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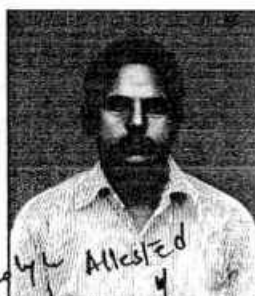
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उत्तर प्रदेश UTTAR PRADESH

63
211



Valuation as per D.M.Circle Rate : Rs. 87,25,200.00
Sale Consideration : Rs. 98,15,850.00
Stamp Duty Paid : Rs. 6,87,200.00
Pargana : Lucknow

SALE DEED

Nature of Land	Agriculture
Village	Baghamau
Tehsil & District	Lucknow

गंगा चरन
Anil Kumar Gupta

आदर्श कोषागार, लखनऊ-11

दिनांक

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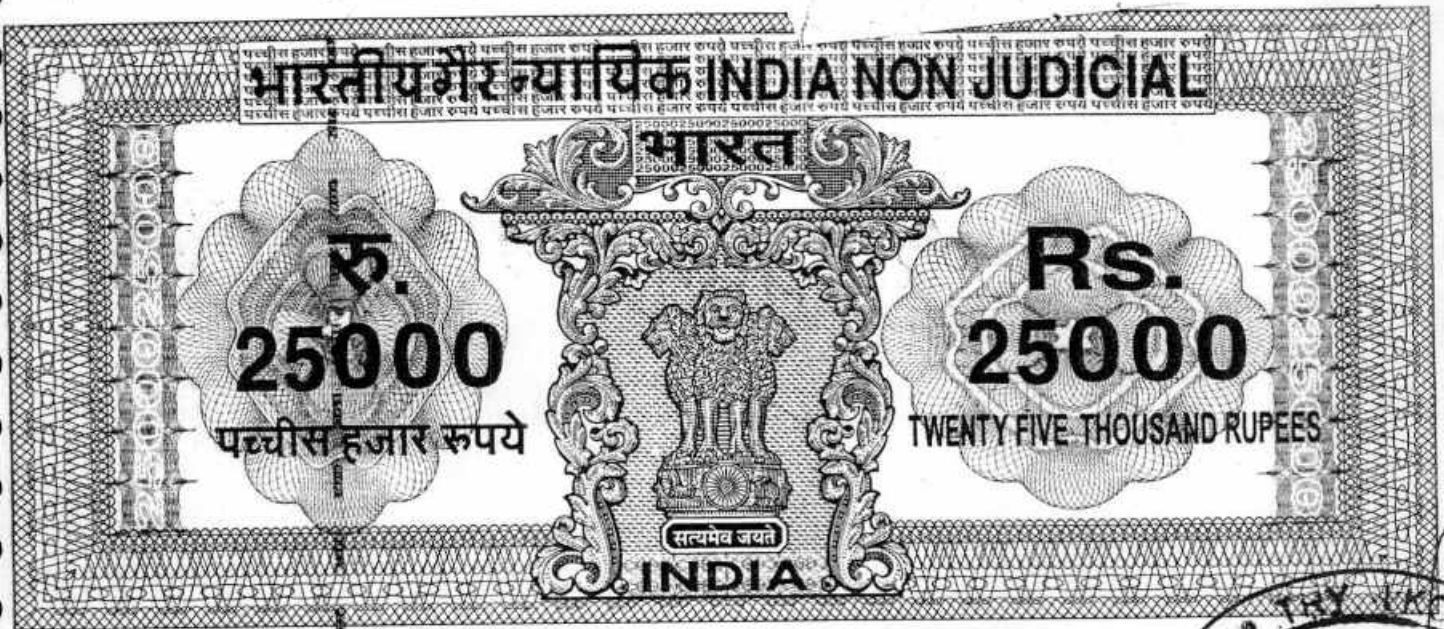
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कासायर

15/11/2000
Bridgette M'Jeeh City, N.Y.





उत्तर प्रदेश UTTAR PRADESH



Details of Property

Khasra No 97 Kha; Khasra No. 137; Khasra No. 140 J; Khasra No. 140 Jha; Khasra No. 141 K; Khasra No 151; Khasra No. 263; Khasra No 734; Khasra No. 771; Khasra No. 217; Khasra No. 241; Khasra No. 221; Khasra No. 228; Khasra No. 383; Khasra No. 391; Khasra No. 388

Total Area
Purchased

2.9084 Hectare

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आदिश कोषागार लखनऊ ११

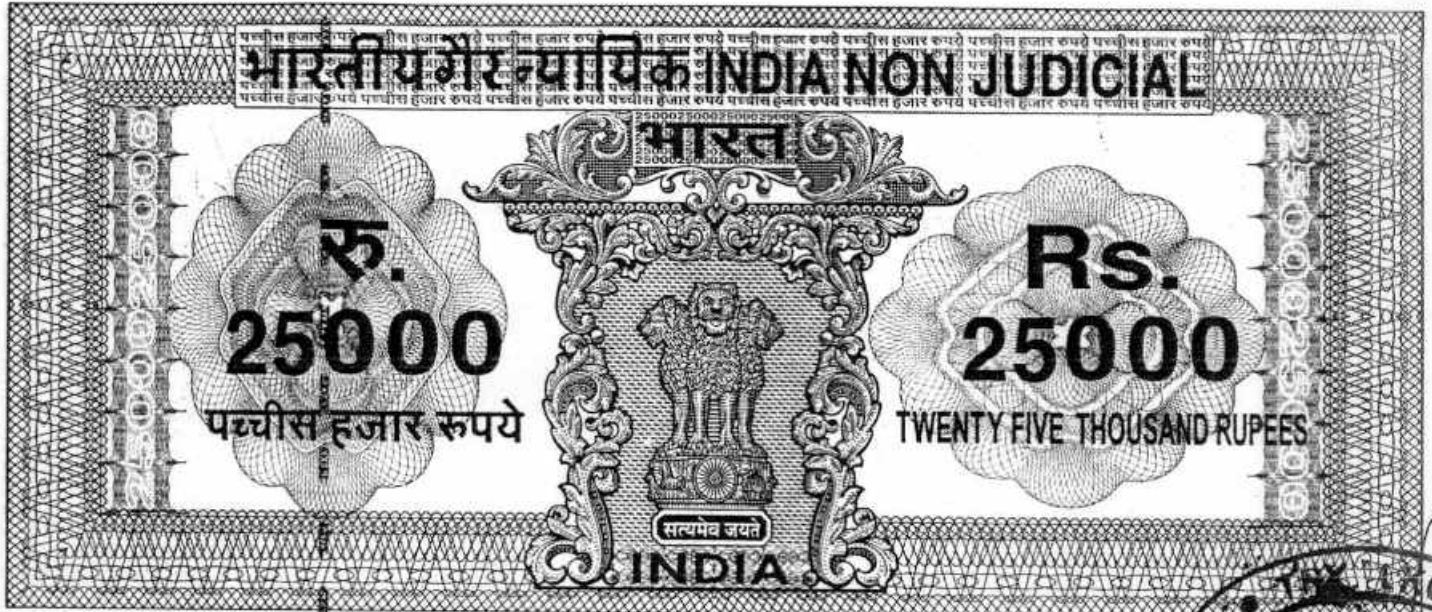
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कलियार





उत्तर प्रदेश UTTAR PRADESH



Road

More than 500 Mts away from
Main Sultanpur Road/ Saheed
Path Road . Land .Not Situated on
the Link Road; nor having any
abadi within 200 mts nor is
having any tubewell, boring or
trees

Type of Property

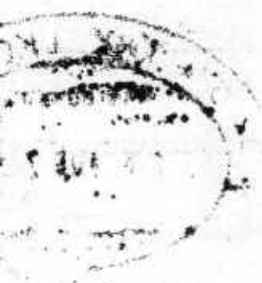
Agriculture land

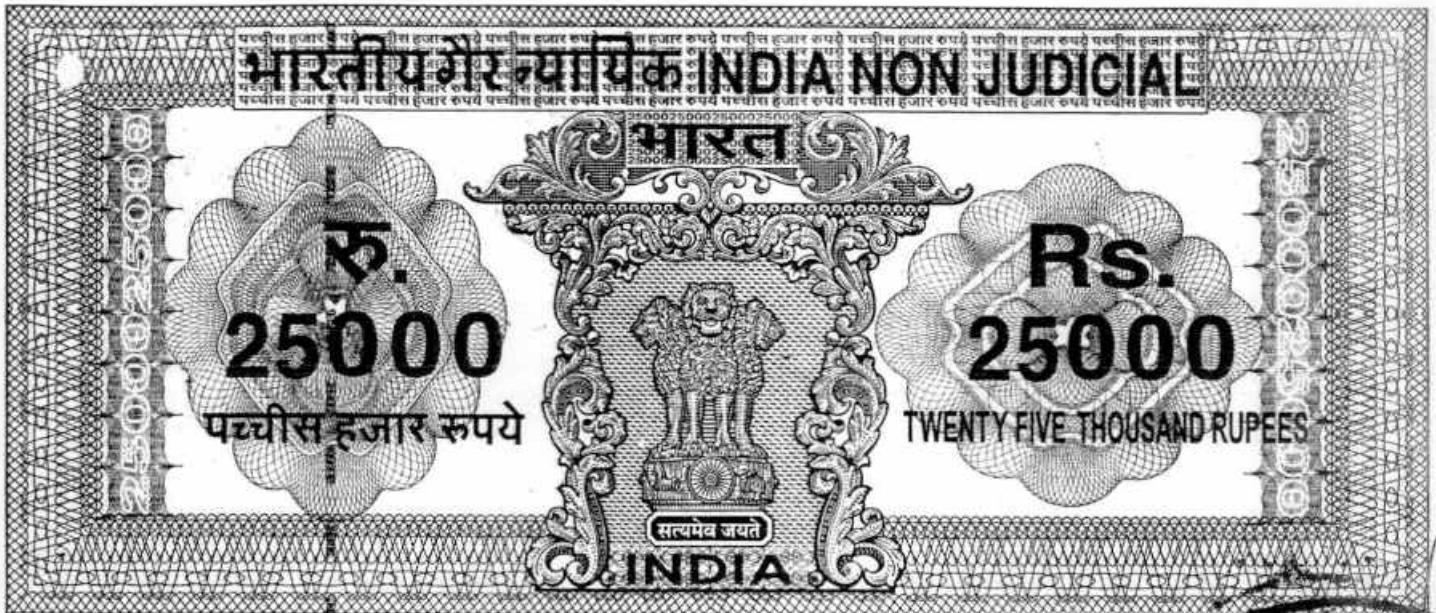
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Ashish Gupta
Ashish Gupta

25th Dec 1971
George W. T. C. S. R.

