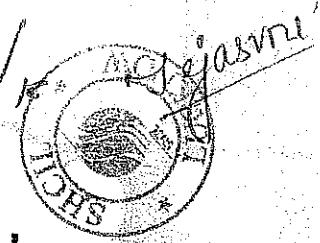


(24)

11234

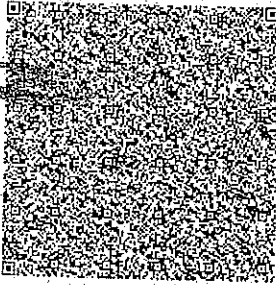


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

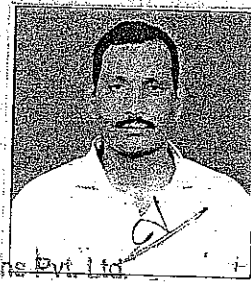
Certificate No. : IN-UP04637022868567Q  
Certificate Issued Date : 07-Jun-2018 03:32 PM  
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0105564671064271Q  
Purchased by : HALWASIYA AND SONS PVT LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : PLOT NO.A-19, KHASRA NO.29, VILL-SHIVLAR, PARAGANA AND TEHSIL-MOHANLALGANJ, LUCKNOW  
Consideration Price (Rs.) : 7,00,000  
(Seven Lakh only)  
First Party : VIJAY BAHADUR THAPA SON OF LATE RIM BAHADUR THAPA  
Second Party : HALWASIYA AND SONS PVT LIMITED  
Stamp Duty Paid By : HALWASIYA AND SONS PVT LIMITED  
Stamp Duty Amount(Rs.) : 49,100  
(Forty Nine Thousand One Hundred only)



STAMP USED

Sub Registrar (Mohanlalganj)  
Lucknow U.P.

Please write or type below this line



For Halwasiya & Sons Pvt. Ltd.

Authorized Signatory

TQ 0000943168

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

EXTRACT OF MINUTES OF THE BOARD MEETING OF M/S HALWASIYA & SONS PRIVATE LIMITED DULY HELD ON 06<sup>TH</sup> DAY OF MARCH, 2018 TUESDAY AT 11:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT HALWASIYA COURT, HAZRATGANJ, LUCKNOW-226001

## APPOINTMENT OF AUTHORIZED PERSON

15995  
RESOLVED THAT Board of Directors of the Company be and is hereby Authorize Mr. Vinay Kumar Dubey S/o Late Sita Ram Dubey resident at 8/42-B, Gali No. 8, Vatika Kunj, Near Maruti Kunj, Phase-2, Bhondsi, Sohna, Gurgaon, Haryana-122102 as Authorized Signatory to sign and executed Agreement to Sale, Memorandum of Understanding and other documents as may be found necessary for purchase of Land Khasra No. 26, 27, 18, 10, 16, 21, 22Ka, 14, 15, 11, 13, 19, 7, 29, 73, 74, 8, 17, 24, 28, 454Ka, 449, 457, 29, 22Kha and 23 situated at Revenue Village, Shivar & Magahuan, Pargana and Tehsil Mohanlalganj, Lucknow from GSR Builders & Developers Private Limited (Pan No. AAECG8208M).

RESOLVED FURTHER THAT Mr. Mukund Halwasiya, Director of the company be and is hereby authorized Mr. Vinay Kumar Dubey to sign and executed all documents necessary for purchase of land from GSR Builders & Developers Private Limited on behalf of the company.

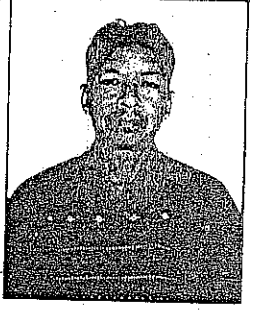
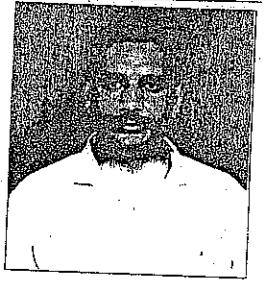

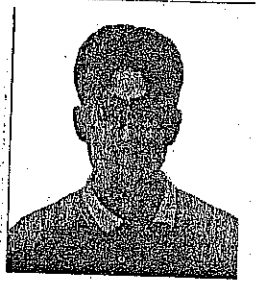
For on behalf of Board of Directors of  
Halwasiya & Sons Pvt Ltd

