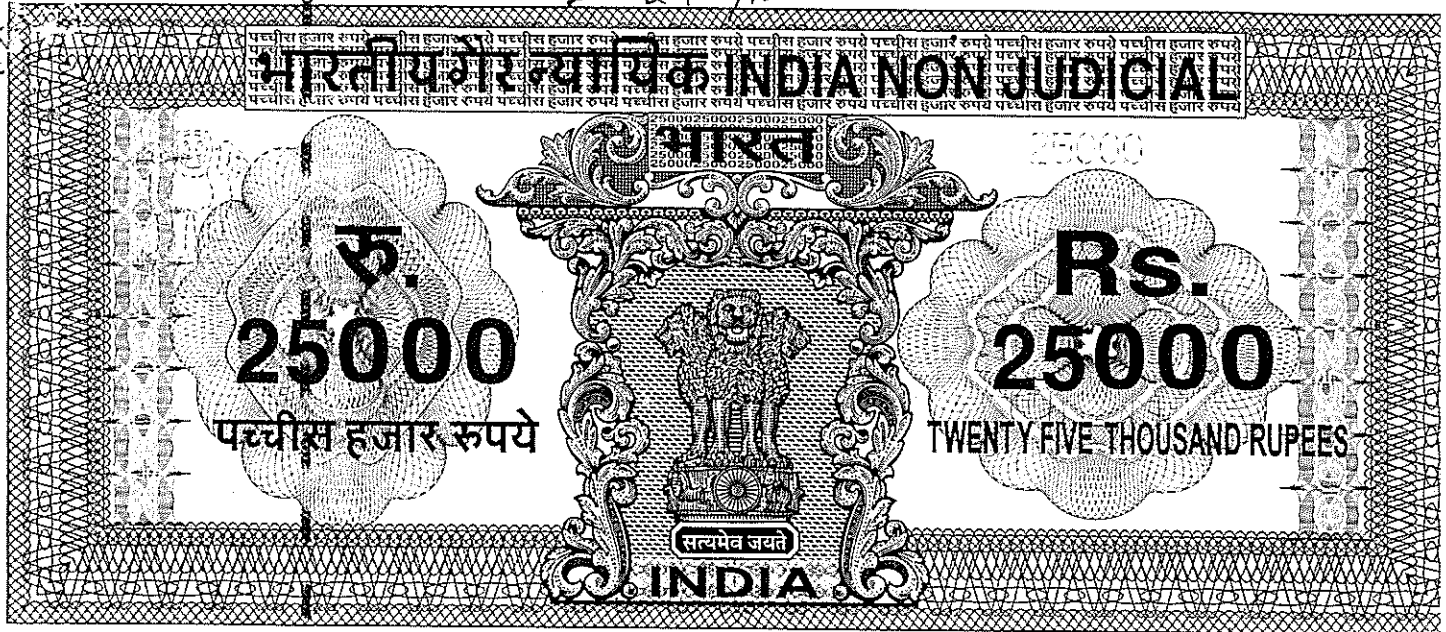


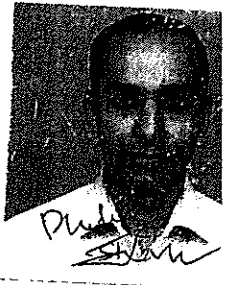
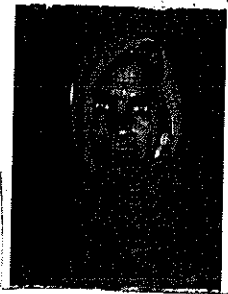
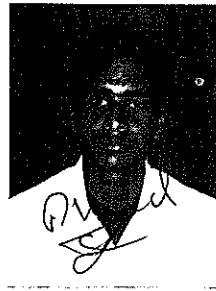
7-2461/12



उत्तर प्रदेश UTTAR PRADESH

B 576495

B 576495



Stamp: ₹1,26,000/-

SALE DEED

Nature of Land
Pargana
Village

Agriculture
Mahona
Mubarakpur

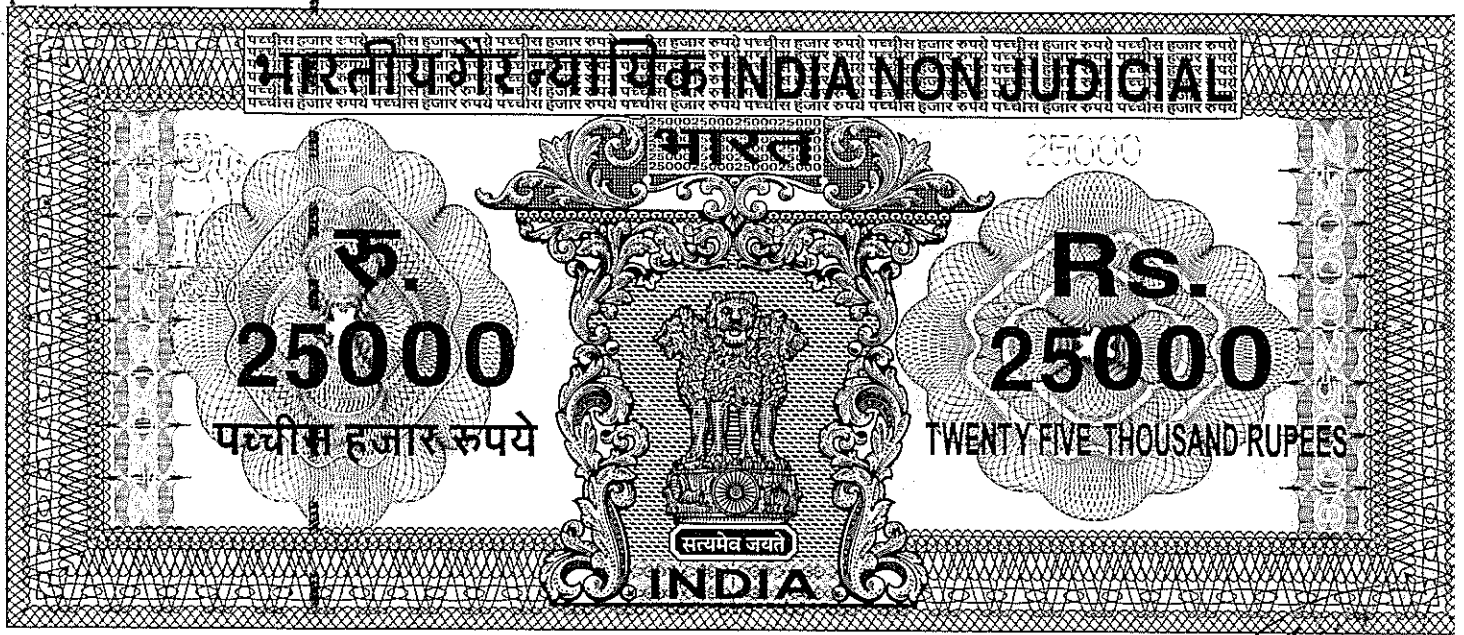
Contd.....2..

