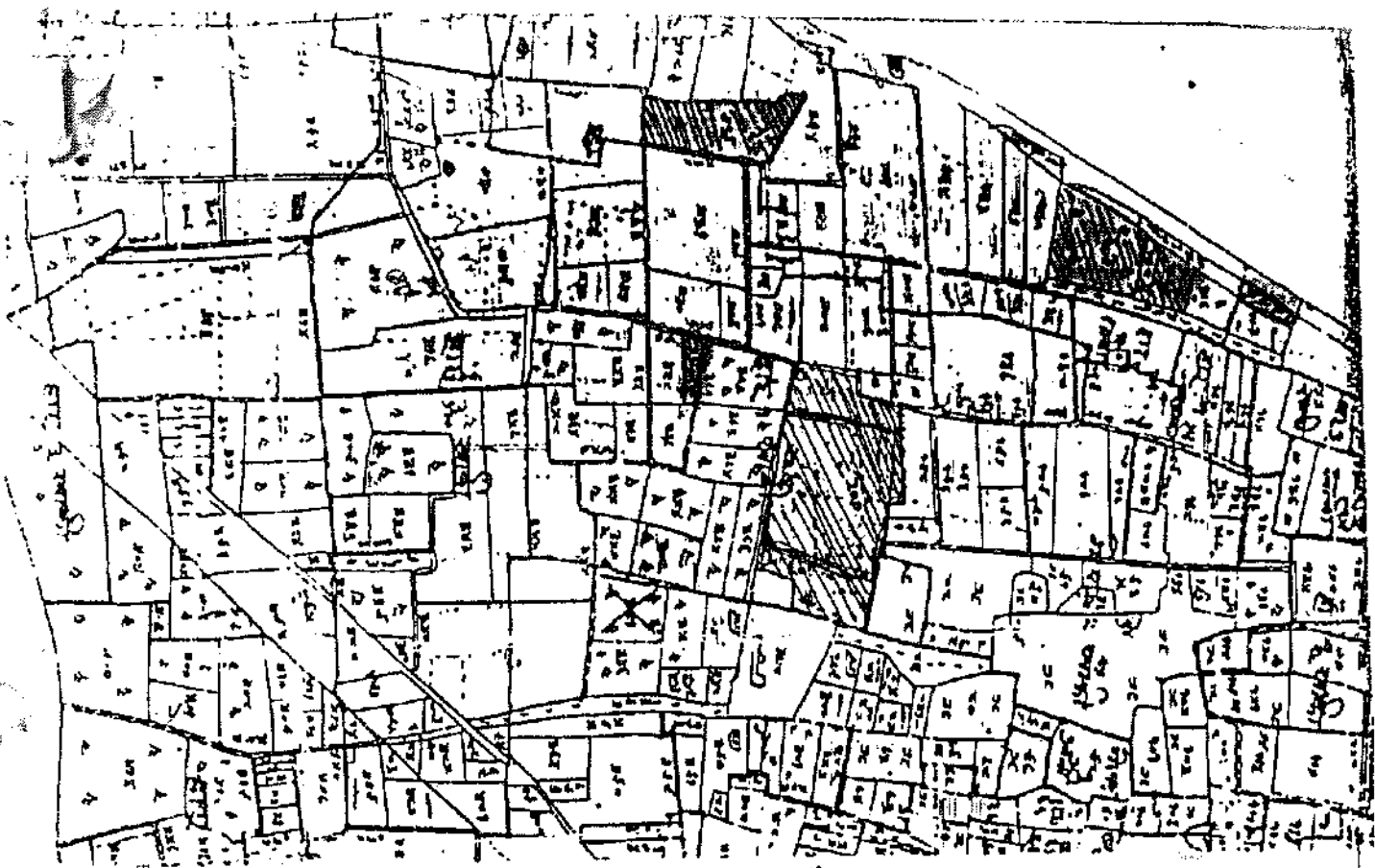
0101 सूर्या श्रीजनक फूड प्रा. लि. द्रा-अधि. इस्ता. सी. के. राधसेन

प्रा. लि. राधसेन

34 त्रिवेणीगण, लखनऊ

मुकरी





Map of Land situated at Gram-Mutakkipuz
 Pargna-Tekril & District - Muknenu
 Khadra No's. 200, 370, 219, 157, 158, 159ka, 159 kb,
 and 154.
 Total area - 2.3437 Hectare

[Signature]
 Seller

[Signature]
 Purchaser

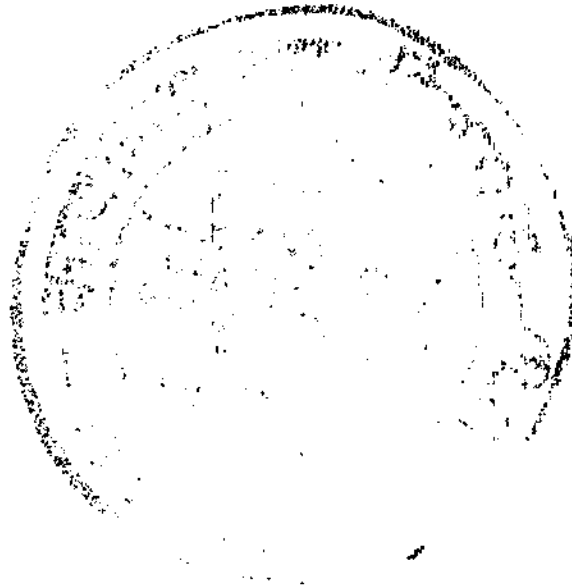
प्रेम

Registration No. 7513

Year: 2006

Book No. 1

0201 होरीजन इन्फा.प्रा.लि.द्रा-अधि.हस्ता.टी.के.दीक्षित
स्व.सी.एस.दीक्षित
बी-703, महानगर, लखनऊ
नौकरी

