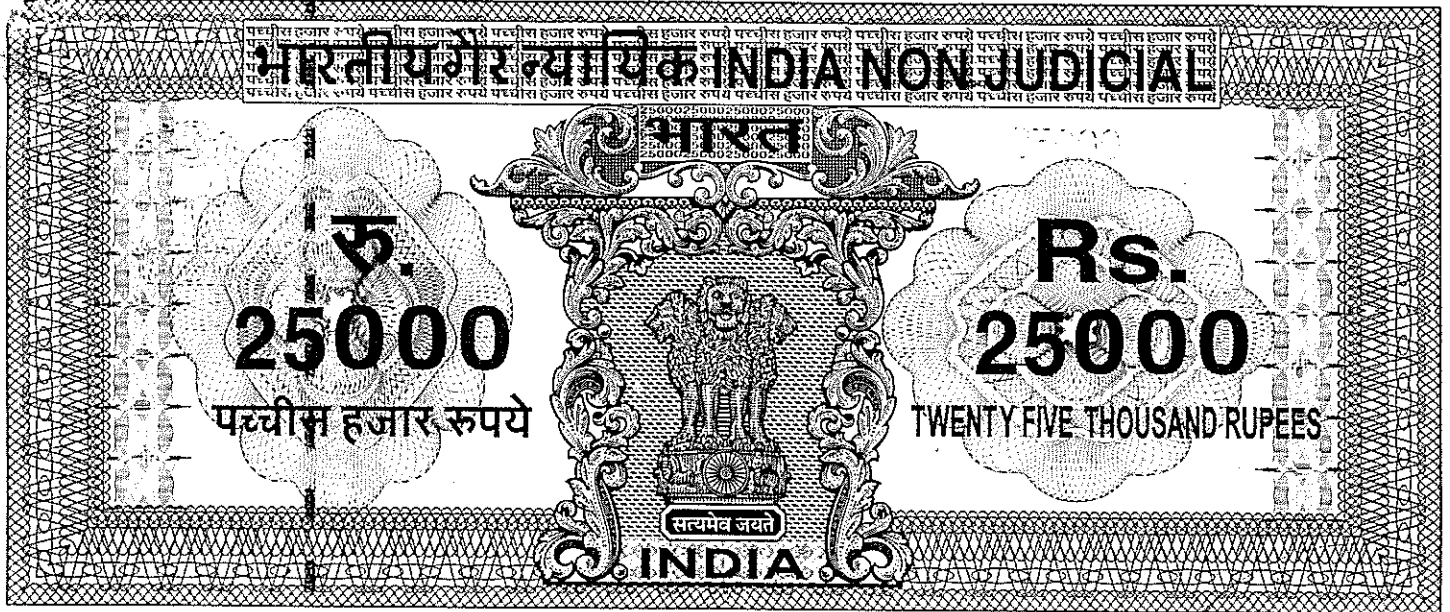


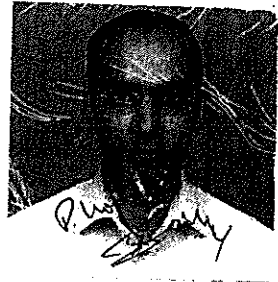
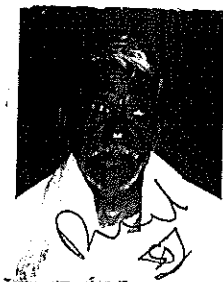
I-2460/12

11



उत्तर प्रदेश UTTAR PRADESH

B 576497



Stamp: ₹1,19,000/-

SALE DEED

Nature of Land
 Pargana
 Village
 Details of Property

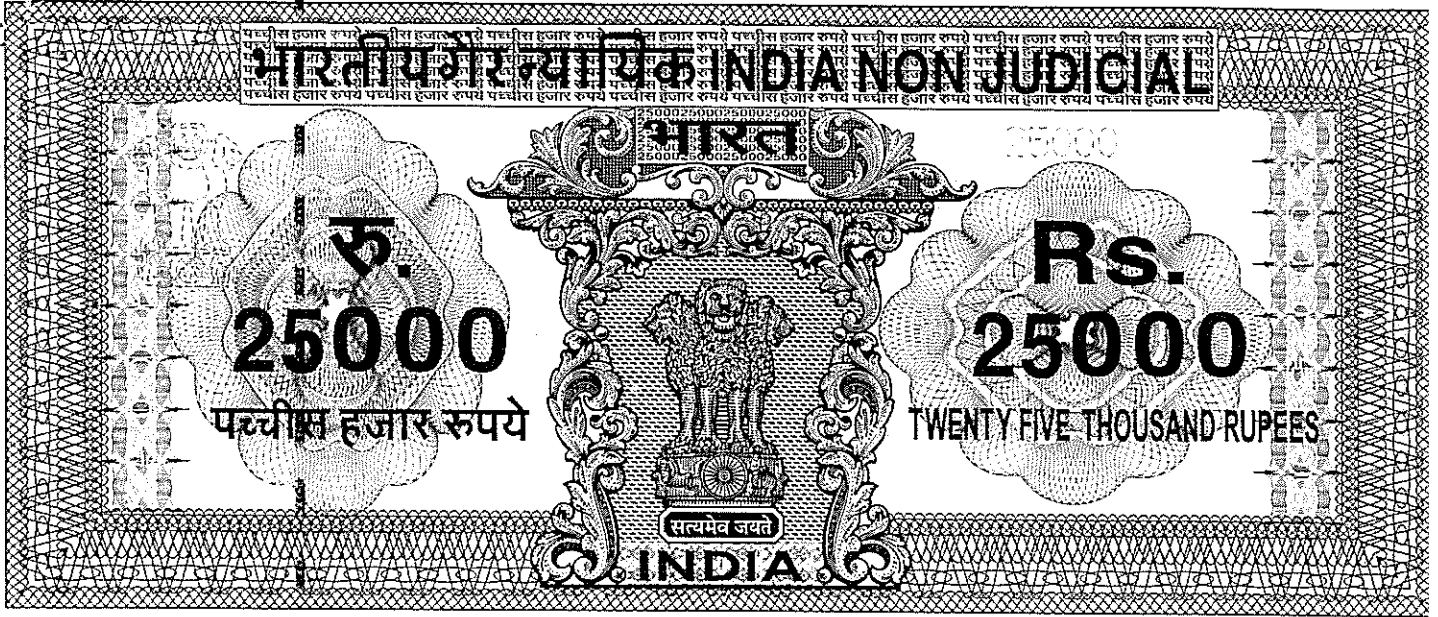
Agriculture
 Mahona
 Mubarakpur
 Land bearing Khasra No. 471 Kha

