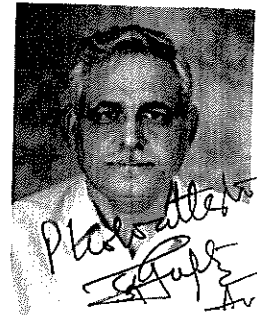
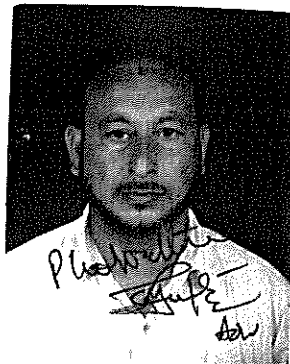


UTTAR PRADESH

260094



Stamp: Rs. 1,85,800/-

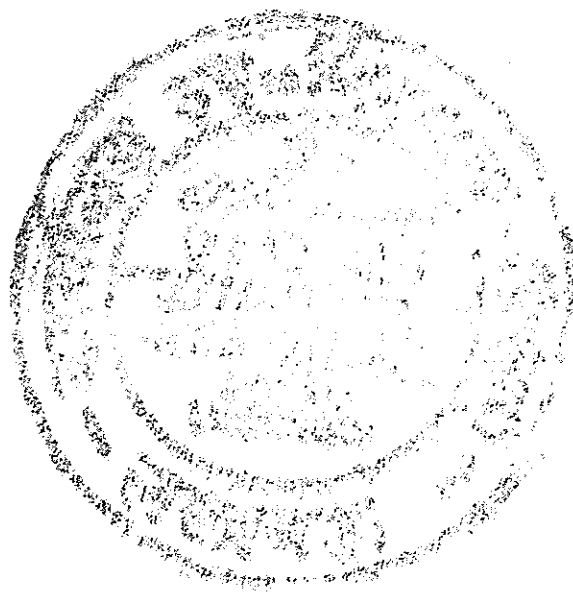
SALE DEED

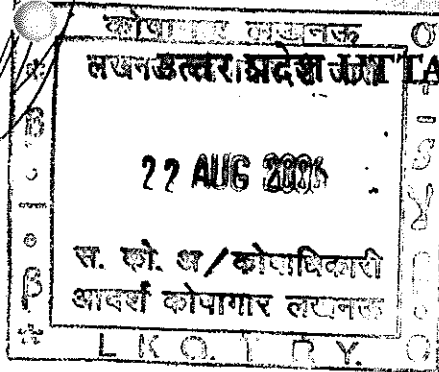
Nature of Land	Agriculture
Pargana	Lucknow
Village	Mutakkipur
Details of Property	Land bearing Khasra No. 171
Area	In Hectare
Area of the Property	0.849 Hectare
Road	½ KM away from IIM Road
Type of Property	Agriculture
Consideration	Rs. 14,50,000/-
Valuation	Rs. 18,57,188/-

Contd.....2..

हस्त लेख सहायता के बिना जारी किया गया है

दिनांक 23-8-20
 पृष्ठ 25
 नाम ०६६ एन.जी.पी. ०७७-१२४ बी/१४ प्र.० (म)
 द्वारा
 स. रोकड़िया
 मुख्य रोकड़िया





LAKHNAU PRADESH

260095

-2-

BOUNDARIES OF THE PROPERTY

- East : Land Khasra No. 179, 180, 170, 182, 186 & 187
- West : Land Khasra No. 156, 157, 158, & 159
- North : Land Khasra No. 172, 173, 174 & 175
- South : Land Khasra No. 166, 168

Contd.....3..

कृते न्यु सदभावना सहकारी गावामुपस्थिति

3557, 10/10/1918, 10/10/18

दिनांक 23-10-18

मध्य 23-10-18 जनरल स्टाम्प

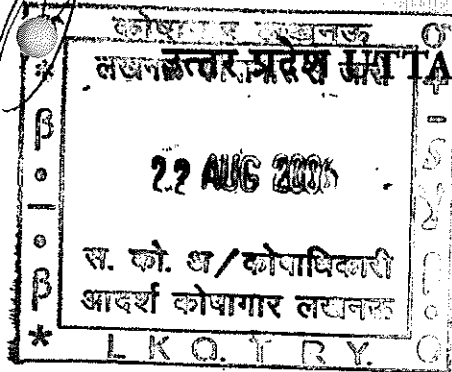
नाम 23-10-18

द्वारा 23-10-18

न० रोकड़िया

मुख्य रोकड़िया





UTTAR PRADESH

260096

-3-

Seller (1)

Purchaser (1)

Name of the Seller-

NEW SADBHAWANA SAHKARI AVAS SAMITI LIMITED, Registration No. 3093, having its Registered Office at 474/9, Bari House, Sitapur Road, Lucknow, through its Secretary Sri Hamid Ahmad, S/o Sri Ahmadul Bari, R/o 474/9, Bari House, Sitapur Road, Lucknow.