दिनेश

सुरेश

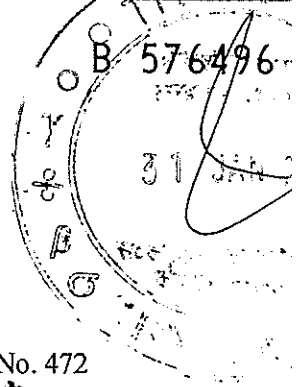
मि. अ. ह. पावत

Nohit



उत्तर प्रदेश UTTAR PRADESH

B 576496



-2-

Details of Property

Area

Area of the Property

Road

Type of Property

Consideration

Valuation

Land bearing Khasra No. 472

In Hectare

0.2510 Hectare

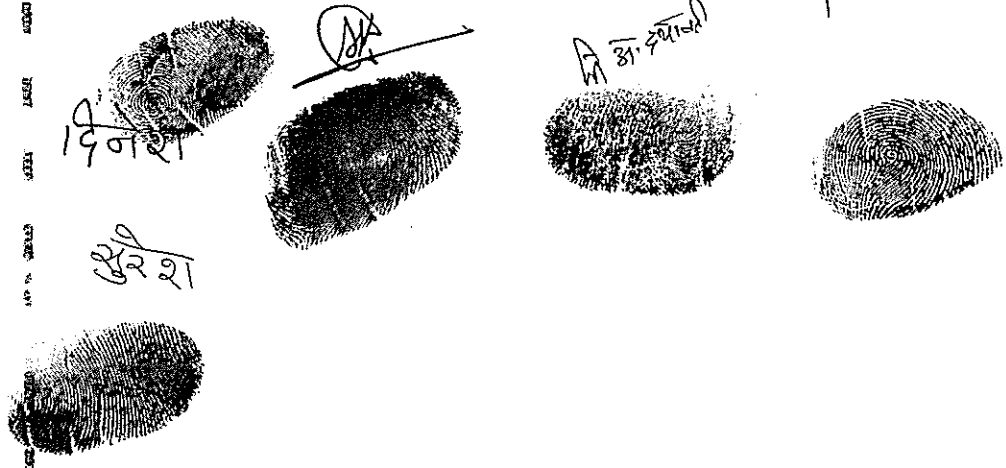
More than 200 meters away from
IIM Road

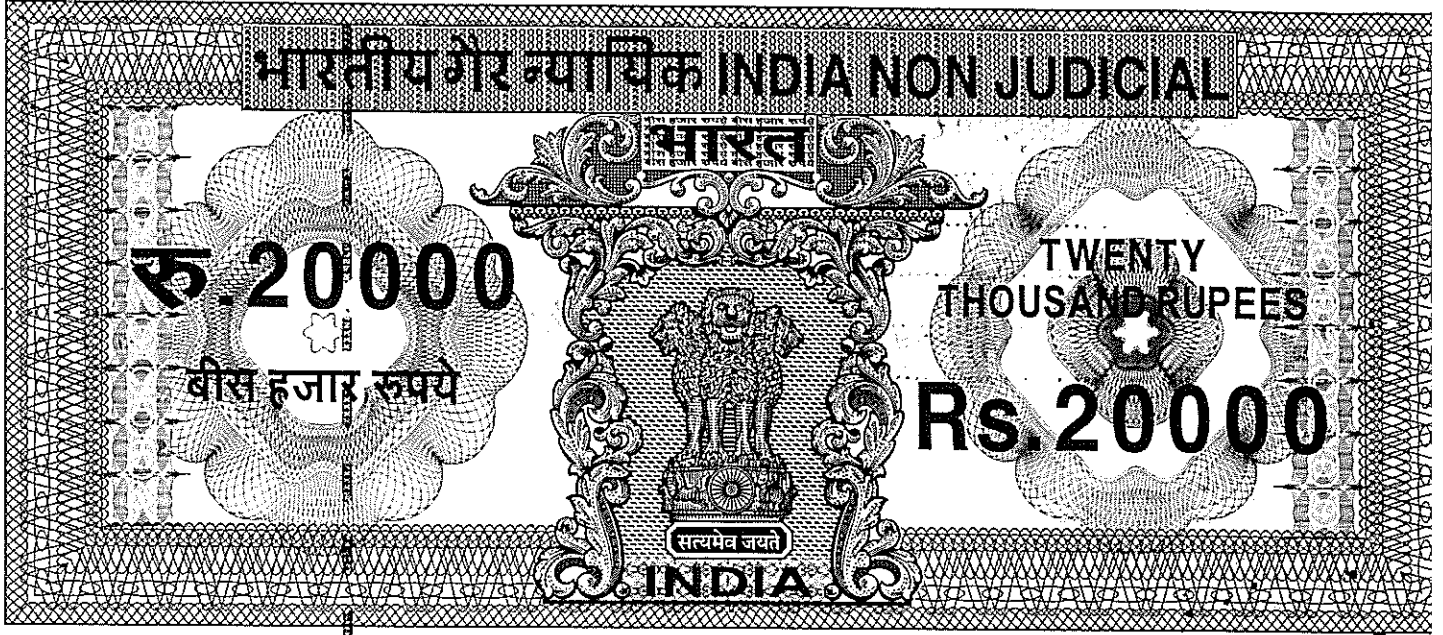
Agriculture

₹18,00,000/-

₹15,81,300/-

Contd.....3..





उत्तर प्रदेश UTTAR PRADESH

A-291583

27 DEC 2011

-3-

BOUNDARIES OF LAND KHASRA NO. 472

- East : Chak Road thereafter Land of Khasra No. 477
West : Land of Khasra No. 452
North : Land of Khasra Nos. 473 & 475
South : Land of Khasra Nos. 469 & 471

Contd.....4..

