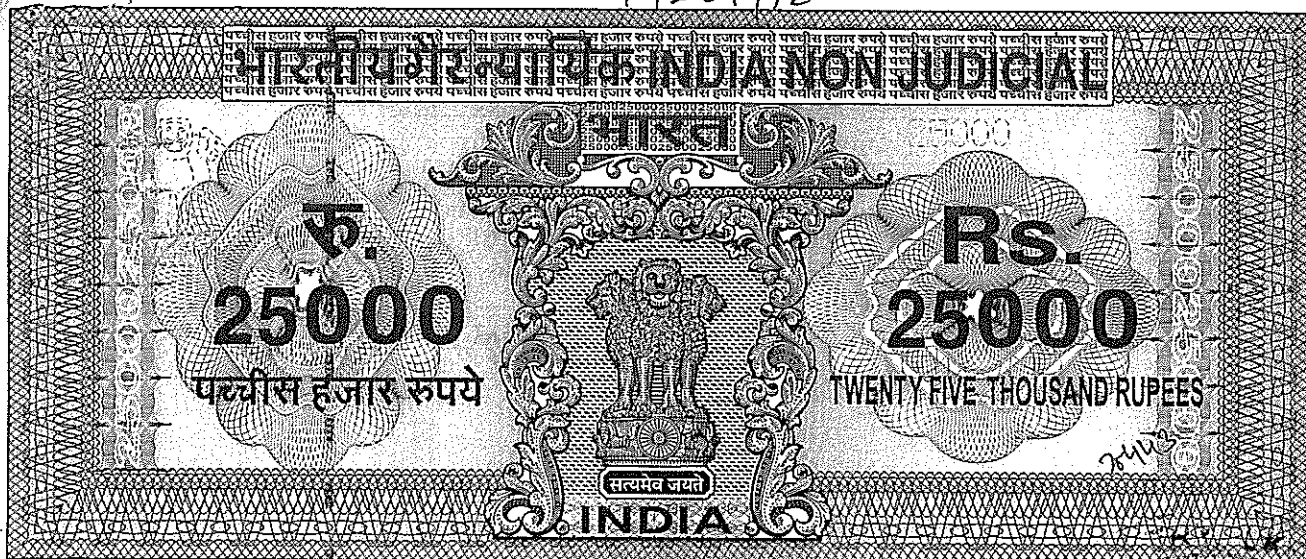


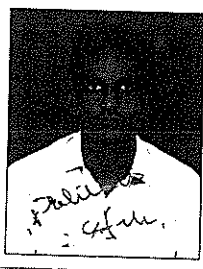
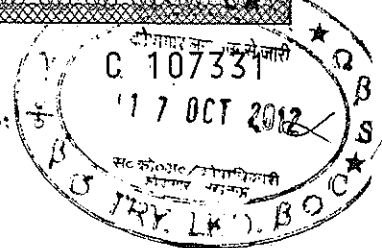
19201/12

15



उत्तर प्रदेश UTTAR PRADESH

C 107331



Stamp: ₹91,000/-

SALE DEED

Nature of Land
Village
Pargana
Details of Property

Agriculture
Natkur
Bijnour
Land bearing Khasra Nos. 627 &
633

Contd.....2..

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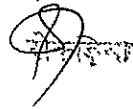
00005
आ. वि. विभाग, रायपुर

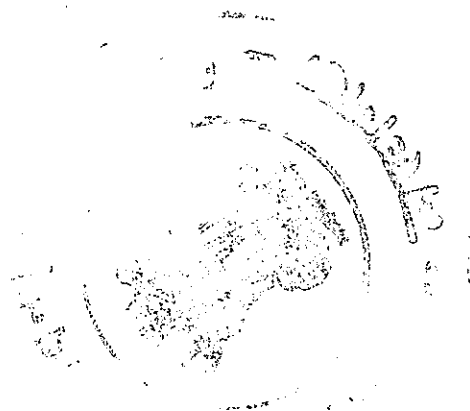
दिनांक: 28-10-12

मूल्य: ~~२०००~~ रा. वि. विभाग

नाम: श्रीमती अनुराधा देवी

द्वारा:







उत्तर प्रदेश UTTAR PRADESH

C 107332

C 107332

17 OCT 20

TRY LTD.

-2-

Area

In Hectare

Area of the Property

0.14225 Hectare

Road

More than 2 KM away from
Raibareilly Road

Type of Property

Agriculture

Consideration

₹13,00,000/-

Valuation

₹11,15,240/-

Contd.....3..