Contd.....2..



Mohit





उत्तर प्रदेश UTTAR PRADESH

576499

B 576499

-2-

Area	In Hectare
Area of the Property	0.2190 Hectare
Road	More than 200 meters away from IIM Road
Type of Property	Agriculture
Consideration	₹17,00,000/-
Valuation	₹13,79,700/-

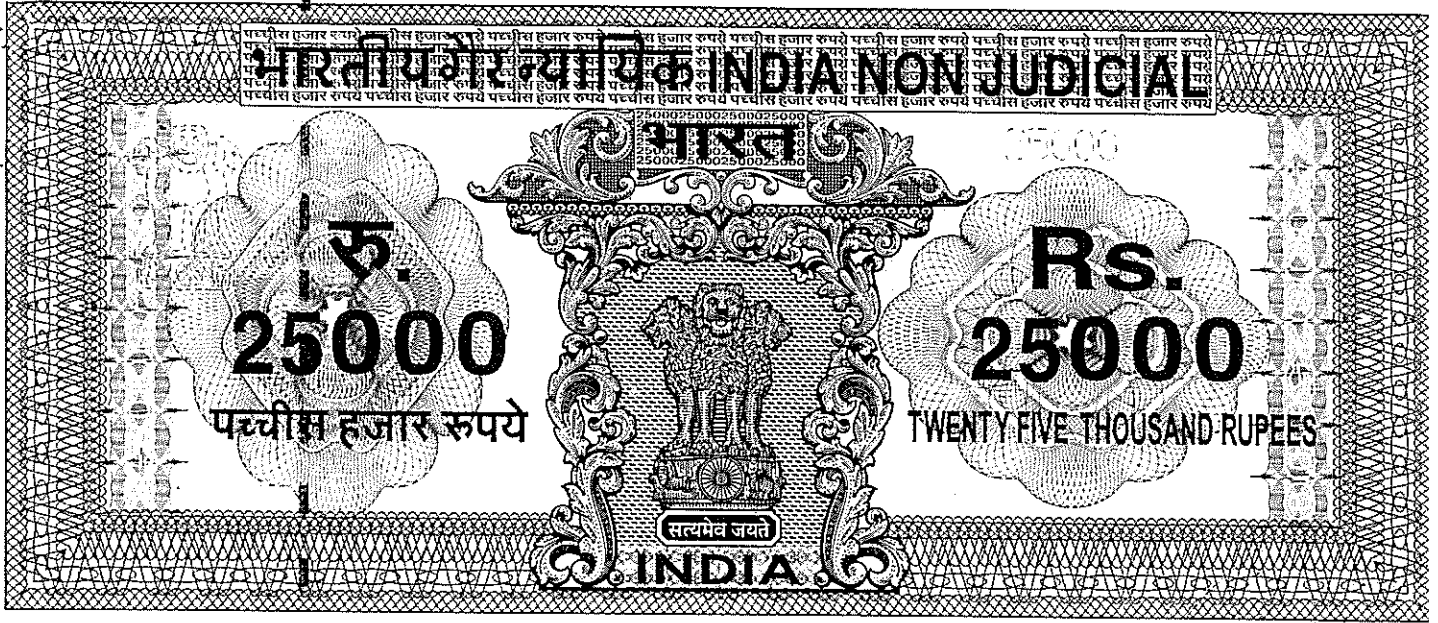
Contd.....3..