दिनेश

सुरेश

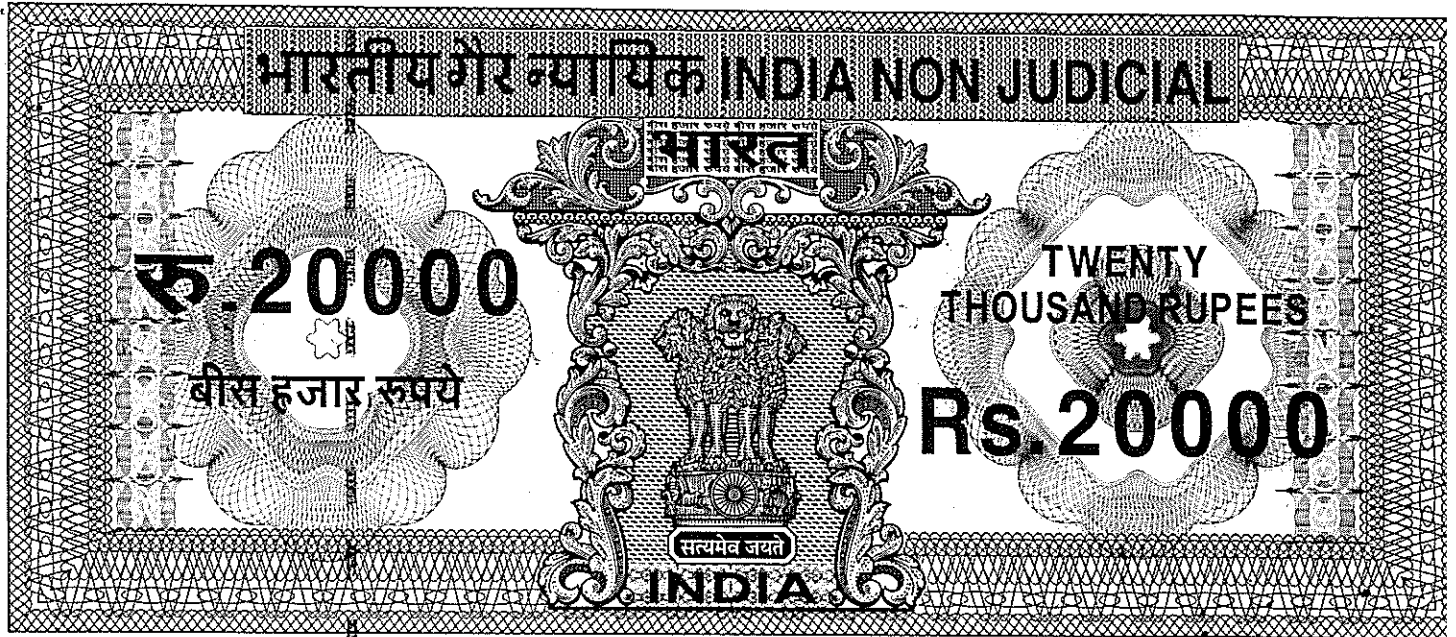
मोहित

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AS

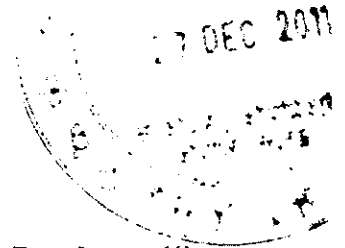




उत्तर प्रदेश UTTAR PRADESH

A 291584

-4-



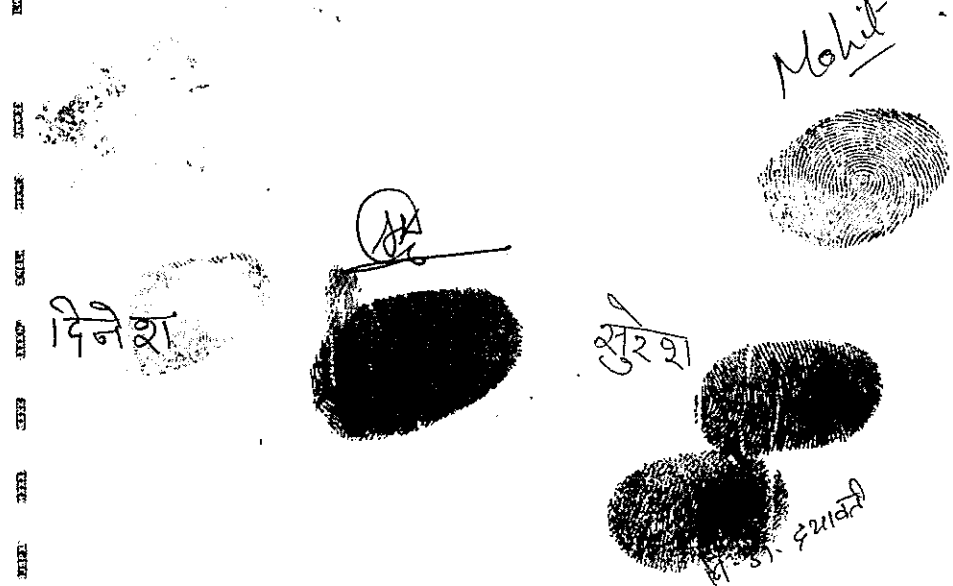
Sellers (4)

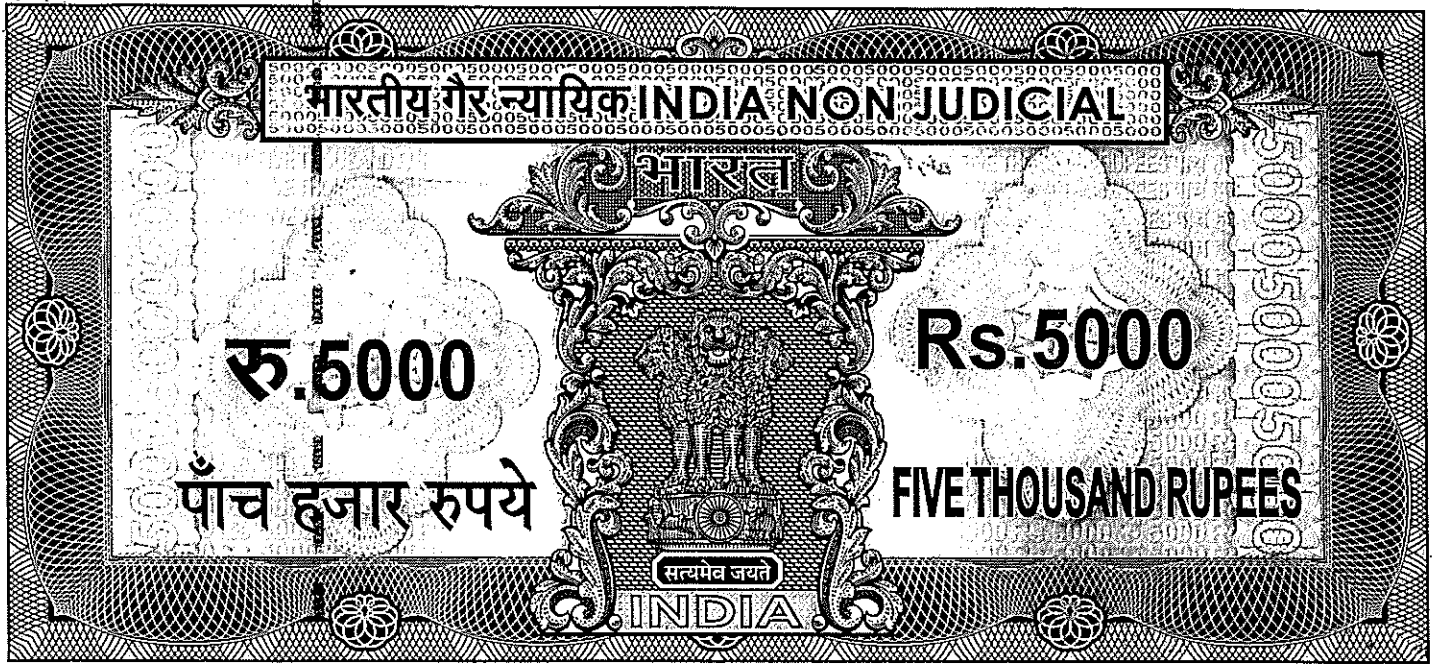
Purchaser (1)

Name of the Sellers-

(1) DINESH KUMAR, (2) AWADHESH KUMAR, (3) SURESH KUMAR, all sons of LATE SRI TULSI and (4) SMT. DAYAWATI, W/o LATE SRI TULSI, all R/o Gram- Mubarakpur, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District-Lucknow.