Name of the Purchaser-

M/S. FROZEN CONSTRUCTION PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow.

Contd.....4..

स. को. अ/कोषाधिकारी आवात

71.5.20

23-0-6

23-0-6

23-0-6

23-0-6





कोषागार लखनऊ
लखनऊ कोषागार से जारी
उत्तर प्रदेश UTTAR PRADESH
22 AUG 2006
स. को. अ/कोषाधिकारी
आदर्श कोषागार लखनऊ
L K O T R Y

260098

-5-

WHEREAS the Seller purchased, the land bearing Khata No. 00071 and Khasra No. 171, total area 0.849 hectare situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, from its previous owner Sri Ishrat Beg & others through registered Sale Deed dated 29.10.2004 and the same is registered in the office of Sub-Registrar-II, Lucknow, in Bahi No. I, Jild 4628 on Pages 41-62 at Serial No. 8805 dated 29.10.2004;

AND WHEREAS the Seller is Cooperative Society and therefore, it has obtained the permission for the transfer/sale of the entire land from Joint Avas Ayukta/Joint Registrar, U.P. Housing & Development Board, Lucknow Division, vide their letter No. 1163/सहा/dated 23.06.2006;

Contd.....6..

हस्ताक्षर
[Signature]

[Signature]

2017 10 27

23-06

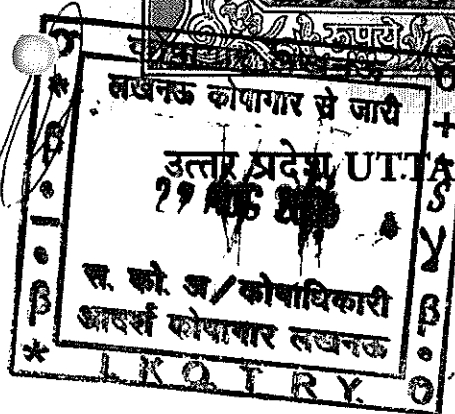
2017

2017-2018

2017-2018

2017-2018





UTTAR PRADESH

260099

-6-

AND WHEREAS the condition imposed by the Joint Registrar, U.P. Housing & Development Board, Lucknow, for granting the permission for sale have been fulfilled by the Seller. The Society has held an Executive Body Meeting on 22.03.2006 & General Body Meeting on 28.04.2006 and accordingly resolution no. 3 was passed for the sale of the said property in favour of any non-member and also authorizing the Secretary of the Society to execute and get the sale deed registered in respect of the society land after the permission is granted;

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata no. 00071 Khasra No. 171 total measuring 0.849 Hectare, situated at Village- Mutakkipur, Pargana, Tehsil and District- Lucknow, (hereinafter referred to as the said "Property");

Contd.....7..

कुते न्यू सद्भावना सहकारी आवास विकास नि.स.

[Signature]
सचिव/सा.च.व.

[Signature]

आप कोलकाता, तस्मान्

दिनांक 23-08

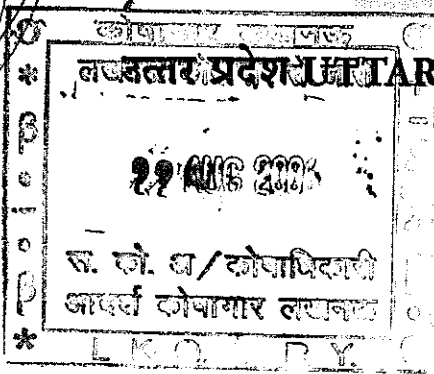
पुनः प्रेषण स्थान

पुनः प्रेषण स्थान - 2201A य.मो

पुनः प्रेषण स्थान - 2201A य.मो

पुनः प्रेषण स्थान - 2201A य.मो





लखनऊ प्रदेस

260100

-7-

AND WHEREAS the Seller has assured the Purchaser that it has good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Seller in favour of the Purchaser and that the name of the seller is already mutated in the revenue records, available with the appropriate regulatory authorities;

AND WHEREAS the Seller being in need of money for the benefit of the society and therefore, is desirous of transferring by way of sale, its whole share, ownership rights and all interests in the Property;

Contd.....8..