Beach

Mohit

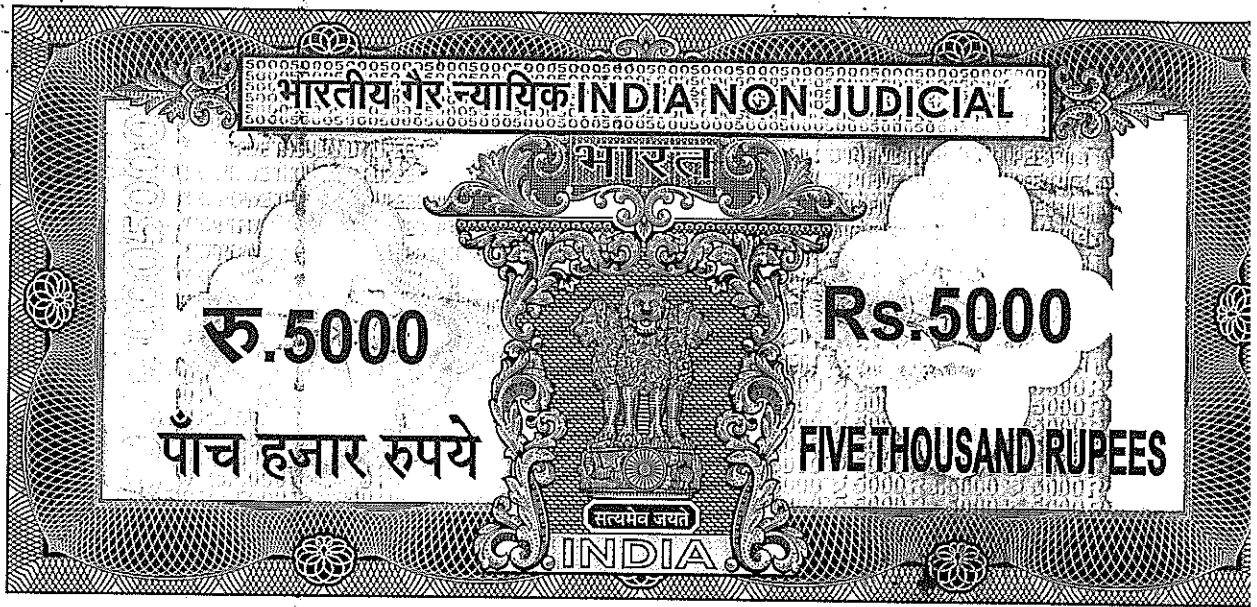
आदर्श विभागात् नव्यनऊ

मूल्य २००० रु. प्रति स्तम्भ

मूल्य ₹ 1000/- पत्रिका स्वाम्य
नाम समर्पित क. न. ३७ (५) नि.
द्वारा

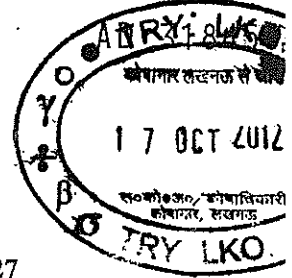
~~सिंह~~





उत्तर प्रदेश UTTAR PRADESH

-3-



BOUNDARIES OF LAND KHASRA NO. 627

- East : Boundary of Village Chandrawal
West : Land of Khasra No. 632
North : Land of Khasra Nos. 626, 628, 629 & 630
South : Nala

Contd.....4..

Basu

Mohit

क्रम संख्या

14304

29/10/2012

स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की अनुराशि

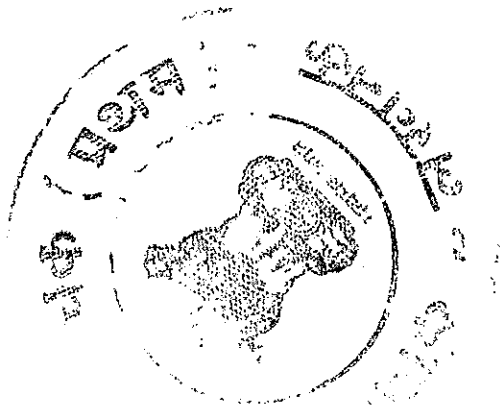
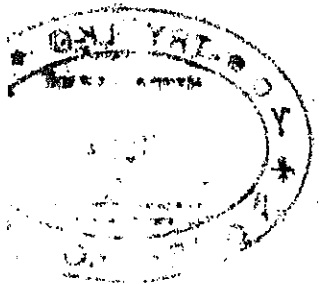
सहायक कानून सचिव

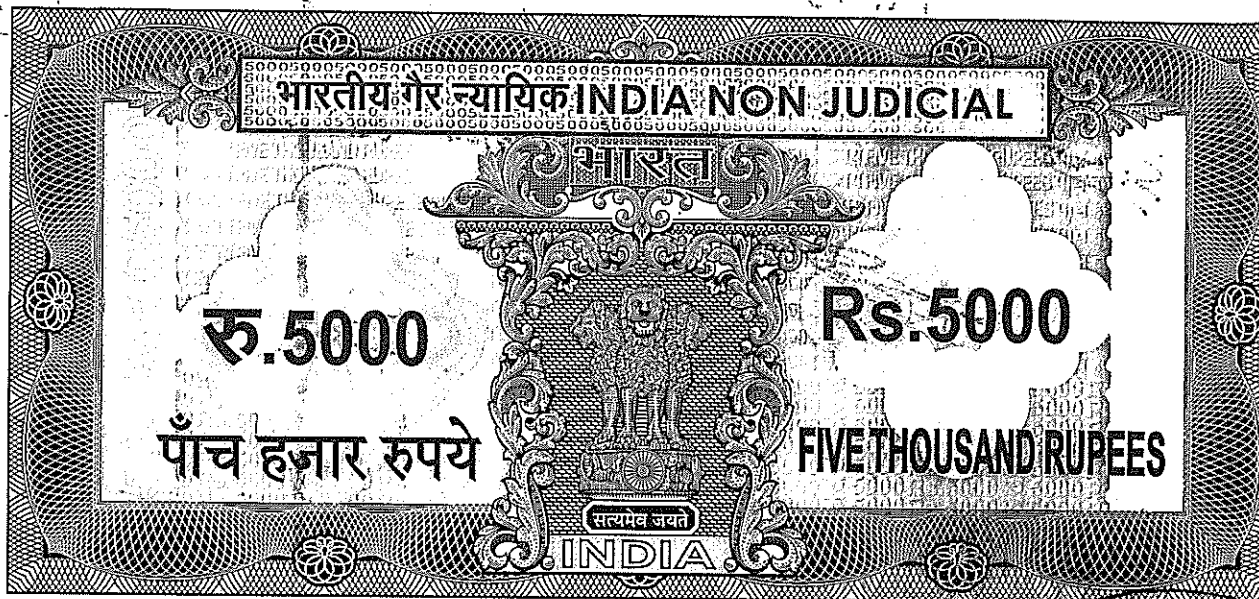
राजेंद्र प्रसाद वर्मा

लाइसेंस नं. 45,

लाइसेंस की अवधि 31-03-2015

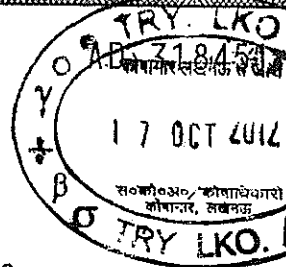
कलेक्टर कोर्ट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