Contd.....5..





उत्तर प्रदेश UTTAR PRADESH

Y 825148

-5-

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.

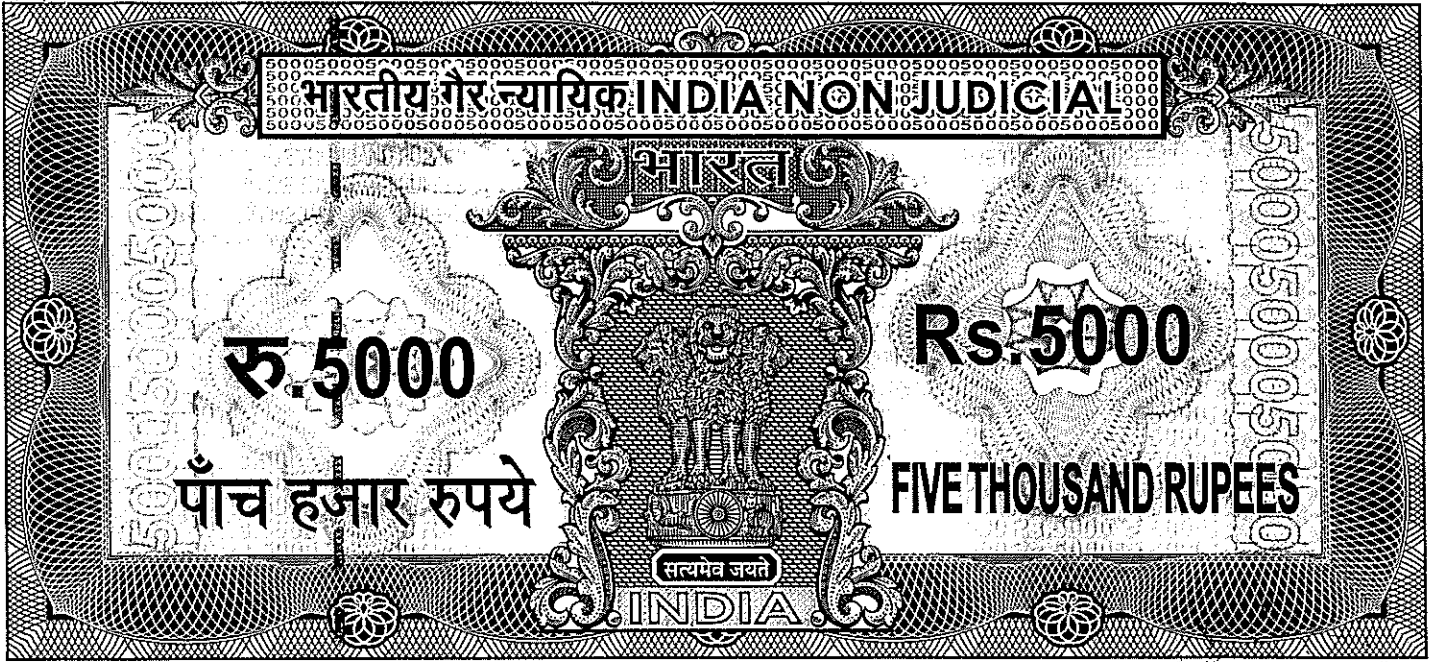
Contd.....6..

दि २०/०५/२०१८

सुरेश

मोहित

सि. डी. बघावती



उत्तर प्रदेश UTTAR PRADESH

-6-

THIS DEED OF SALE is executed this the 17th day of Feb., 2012 by (1) DINESH KUMAR, (2) AWADHESH KUMAR, (3) SURESH KUMAR, all sons of LATE SRI TULSI and (4) SMT. DAYAWATI, W/o LATE SRI TULSI, all R/o Gram- Mubarakpur, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District-Lucknow, (hereinafter jointly referred to as the **Sellers**) which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of M/S. CONVICTION CONSTRUCTIONS PVT., LTD., a Company incorporated

Contd.....7..

दिनेश



AW



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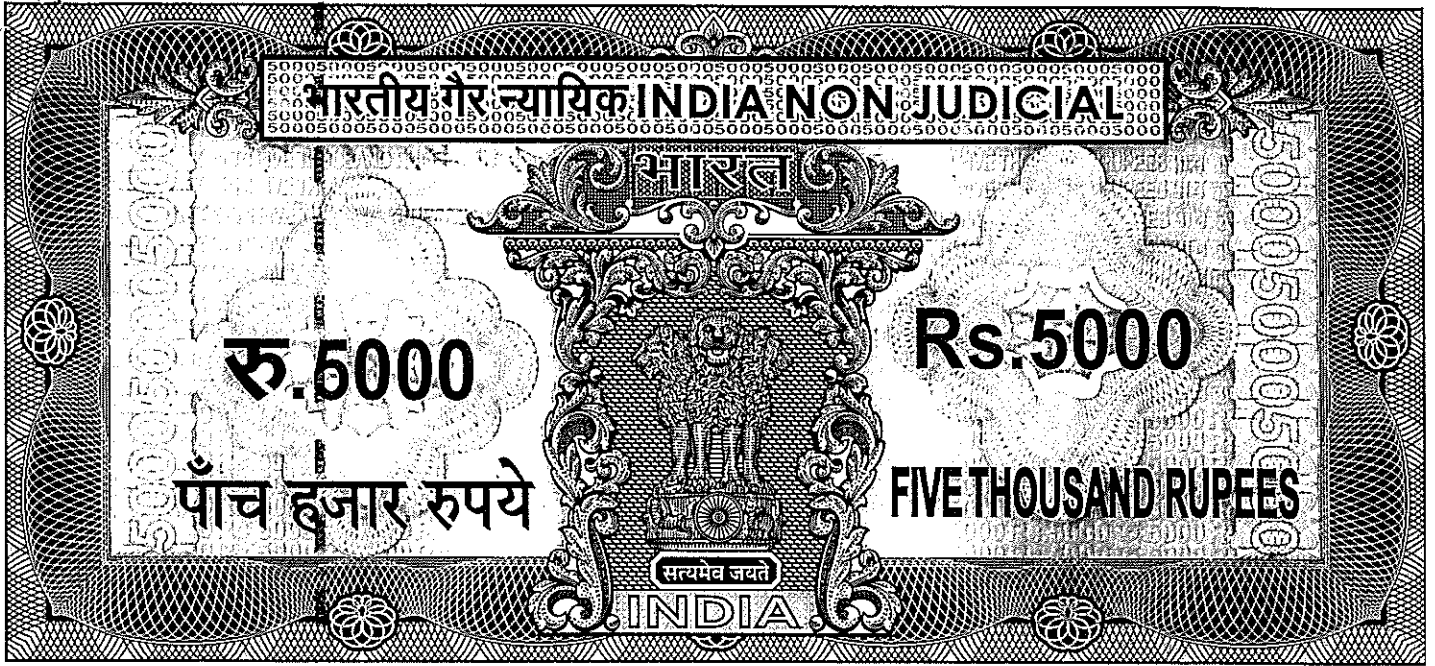