12





उत्तर प्रदेश UTTAR PRADESH



BOUNDARIES OF LAND

Khasra 217

North	:	Chak Road and Khasra No 216
South	:	Khasra No 219
East	:	Khasra No 214,215
West	:	Chak Road

Khasra 241

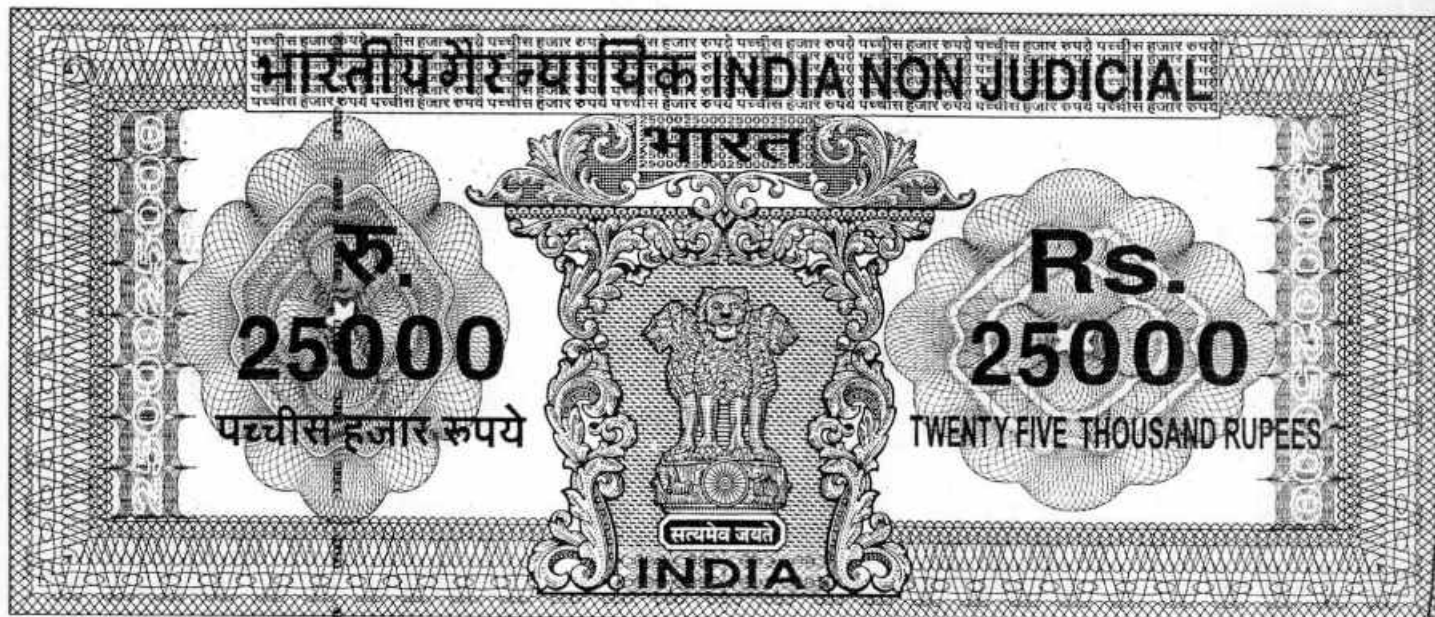
North	:	Khasra No 244
South	:	Khasra No 240
East	:	Khasra No 219
West	:	Khasra No 242

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उत्तर प्रदेश UTTAR PRADESH

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Khasra 221

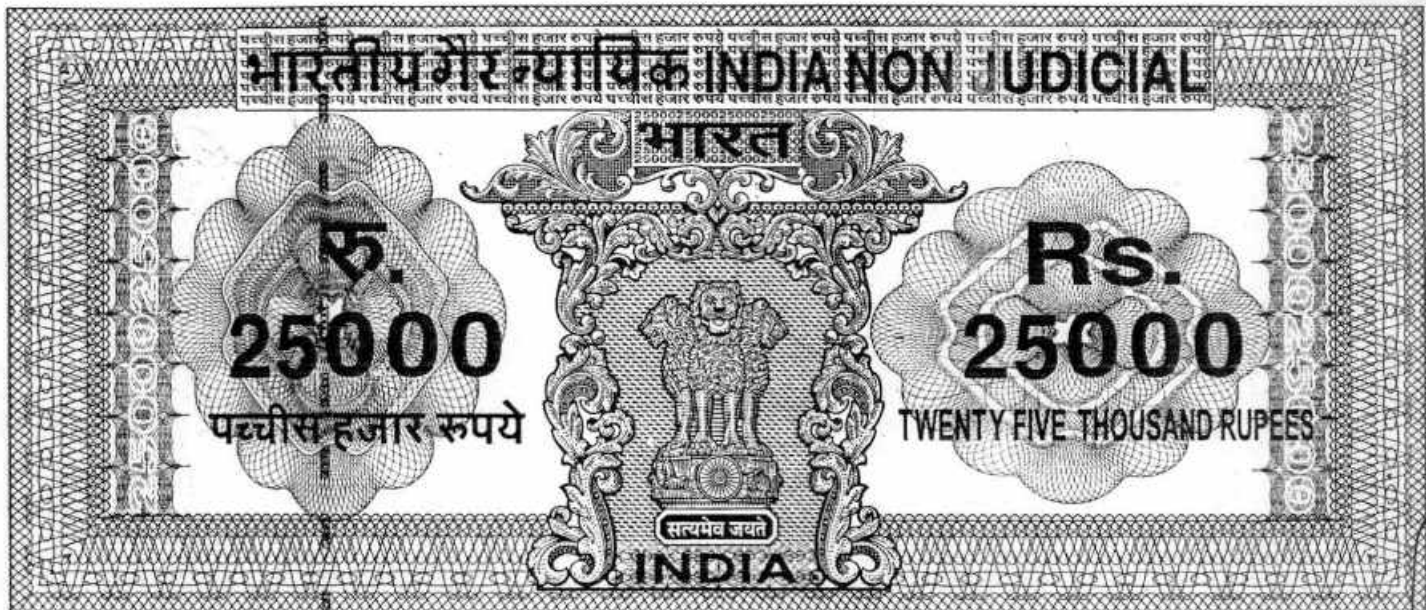
North	:	Khasra No 219
South	:	Khasra No 222
East	:	Khasra No 222, 219
West	:	Khasra No 228

Khasra 228

North	:	Chak Road
South	:	Khasra No 225, 226, 227
East	:	Khasra No 220, 221, 222
West	:	Khasra No 765

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Anilish Gupta



उत्तर प्रदेश UTTAR PRADESH

B 319092

Khasra 383

North	:	Khasra No 384
South	:	Khasra No 626, 628
East	:	Khasra No 382
West	:	Khasra No 389

Khasra 391

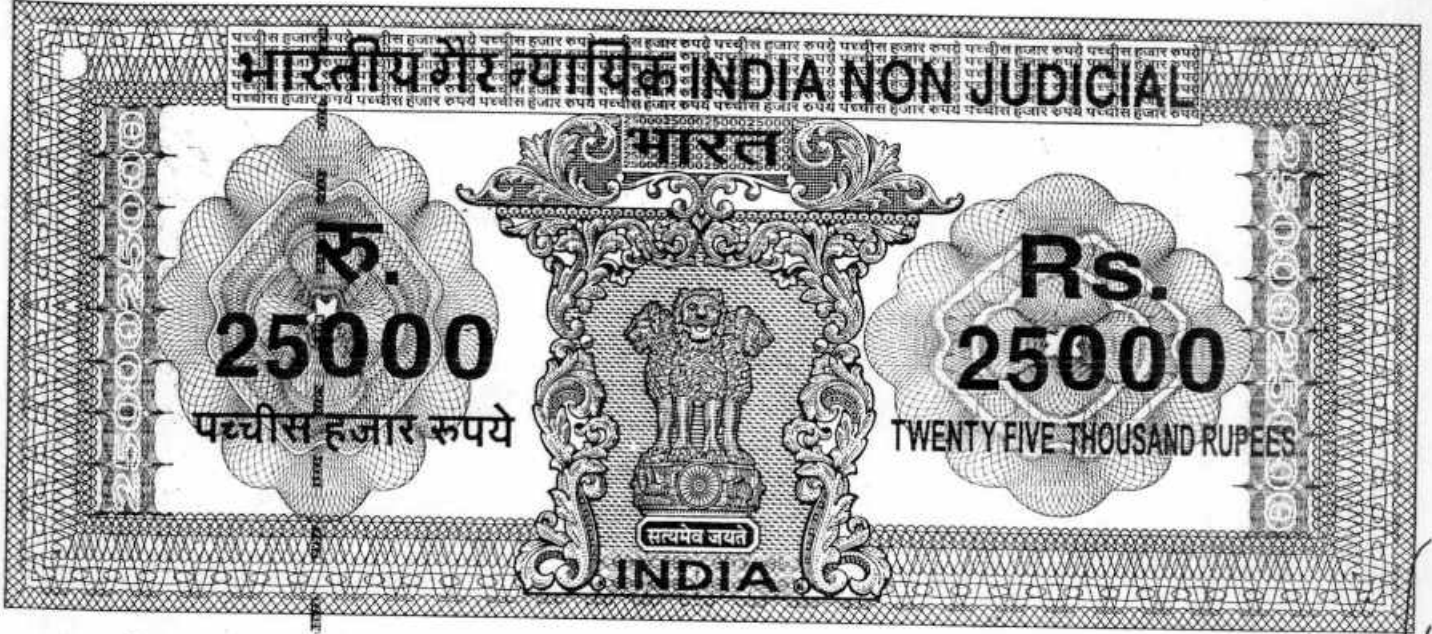
North	:	Khasra No 389
South	:	Khasra No 626
East	:	Khasra No 390
West	:	Khasra No 392

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Ashish Gupta

Mr. [unclear]
George W. Tech. City of [unclear]
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उत्तर प्रदेश UTTAR PRADESH

B 319091 4

09 AUG 2011

Khasra No 97 Kha

North	:	Khasra No 99
South	:	Khasra No 96
East	:	Khasra No 99
West	:	Khasra No 98

Khasra No 137

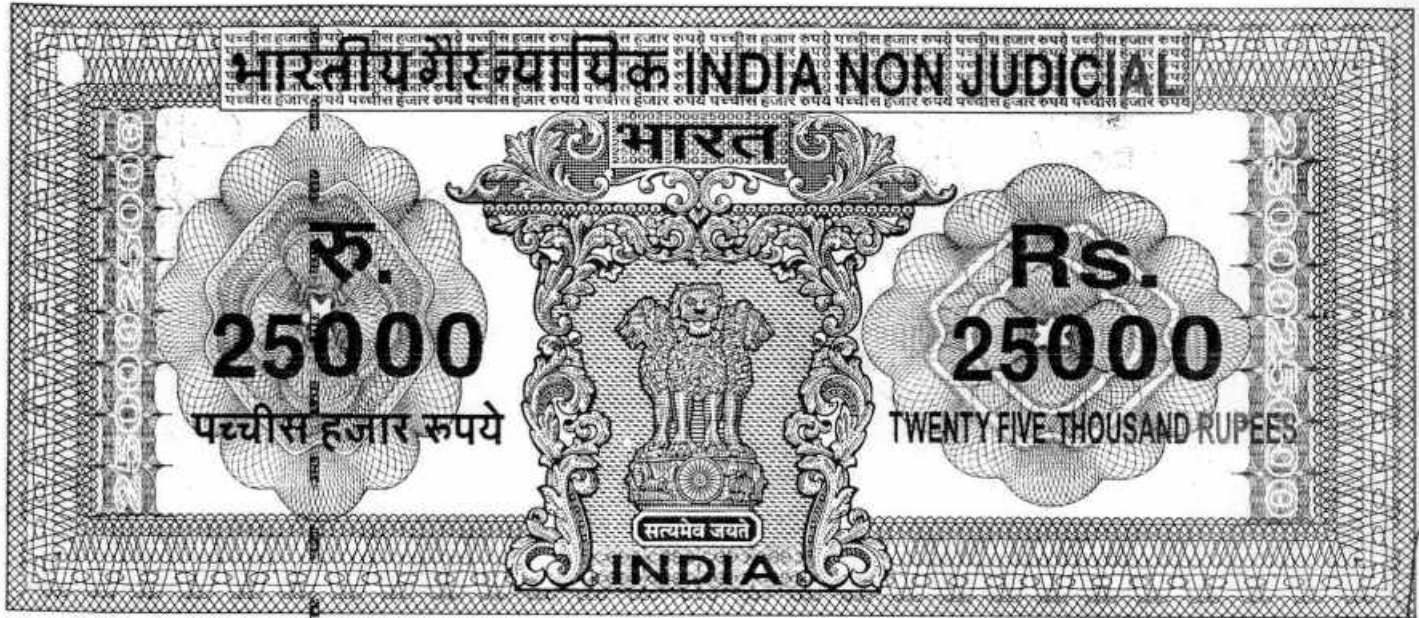
North	:	Khasra No 103,100,132,136
South	:	Khasra No 99,138
East	:	Khasra No 135
West	:	Khasra No 100,99

Akhilendra Gupta

श्री गान्धरी

Mr. George W. Deady Esq.