Mukund Halwasiya

Designation: - Director

DIN No. (00507081)

Address:- Halwasiya Court,  
Hazratganj, Lucknow-226001

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
					<b>VIJAY BAHADUR THAPA</b> Son of Late Rim Bahadur Thapa, Resident of House No.A-490, Ashrya, Eldeco Udyan-II, Raibareilly Road, Lucknow (Uttar Pradesh) Mobile No.9305061642	
					Mr. Vinay Kumar Dubey son of Late Sitaram Dubey , Authorised Signatory Halwasiya & Sons Private Limited, First Floor, halwasiya Court, Hazratganj, Lucknow	
					Neeraj Tandon Son of Late P.N.Tandon Address: ES-1/664, Sitapur Road Mahayojna, Lucknow	
					Badri Nath Sukla Son of Sri Awadesh Kumar Shukla Address: Village- Chachirai Khera, Keeratpur, Sumerpur, Unnao-229504	

सम्पत्ति का विवरण

अन्य सम्पत्ति का विवरण

पक्षकार का विवरण

## आवेदन विवरण की प्रति

उपनिबंधक कार्यालय : मोहनलालगंज, लखनऊ

आवेदन संख्या: 201800822014862

आवेदन दिनांक: 07-06-2018

बही संख्या: 1

लेखपत्र का प्रकार: विक्रय पत्र

### प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : विनय कुमार दूबे

नाम (अंग्रेजी में) : VINAY KUMAR DUBEY

ई - मेल

मोबाइल : 9971320341

सम्पत्ति क्रम संख्या--1

### सम्पत्ति की स्थिति का विवरण

जनपद : लखनऊ

तहसील : मोहनलालगंज

वार्ड/परगना : मोहनलालगंज

मोहल्ला/गाँव : शिवतर

सम्पत्ति का विवरण : भूखण्ड संख्या बी 105 मि(जु) खसरा सं( ) 29

सम्पत्ति प्राप्ति का श्रोत : विक्रय विलेख

### सम्पत्ति प्राप्ति के श्रोत का विवरण

रजिस्ट्रेशन संख्या : 17909

रजिस्ट्रेशन दिनांक : 29/12/2017

उपनिबंधक कार्यालय : मोहनलालगंज

### सम्पत्ति का प्रकार

सम्पत्ति का प्रकार : आवासीय(अकृषक)

भूमि की इकाई : वर्ग मीटर

निर्माण की स्थिति : अनिर्मित

क्षेत्रफल : 92.936

सेगमेंट प्रकार : अकृषक भूमि की दरें 9 मी0से कम चौड़े रास्ते पर

For Halwasiya & Sons Pvt. Ltd.

अन्य निर्देश का विवरण

Authorised Signatory

सम्पत्ति मूल्यांकन विवरण

प्रतिफल	: 700000	बाजारी मूल्य	: 465000
कुल देय निबन्धन शुल्क	: 14000	कुल देय स्टाम्प शुल्क	: 35000
वास्तविक बाजारी मूल्य	: 512000	वास्तविक स्टाम्प शुल्क	: 49100

सम्पत्ति की चौहद्दी

पूर्व	पश्चिम	उत्तर	दक्षिण	खसरा संख्या	प्लॉट संख्या / भवन संख्या/दुकान संख्या	संलग्न नक्शा
7.5 मीटर प्राइवेट रास्ता	प्लॉट नं० ए 37	प्लॉट नं० ए 20	प्लॉट नं० ए 18			

For Halwasiya &amp; Sons Pvt. Ltd.

Authorised Signatory

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

बाजारी मूल्य:

465000

कुल देय स्टाम्प शुल्क:

49100

वास्तविक बाजारी  
मूल्य

465000

कुल देय निबन्धन शुल्क:

14000

वास्तविक स्टाम्प शुल्क:

49100

अन्य विवरण

प्रपत्र में कुल प्रश्नों की संख्या (दोनों तरफ)