श्री. क. २५१।



Mohit





उत्तर प्रदेश UTTAR PRADESH


5 576498

B 576498

-3-

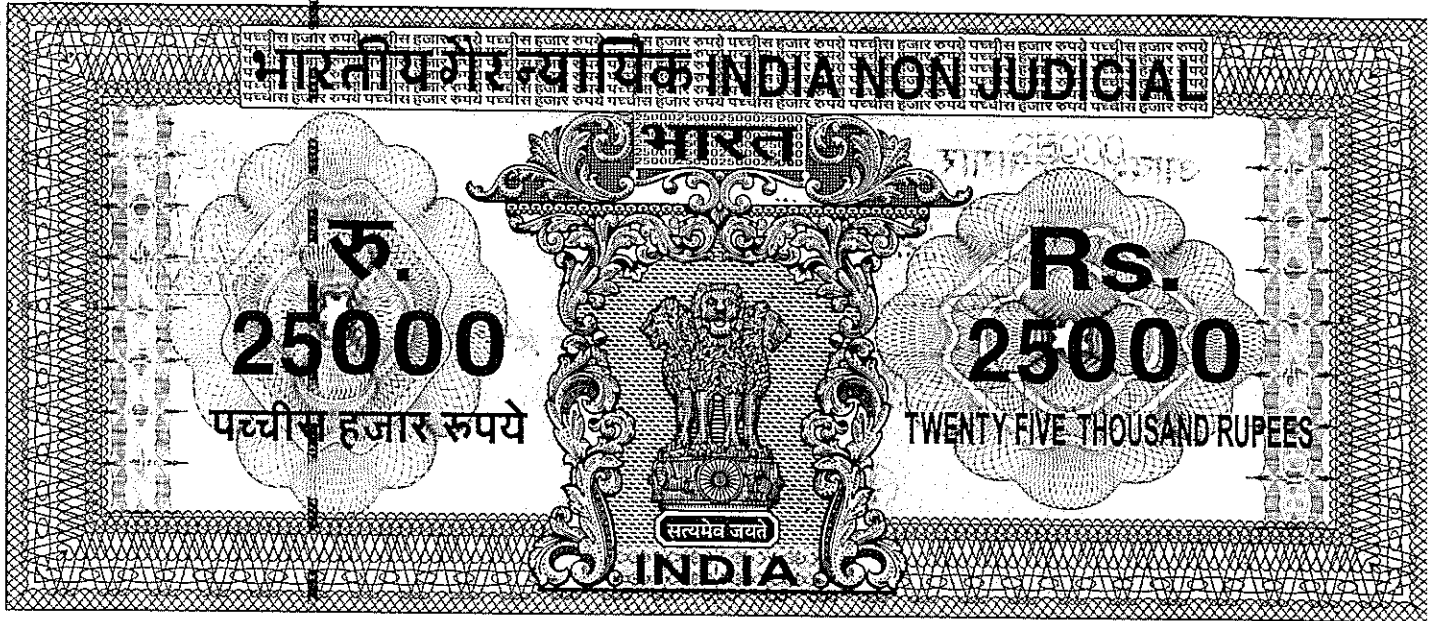
BOUNDARIES OF LAND KHASRA NO. 471 KHA

- East : Land of Khasra Nos. 494 & 498
- West : Land of Khasra Nos. 472 & 469
- North : Land of Khasra Nos. 472 & 477
- South : Land of Khasra Nos. 469 & 470

37.2.1871


Contd.....4..

Mohit

उत्तर प्रदेश UTTAR PRADESH

B 576500

-4-

Seller (1)

Purchaser (1)

Name of the Seller-

RAMA, S/o SRI DORI, R/o Gram- Mubarakpur,
Pargana-Mahona, Tehsil-Bakshi Ka Talab, District-
Lucknow.

Name of the Purchaser-

M/S. CONVICTION CONSTRUCTIONS PVT.,
LTD., a Company incorporated under the Companies
Act, 1956 having its registered office at 2nd Floor,
Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti
Nagar, Lucknow, through its authorized signatory
Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-
2/347, Sector-A, Sitapur Road Scheme, SBI Colony,
Jankipuram, Lucknow.

Contd.....5..