उत्तर प्रदेश UTTAR PRADESH

B 319090

09 AUG 2004

Khasra No 140 j

North	:	Khasra No 150,154,156
South	:	Khasra No 139,138,135,134,106
East	:	Khasra No 265,143,142,141
West	:	Khasra No 132,106,131

Khasra No 140 Jha

North	:	Khasra No 155, 154, 143, 265, 266, 267, 141
South	:	Khasra No 132, 134, 135, 139, 138, 303
East	:	Khasra No 301,302,303,304
West	:	Khasra No 162,167,163,131

Anil Kumar Gupta

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आदर्श व्यवसाय लखनऊ

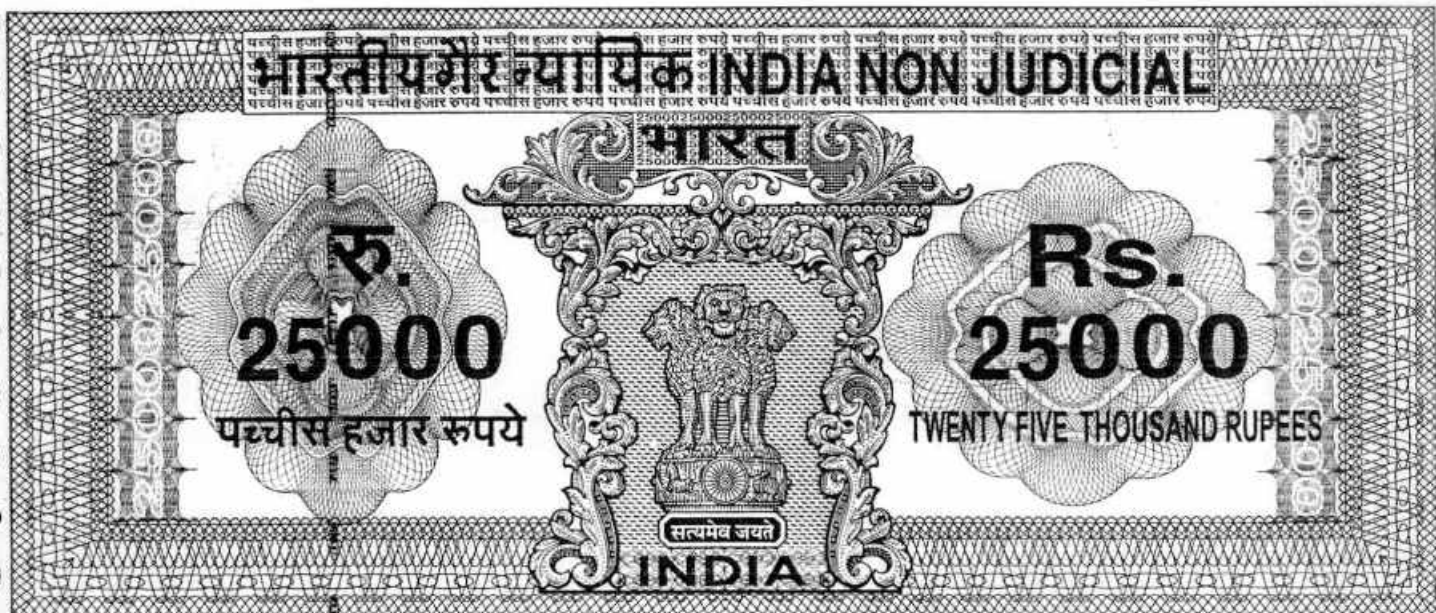
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उत्तर प्रदेश UTTAR PRADESH

B 319089

09 AUG 2004

Khasra No 141 k

North	:	Khasra No 156
South	:	Khasra No 140
East	:	Khasra No 266
West	:	Khasra No 140

Khasra No 151

North	:	Khasra No 152, 153
South	:	Khasra No 150
East	:	Khasra No 150
West	:	Khasra No 150

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Akhilendra Gupta

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दिनांक

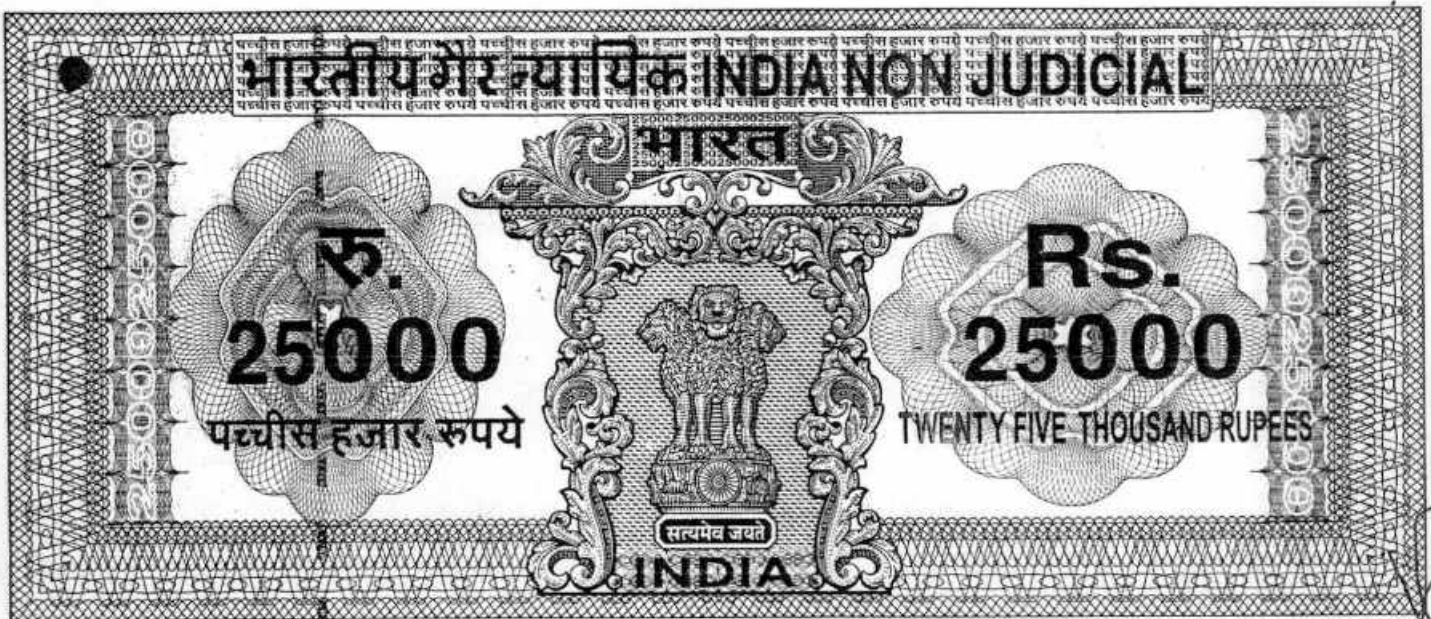
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Khasra No 263

North : Khasra No 264
 South : Khasra No 262
 East : Khasra No 257
 West : Khasra No 265

Khasra No 388

North : Khasra No 387,361
 South : Khasra No 389
 East : Khasra No 389
 West : Khasra No 393

गंगा-चरन

Ashish Gupta

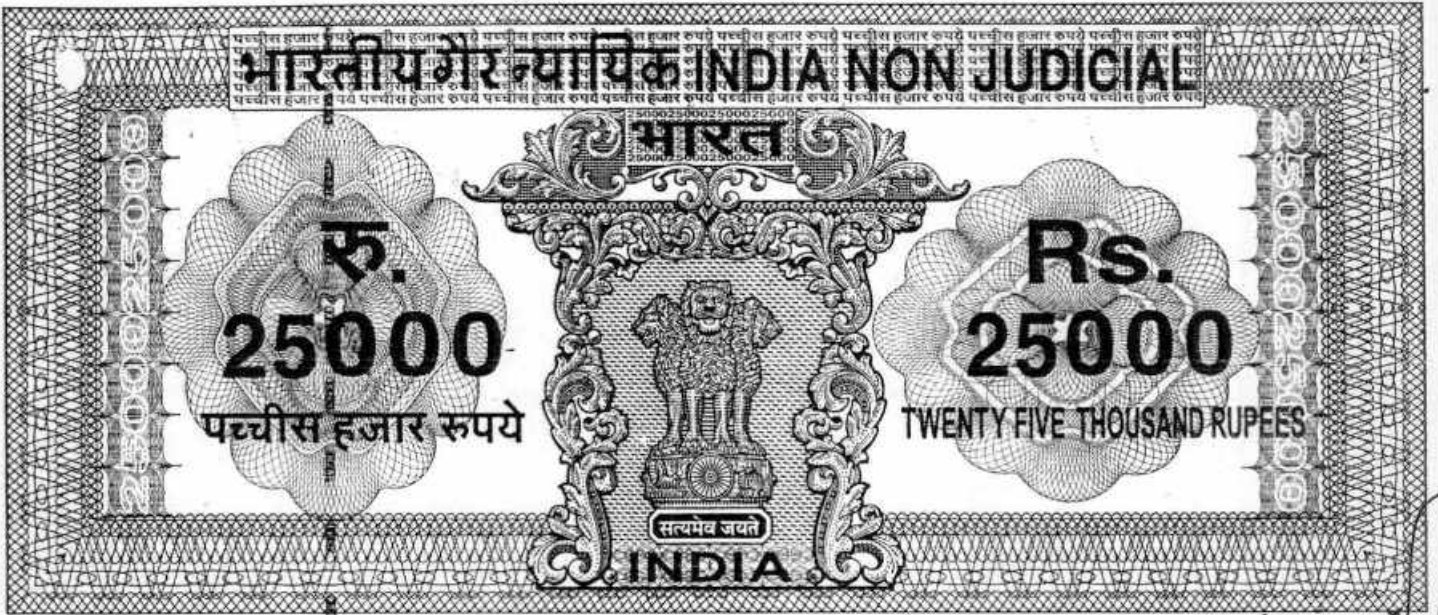
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Prestige Hi Tech City & Loc

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B 319086

09 AUG 2004

Khasra No 734

North : Khasra No 732,733
 South : Khasra No 735
 East : Khasra No 728
 West : Khasra No 735

Khasra No 771

North : Khasra No 772,770
 South : Khasra No 746
 East : Khasra No 736,732
 West : Khasra No 747,770

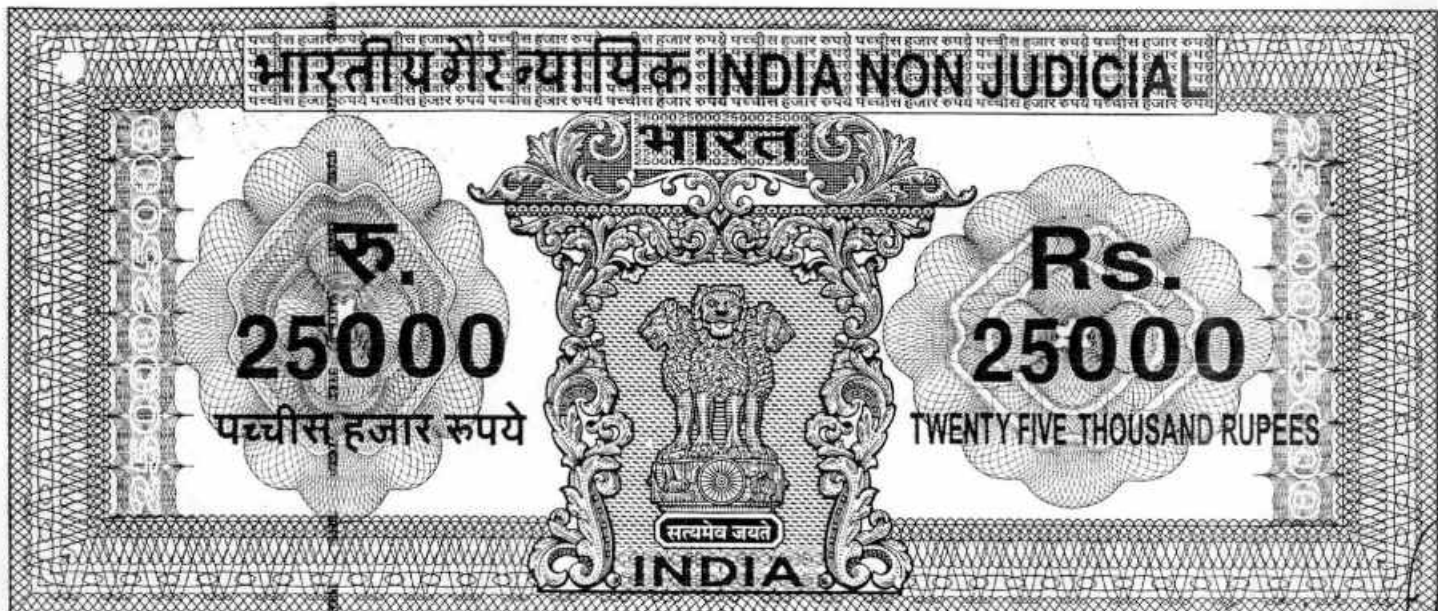
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Ashish Guptha

Mr. George W. Tech. Engr.

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उत्तर प्रदेश UTTAR PRADESH

B 319085

SELLER (1)

PURCHASER (1)

Name of the
SELLER:

Ganga Charan son of Chandrika resident of
Bada Gaon , Tehsil and District Hardoi. (U.P.) presently residing at 196/4, R.L.C. Road, Golaganj, Lucknow

Name of the
PURCHASER

Prestige Hi-Tech City Private Limited, a company incorporated under the company's Act 1956 having its registered office at ANS House, 2nd Floor, 144/2, Ashram, Mathura Road, New Delhi

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Anil Kumar Gupta

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H. J. C. R. G. S.