38

प्रतिलिपिकरण शुल्क-रु०

100

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

## आवेदन विवरण की प्रति

आवेदन संख्या: 201800822014862

आवेदन दिनांक: 07-06-2018

बही संख्या: 1

लेखपत्र का प्रकार: विक्रय पत्र

## पक्षकार का विवरण

क्रम संख्या	पक्षकार प्रकार	पक्ष का नाम	माता/पिता/पति/अन्य का नाम	निवास स्थान का पता	व्यवसाय	प्रस्तुतकर्ता	पैन एवं मो० न०	संलग्न
1	विक्रेता	श्री विजय बहादुर थापा	पुत्र श्री स्व० रिम बहादुर थापा	ए 490 आश्रय एलिडको उद्यान 2 रायबरेली रोड लखनऊ	व्यापार	स्वयं	AEOPT7404B 9305061642	
2	क्रेता	श्री हलवासिया एण्ड संस प्राइवेट लि० के द्वारा श्री विनय कुमार दूबे	पुत्र श्री सीताराम दूबे	प्रथमतल हलवासिया कोर्ट हजरतगंज लखनऊ	नौकरी	अधिकृत पदाधिकारी/प्रतिनिधि		
3	गवाह-प्रथम	श्री नीरज टंडन	पुत्र श्री स्व० पी० एन० टंडन	ई एस 1/664 सीतापुर रोड महायोजना लखनऊ	नौकरी		9305423136	
4	गवाह-द्वितीय	श्री बट्टी नाथ शुक्ला	पुत्र श्री अवधेश कुमार शुक्ला	चाची राय खेड़ा कीरतपुर सुमेरपुर उन्नाव	व्यापार		8429452068	

प्रिंटर

For Halwasiya &amp; Sons Pvt. Ltd.

Authorised Signatory



भारत सरकार



आधार

भारत सरकार

Unique Identification Authority of India

GOVERNMENT OF INDIA

नॉमिनेशन क्रम / Enrollment No 1171/10953/01648

To,  
विजय बहादुर थापा  
VIJAY BAHADUR THAPA  
S/O RAM BAHADUR THAPA  
A 490  
ASHRAY ELDECO UDAYN 2  
RAKSHA KHAND  
AMBEDKER UNIVERSITY  
Lucknow  
Uttar Pradesh 226025  
9305061642

Ref: 595 / 17E / 877647 / 877819 / P



UE477792942IN



आपका आधार क्रमांक / Your Aadhaar No. :

**4338 9471 6670**

आधार — आम आदमी का अधिकार



भारत सरकार

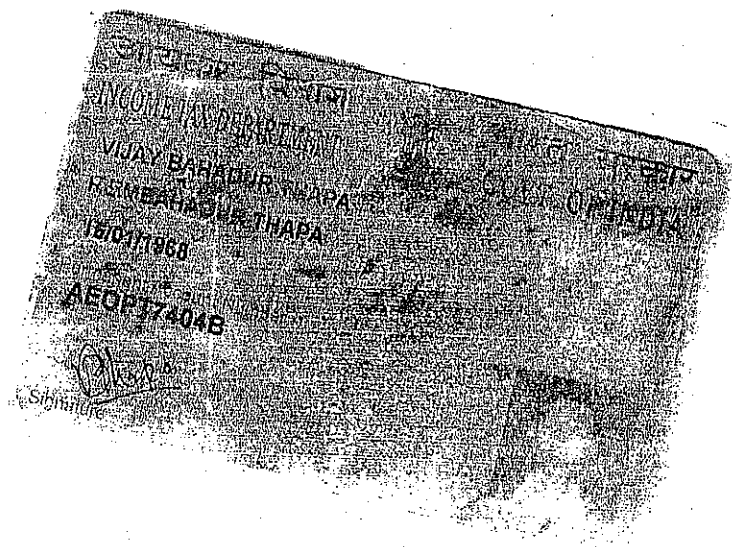
विजय बहादुर थापा  
VIJAY BAHADUR THAPA  
जन्म वर्ष / Year of Birth : 1968  
पुरुष / Male



**4338 9471 6670**

आधार — आम आदमी का अधिकार





\_\_\_\_\_



# भारतीय विशिष्ट पहचान प्राधिकरण भारत सरकार

Unique Identification Authority of India  
Government of India



## E-Aadhaar Letter

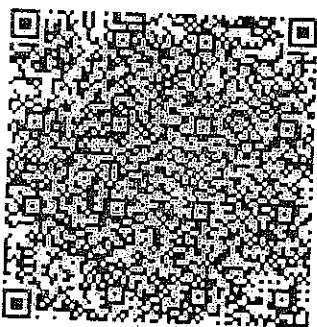
नामांकन क्रमांक/Enrolment No.: 2083/12015/01748