Handwritten signature

इति नू सदभावना सहकारी यात्रा

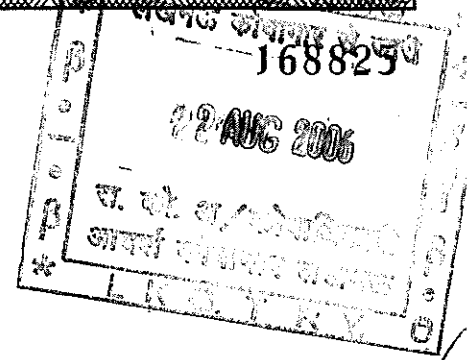
Handwritten signature
मार्क

मुख्य सौमित्रता





उत्तर प्रदेश UTTAR PRADESH



-8-

AND WHEREAS the Purchaser is willing to by the Property from the Seller, and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all his share in the Property, for a total sale consideration of Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only);

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale;

Contd.....9..

हस्तै न्यू सदृभाचना महकारी आचार्य समिति लि.

[Signature]
अध्यक्ष/सचिव

[Signature]

7979

221070

स्थायी कार्य करने का अधिकार.....

9201120

क्यापि कंठा । शिव व पूरा ।
.....
.....

व्याप की अवधि: 5000 Colcam

एस० दीप्ति ला० न०-105
क्रा० की अन्वि-31-8-2008 दिवशी नगर सचिव



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

-9-

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of the said sum of Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agriculture land of Khata no. 00071 Khasra No. 171 total measuring 0.849 Hectare, situated at Village- Mutakkipur, Pargana, Tehsil and District- Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL 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 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.

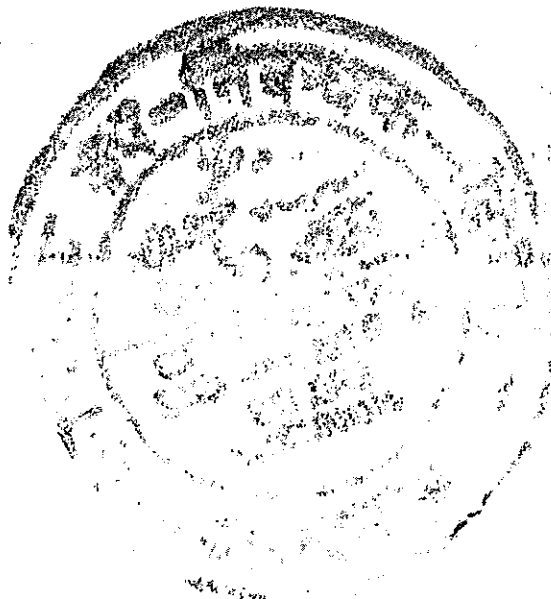
Contd.....10..

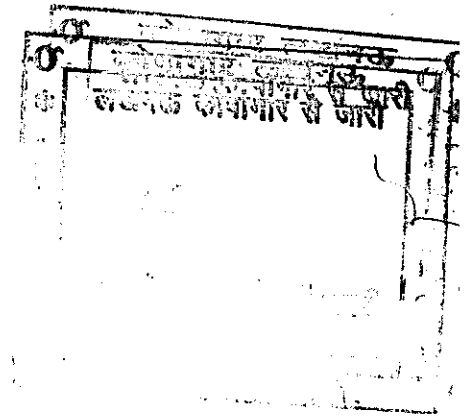
इति नू सद्भावना सहकारी सोसायटी

बि.प्र.सं. ००

7980
7980
2210106
9 2000000
5000/

एस० दीपार ला० न०-105
वा० की अद्वि-31-3-2000





-10-

2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Seller hereby declares and has assured the Purchaser that he is the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

Contd.....11..

हते न्यु सदभाचना म्हाकारी आवाय से लि.

[Signature]
०६/०८/२०१३

[Signature]

.....,

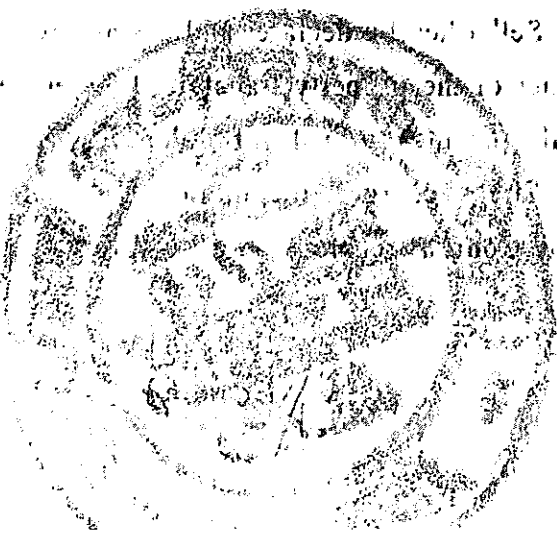
.....
दिनांक 23/06/.....