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उत्तर प्रदेश UTTAR PRADESH

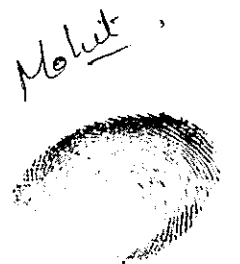
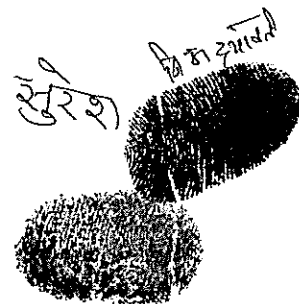
Y 825146

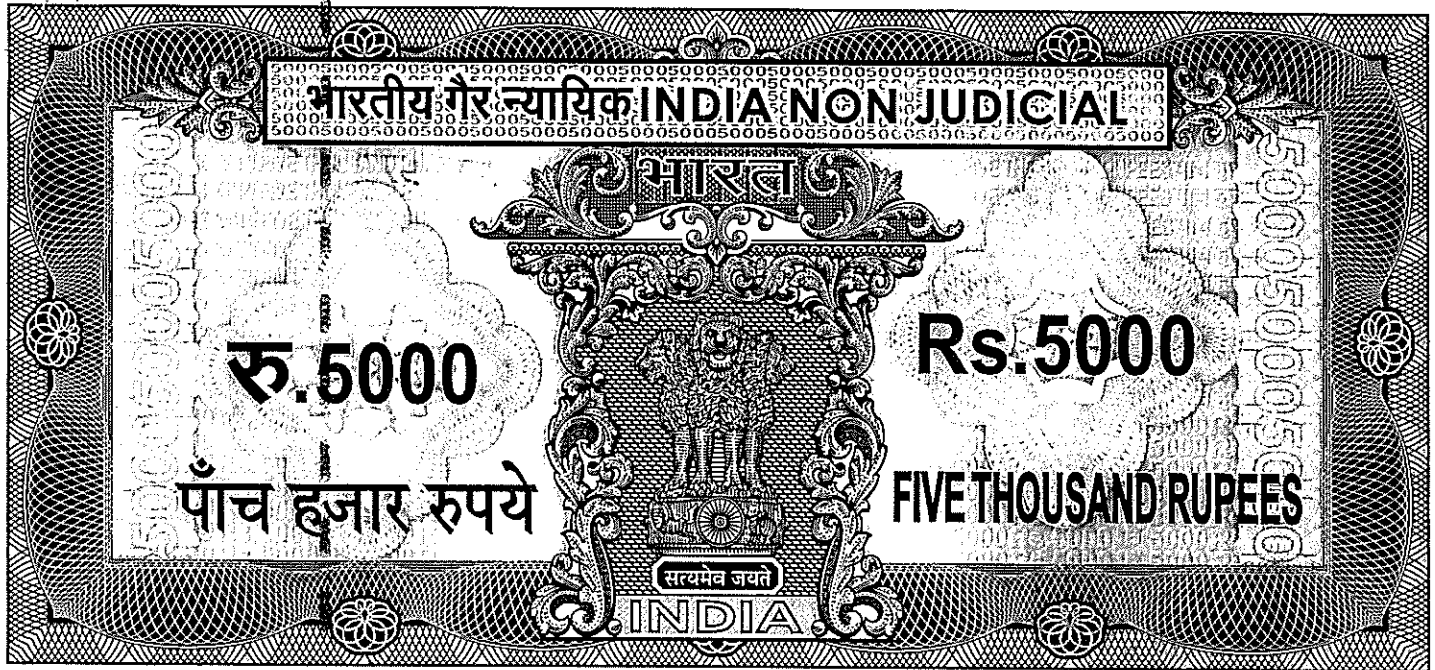
-7-

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, (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.

Contd.....8..

दिनेश





उत्तर प्रदेश UTTAR PRADESH

Y 825141

-8-

AND WHEREAS the Sellers are the absolute owner in possession with transferable rights in relation to the agricultural land of **Khasra No. 472**, measuring 0.2510 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;

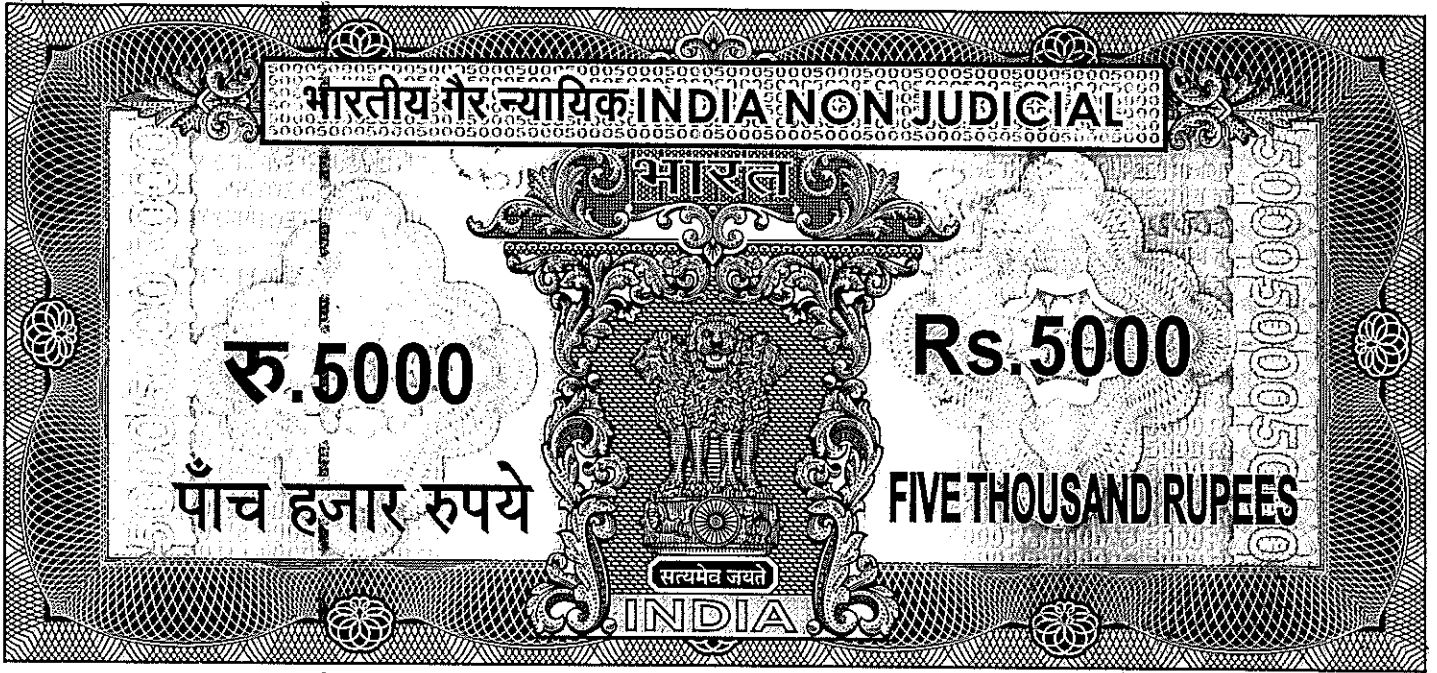
Contd.....9..