दि. 07. 21. 71

Mohit



उत्तर प्रदेश UTTAR PRADESH

Y: 862396
07 FEB 2012

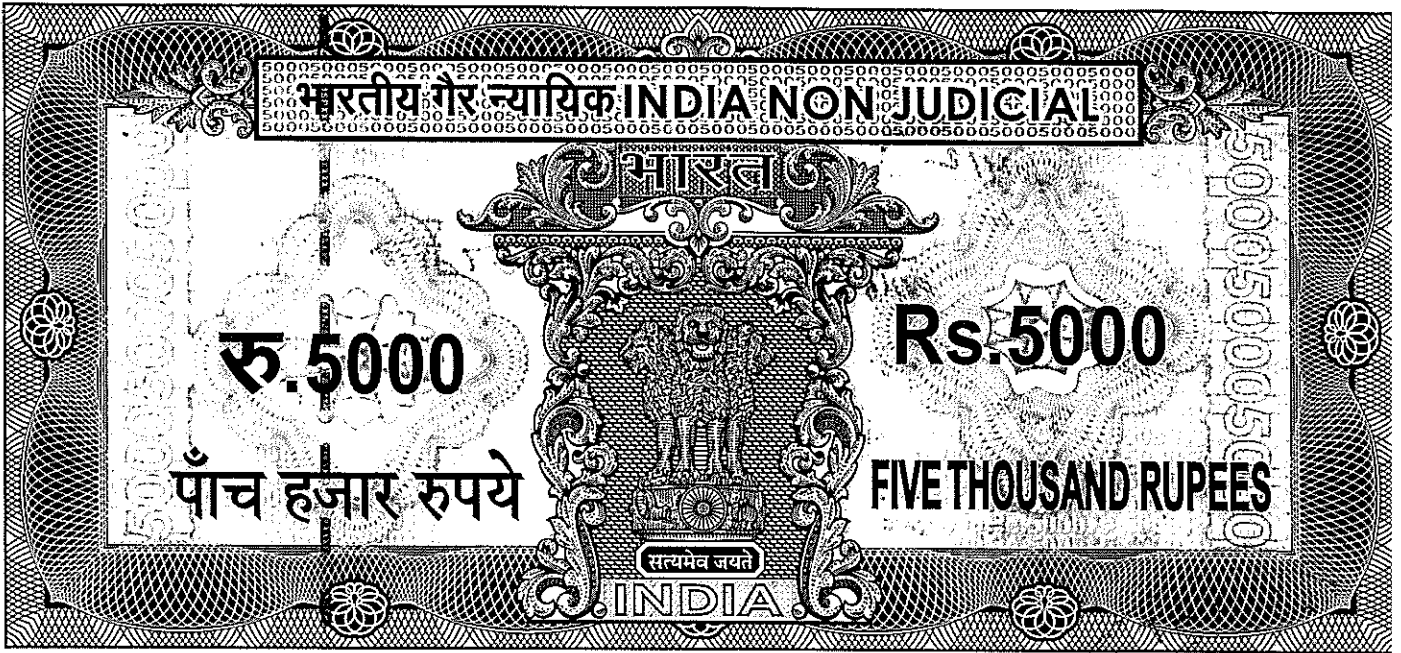
-5-

THIS DEED OF SALE is executed this the 17th day of Feb., 2012 by RAMA, S/o SRI DORI, R/o Gram- Mubarakpur, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District-Lucknow, (hereinafter referred to as the Seller) which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of M/S. CONVICTION CONSTRUCTIONS PVT., LTD., a Company incorporated under the Companies Act, 1956 having its

17.2.12

Contd.....6..

Mohit



उत्तर प्रदेश UTTAR PRADESH

-6-

registered office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sector-A, Sitapur Road Scheme, SBI Colony, Jankipuram, Lucknow, (hereinafter referred to as the Purchaser) which expression, unless repugnant to the context, shall mean and include its legal representatives, administrators, executors, transferees, assignees etc.

१३.२.२०१७

Contd.....7..

Mohit





उत्तर प्रदेश UTTAR PRADESH

Y-862398

07 FEB 2011

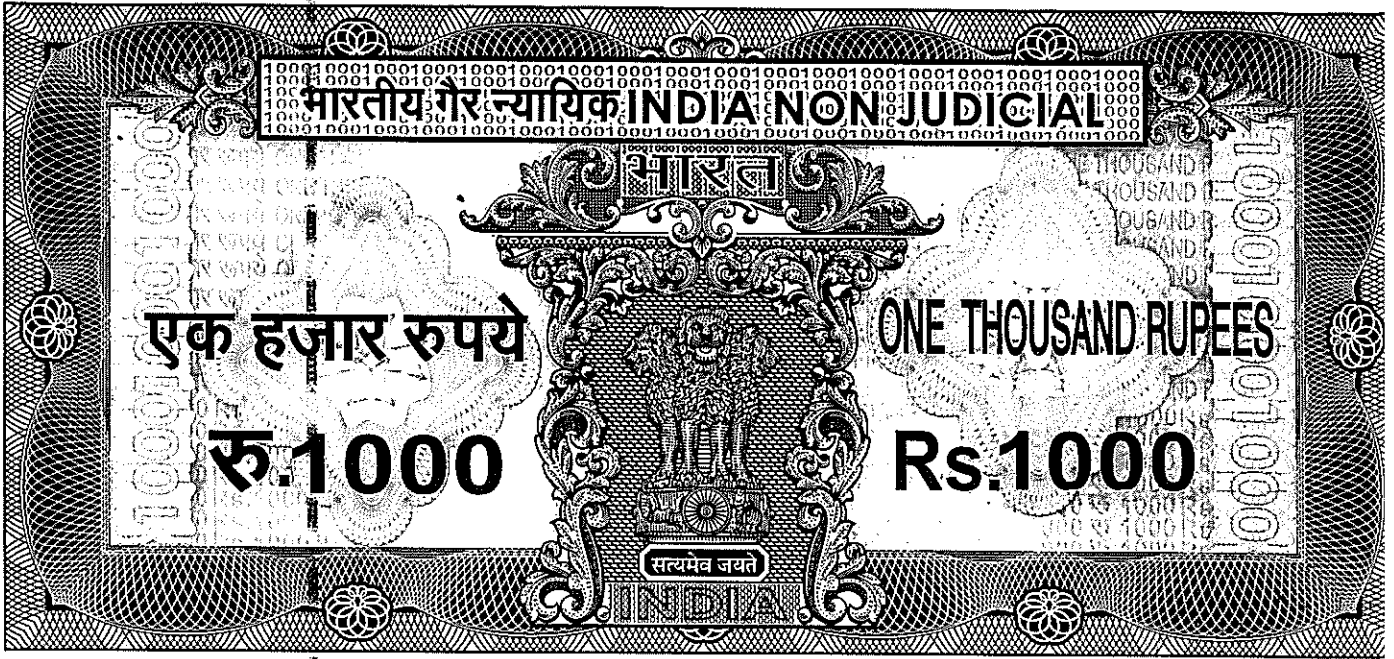
-7-

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of **Khasra No. 471 Kha**, measuring 0.2190 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, as mentioned above (hereinafter referred to as the said "**Property**") the said property is the ancestral property of the Seller;

Contd.....8..