-4-



BOUNDARIES OF LAND KHASRA NO. 633

- East : Land of Khasra No.632
- West : Land of Khasra Nos. 634 & 636
- North : Land of Khasra No. 631
- South : Nala

Contd.....5..

Basant

Mohit

क्रम संख्या 14305

स्टाम्प विक्रय की तिथि

स्टाम्प प्रत्य करने का प्रयोजन

स्टाम्प क्रेता का नाम व पुरा पता

स्टाम्प की धनराशि

29/10/2012

समाप्त का.मं. 2012

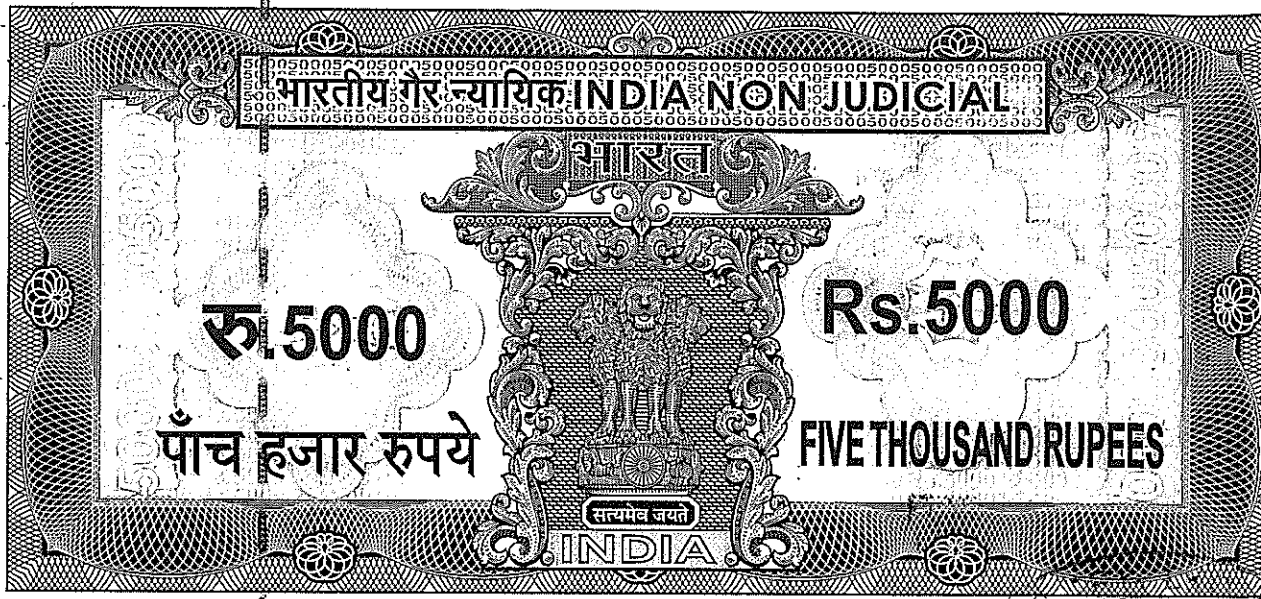
राजेश प्रसाद वर्मा

लाइसेंस नं. 45,

लाइसेंस की अवधि 31-03-2015

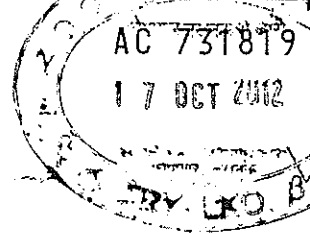
कलेक्टर ऑफिस, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

-5-



No. of Seller (1)

Name of the Seller-

Ranveer Singh Yadav, S/o Sri Babu Lal Yadav,
R/o Village-Noor Nagar Bhadarsa, Pargana-
Bijnaur, Tehsil & District-Lucknow.

No. of Purchaser (1)

Name of the Purchaser-

M/S. SAMARPIT 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..