दिनेश

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श्री डा. पाल

Mohit



उत्तर प्रदेश UTTAR PRADESH

Y 825144

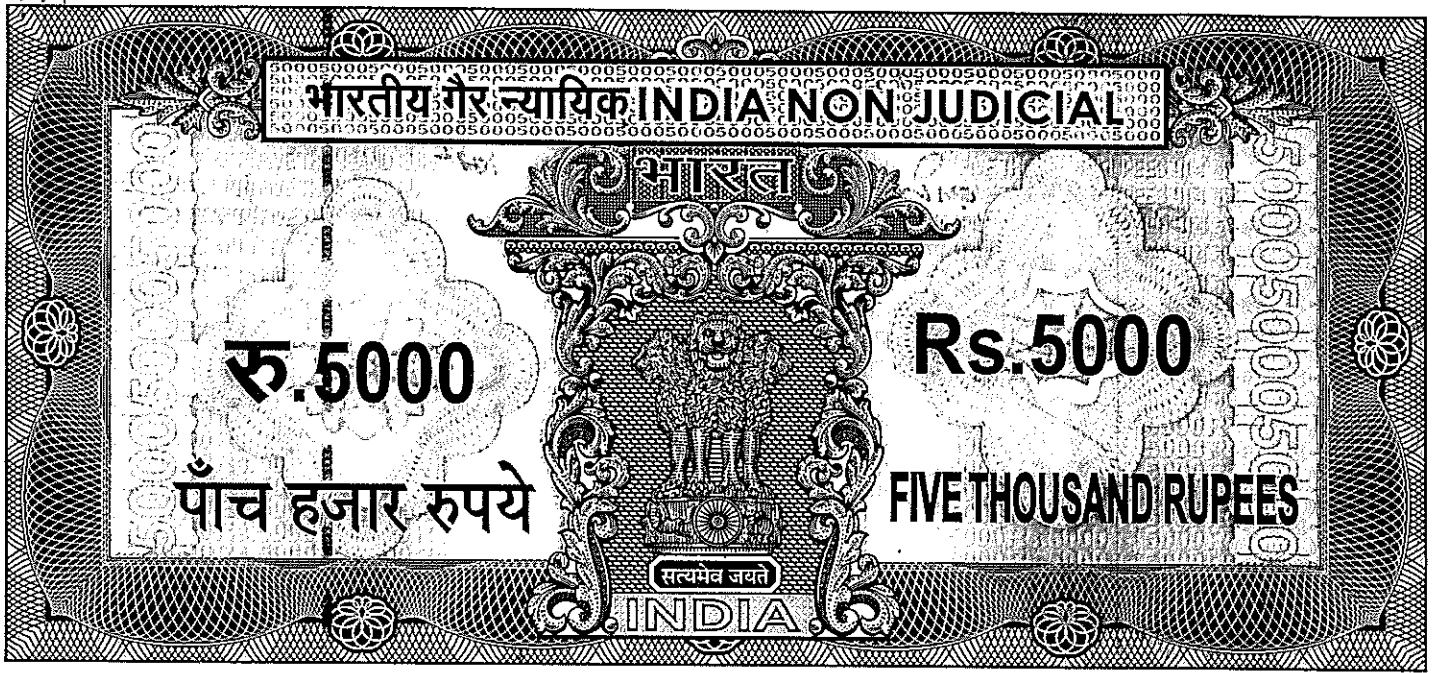
-10-

AND WHEREAS the Sellers are in need of money for their personal use and therefore, are desirous to transfer by way of sale, their whole shares, ownership, rights, and all interests in the property mentioned hereinabove;

AND WHEREAS the Purchaser is willing to buy the Property from the Sellers, and the Sellers are willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Sellers for the absolute sale of all their shares in the Property for a total sale consideration of ₹18,00,000/- (₹Eighteen Lacs Only);

Contd.....11..

दिनेश
सुरेश
मोह
सिद्धपाल



उत्तर प्रदेश UTTAR PRADESH

Y 825143

-11-

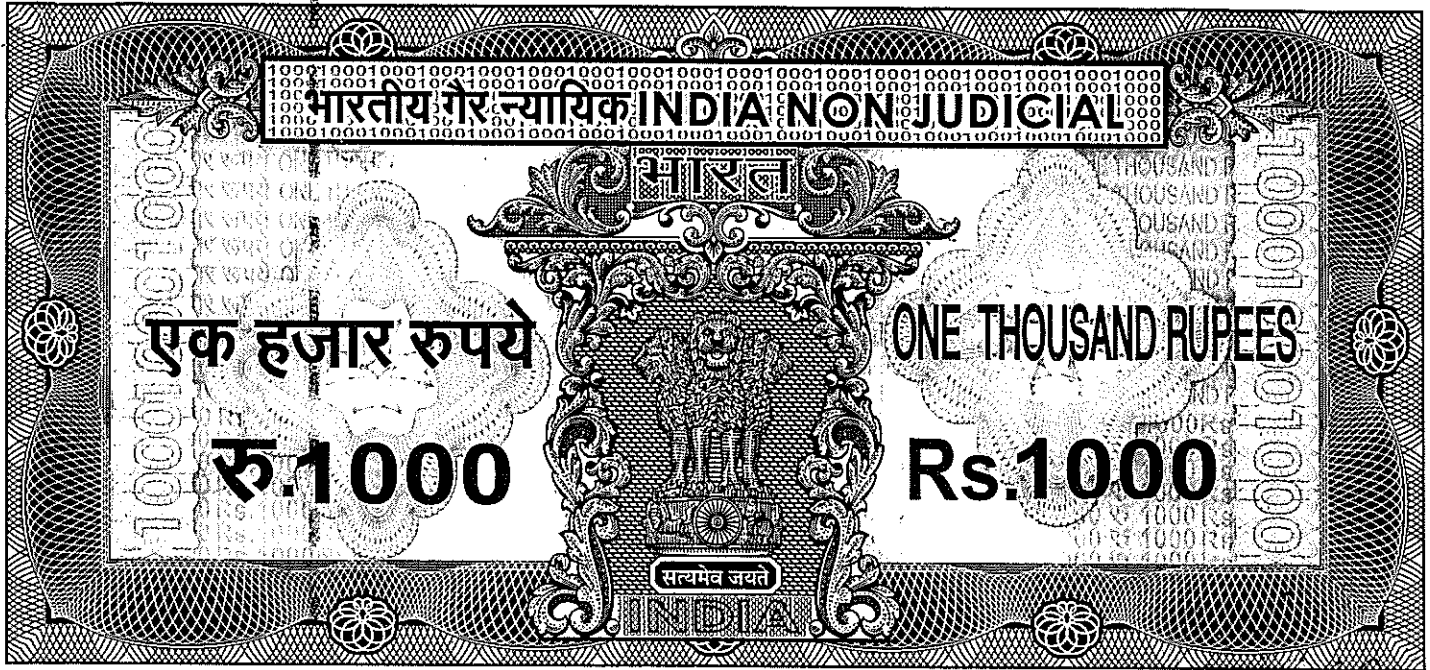
AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Sellers a sum of ₹18,00,000/- (₹Eighteen Lacs Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Sellers, as per details given under Schedule of Payment at the end of this Deed of Sale.