उत्तर प्रदेश UTTAR PRADESH

B 319084

THIS DEED OF SALE is executed Between:

Ganga Charan son of Chandrika resident of Bada Gaon , Tehsil and District Hardoi. (U.P.) presently residing at 196/4, R.L.C. Road, Golaganj, Lucknow (hereinafter referred to as the "VENDOR/ SELLER") which expression, unless repugnant to the context, shall mean and include his legal representatives, administrators, executors, transferees, assignees etc of the FIRST PART;

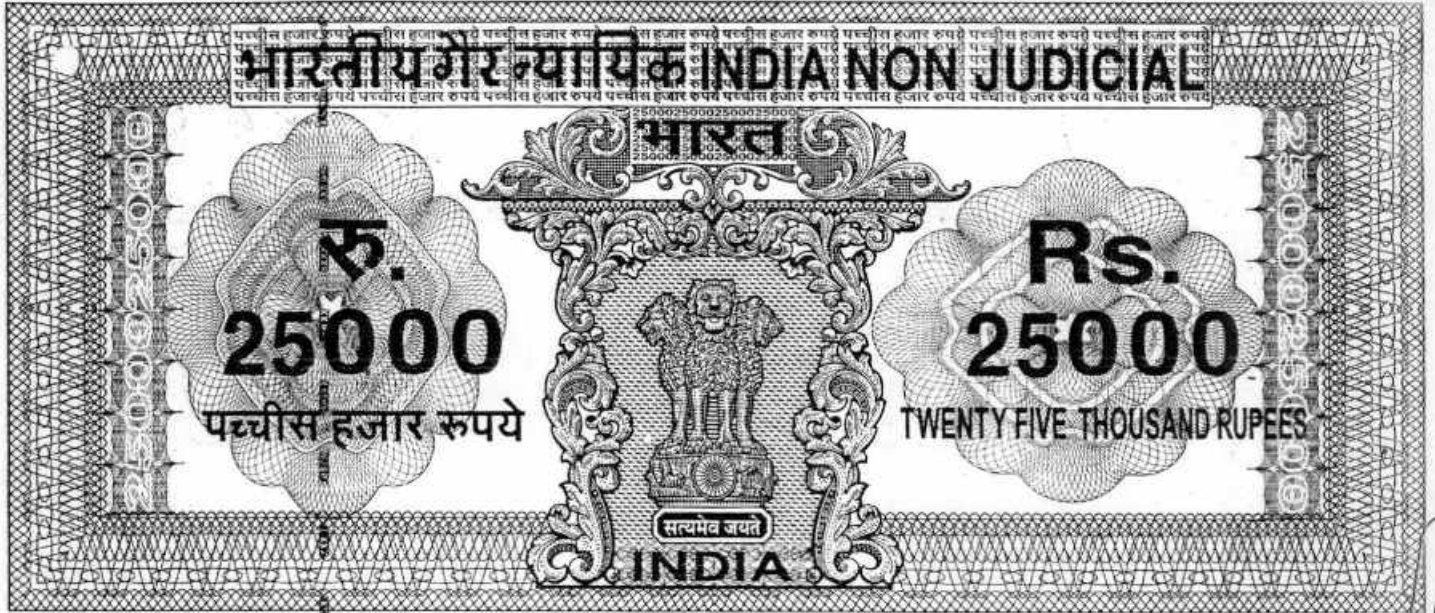
AND

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Arindam Gupta

11/11/81
W. J. Tech City
Belge
✓





उत्तर प्रदेश UTTAR PRADESH

B 319083

09 AUG 2011

Prestige Hi-Tech City Private Limited, a company incorporated under the company's Act 1956 having its registered office at ANS House, 2nd Floor, 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as 'VENDEE'/ PURCHASER which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor(s) in interest, administrator and assigns) acting through Authorised Signatory Sri Akhilesh Gupta S/o Sri Gopal Gupta R/o 27, Clay Square, Lucknow, duly authorized vide its board resolution dated 24.08.2011 of the **SECOND PART.**

गंगा चरन

Akhilesh Gupta

Mr. [unclear]
[unclear] [unclear] to [unclear] city [unclear]

✓





उत्तर प्रदेश UTTAR PRADESH

B 31-9082

WHEREAS the SELLER is the sole absolute, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural situated at Village- Baghamau Pargana Tehsil and District- Lucknow, moreover as per detailed below. (hereinafter referred to as the "Said Land"). The said land has been purchased by the Seller from Lala son of Kallu and Nawal Kishore son of Manshadeen. The said sale deeds stand registered in the office of the Sub Registrar, Lucknow on 23.02.2011 vide Book No 1, Volume 10667 Pages 215 to 268 at serial number 2449.

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Akhilesh Gupta

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मूल्य
भाग
द्वारा

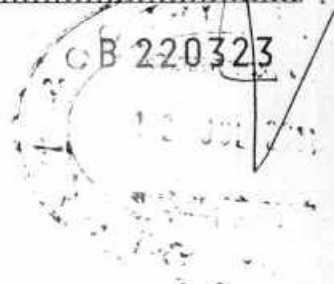
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Dr. P. K. Singh
Dr. P. K. Singh

कैंडिडेट





उत्तर प्रदेश UTTAR PRADESH



Details of Khasra purchased from the said deed

Khasra No. 217✓	0.1530 Hectare
Khasra No. 241✓	0.0790 Hectare
Khasra No. 221✓	0.2020 Hectare
Khasra No. 228✓	0.9300 Hectare
Khasra No. 383 and 391	0.031 Hectare
TOTAL	1.395 Hectare

श्रीमान चरण

Anil Kumar Gupta

आदर्श कोभागार, लेखिका 11

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पंकज





उत्तर प्रदेश UTTAR PRADESH

B 220322
12 JUL 2011

WHEREAS the SELLER is the sole absolute, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural situated at Village- Baghamau Pargana Tehsil and District- Lucknow, moreover as per detailed below (hereinafter referred to as the "Said Land"). The said land has been purchased by the Seller from Nawal Kishore son of Manshadeen. The said sale deed stands registered in the office of the Sub Registrar, Lucknow on 23.02.2011 vide Book No 1, Volume 10666 Pages 73 to 178 at serial number 2443.

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Ashish Gupta

आदर्श कोषागार, लखनऊ
दिनांक २०००/०७/११
मूल्य १२००/-
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उत्तर प्रदेश UTTAR PRADESH

Details of Khasra purchased from the said deed

Khasra No 97 Kha ✓	0.0540 Hectare ✓
Khasra No 137 ✓	✓ 0.1839 Hectare ✓
Khasra No 140j ✓	0.051 Hectare
Khasra No 140 jha ✓	0.2210 Hectare
Khasra No 141 k ✓	✓ 0.3320 Hectare
Khasra No 151 ✓	✓ 0.1827 Hectare
Khasra No 263 ✓	✓ 0.1700 Hectare
Khasra No 388	0.0211 Hectare
Khasra No 734 ✓	✓ 0.0697 Hectare
Khasra No 771 ✓	0.228 Hectare
TOTAL	1.5134 Hecatre

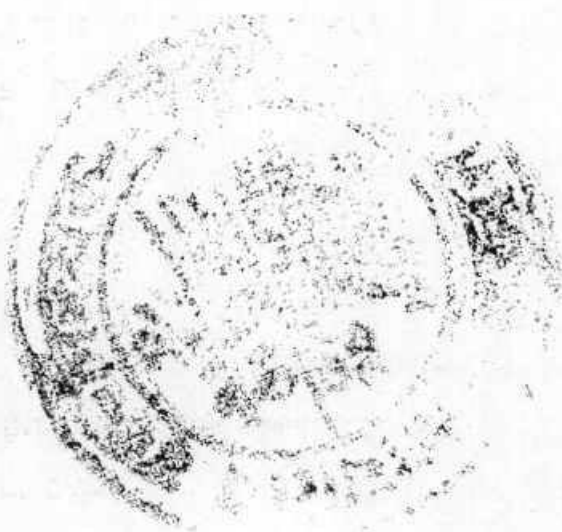
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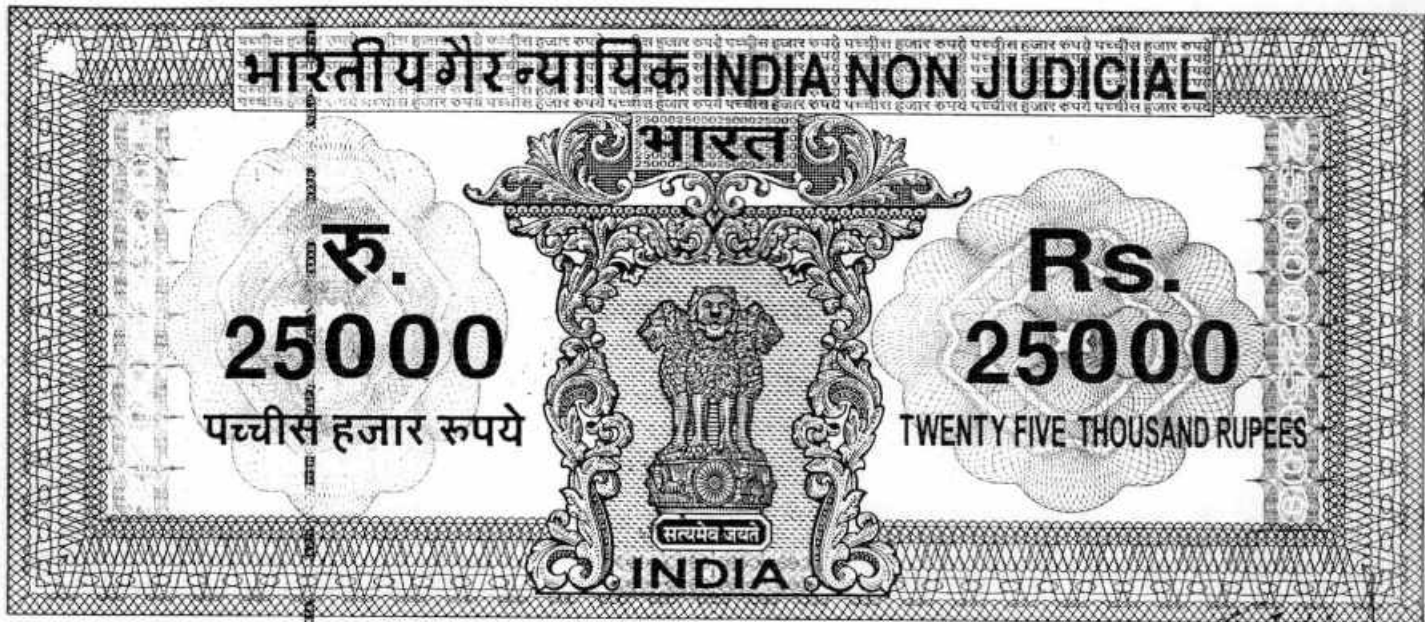
Avinish Gupta

ਮੀਟਿੰਗ ਰਿਕਾਰਡ
ਮਿਤ: 20/7/11
ਸਥਾਨ: 18/7/11
ਸਮਾਂ: 18/7/11
ਭਾਗ: 18/7/11

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उत्तर प्रदेश UTTAR PRADESH

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12 JUL 2011

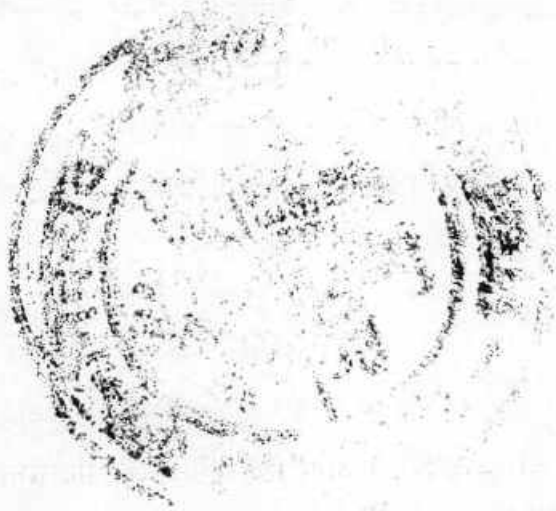
AND WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus land & have assured the PURCHASER that he has a good marketable, transferable and unencumbered rights in the Said Land and there is no impediment or restriction of any sort whatsoever on it's transfer by the SELLER in favour of the PURCHASER.