Ranveer Singh Yadav

Mohit

संख्या 1900

स्थापन दिनांक की तिथि 29/10/16

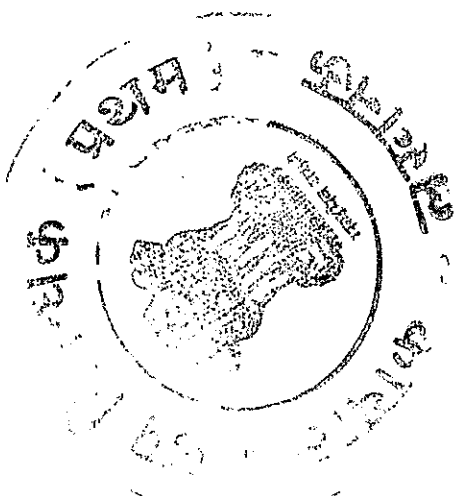
स्थापन करने का प्रयोजन

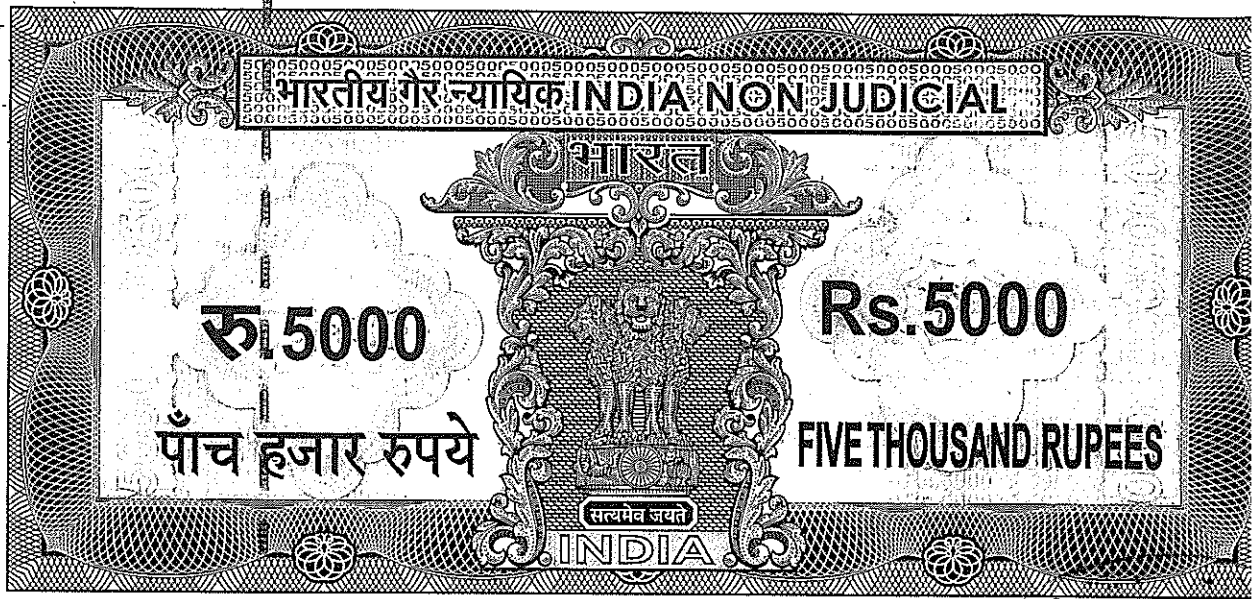
स्थापन का नाम या पूरा नाम हमदर्शन माता 500 Ac

स्थापन की जाति 5000

30/10/16

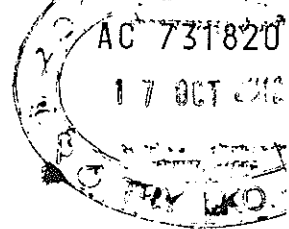
कुलेश कुमार भट्ट
जाने 2016 साल 10-12-16
कीर्ति नंदन नारायण, बरकतपुर





उत्तर प्रदेश UTTAR PRADESH

-6-



THIS DEED OF SALE is executed this 30th day of October 2012 by Ranveer Singh Yadav, S/o Sri Babu Lal Yadav, R/o Village-Noor Nagar Bhadarsa, Pargana-Bijnaur, Tehsil & 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. SAMARPIT CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 2nd Floor, Eldeco Corporate

Contd.....7..

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Mohit

क्रम संख्या 1288

स्टाम्प विक्रय की तिथि 29/10/11

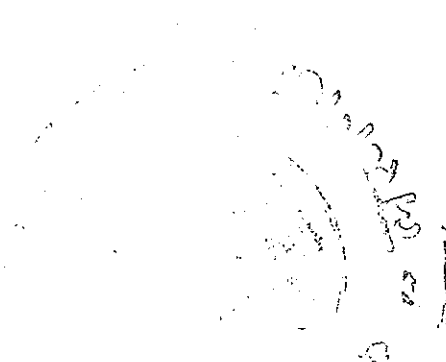
स्टाम्प क्रय करने का प्रयोजन

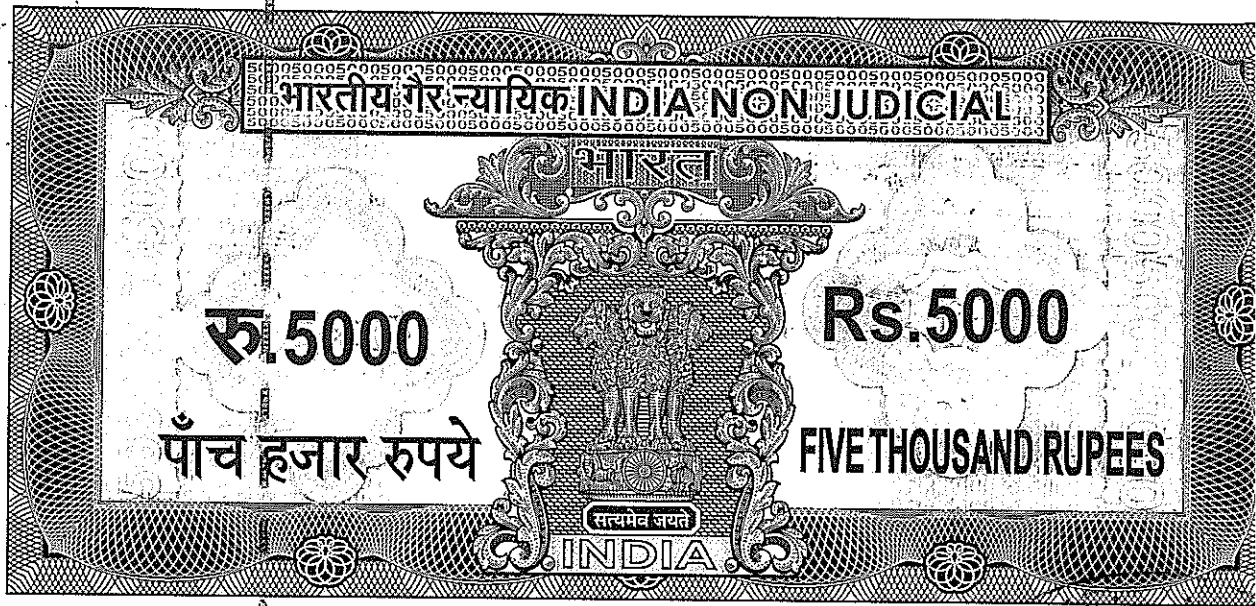
स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की धनराशि 5000