श. 21/11

Mohit



उत्तर प्रदेश UTTAR PRADESH

W 421345

07 FEB 20

-8-

AND WHEREAS the Seller has assured the Purchaser that he 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;

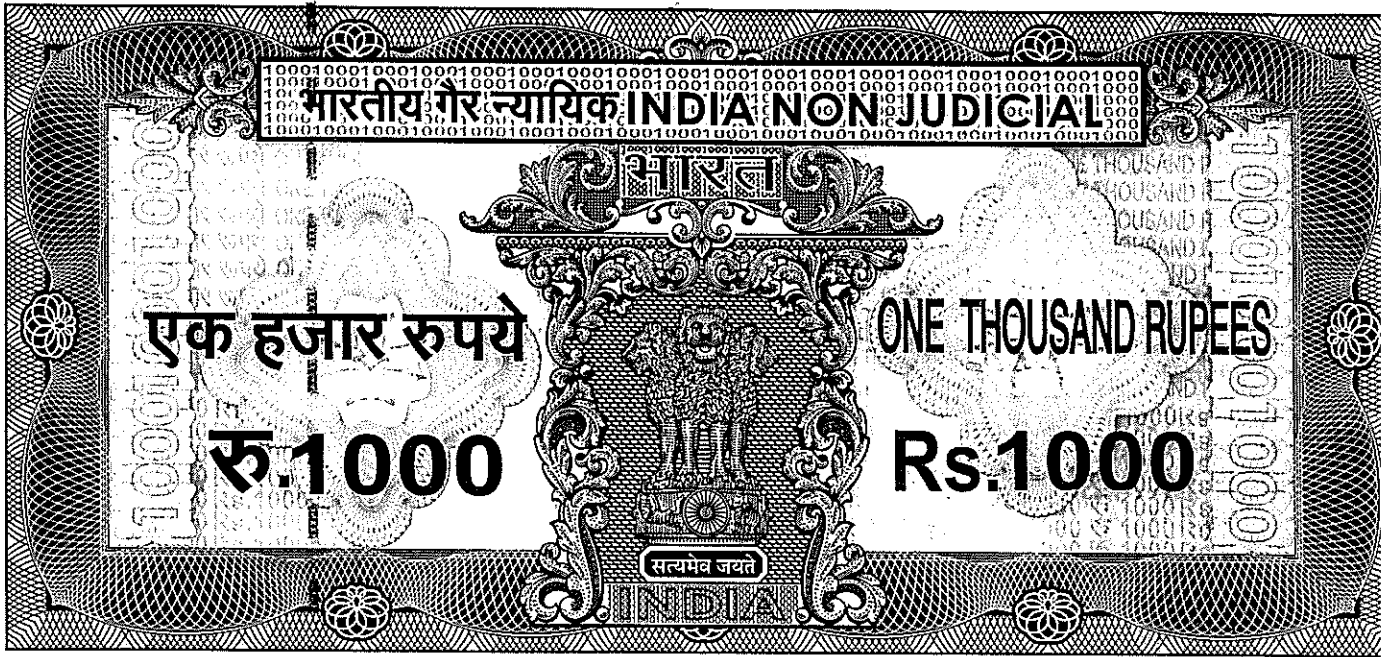
मोहित



Contd.....9..

Mohit





उत्तर प्रदेश UTTAR PRADESH

W 421344

07 FEB 20

-9-

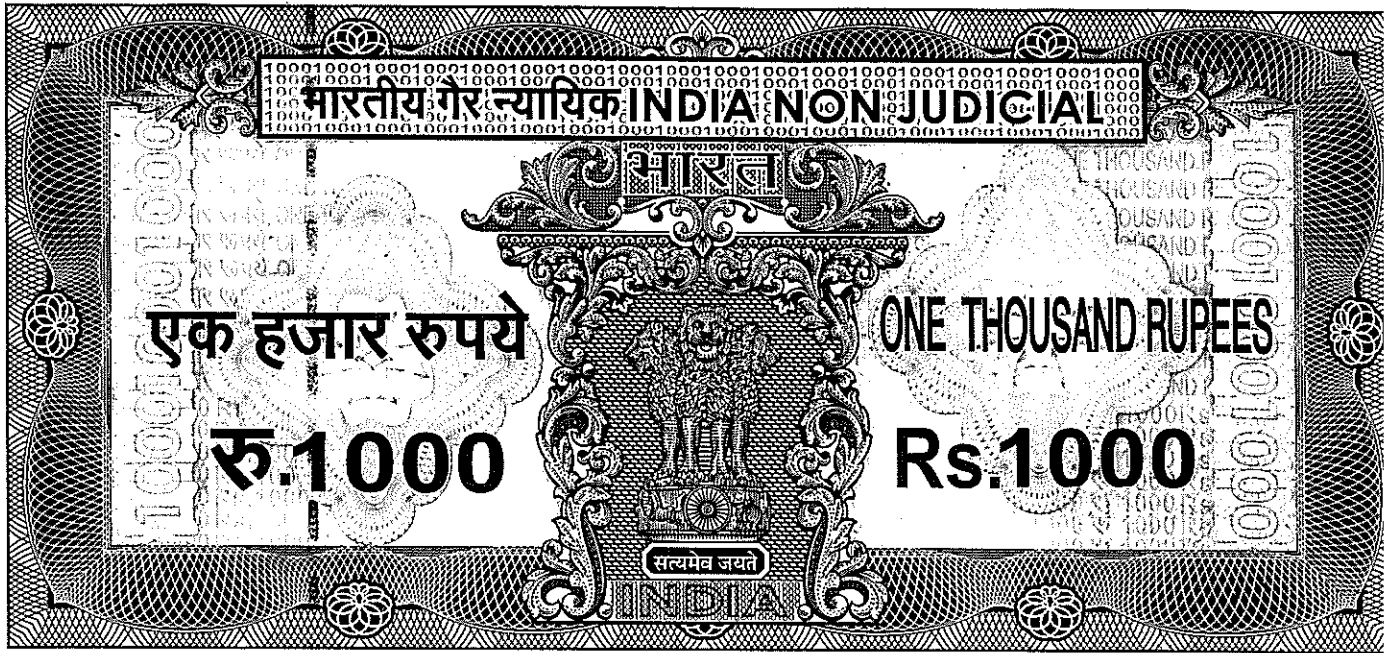
AND WHEREAS the Seller is in need of money for his personal use and therefore, is desirous to transfer by way of sale, his whole share, ownership, rights, and all interests in the property;