Contd.....12..

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उत्तर प्रदेश UTTAR PRADESH

-12-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of the said sum of ₹18,00,000/- (₹Eighteen Lacs Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth hereby transfer, convey, release and assign by way of absolute sale of the agriculture land of **Khasra No. 472**, measuring 0.2510 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil-Bakshi Ka Talab, 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

Contd.....13..

दिनेश
शेखर
मोहित

the Sellers 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 Sellers have 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 Sellers hereby declare and has assured the Purchaser that they are the sole owners 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.
4. That the Sellers have 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 Sellers 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 Sellers shall 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.

Contd.....14..



श्री श



श्री श

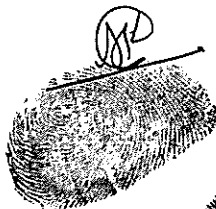
Mohit



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 Sellers, the Purchaser shall be entitled to recover from the Sellers, 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 Sellers, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Sellers 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.
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 Sellers 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 Sellers" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.

Contd.....15..

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सुरेश प्रसाद

Mohit



विक्रय पत्र

1,800,000.00 / 1,582,000.00

10,000.00

20

10,020.00

600

प्रतिफल मालियत
दिनेश कुमार
स्व0 तुलसी

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

दिनेश



व्यवसाय कृषि

निवासी स्थायी मुबारकपुर महोना लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 3/3/2012 समय 3:47PM

बजे निबन्धन हेतु पेश किया।

दिनेश

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0बी0 चन्द्रा)

उप निबन्धक

बक्शी का तालाब

3/3/2012

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

दिनेश कुमार
स्व0 तुलसी

पेशा कृषि

निवासी मुबारकपुर महोना लखनऊ

दिनेश

कान्वेशन कान्स0 प्रा0 लि0 द्वारा अधि हा0 मोहित
भाटिया

बेद प्रकाश भाटिया

पेशा प्राईवेड नौकरी

निवासी बी 2/347 से0 ए जानकीपुरम लखनऊ



श्री अवधेश कुमार
पुत्र श्री स्व0 तुलसी
पेशा कृषि

निवासी मुबारकपुर महोना लखनऊ

अवधेश

श्री सुरेश कुमार
पुत्र श्री स्व0 तुलसी

पेशा कृषि

निवासी मुबारकपुर महोना लखनऊ

सुरेश

श्रीमती दयावती
पत्नी श्री स्व0 तुलसी
पेशा गृहिणी

निवासी मुबारकपुर महोना लखनऊ

दयावती



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 on the said land, and there are no wells, constructions or tube-wells whatsoever on the aforesaid 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.

It is further declared that the Sellers and Purchaser both are NOT the members of the Scheduled Caste. 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 Sellers 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 Sellers and the Purchaser are the same as mentioned above.

10. That the total area of the land transferred under this deed is 0.2510 Hectare (Zero Point Two Five One 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 ₹11,29,500/- (₹Eleven Lacs Twenty Nine Thousand Five Hundred Only). In view of the fact that development work/construction work within the periphery of 50 meter of land are being

Contd.....16..

दिनेश



सुरेश



सुरेश



श्री डी. श्यामली

मोहित



ने निष्पादन स्वीकार किया ।

जिनकी पहचान लक्ष्मण प्रसाद जिया लाल लक्ष्मण प्रसाद

पेशा व्यापार

निवासी मुबारकपुर महोना लखनऊ

व श्री रघुनाथ
पुत्र श्री स्व० सुखदेव रघुनाथ

पेशा व्यापार

निवासी मुबारकपुर महोना लखनऊ

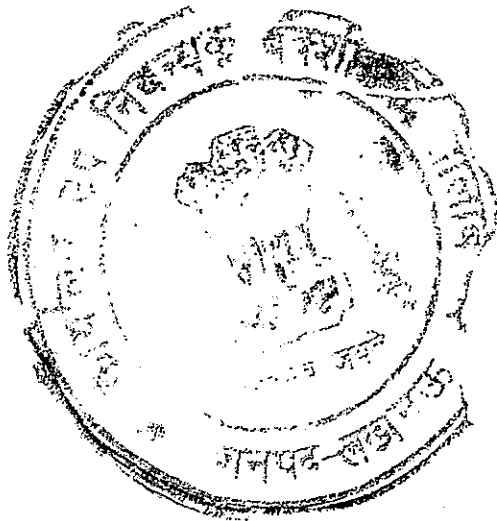
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस०बी० चन्द्रा)
उप निबन्धक
बक्शी का तालाब
3/3/2012



carried out by the Developer, hence the valuation is enhanced by 40% as per rules notified by Collector, hence the enhanced value comes to ₹15,81,300/- (₹Fifteen Lacs Eighty One Thousand Three Hundred only). The actual sale consideration of ₹18,00,000/- (₹Eighteen Lacs Only) is higher than the market value of ₹15,81,300/- (₹Fifteen Lacs Eighty One Thousand Three Hundred only). Hence, the stamp duty on sale consideration of ₹18,00,000/- (₹Eighteen Lacs Only) i.e. on the actual value paid for the transfer of the property comes to ₹1,26,000/- (₹One Lac Twenty Six Thousand Only) and has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agricultural land **Khasra No. 472**, measuring 0.2510 hectare, situated at Village-Mubarakpur, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 472

East : Chak Road thereafter Land of Khasra No. 477
West : Land of Khasra No. 452
North : Land of Khasra Nos. 473 & 475
South : Land of Khasra Nos. 469 & 471

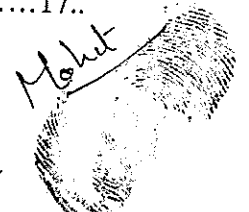
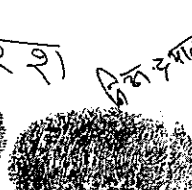
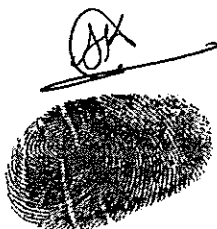
SCHEDULE OF PAYMENT

1. ₹18,00,000/- (₹Eighteen Lacs Only) vide cheque no. 467117 dated 03-03-2012 drawn on HDFC Bank, Aliganj, Lucknow.