30/11

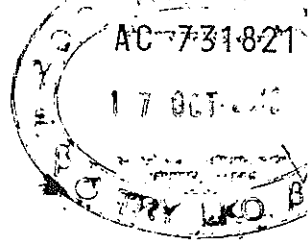
मुकुदेश कुमार गुप्ता
ला0 न0 201 अर्थात 31-03-11
मीतापुर रोड धादना नवना





उत्तर प्रदेश UTTAR PRADESH

-7-



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

Contd.....8..

[Handwritten signature]

Mohit

क्रम संख्या 18 88

स्टाम्प विक्रय की तिथि 29/10/11

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

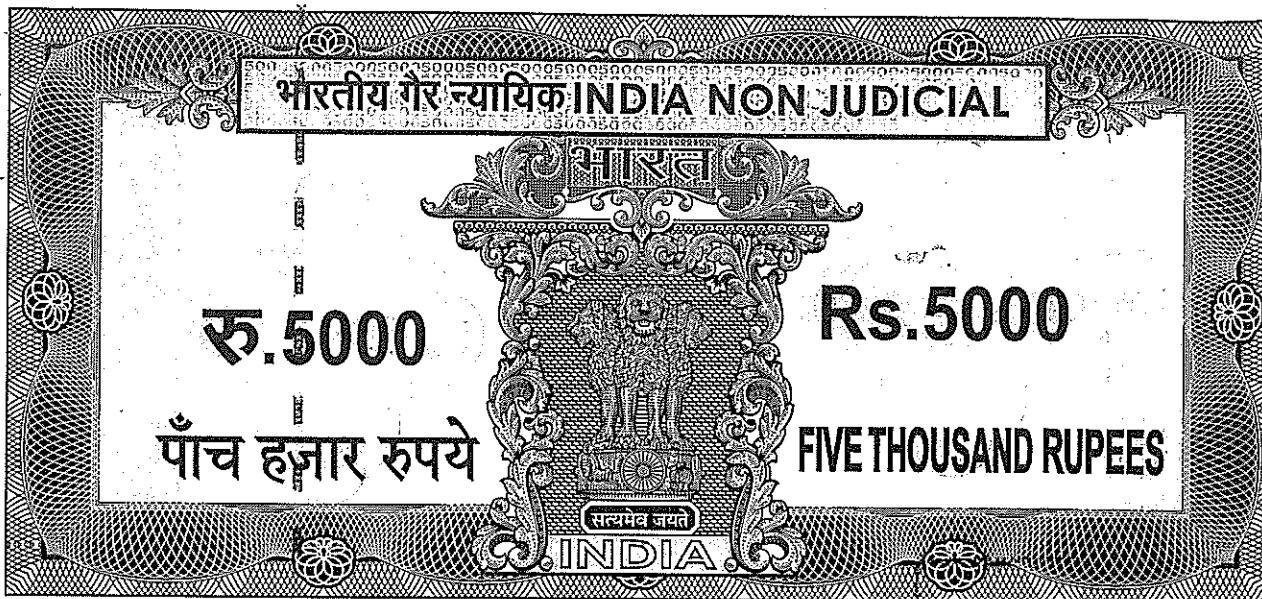
मनमोहन लाल 52/12

स्टाम्प की धरातल 5000

3-7-72

मनमोहन कुमार गुप्ता
ला0 नं0 201 अर्ध 31-03-11
सीतापुर रोड योजना लखनऊ





उत्तर प्रदेश UTTAR PRADESH

-8-

AND WHISEAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khasra No. 627 measuring 0.4050 hectare, and Khasra No. 633 measuring 0.1640 hectare, total 2 kita, total measuring 0.5690 hectare, out of which $\frac{1}{4}$ part i.e. area hereby sold is 0.14225 hectare, situated at Village- Natkur, Pargana-Bijnaur, Tehsil & District-Lucknow, as mentioned above (hereinafter referred to as the said "Property");

Contd.....9..

[Handwritten signature]

Mohit

क्रम संख्या 2201

स्टाम्प विक्रेता की तिथि 29/10/16

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय करने का पता *समर्पित ऑफिस 570/12*

स्टाम्प की कीमत 5000

सही ठेकाना (स्टाम्प विक्रेता)