..... जगरल सदास्य

.....
.....

.....
..... रोकडिया

..... रोकडिया



23-07

14

पुनर्प्राप्ति के लिए प्रार्थना

14

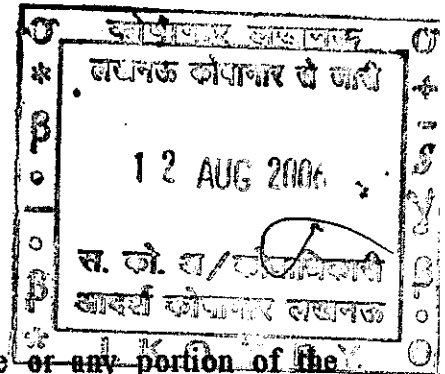




उत्तर प्रदेश UTTAR PRADESH

B 409378

-12-



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, 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 commission on the part of the Seller, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.

Contd... ..13..

होते न्यू सदभावना सहकारी आवास समिति.

[Signature]
बोधमोहः ४४

[Signature]

23-06

Handwritten signature and text in Devanagari script, including the word "आज्ञा" (Aajna) and "प्रमाण" (Prमाण).

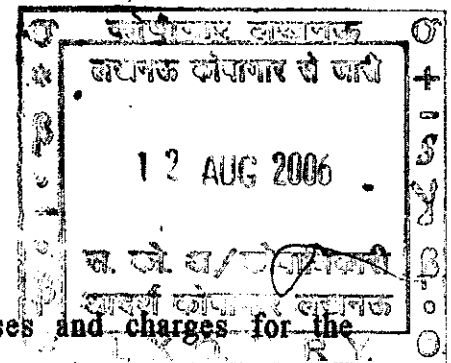




उत्तर प्रदेश UTTAR PRADESH

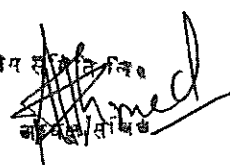
B 409379

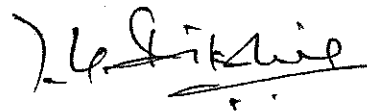
-13-



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.
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 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 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.

Contd.....14..

इति न्यू सद्भावना सहकारी आवास समिति लि.

 अधिकारी/सचिव



1/1/1980, 1/1/1980, 1/1/1980

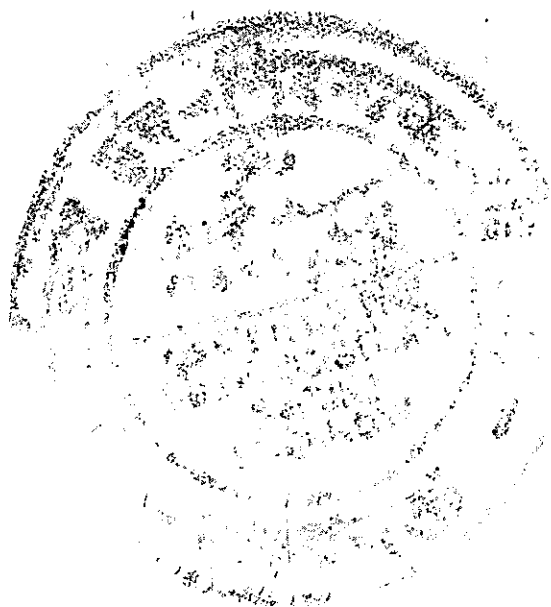
23.1.80

सूचना

नाम श्री. राजेश्वरी अम्बिका-6 2/4/74 धर्म हिन्दू

पिता श्री. राजेश्वरी

सूचना



8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and 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.
9. That the property transferred under this deed 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 aforesaid part of property hereby conveyed. The property situates beyond more than 500 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits and no development work has been carried out within the peripheral limits of 200 meters of the same.

Contd.....15..

कुले न्यू सद्भावना महकारी आवास समिती लि.

अध्यक्ष

[Signature]

[Signature]

100

100

100

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed he has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

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

Contd.....16..

कुते न्यू सदभावना सहकारी आवास समिति लि.