AND WHEREAS the SELLER further represents and warrants that the Said Land is free from all encumbrances, including but not limited to, any pledge, negative lien, positive lien, non disposed undertaking,

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Anil Kumar Gupta

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उत्तर प्रदेश UTTAR PRADESH



charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land.

The SELLER also represents and warrants that he has not sold and/ or executed any agreement and / or any agreement to sell with respect to the Said Land, to/ in favour of any third party, till the date of execution of this Sale deed.

Akhilish Gupta

Page 20

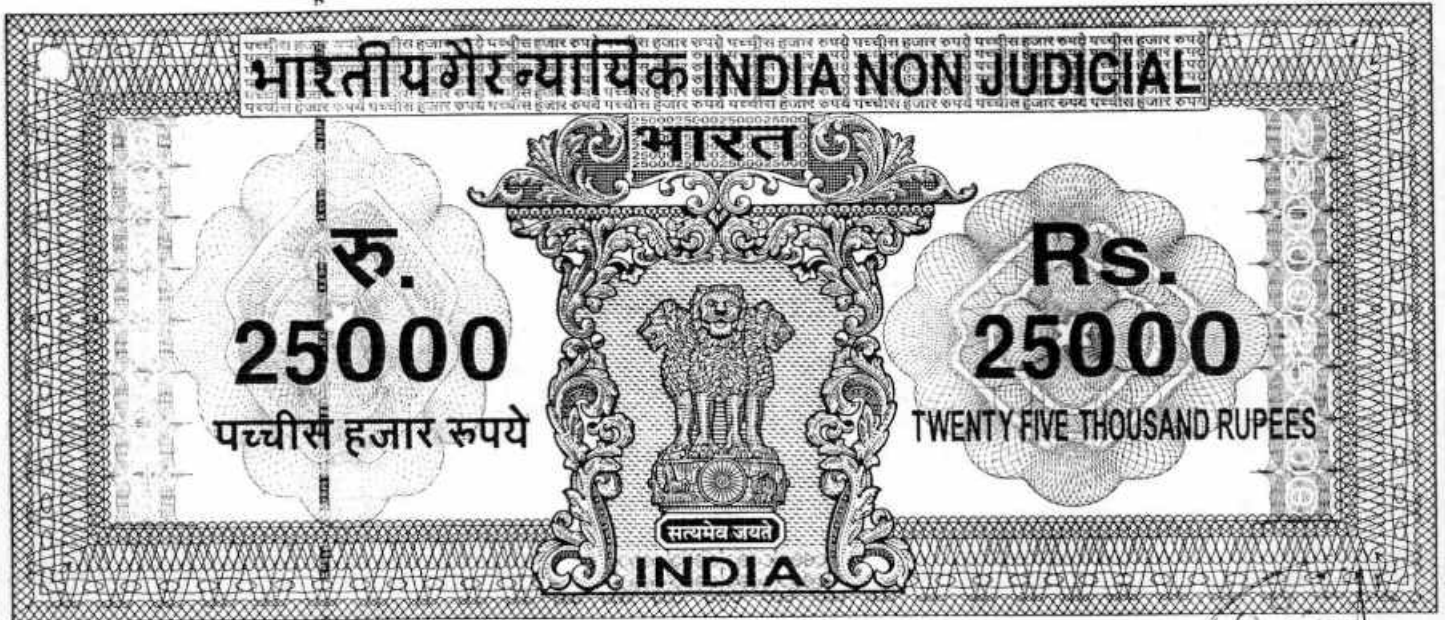
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उत्तर प्रदेश UTTAR PRADESH

WHEREAS the SELLER has agreed to sell, convey, transfer and assign all its rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements, advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER has agreed to purchase, acquire and possess the same for a total consideration of Rs. 98,15,850.00 (Rupees Ninety Eight Lacs Fifteen Thousand Eight Hundred Fifty Only) on the terms and conditions contained hereinafter;

डा. गीतारन

Ashish Gupta

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उत्तर प्रदेश UTTAR PRADESH

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12 JUL 2011

AND WHEREAS the PURCHASER has entered into this Sale Deed on the faith and strength of the representations, warranties and assurances of the SELLER contained herein for the sale of the Said Land.

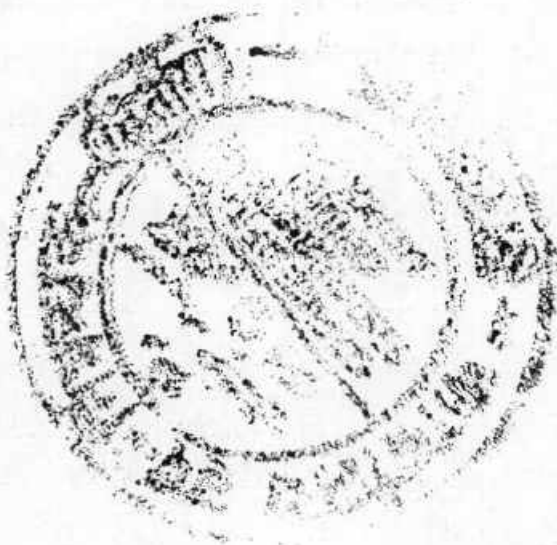
NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

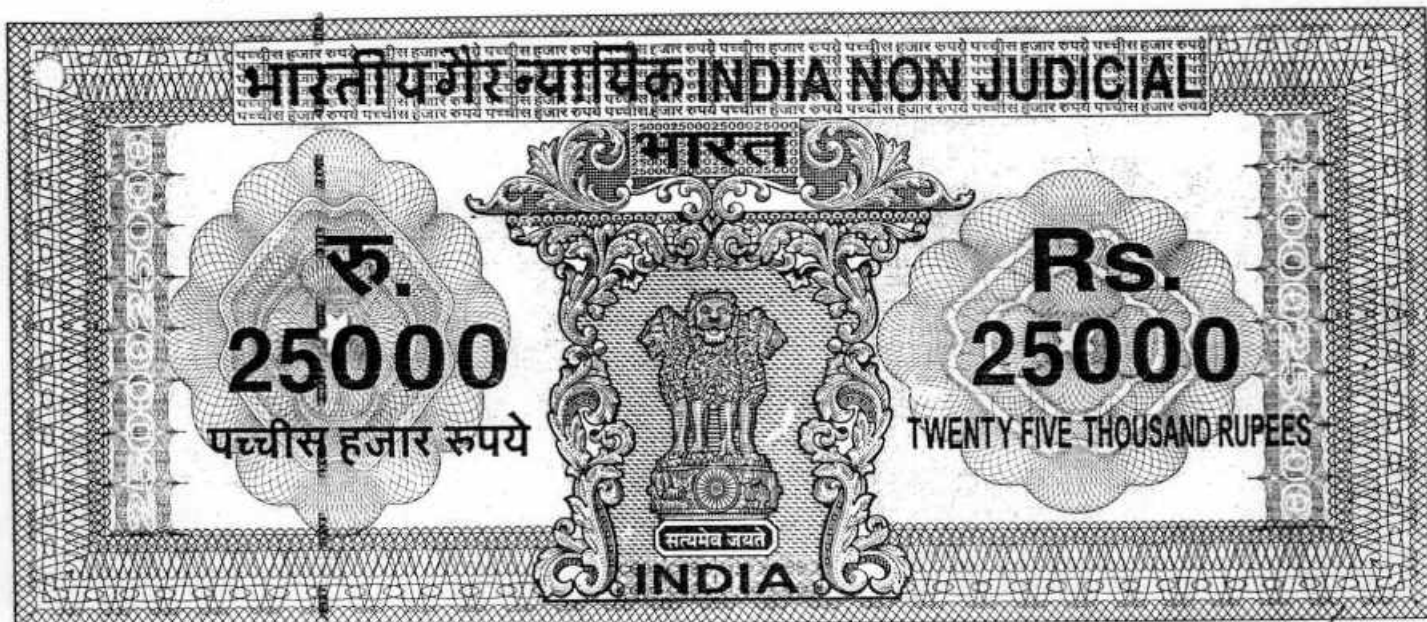
- 1(a) That the SELLER hereby sell, convey, assign and transfer to the PURCHASER by way of sale absolutely and forever all of the SELLER's rights, title and interest in the Said Land free from all encroachments, charges and Encumbrances, and to the extent applicable together with trees, plants, shrubs, ways, paths,

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Achilash Gupta

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at Tech. City Plaza
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उत्तर प्रदेश UTTAR PRADESH

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04 FEB 2011

passages, common gullies, easements, profits, advantages, rights, tube wells, hand pumps, borings and appurtenances whatsoever on the Said Land or ground hereditaments and premises or any part thereof appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises hereby granted, conveyed, transferred and

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Akhilesh Gupta

आदर्श कोणमारा जवनी 11

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उत्तर प्रदेश UTTAR PRADESH

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04 FEB 2015

assured or intended or expressed so to be with her and every of her rights, title, interest, privileges, and appurtenances unto and to the use and benefit of the PURCHASER for ever and absolutely alongwith the unfettered use and possession of the Said Land.

(b) The SELLER has handed over the actual physical and peaceful vacant possession of the Said Land alongwith appurtenances thereon unto the PURCHASER on the execution of this Sale Deed and the PURCHASER acknowledges the same. Further the SELLER confirms that, it shall be lawful for the PURCHASER from time to

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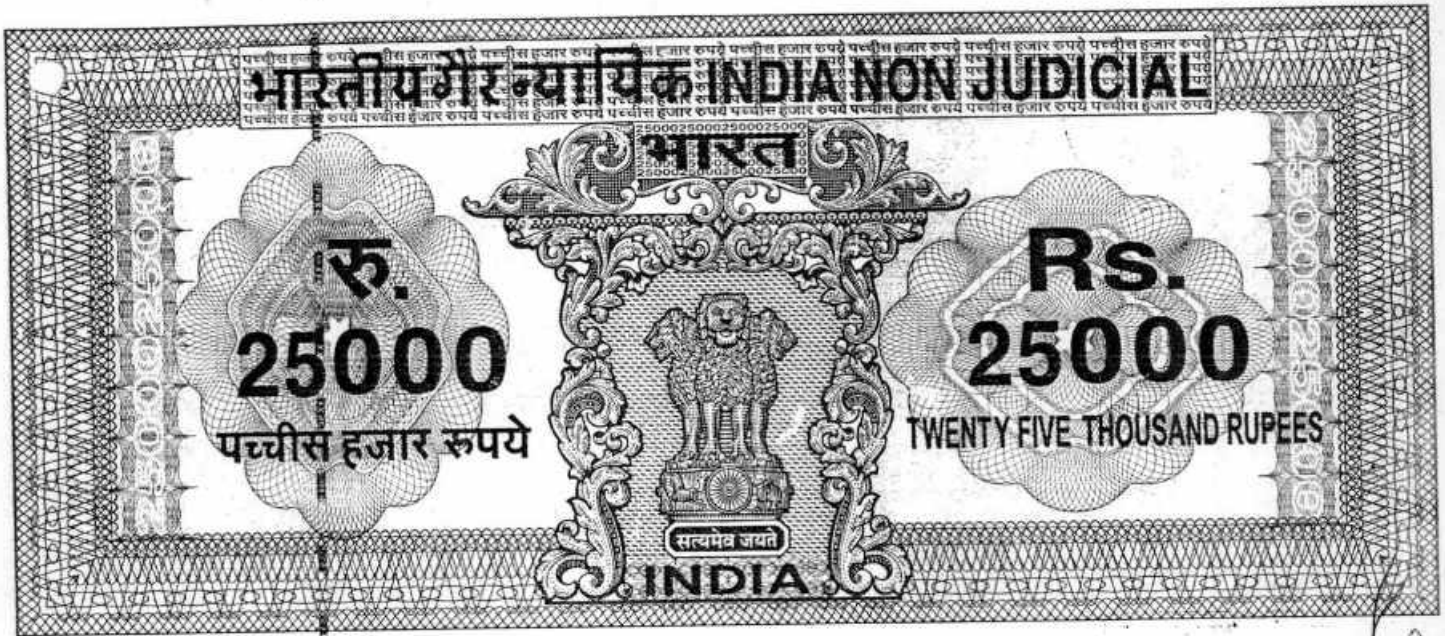
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दिनांक २०००
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नाम जय नारायण
द्वारा