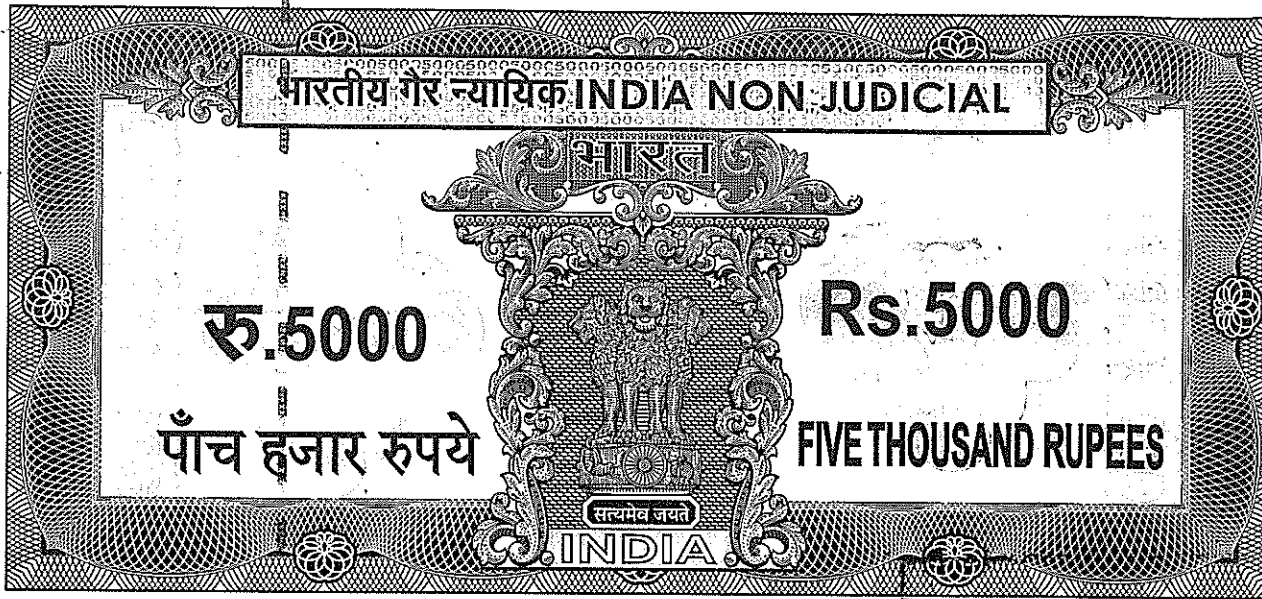
लाइसेंस नंबर-13

लाइसेंस की अवधि 31-03-2015

कलेक्टर, नवलखेडा

✓





उत्तर प्रदेश UTTAR PRADESH

-9-

AND WHISEAS the Seller purchased the said property from its previous owner Sri Satpal Singhala vide registered sale deed dated 20.10.2012 which is duly registered in the office of Sub Registrar-I, Lucknow, in Book No. I, Jild No.14845, Pages 307 to 340 at Serial No. 18756 dated 20.10.2012;

AND WHISEAS 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 not yet mutated in the revenue records, for which the Seller assured to Purchaser that he will get mutated very soon and the relevant paper to be handed over to the Purchaser after duly mutation;

Contd.....10..

[Signature]

[Signature]

क्रम संख्या..... 2800

स्टाम्प विक्रय की तिथि..... 29/10/12

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प केता का नाम व पता..... समीत अंश 50%

स्टाम्प की धनराशि..... 5000

समी उल्ला (स्टाम्प विक्रेता)

लाइसेन्स नम्बर-13

लाइसेन्स की अवधि 31-03-2015

फलेक्ट्रेट, लखनऊ

L





उत्तर प्रदेश UTTAR PRADESH

-10-

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 ₹13,00,000/- (₹Thirteen Lacs Only);

Contd.....11..

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Mohit

क्रमांक 2699
दिनांक 29/10/12

स्थान का नाम एवं प्रयोजन
संस्था का नाम एवं पता हार्दिक व्यास का 12

स्थान की प्रकृति Sho

संस्था का नाम (संस्थापक/विक्रेता)

लाइसेंस नम्बर-13
लाइसेंस की अवधि 31-03-2015
कलेक्ट्रेट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

Z 655785

11 SEP 20

-11-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of ₹13,00,000/- (₹Thirteen 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.

Contd.....12..

[Handwritten signature]

Mohit

क्रम संख्या 14306

स्टाम्प विक्रय की तिथि 29/10/2022

स्टाम्प क्रय करने का प्रयोजन 40

स्टाम्प क्रय का क्रम न पूरा पता

स्टाम्प की धनराशि

सहायक काला 500 रु 7000

सहायक प्रसाद धर्मा

साइसेल की तिथि 31-03-2018

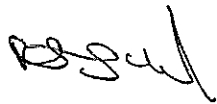
करोड़ों को, सहायक



NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in consideration of the said sum of ₹13,00,000/- (₹Thirteen 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. 627** measuring 0.4050 hectare, and **Khasra No. 633** measuring 0.1640 hectare, total 2 kita, total measuring 0.5690 hectare, out of which $\frac{1}{4}$ part i.e. 0.14225 hectare, situated at Village- Natkur, Pargana-Bijnaur, Tehsil & 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.
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 the same is not under any Court attachments or acquisition.

Contd.....13..





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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 the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
6. 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.
7. 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.

Contd.....14..

PS

Mohit



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8. That the property transferred under this deed is not situated on any National Highway, State Highway, nor any trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 2 KM from the main Raibareilly 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 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.

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.

9. That the total area of the premises transferred under this deed is 0.14225 Hectare (One Point One Four Two ~~Two~~ Five), the value of the property as fixed by the Collector Lucknow is ₹56,00,000/- per hectare and there is construction within the periphery of 200 meter, hence the enhancement in Circle rate by 40%, hence the enhanced Circle Rate

Contd.....15..