Received a sum of ₹18,00,000/- (₹Eighteen Lacs Only) as detailed above and now nothing is payable to the Sellers by the Purchaser.

Contd.....17..

दिनेश



विक्रेता

Registration No.: 2461

Year : 2,012

Book No. : 1

0101 दिनेश कुमार

स्व0 तुलसी

मुबारकपुर महोना लखनऊ

कृषि



0102 अवधेश कुमार

स्व0 तुलसी

मुबारकपुर महोना लखनऊ

कृषि



0103 सुरेश कुमार

स्व0 तुलसी

मुबारकपुर महोना लखनऊ

कृषि



0104 दयावती

स्व0 तुलसी

मुबारकपुर महोना लखनऊ

गृहिणी



IN WITNESS WHEREOF, we the above named Sellers 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. लक्ष्मणप्रसाद सिन्हा
अनामिका मुखर्जी
लक्ष्मण

शुभनाथ
पुनः श्री मुखर्जी
शुभाशुभा, लखनऊ

SELLERS

दिनेश

शुभनाथ



शुभनाथ



शुभनाथ



2.

Drafted by:

Typed by:

शुभनाथ

(Sarvesh Kumar Gupta)
Advocate

PURCHASER

PAN - AA D



Mohit

शुभनाथ



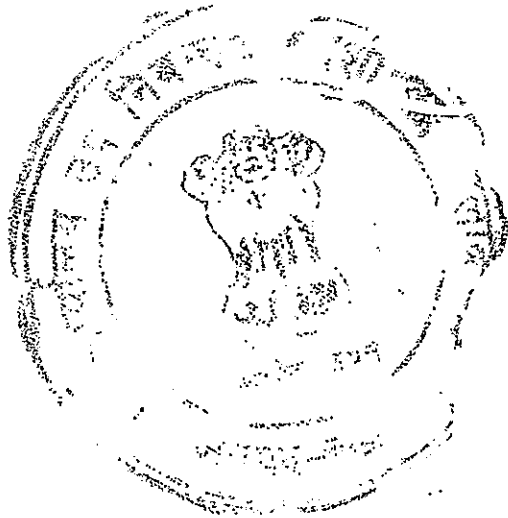
क्रेता

Registration No. : 2461

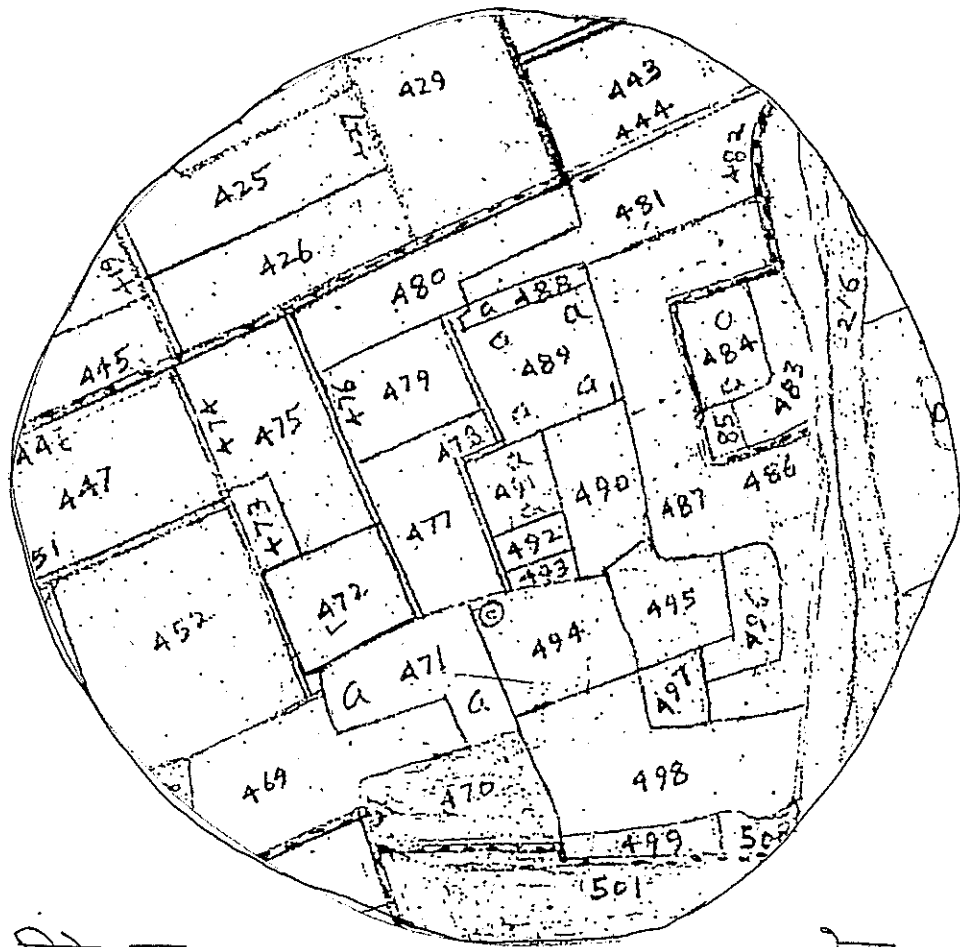
Year : 2,012

Book No. : 1

0201 कान्वेक्शन कान्स0 प्रा0 लि0 द्वारा अधि हा0 मोहित भाटिया
वेद प्रकाश भाटिया
बी 2/347 से0 ए जानकीपुरम लखनऊ
प्राईवेद नौकरी



नक्शा नजरी भूमि खसरा नं. 472 रकबा 0.2510 हेक्टेयर
स्थित ग्राम- पुवारकपुर परगना- महोना, तहसील- नक्शा का
वालाव, जिला- लखनऊ



विक्रेतागण

दिनेश

सुरेश

केला

Mohit

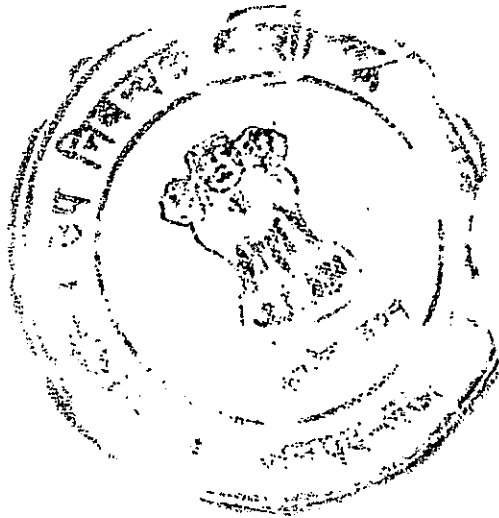
विष्णुधारी

आज दिनांक 03/03/2012 को

वही सं. 1 जिल्द सं. 4475

पृष्ठ सं. 299 से 334 पर क्रमांक 2461

रजिस्ट्रीकृत किया गया ।



रजिस्ट्रार अधिकारी के हस्ताक्षर

(एनबी० चन्द्रा)

उप निबन्धक

बक्शी का तालाब

3/3/2012