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उत्तर प्रदेश UTTAR PRADESH

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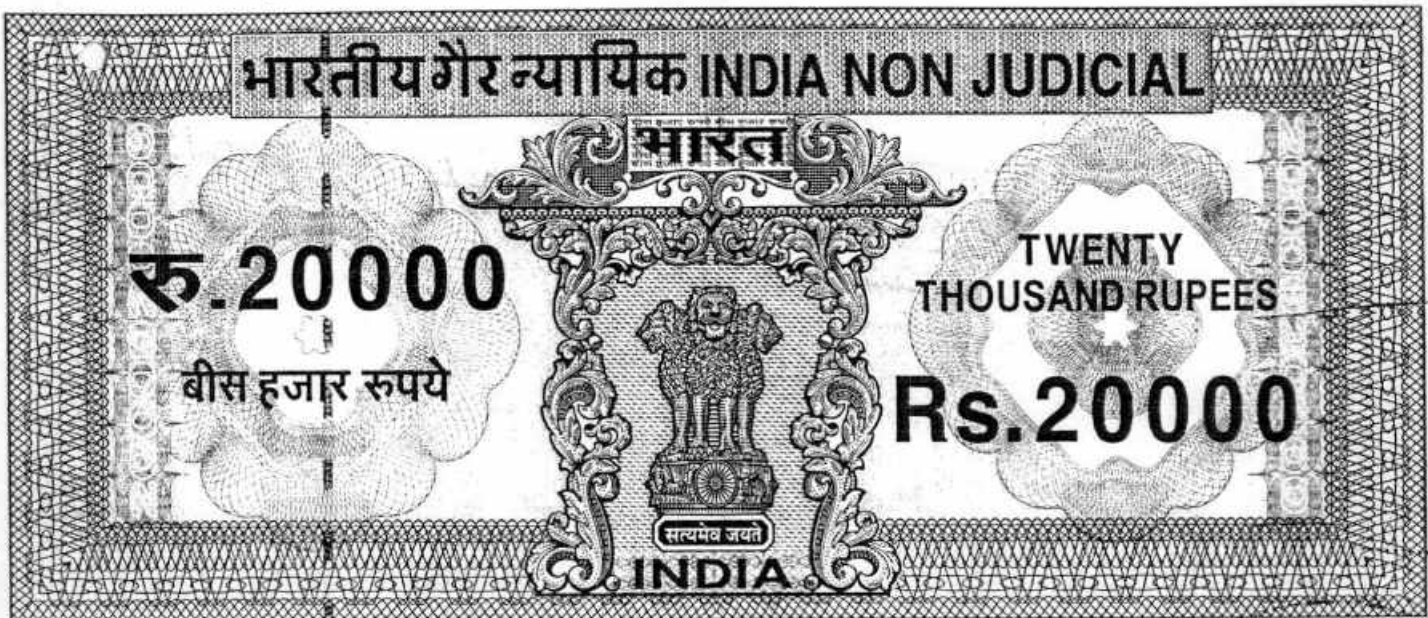
time and at all times hereafter peaceably and quietly to hold under, enter upon, have, occupy, possess, develop and enjoy the Said Land hereby granted, conveyed, transferred, and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, its successors or assigns or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for it or them or any of them.

Amilush Gupta

जोगा-चरन

दिनांक 17/11/2020
मूल्य 1000/-
नाम जय शंकर
द्वारा
सं. 100/2020
मुख. 100/2020





उत्तर प्रदेश UTTAR PRADESH

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02 AUG 2011

(c) The SELLER is left with no right, title, interest of any nature whatsoever in the Said Land and the PURCHASER shall have the absolute right to construct / develop, transfer, assign, convey, encumber, charge, mortgage the Said Land to any person, at such terms and conditions it deems fit and proper at its sole discretion and deal with the Said Land in any manner whatsoever, and hereafter the PURCHASER shall peacefully and quietly enjoy the Said Land and deal with the same in any manner he may deem fit without any hindrance, claim or demand of any nature whatsoever

संज्ञाचरन

Anilish Gupta

आदर्श कोषागार लखनऊ

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कोशियर

Abdullah city Dwg





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- 1 JUN 2011
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आदर्श कोषागार
कलेक्टर, कोषागार

from the SELLER or any person(s) claiming under or through her .

2. That the SELLER does hereby grant , convey, sell, transfer and assure unto the PURCHASER the Said Land free from all encumbrances together with all easements, rights and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever relating to the Said Land or in any way appurtenant thereto or therewith usually held or known as part and parcel thereof and all the estate right, title and interest whatsoever of the SELLER onto or upon

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Anilish Gupta

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उत्तर प्रदेश UTTAR PRADESH

060498

the Said Land absolutely and forever for a total consideration of the sum of Rs. 98,15,850.00 (Rupees Ninety Eight Lacs Fifteen Thousand Eight Hundred Fifty Only)

The SELLER shall and will, as and when required by the PURCHASER and at her own cost, risk and expenses and without any loss or damage to the PURCHASER, do all such acts and execute all such documents, deeds, agreements and present themselves before the concerned authorities as may reasonably be required by the PURCHASER for more fully effectuating the sale

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Anilish Gupta

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उत्तर प्रदेश UTTAR PRADESH

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21 DEC 2010

being hereby made or for more fully assuring the ownership and enjoyment of the Said Land or the Resulting Consequences or defending any action or proceeding concerning the same. Further, the SELLER and all persons having or lawfully or equitably claiming any estate, right, title or interest in or to the Said Land Property hereby conveyed, transferred and assured or any part thereof from, under, or in trust for the SELLER or her successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the SELLER do and execute or cause to be done and executed all such further an

Arvind Singh Gupta

Page 29

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W. C. (1) 175 M
C. W. W. W. W.
J. W. W. W.





उत्तर प्रदेश UTTAR PRADESH

S. 022950

7 FEB 2011

other acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in the manner aforesaid or as may be reasonably required by the PURCHASER or his successors or assigns or his counsel in law for assuring the Said Land and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the PURCHASER.

Aravind Gupta

5111-चरन

आदर्श दवाखाना, लखनऊ
दिनांक 1/10/2017 जनरल स्टाम्प
मूल्य 0.50
नाम
द्वारा [Signature] मुद्रा सेक्रेटरी
[Signature] सेक्रेटरी





उत्तर प्रदेश UTTAR PRADESH

S 022949

7 FEB 2011

3. The SELLER covenants that this Sale Deed is executed in its entirety and that the SELLER has transferred all his rights and title to the PURCHASER in and to the Said Land along with interest in relation to any Resulting Consequences. The PURCHASER is and will henceforth be empowered to use, develop or deal with the Said Land as per his own will and to get it mutated in his own name in the statutory records on the basis of this Sale Deed and/or such further deeds/documents as may be executed in favour of the PURCHASER in relation to any land which may become available to the SELLER as part of Resulting Consequences and upon

Amish Gupta

51011-429

आदर्श रोजगार लेखन, 211
दिनांक: 1/11/20
धृत: जमरन मेहन
नाम: 217
द्वारा: 217
सं० रोजगार
मुख्य रोजगार





उत्तर प्रदेश UTTAR PRADESH

Sr-135138

12 JUL 2011

notice from the PURCHASER, the SELLER hereby undertakes and agrees to execute such further deeds for perfecting and conveying the PURCHASER'S entitlement in relation to any land made available to the SELLER as part of Resulting Consequences in a form acceptable to the PURCHASER, provided any such deed or document shall represent the actual factual position existing on such date, within a reasonable time period stipulated by the PURCHASER being at the risk, cost, charges and expense of the SELLER without causing any harm or loss to the PURCHASER in any manner whatsoever.

Amish Kumar

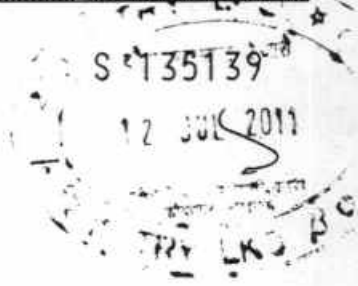
श्रीमान् चरन

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George W. Lee, Jr.
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उत्तर प्रदेश UTTAR PRADESH

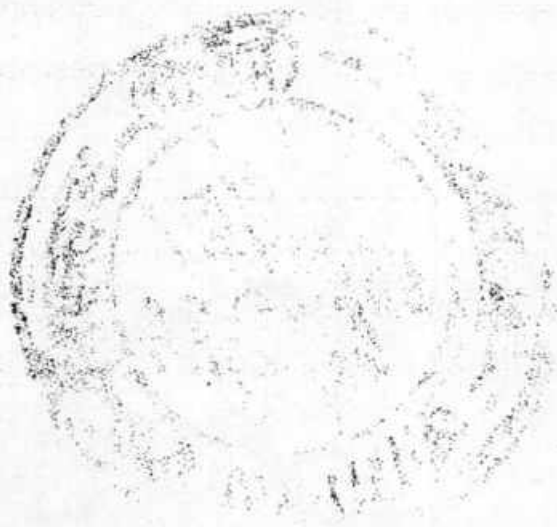


4. That the SELLER hereby declares and has assured the PURCHASER that he is the sole owner of the Said Land having every right and legal capacity to transfer it to the PURCHASER and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
5. That the SELLER has further assured the PURCHASER that all dues, taxes, cesses, rents, demands and other outgoing including debts etc. whatsoever liable to be paid with respect to the Said Land transferred under this

जोगानन्द

Arvind Singh Gupta

1000 2011
Herrn Dr. K. K. K.
R. K.





उत्तर प्रदेश UTTAR PRADESH

S-135140

12 JUL 2011

Sale Deed up to the date of execution of this Sale Deed have been fully paid and no dues, rents, claims demands, taxes etc. of any nature whatsoever are outstanding with respect to the Said Land prior to the date of execution of this Sale Deed and in case any such dues, taxes, rents, claims, demands etc. are found subsequently to be due with respect to the Said Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to the date of execution of this Sale

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Anilash Gupta

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S 022948

7 FEB 2011

Deed. However, from the date of registration of this deed, the PURCHASER shall be liable to pay all such taxes, rents, demands etc. payable with respect to the Said Land.

6. That, the SELLER understands that the PURCHASER has purchased the Said Land relying upon the representations, assurances and covenants stated in this Sale Deed including the Preamble and has acted on the faith thereof. In the event, any of the covenants, representations, undertakings, assurances etc. made therein turns out to be incorrect or false or if the title of

Anilush Gupta

Page 35

संज्ञा-चरन

Handwritten signature and date: 10/10/21





उत्तर प्रदेश UTTAR PRADESH

D 946053

03 AUG 2014

the SELLER in the Said Land is found to be defective thereby depriving the PURCHASER of whole or any portion of the Said Land thereby conveyed to the PURCHASER, 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 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 Said Land transferred under this deed or to any part thereof, or if any one claims adverse rights in the

Amitesh Gupta

Page 36

सत्यामेव जयते



उत्तर प्रदेश UTTAR PRADESH

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Said Land, then the SELLER shall be liable and responsible for all the risks, costs, dues, losses, expenses, claims, expenses, arrears etc. on whatsoever account of whatsoever nature. The SELLER shall also be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc., suffered / sustained by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified from and against the same. The SELLER his legal representatives, executors, administrators, successors etc shall be responsible to

Amindesh Gupta

Page 37

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उत्तर प्रदेश UTTAR PRADESH

AV. 072513

fulfill all the losses that may be sustained by the PURCHASER from all their assets.

7. That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/ has been paid by the PURCHASER.
8. That the PURCHASER is entitled to get the Said Land mutated in its favour and the SELLER has given his consent to the PURCHASER for getting the Said Land mutated in his favour.

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Akhilash Gupta

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16 AUG 2011

9. That the SELLER and all persons claiming under them do hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, documents, deeds and things whatsoever and to present themselves before the concerned authorities as and when required by the PURCHASER for more fully effectuating the sale being hereby made and for fully owning and enjoying the Said Land and more perfectly conveying and assuring the Said Land or any part thereof to the PURCHASER or its representative and placing it in possession of the

संज्ञाचरन

Ashish Gupta

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George W. Deas Esq
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PURCHASER or defending any action or proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER due to the non adherence of the SELLER to any such request as above made by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended harmless and indemnified from and against the same.