AND WHEREAS 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 agreed with the Seller for the absolute sale of all his rights in the said Property for a total sale consideration of ₹17,00,000/- (₹Seventeen Lacs Only);

Contd.....10..

का शर्मा

Mohit



उत्तर प्रदेश UTTAR PRADESH

W 421343

07 FEB 20

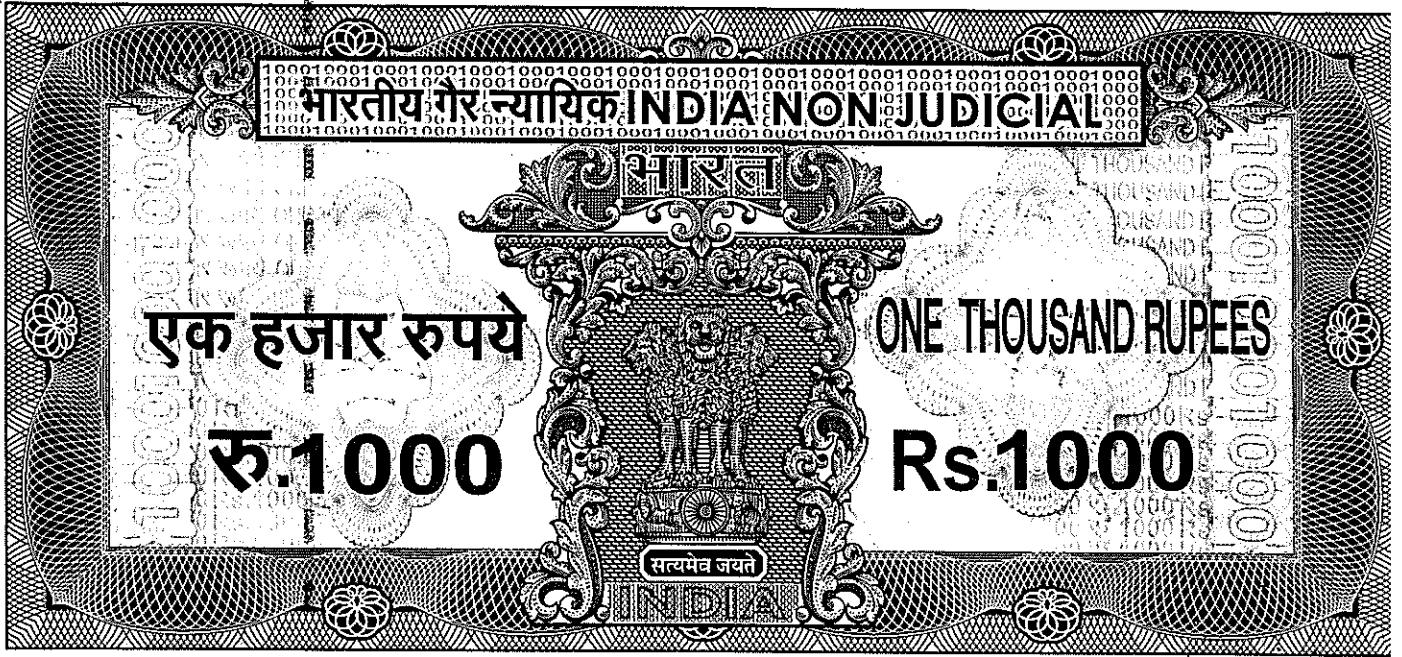
-10-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of ₹17,00,000/- (₹Seventeen Lacs 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.

श्री क शर्मा

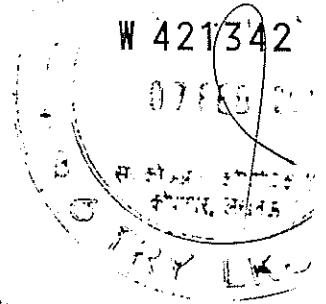
Contd.....11..

Mohit



उत्तर प्रदेश UTTAR PRADESH

-11-



NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in consideration of the said sum of ₹17,00,000/- (Seventeen Lacs 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 agricultural land of **Khasra No. 471 Kha**, total measuring 0.2190 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, the property morefully detailed at the foot of this deed and



Contd.....12..



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.

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.


10/07/2017


Contd.....13..

Mohit


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 transferred under this deed up to the date of execution of this deed 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 and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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.


११/११/२०११


Contd.....14..

Mohit



6. That 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 them 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.
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 any trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 200 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits.