[Signature]

Mohit



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applicable is ₹78,40,000/- per hectare, hence the enhanced value comes to ₹11,15,240/- (₹Eleven Lacs Fifteen Thousand Two Hundred Forty only). The actual sale consideration of ₹13,00,000/- (₹Thirteen Lacs only) is higher than the market value of ₹11,15,240/- (₹Eleven Lacs Fifteen Thousand Two Hundred Forty only). Hence, the stamp duty on sale consideration of ₹13,00,000/- (₹Thirteen Lacs only) i.e. on the actual value paid for the transfer of the property comes to ₹91,000/- (₹Ninety One Thousand Only) and has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HISEBY SOLD

Agriculture land of Khasra No. 627 measuring 0.4050 hectare, and Khasra No. 633 measuring 0.1640 hectare, total 2 kita, total measuring 0.5690 hectare, out of which $\frac{1}{4}$ part i.e. area hereby sold is 0.142³⁵ hectare, situated at Village-Natkur, Pargana-Bijnaur, Tehsil & District-Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 627

East : Boundary of Village Chandrawal
West : Land of Khasra No. 632
North : Land of Khasra Nos. 626, 628, 629 & 630
South : Nala

Contd.....16..

[Signature]

[Signature]

विक्रय पत्र

1,300,000.00 / 1,116,000.00 10,000.00 20 10,020.00 1,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्री रनवीर सिंह यादव
पुत्र श्री बाबूलाल यादव
व्यवसाय व्यापार

निवासी स्थायी ग्राम नूर नगर भदरसा पर0 विजनौर लखनऊ
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 30/10/2012 समय 11:45AM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह
उप निबन्धक (प्रथम)

लखनऊ

30/10/2012

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

क्रेता

श्री रनवीर सिंह यादव
पुत्र श्री बाबूलाल यादव
पेशा व्यापार
निवासी ग्राम नूर नगर भदरसा पर0 विजनौर
लखनऊ



श्री मे, समर्पित का0 प्रा0 लि0 द्वारा मोहित भाटिया
पुत्र श्री वेद प्रकाश भाटिया
पेशा नौकरी
निवासी 1 विभूतिखण्ड गोमती नगर लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री भूवनेश गुप्ता
पुत्र श्री के0 एन0 गुप्ता
पेशा व्यापार

निवासी अलीगंज लखनऊ

व श्री के0 बी0 सेठ
पुत्र श्री स्व.आर.बी.सेठ

पेशा सेवानिवृत्त

निवासी विकल्प खण्ड गोमती नगर, लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Bhuneesh C



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह
उप निबन्धक (प्रथम)

लखनऊ

30/10/2012

BOUNDARIES OF LAND KHASRA NO. 633

East : Land of Khasra No.632
West : Land of Khasra Nos. 634 & 636
North : Land of Khasra No. 631
South : Nala

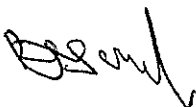
SCHEDULE OF PAYMENT

1. ₹13,00,000/- (₹Thirteen Lacs only) vide Cheque No. 475917 dated 1-11-12 drawn on HDFC Bank, Aliganj, Lucknow.

Received a sum of ₹13,00,000/- (₹Thirteen Lacs Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

IN WITNESS WHEREOF, we the above named Seller and authorized signatory of Purchaser have hereto signed this deed in the presence of

Contd.....17..





विक्रेता

Registration No.: 19201

Year : 2,012

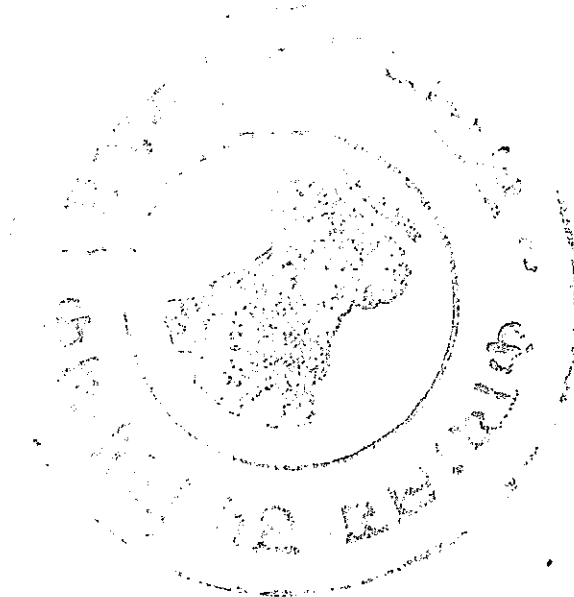
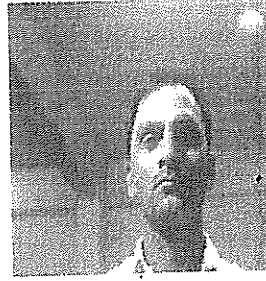
Book No. : 1

0101 रनवीर सिंह यादव

बाबूलाल यादव

ग्राम नूर नगर भदरसा पर0 विजनौर लखनऊ


व्यापार



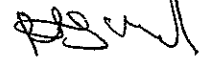
witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES:-

1.


R.B. Self
705, Tulip Road,
G-2, Vikalp Khana
Gandhinagar, Lucknow





SELLER

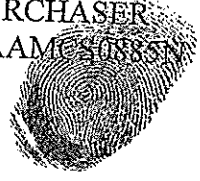
2.