अ. १०८, न. १५३

Handwritten signature of Ahmed

Handwritten signature of J. G. G. G. G.

100

100

100

8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and 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.
9. That the property transferred under this deed 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 aforesaid part of property hereby conveyed. The property situates beyond more than 500 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits and no development work has been carried out within the peripheral limits of 200 meters of the same.

Contd.....15..

कृते न्यू सदभावना महकारी आवास समिति लि०

अध्यक्ष/सचिव

[Handwritten Signature]

100

Q

C

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed he has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

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

Contd.....16..

कृते न्यू सदभावना सहकारी आवास समिति लि०

अ. ६३६/ता. ७३

7. 6. 1973

100
100
100

100

100

10. That the total area of the premises transferred under this deed is 0.849 Hectare (Zero Point Eight Four Nine), the value of 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 Rs. 14,85,750/- (Rs. Fourteen Lacs Eighty Five Thousand Seven Hundred Fifty Only) but the Purchaser is company hence after enhancement of 25% on valuation the enhanced market value of the property comes to Rs. 18,58,000/- (Rs. Eighteen Lacs Fifty Eight Thousand only). The actual sale consideration of Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) is lower than the market value of Rs. 18,58,000/- (Rupees Eighteen Lacs Fifty Eight Thousand only). Hence, the stamp duty on Valuation of Rs. 18,57,188/- (Rupees Eighteen Lacs Fifty Seven Thousand One Hundred Eighty Eight only) i.e. on the actual market value of the property comes to Rs. 1,85,800/- (Rupees One Lac Eighty Five Thousand Eight Hundred only) and has accordingly been paid by the Purchaser.

Contd.....17..

कृते न्यू सद्भावना सहकारी आवास समिति लि.

अध्यक्ष/सचिव



100

100

100

SCHEDULE OF PAYMENT

1. Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) vide Bankers Cheque no. 791468 dated 25.08.2006 issued by The Bank of Rajasthan Ltd., Aliganj, Lucknow.

Received a sum of Rs. 14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) as detailed above and now nothing is payable to the Seller by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture land of Khata no. 00071 Khasra No. 171 total measuring 0.849 Hectare, situated at Village- Mutakkipur, Pargana, Tehsil and District- Lucknow, which is bounded as under: -

Contd.....18..

इसके पक्ष में सहायक न्यायाधीश का कार्यालय में प्रमाणित किया गया है।
दिनांक २५/०८/२००६

[Handwritten signature]
[Handwritten signature]

विक्रय पत्र

1,450,000.00/ 1,858,000.00 5,000.00 40 5,040.00 2,000

प्रतिफल मालियत फीर रजिस्ट्री उकल व प्रति शुल्क योग्य शब्द लगभग

श्री/श्रीमती न्यू सदाभावना सह.आवास स.लि.द्रा.सचिव हामिद अहमद
पुत्र/पत्नी श्री अहमदुल बारी

पेशा व्यापार

निवासी स्थायी 474/9, सीतापुर रोड, लखनऊ

अस्थायी पता

ये यह लेखपत्र इस कार्यालय दिनांक 25/8/2006: समय 3:46PM

बसे निबन्धन हेतु पेश किया।

[Handwritten signature]



ओ.पी.सिंह

उप निबन्धक (द्वितीय)

लखनऊ

25/8/2006

विप्रायु लेखपत्र बाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विशेष

श्री/श्रीमती न्यू सदाभावना सह.आवास

स.लि.द्रा.सचिव हामिद अहमद

पुत्र/पत्नी श्री अहमदुल बारी

पेशा व्यापार

निवासी 474/9, सीतापुर रोड, लखनऊ

[Handwritten signature]



केता

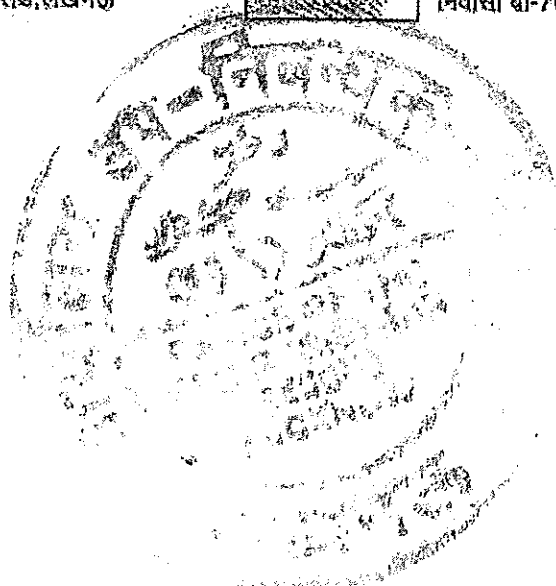
श्री/श्रीमती मे.फ़ोफ़न

कान्स.घा.वि.द्रा.अधि.हस्ता.दी.के.दीक्षित

पुत्र/पत्नी श्री ख.सी.एस.दीक्षित

पेशा नौकरी

निवासी बी-703, महानगर, लखनऊ



769-116

[Handwritten mark]