15/11/2017


Contd.....15..

Mohit



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 declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser, the said property is an agricultural and no land use ever been changed by any authority.

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

10. That the total area of the premises transferred under this deed is 0.2190 Hectare (Zero Point Two One Nine Zero), the value of the property as fixed by the Collector Lucknow is ₹45,00,000/- per hectare, according to which the market value of the property comes to ₹9,85,500/- (₹Nine Lacs Eighty Five Thousand Five Hundred Only). In view of the fact that development work/construction work within the periphery of 50 meter of land are being carried out by the Developer, hence the valuation is enhanced by 40% as per rules notified by Collector, hence the enhanced value comes to ₹13,79,700/- (₹Thirteen Lacs Seventy Nine Thousand Seven Hundred only). The actual sale consideration of ₹17,00,000/- (₹Seventeen Lacs Only) is higher than the market value of ₹13,79,700/- (₹Thirteen Lacs Seventy Nine Thousand Seven Hundred only). Hence, the stamp duty on sale consideration of ₹17,00,000/- (₹Seventeen Lacs Only) i.e. on the actual value paid for the transfer of the property comes to ₹1,19,000/- (₹One Lac Nineteen Thousand Only) and has accordingly been paid by the Purchaser.

21/11/17


Contd.....16..

Mohit



विक्रय पत्र

1,700,000.00 / 1,380,000.00

10,000.00

20

10,020.00

600

प्रतिफल मालियत
रामा
डोरी

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

व्यवसाय कृषि

निवासी स्थायी मुबारकपुर लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 3/3/2012

समय 3:43PM

वजे निवन्धन हेतु पेश किया।

दि ३

दि ३



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0बी0 चन्द्रा)
उप निबन्धक

बक्शी का तालाब

3/3/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त
विक्रेता क्रेता

रामा
डोरी

पेशा कृषि

निवासी मुबारकपुर लखनऊ

दि ३



कन्विकसन कान्स0 प्रा0 लि0 द्वारा अधि0 हस्ता0
मोहित भाटिया पुत्र वेद प्रकाश भाटिया
पेशा प्राईवेद नौकरी
निवासी

Mohit



ने निष्पादन स्वीकार किया।

जिनकी पहचान

लक्ष्मण प्रसाद

जियालाल

पेशा

निवासी

मुबारकपुर लखनऊ

व श्री

रघुनाथ

पुत्र श्री

स्व0 सुखदेव

पेशा

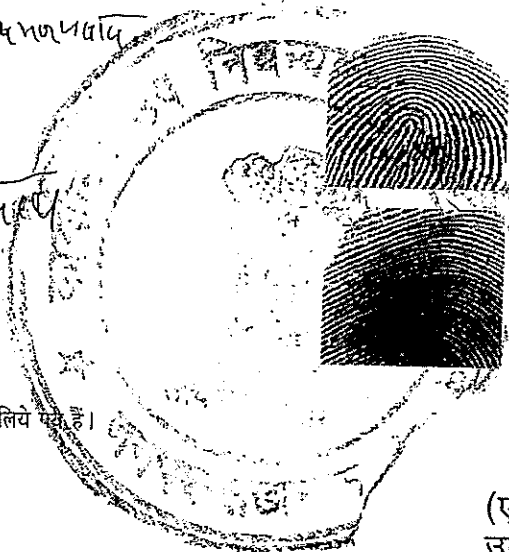
कृषि

निवासी

मुबारकपुर लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0बी0 चन्द्रा)
उप निबन्धक
बक्शी का तालाब
3/3/2012

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture land of **Khasra No. 471 Kha**, total measuring 0.2190, situated at Village- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 471 KHA

East : Land of Khasra Nos. 494 & 498
West : Land of Khasra Nos. 472 & 469
North : Land of Khasra Nos. 472 & 477
South : Land of Khasra Nos. 469 & 470

SCHEDULE OF PAYMENT

1. ₹17,00,000/- (₹Seventeen Lacs only) vide cheque no. 467118 dated 03.03.2012 drawn on HDFC Bank, Aliganj, Lucknow.

Received a sum of ₹17,00,000/- (₹Seventeen Lacs only) as detailed above and now nothing is payable to the Seller by the Purchaser.

₹ 17,00,000/-


Contd.....17..