Bhawanish Gupta
8/ Cat. K. Co. Cat's
NGB 8 A33ej L



PURCHASER

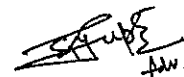
PAN No.: AAMC50835N



Drafted by:

Typed by:





(Sarvesh Kumar Gupta)
Advocate

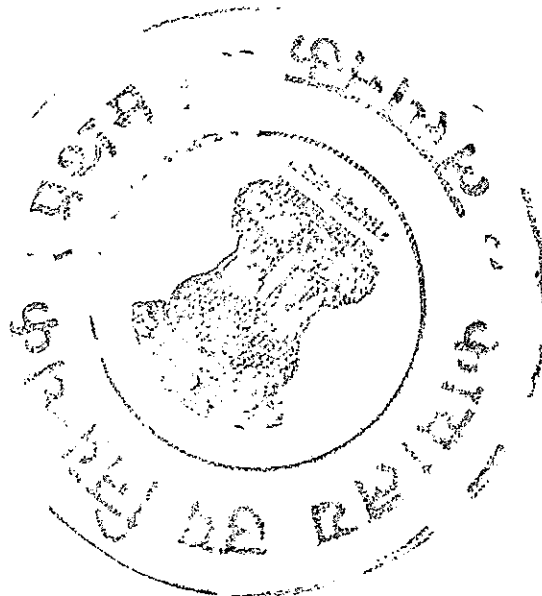
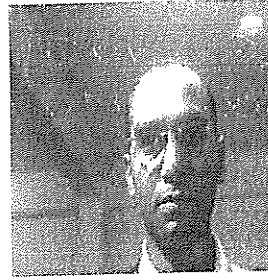
क्रेता

Registration No. : 19201

Year : 2,012

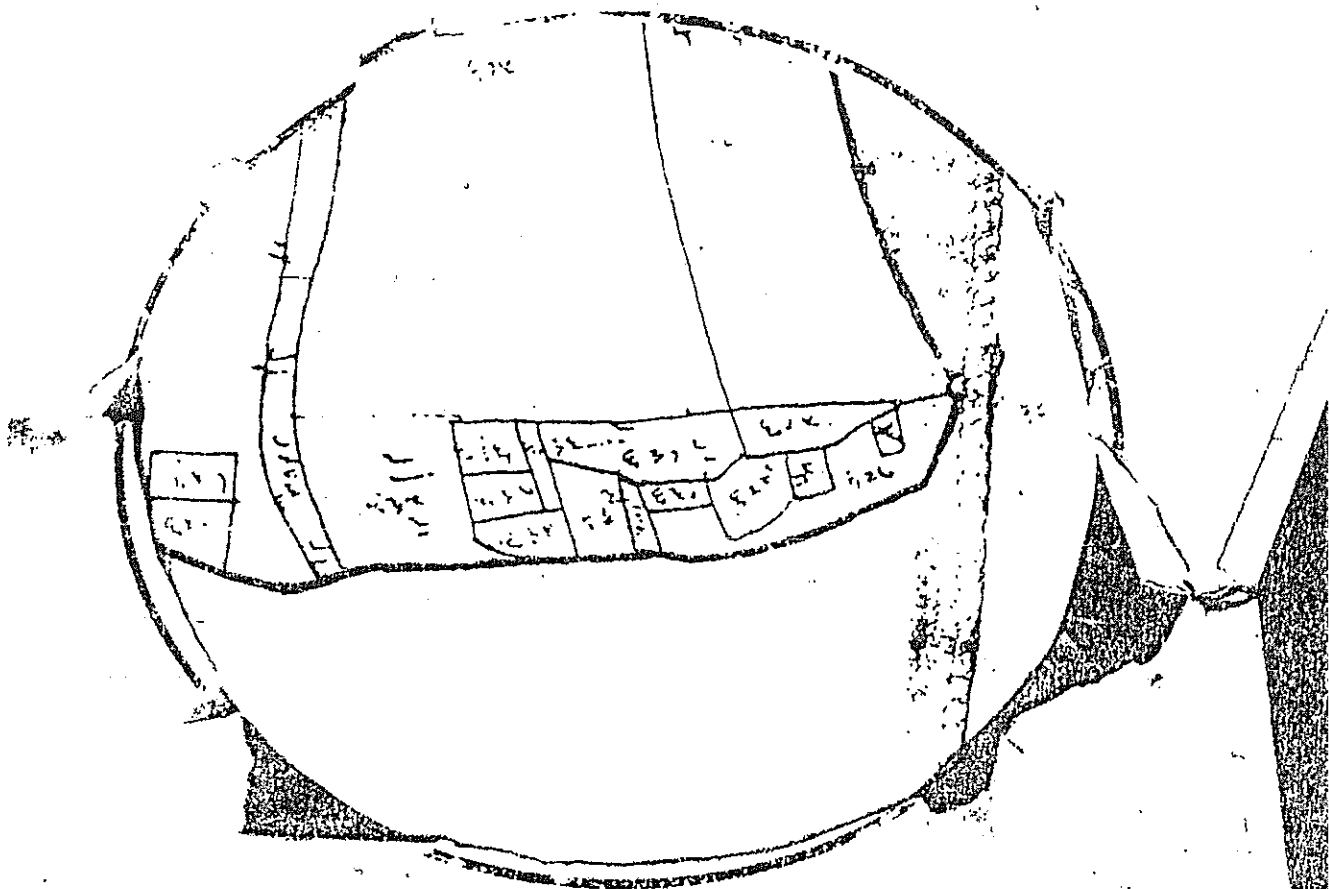
Book No. : 1

0201 मे, समर्पित का0 प्रा0 लि0 द्वारा मोहित भाटिया
वेद प्रकाश भाटिया
1 विभूतिखण्ड गोमती नगर लखनऊ
नौकरी



नक्शा नजरी

भूमि विक्रीत आराजी खसरा सं०-...६२३.६.६३३... स्थित ग्राम ...२७९८
..... परगना ... तहसील जिला लखनऊ।



Seller

Beery

Purchase

Mohel

आज दिनांक 30/10/2012 को

वही सं. 1 जिल्द सं. 14874

पृष्ठ सं. 379 से 414 पर क्रमांक 19201

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह

उप निबन्धक (प्रथम)

लखनऊ

30/10/2012