BOUNDARIES OF THE PROPERTY

East : Land Khasra No. 179, 180, 170, 182, 186 & 187

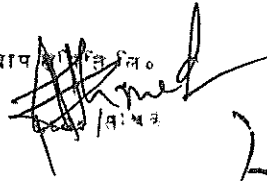
West : Land Khasra No. 156, 157, 158, & 159

North : Land Khasra No. 172, 173, 174 & 175

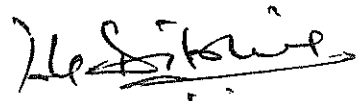
South : Land Khasra No. 166, 168

IN WITNESS WHEREOF, we the above named Seller and Authorized Signatory of the Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

हस्ताक्षर सद्व्यवसाय मद्रकागी आवाप/मि.लि.



Contd.....19..



ने निष्पादन स्वीकार किया ।

प्रतिपक्षी पहचान थी सर्वेश कुमार मुप्ता

पुत्र थी

पेशा प्रखलन

निवासी सिविल कोर्ट, लखनऊ

व थी श्रीसंकर हक

पुत्र थी भुवीनूल हक

पेशा व्यापार

निवासी लकड़मन्डी डालीगंज, लखनऊ

वे की ।

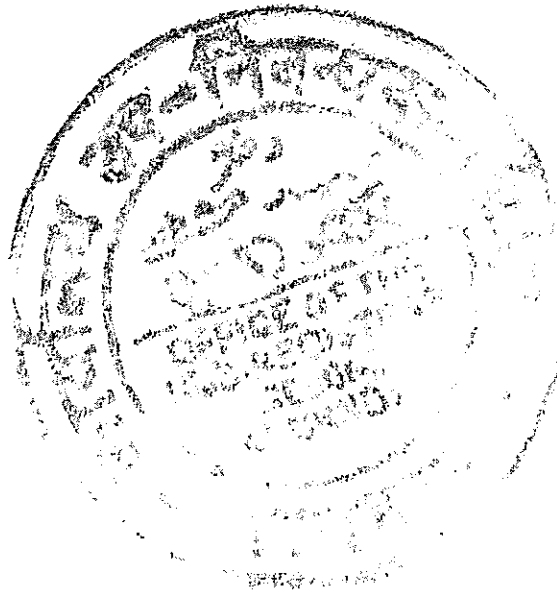
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिखे गये हैं ।

[Signature]

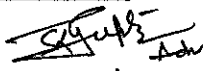


[Signature]


ओ.पी. सिंह
रूप निबन्धक (द्वितीय)
लखनऊ
25/8/2006



WITNESSES :-

1. 
Sarvesh Kumar Gupta
Advocate
Civil Court, unknown

2. Anusarul Haq
S/o Sri Mubinnul Haq
405/150 - Lakshmanpur
Dahlgung LKO

Typed by:


Drafted by:


(Sarvesh Kumar Gupta)

कुले न्यू सदभावना महकारी आवाज

SELLER


PURCHASER

विक्रेता

Registration No 7900

Year : 2006

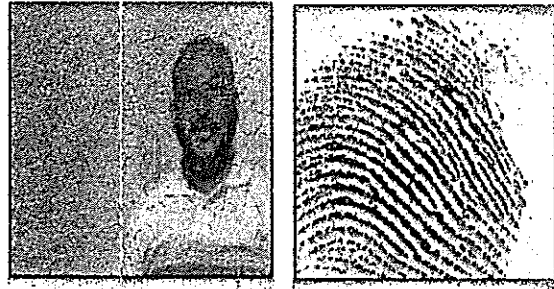
Book No. 1

Q101 स. शब्दावना सह.आवास स.लि.द्रा.सचिव हायिद्र अहमद

अहमदुल बारी

474/2, गीतापुर रोड, लखनऊ

सापुल



नक्शा नजरा ग्रामि खसरा नं० 471 खसरा
0.5950 हेक्टेयर जिला गाम- तुलसीपुर
परगना लक्ष्मी ज जिला- जलन