10. That the SELLER has represented and assured to the PURCHASER that the seller has not violated provision of any bye – laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.
11. That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed.
12. That the SELLER further represent and covenant that the Said Land is not subject matter of any proposed or existing acquisition, requisition or reservation proceedings by any authority or public body and neither any notice under section 4 or 6 of the Land Acquisition

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Akhilendra Gupta



Act, 1894 has been received nor any proceeding relating thereto is pending in any court(s) of Law and there are no legal impediments whatsoever for the sale of the Said Land in favour of the PURCHASER

13. 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 "SELLER" and "PURCHASER" herein before used shall include their respective heirs, legal representatives, successors and assigns.
14. That the Said Land transferred under this deed is not situated on any National Highway, State Highway, District Road. The said land is 500 Mts from main Lucknow Sultanpur Road. Further, the Said Land hereby conveyed is not having abadi and no development work has been carried out within the peripheral limits of 200 meters of the same.

The present as well as the permanent addresses of the SELLER and the PURCHASER are the same as mentioned above and the seller belongs to the Scheduled Castes / Scheduled Tribes. The Seller has taken permission from the District Collector for sale of land to the company vide Order number 1146 / DLRC / 11 dated 19.08.2011

जिस 21-2-1

Ashish Gupta



That the total area of the Said Land transferred under this deed is **2.9084 Hectare** .

The value of the Land being transferred (which is situated more than 500 mts from main Sultanpur Road/ Shaheed Path Road, Lucknow) as fixed by the Collector, Lucknow is **Rs. 30,00,000.00 per hectare**, Since the land is not having link road as such the collector value of the land according to the collector value of the said Khasra's (total area being purchased **2.9084 Hectare**) is **Rs. 87,25,200.00 (Rupees Eighty Seven Lacs Twenty Five Thousand Two Hundred Only)**

However the actual sale consideration of the Said Land including all the appurtenances is **Rs 98,15,850.00 (Rupees Ninety Eight Lacs Fifteen Thousand Eight Hundred and Fifty Only)** which is higher than the collector value. Hence, the stamp duty of **Rs. 6,87,200.00 (Rupees Six Lacs Eighty Seven Thousand Two Hundred Only)** has been paid and affixed on sale consideration .The stamp duty has been paid and affixed by the PURCHASER,

The sale consideration of **Rs. 98,15,850.00 (Rupees Ninety Eight Lacs Fifteen Thousand Eight Hundred and Fifty Only)** has been paid in full by the purchaser to the seller. The receipt of which is hereby accepted and acknowledged by the seller.

सितार

Akhilesh Gupta



SCHEDULE OF THE PROPERTY HEREBY SOLD

Khasra 217

North : Chak Road and Khasra No 216
South : Khasra No 219
East : Khasra No 214,215
West : Chak Road

Khasra 241

North : Khasra No 244
South : Khasra No 240
East : Khasra No 219
West : Khasra No 242

Khasra 221

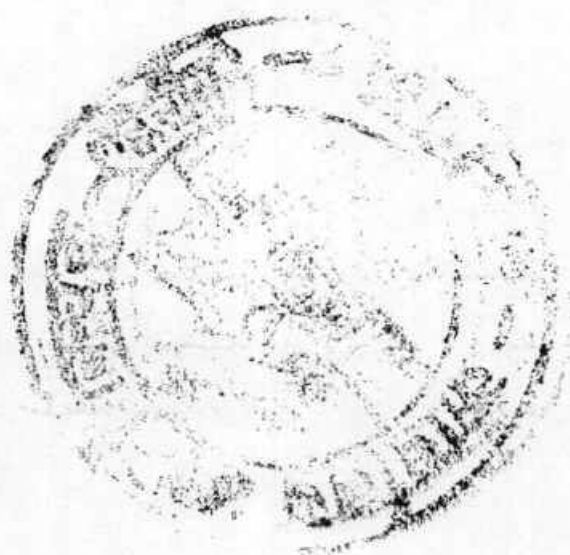
North : Khasra No 219
South : Khasra No 222
East : Khasra No 222, 219
West : Khasra No 228

Khasra 228

North : Chak Road
South : Khasra No 225, 226, 227
East : Khasra No 220,221,222
West : Khasra No 765

Akhilesh Gupta

सिद्धि-लक्ष्मी



Khasra 383

North : Khasra No 384
South : Khasra No 626, 628
East : Khasra No 382
West : Khasra No 389

Khasra 391

North : Khasra No 389
South : Khasra No 626
East : Khasra No 390
West : Khasra No 392

Khasra No 97 Kha

North : Khasra No 99
South : Khasra No 96
East : Khasra No 99
West : Khasra No 98

Khasra No 137

North : Khasra No 103,100,132,136
South : Khasra No 99,138
East : Khasra No 135
West : Khasra No 100,99

Akhilesh Gupta



Khasra No 140 j

North : Khasra No 150,154,156
South : Khasra No 139,138,135,134,106
East : Khasra No 265,143,142,141
West : Khasra No 132,106,131

Khasra No 140 Jha

North : Khasra No 155, 154, 143, 265, 266, 267,141
South : Khasra No 132, 134, 135, 139, 138,303
East : Khasra No 301,302,303,304
West : Khasra No 162,167,163,131

Khasra No 141 k

North : Khasra No 156
South : Khasra No 140
East : Khasra No 266
West : Khasra No 140

Khasra No 151

North : Khasra No 152,153
South : Khasra No 150
East : Khasra No 150
West : Khasra No 150

सिमा-चरन

Akhilish Gupta



Khasra No 263

North : Khasra No 264
South : Khasra No 262
East : Khasra No 257
West : Khasra No 265

Khasra No 388

North : Khasra No 387,361
South : Khasra No 389
East : Khasra No 389
West : Khasra No 393

Khasra No 734

North : Khasra No 732,733
South : Khasra No 735
East : Khasra No 728
West : Khasra No 735

Khasra No 771

North : Khasra No 772,770
South : Khasra No 746
East : Khasra No 736,732
West : Khasra No 747,770

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Amilam Gupta



IN WITNESS WHEREOF, the Parties hereto have executed this
Sale Deed on this the 27th. Day of August 2011 at Lucknow.

WITNESSES : -

SELLER

1. Mr. Vishal Mehrotra (Adv)
158 Purana Qila, Lucknow.

51011227

(Ganga Charan)

PURCHASER

2. Mr. Balram Dubey (Adv)
42/125 Pirpur Square, Narhi
Lucknow

For Prestige Hi-Tech City Private Limited

Akhilesh Gupta

Name- Akhilesh Gupta

Authorised Signatory

Drafted by:

Typed by:

(Vishal Mehrotra)
Advocate

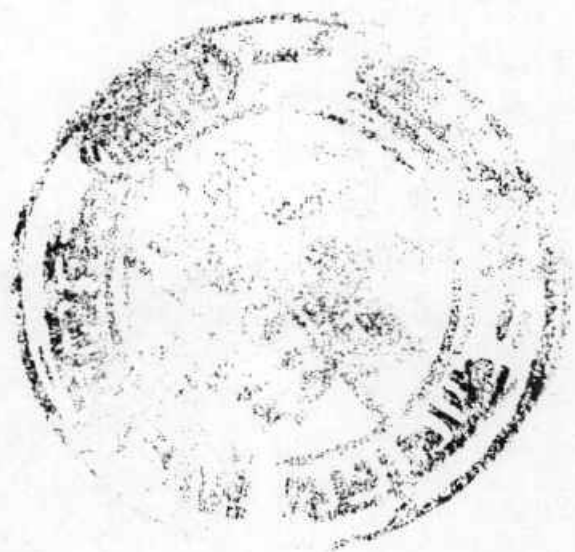
158, Purana Quila,
Cantt Road, Lucknow - 1
Mob: 0 98390 66777
Off: 0522-407 9495

(Balram Dubey)
Advocate

42/125 Pirpur Square, Narhi
Lucknow - 1

Akhilesh Gupta

51011227



Village Baghamau Pargana & Tehsil Lucknow

Khasra Nos.

263,



सागर चरन

(SELLER)

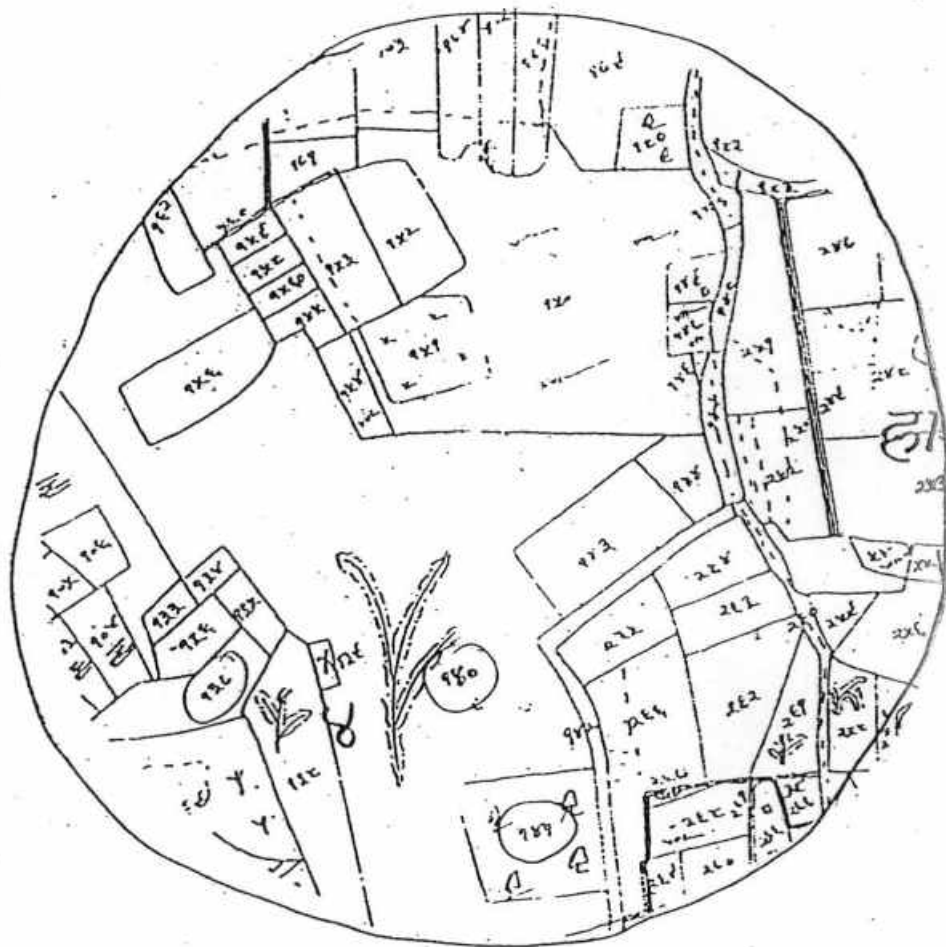
Akhilendra Gupta

(PURCHASER)



Village Baghamau Pargana & Tehsil Lucknow

Khasra Nos. 140J, 141K, 137, 151, 140Jha



ST 011 742-7

(SELLER)

Akhilesh Gupta

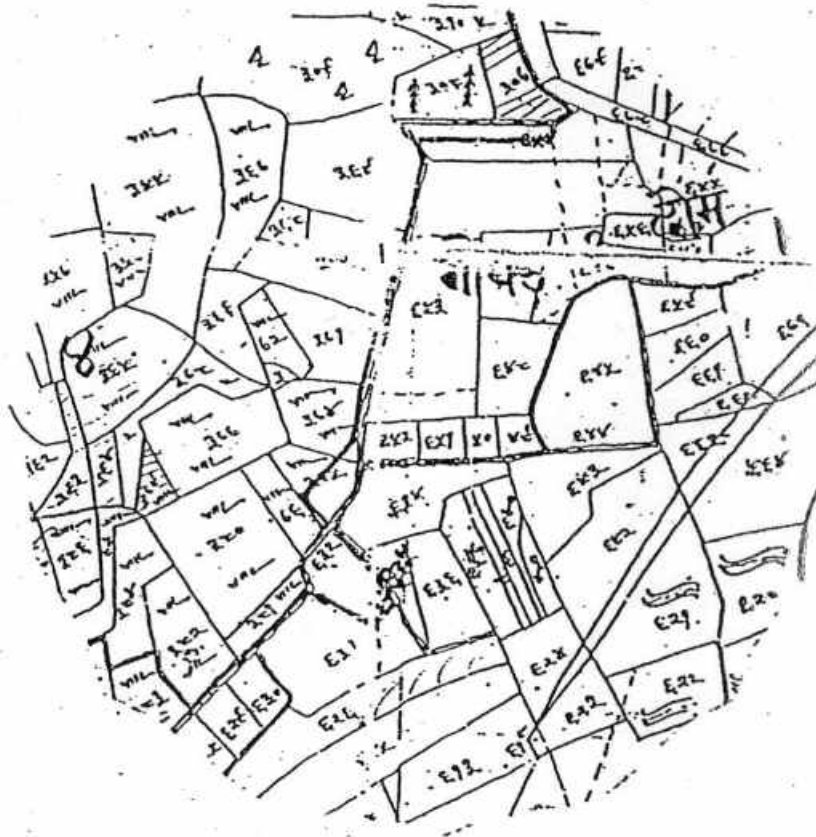
(PURCHASER)



Village Baghamau Pargana & Tehsil Lucknow

Khasra Nos.