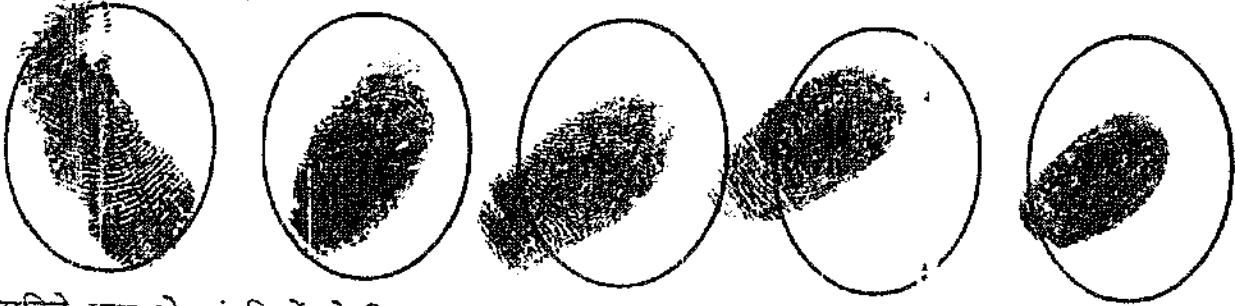


रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, 'के अनुपालन

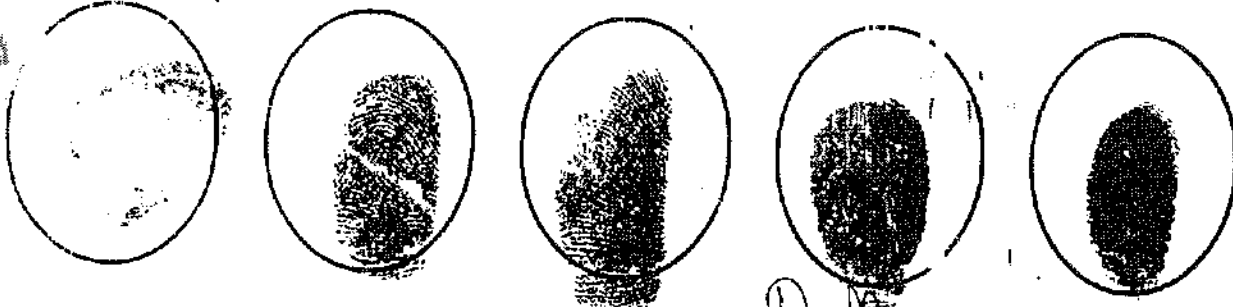
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- B. K. Saxena S/ Dr. O. N. Saxena
44/Priveni Gang, Lucknow

दाये हाथ के अंगुलियों के चिन्ह :-

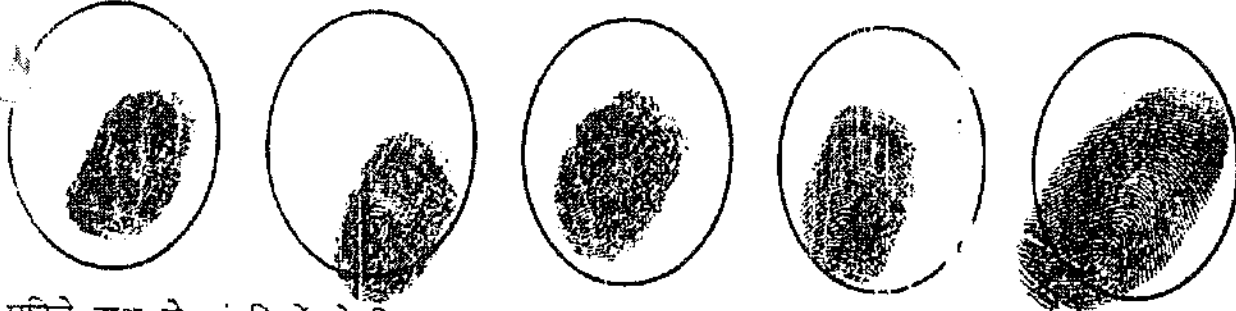


बाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता का नाम व पता :- T. K. Dikshit S/ Sri C. S. Dikshit
B-703, Mahanagar, Lucknow

दाये हाथ के अंगुलियों के चिन्ह :-



बाहिने हाथ के अंगुलियों के चिन्ह :-



T. K. Dikshit
विक्रेता/क्रेता के हस्ताक्षर :-

आज दिनांक 14/08/2006 को
वही सं 1 दिवस सं 5966
पृष्ठ सं 1 से 226 पर कर्मांक 7513
रजिस्ट्रीकृत किया गया ।

ओ.पी. सिंह
उप निदेशक (द्वितीय)
लखनऊ
14/8/2006