क्षेत्रफल - 0.5950 हेक्टेयर

चौहद्दी

पूरव - ग्रामि खसरा सं० 179, 180, 170, 182, 186 & 187

पश्चिम - ग्रामि खसरा सं० 156, 157, 158 & 159

उत्तर - ग्रामि खसरा सं० 172, 173, 174 & 175

दक्षिण - ग्रामि खसरा सं० 166 & 168

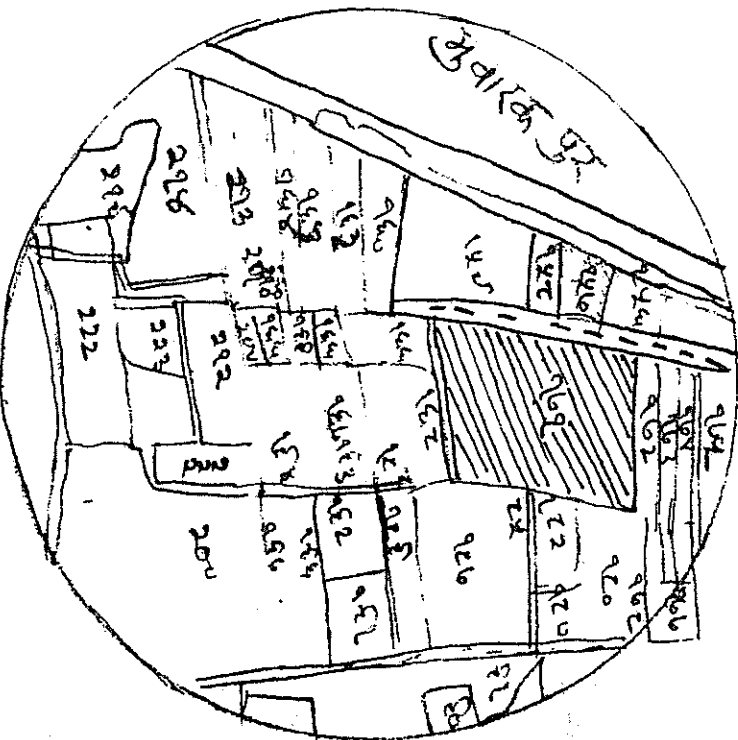
हं विक्रेता -

कुल रय सदस्यता सदस्यता नं० 1

सदस्यता नं० 1

हं विक्रेता -

10.10.2020



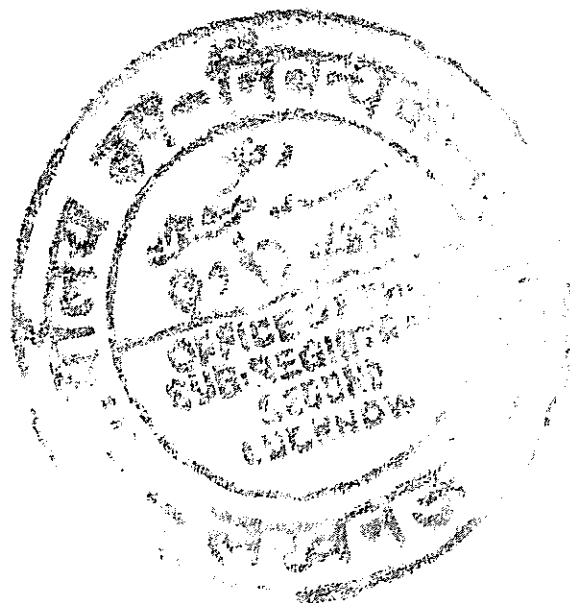
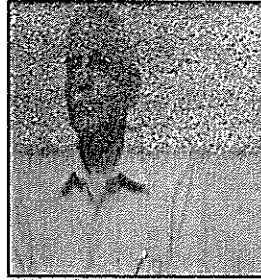
क्रेता

Registration No. 7900

Year : 2006

Book No. 1

Q201 भे.फो.जन्म कान्स.प्रा.लि.शा.अधि.हस्ता.टी.के.दीक्षित
स्व.सी.एस.दीक्षित
बी-703,महापुर्ण,लखनऊ
नौकरी