97 kha, 137,



सिगाचरन

(SELLER)

Amitesh Gupta

(PURCHASER)



Village Baghamau Pargana & Tehsil Lucknow

Khasra Nos.

734, 771



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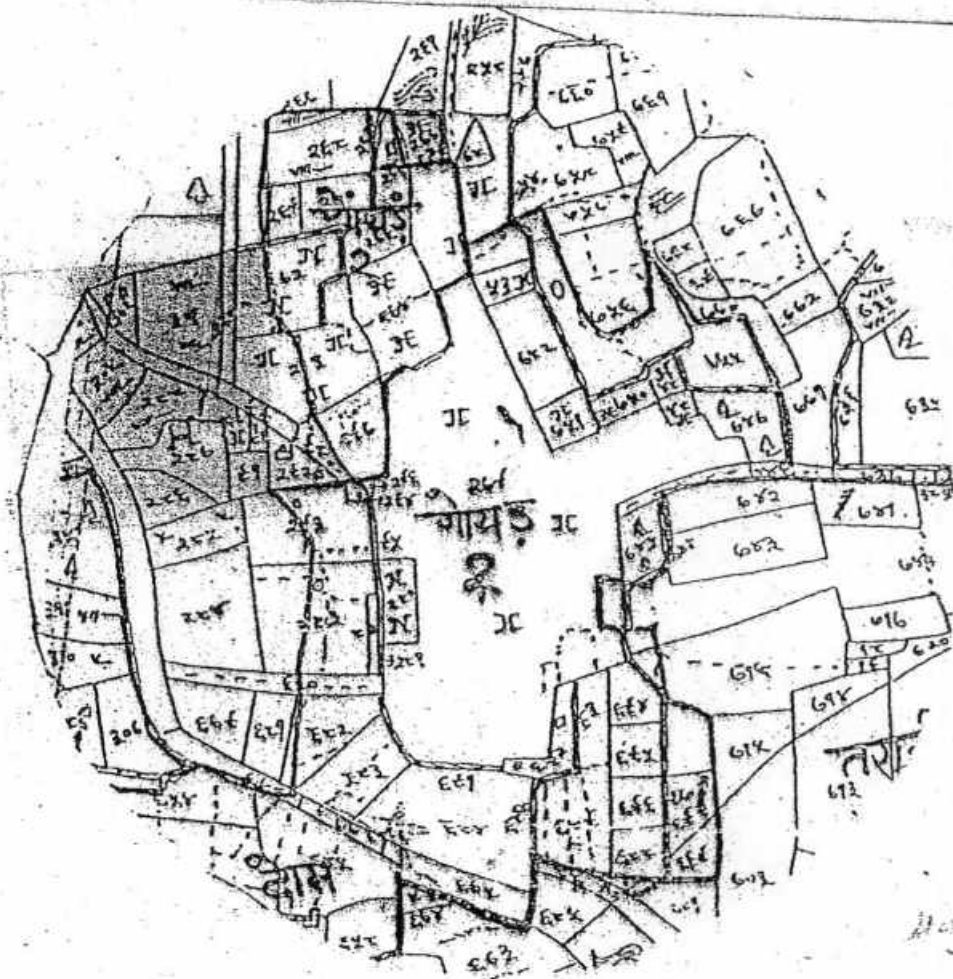
(SELLER)

Akhilesh Gupta

(PURCHASER)



383, 391



गति चरन

(SELLER)

Akhilesh Gupta

PURCHASER)

विक्रय पत्र

9,815,850.00/ 8,725,200.00

10,000.00

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10,040.00

2,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

प्रतिफल मालियत

श्री गंगाचरन

पुत्र श्री चन्द्रिका

व्यवसाय कृषि

निवासी स्थायी बड़ा गांव तह0 व जिला हरदोई

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 3/9/2011

समय 2:38PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र
उप-निबन्धक (द्वितीय)

लखनऊ

3/9/2011

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री गंगाचरन

पुत्र श्री चन्द्रिका

पेशा कृषि

निवासी बड़ा गांव तह0 व जिला हरदोई

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अशिलेख गुप्ता

पुत्र श्री गोपाल गुप्ता

पेशा नौकरी

निवासी 27 कले स्ववायर लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विशाल मेहरोत्रा एडवो0

सिविल कोर्ट लखनऊ

पेशा वकालत

निवासी

व श्री

बलराम दुबे एडवो0

सिविल कोर्ट लखनऊ

पेशा

वकालत

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

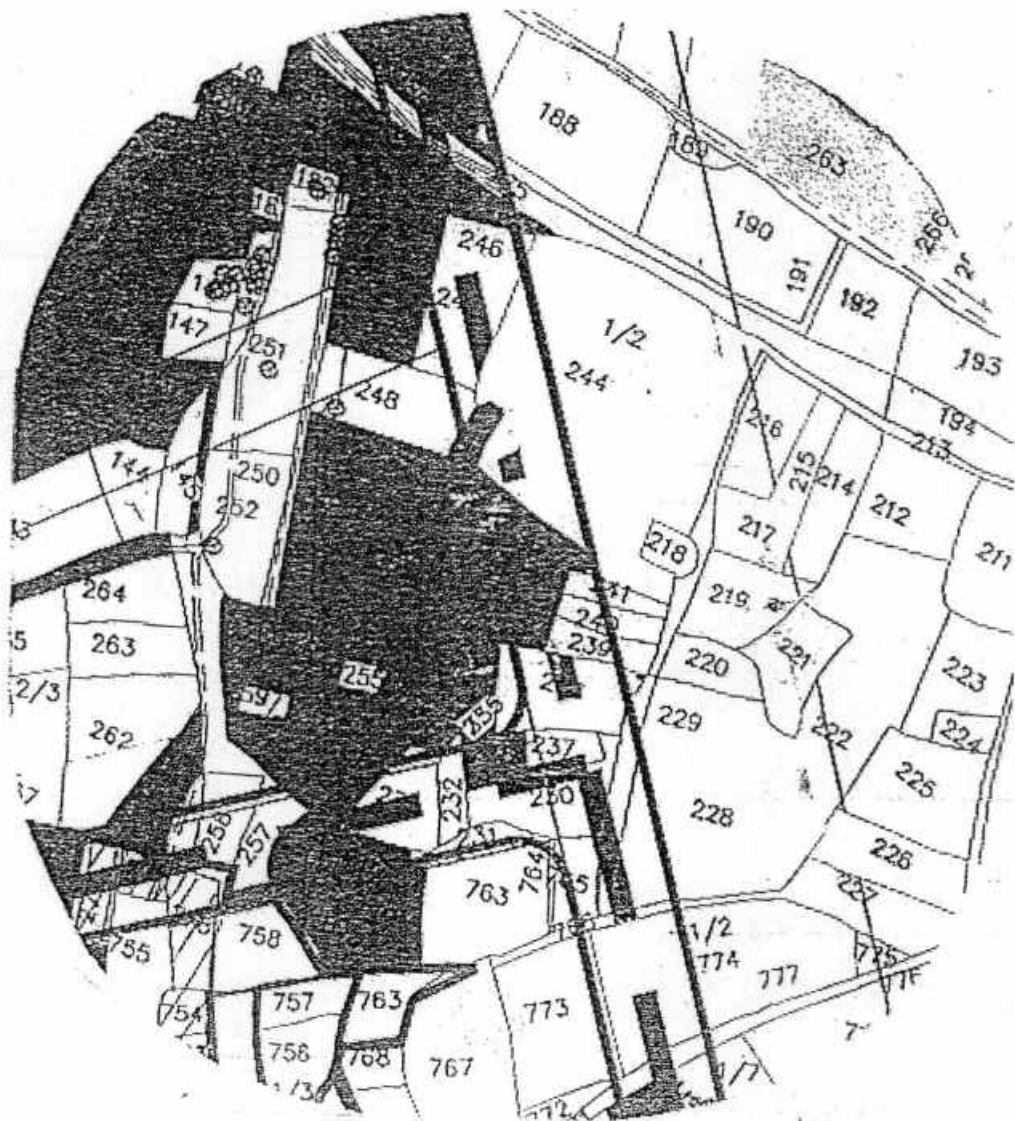
आनन्द प्रकाश मिश्र
उप-निबन्धक (द्वितीय)

लखनऊ

3/9/2011

Village - Baghamau, Pargana & Tehsil Lucknow

Khasra No. 217, 241, 221, 228



सिद्धार्थ

(SELLER)

Ashish Gupta

(PURCHASER)

विक्रेता

Registration No.: 11682

Year : 2,011

Book No. : 1

0101 गंगाचरन

चन्द्रिका

बड़ा गांव तह0 य जिला हरदोई

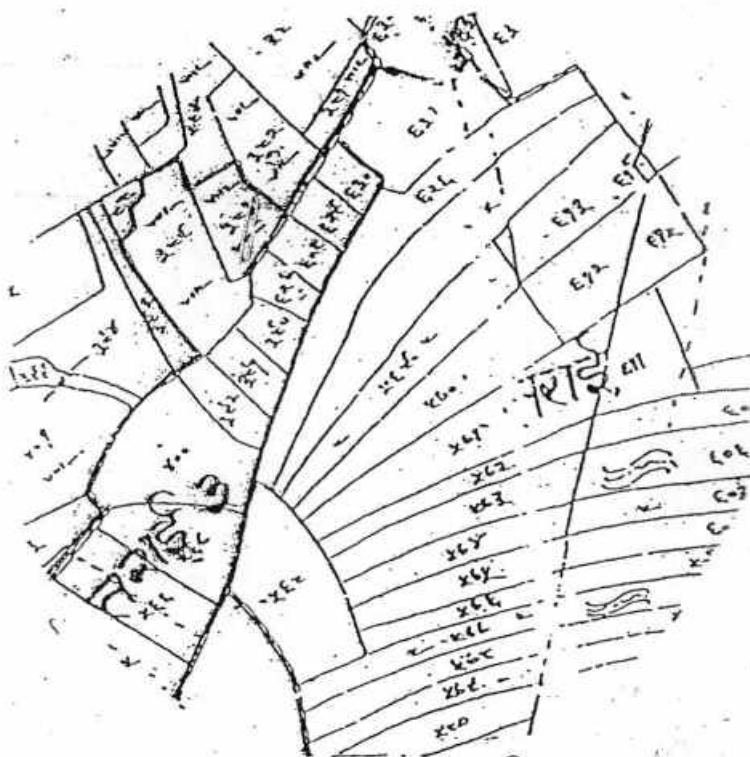
कृषि



Village Baghamau Pargana & Tehsil Lucknow

Khasra Nos.

388



गंगा चरण

(SELLER)

Ashish Gupta

(PURCHASER)

क्रेता

Registration No. : 11682

Year : 2,011

Book No. : 1

0201 प्रिस्टिज हाईटेक सिटी प्रा0लि0 द्वारा अधि0 हस0 अशिलेख गुप्
गोपाल गुप्ता
27 बले स्ववायर लखनऊ
नीकरी



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता : **Ganga Charan** son of Chandrika resident of Bada Gaon ; Tehsil and District Hardoi. (U.P.) presently residing at 196/4, R.L.C. Road, Golaganj, Lucknow.

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



गंगा चरण

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- **Prestige Hi-Tech City Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 144/2, Hari Nagar, Ashram, Mathura Road, New Delhi through **authorised signatory Sri Akhilesh Gupta S/o Sri Gopal Gupta R/o 27, Clay Square, Lucknow**

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Akhilesh Gupta
विक्रेता/ क्रेता के हस्ताक्षर

आज दिनांक 03/09/2011 को

वही सं. 1 जिल्द सं. 11346

पृष्ठ सं. 249 से 358 पर क्रमांक 11682

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर

आनन्द काश मिश्र
उप-निदेशक (द्वितीय)

लखनऊ

3/9/2011