Mohit



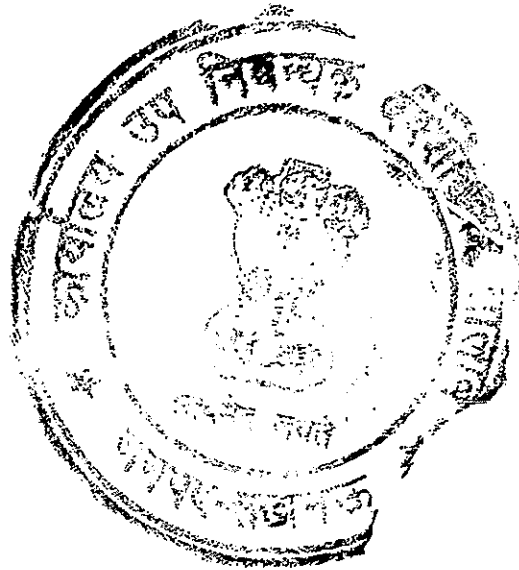
विक्रेता

Registration No.: 2460

Year : 2,012

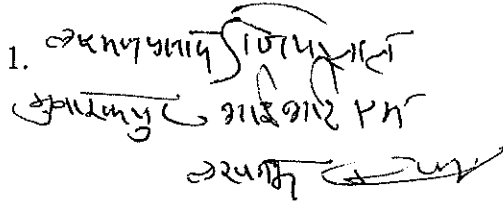
Book No. : 1

0101 रामा
डोरी
मुबारकपुर लखनऊ
कृषि



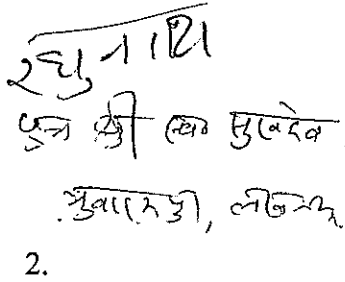
IN WITNESS WHEREOF, we the above named Seller and authorized signatory of Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES :-

1. 
अरुण कुमार शर्मा
अरुण कुमार शर्मा
अरुण कुमार शर्मा



SELLER

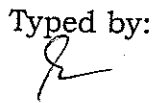
2. 
रघु शर्मा
रघु शर्मा का सुकरे
रघु शर्मा, लखनऊ

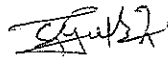
Mohit

PURCHASER

PAN-AA Dec 4297P

Drafted by:

Typed by:



(Sarvesh Kumar Gupta)
Advocate

क्रेता

Registration No. : 2460

Year : 2,012

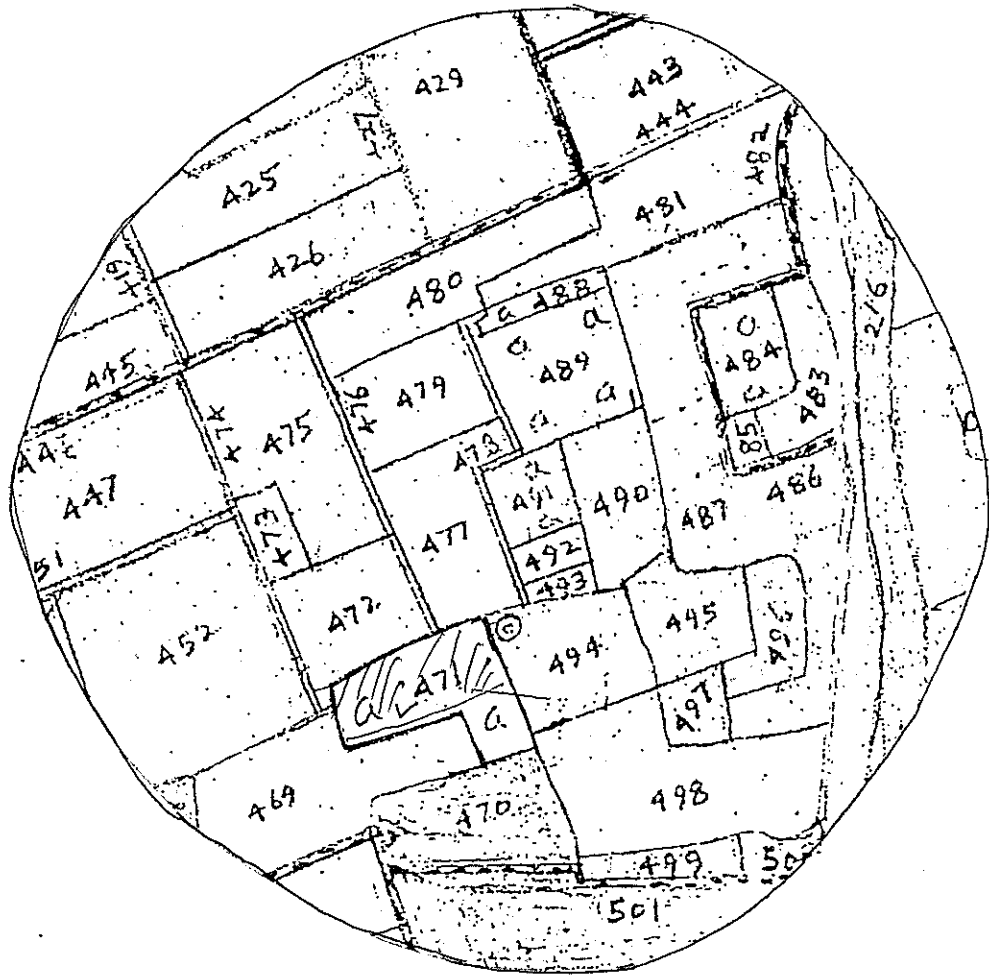
Book No. : 1

0201 कन्विकसन कान्स0 प्रा0 लि0 द्वारा अधि0 हस्ता0
मोहित भाटिया पुत्र वेद प्रकाश भाटिया


प्राईवेद नौकरी



नक्शा - नजरी भूमि खसरा नं० 471 खसरा 0.219 हेक्टेयर
 स्थित ग्राम-मुवारकपुर परगना-महोना, तहसील-कक्की का तालाव
 जिला-जखनड



विकेता
 सिद्धा शाहा


केता
 Mohit


आज दिनांक 03/03/2012 को
बही सं. 1 जिल्द सं. 4475
पृष्ठ सं. 263 से 298 पर क्रमांक 2460
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस०बी० चन्द्रा)

उप निबन्धक

बक्शी का तालाब

3/3/2012