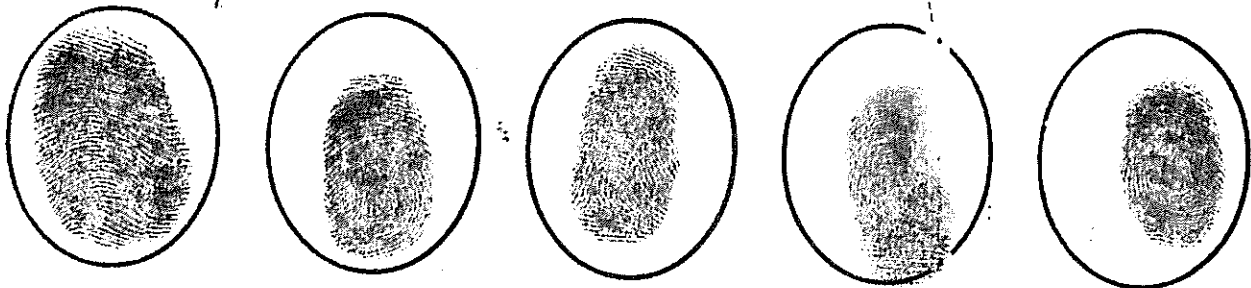
रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- हमिद अहमद पुत्र श्री अहमदुल वारी - सीधे

बायें हाथ के अंगुलियों के चिन्ह :- अहमद अहमद पुत्र श्री अहमदुल वारी - सीधे 47/19 वारी हाउस लीलापुरा 5



दाहिने हाथ के अंगुलियों के चिन्ह :-

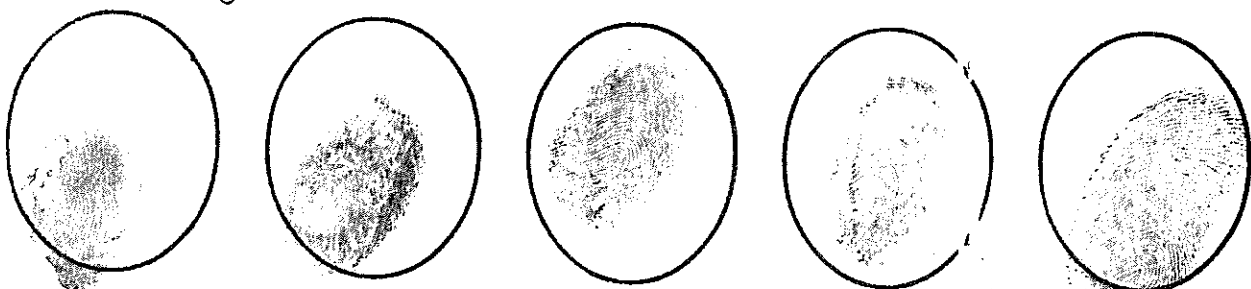


हस्त स्पष्टीकरण अहमद अहमद पुत्र श्री अहमदुल वारी - सीधे

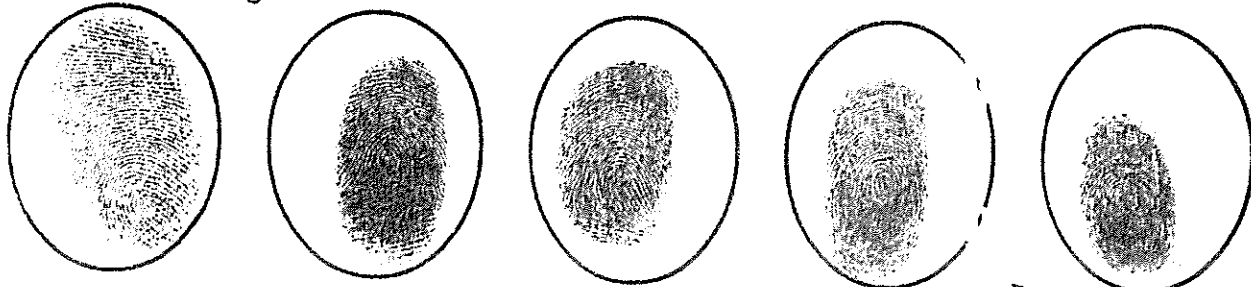
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :- टी.के.दीक्षित पुत्र (च) श्री टी.के.दीक्षित
15-703

बायें हाथ के अंगुलियों के चिन्ह :- अहमद अहमद पुत्र श्री अहमदुल वारी - सीधे



दाहिने हाथ के अंगुलियों के चिन्ह :-



26-7-2018

आज दिनांक 25/08/2006 को

बही सं 1 प्रिण्ट सं 5994

पृष्ठ सं 31 से 72 पर कर्मांक 7900

रजिस्ट्रीकृत किया गया ।

ओ.पी.सिंह

उप निबन्धक (द्वितीय)

लखनऊ

25/8/2006