Vinay Kumar Dubey (विनय कुमार दुबे)

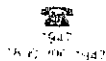
S/O Sita Ram Dubey, 8/42-b, gali no.8, vatika kunj,  
near maruti kunj, phase-2, Bhondsi(168), Gurgaon,  
Haryana - 122102

आपका आधार क्रमांक/ Your Aadhaar No.:

**8863 2431 0210**



मेरा आधार, मेरी पहचान



help@uidai.gov.in

www.uidai.gov.in



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

9971320341

Signature Not Verified  
Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2016.02.15 11:40:30 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



विनय कुमार दुबे

Vinay Kumar Dubey

जन्म तिथि/ DOB: 13/10/1975

पुरुष / MALE



8863 2431 0210

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O सीता राम दुबे, 8/42-  
बी, गली नं.8, वाटीका कुंज,  
मार्गनी कुंज के पास, फेज-2,  
भोंडसी 168, गुरुगांव,  
हरियाणा/हरियाणा -  
122102

Address:

S/O Sita Ram Dubey, 8/42-b, gali  
no.8, vatika kunj, near maruti kunj,  
phase-2, Bhondsi(168), Gurgaon,  
Haryana - 122102

8863 2431 0210

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India



## E-Aadhaar Letter

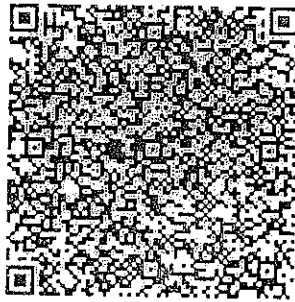
नामांकन क्रमांक/Enrolment No.: 2016/00027/73410

Neeraj Tandon (नीरज टण्डन)

S/O: P.N. Tandon, ES-1/664, Sitapur Road  
Mahayojana, Nirala Nagar, Lucknow,  
Uttar Pradesh - 226020

आपका आधार क्रमांक/ Your Aadhaar No.:

6695 7749 8463



आधार-आम आदमी का अधिकार

1947  
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



Neeraj Tandon  
9305923136

Validity unknown  
Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.08.20 10:52:30 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में महलियत होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



नीरज टण्डन  
Neeraj Tandon  
जन्म तिथि/ DOB: 15/06/1969  
पुरुष / MALE



6695 7749 8463



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
आन्मर्ज: पी.एन. टण्डन,  
ईएस-1/664, सीतापुर रोड  
महायोजना, निराला नगर,  
लखनऊ,  
उत्तर प्रदेश - 226020

Address:  
S/O P.N. Tandon ES-1/664, Sitapur  
Road Mahayojana, Nirala Nagar,  
Lucknow,  
Uttar Pradesh - 226020

6695 7749 8463

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

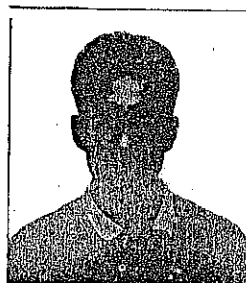


जन्म तिथि / DOB : 12/12/1994  
पुरुष / Male



7381 3807 1851

## आधार - आम आदमी का अधिकार



Bachvi Shukla

9621213200



अधिवक्ता

Online Registration Authority of India

पता: संबोधित अवधेश कुमार गाम  
छाछी गाम, खेड़ा, कीरतपुर, सुमेरपुर.  
उन्नाव, उत्तरप्रदेश, 229504

Address: S/O. Awadhesh Kumar gram  
chhachhi rai kheda, Kiratpur, Sumerpur,  
Unnao, Uttar Pradesh. 229504

7381 3807 1851



1947  
1800 300 1947



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www.aida.gov.in

Valuation as per circle rate : Rs. 5,12,000.00

Sale Consideration : Rs. 7,00,000.00

Stamp Duty: Rs. 49,100.00

**SALE DEED**

Nature of Land	Non- Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Shivlar (V-code 143619)
District	Lucknow
Details of Property	<b>Plot No. A-19 Part of Khasra No.29</b>
Total Area Purchased	<b>92.936 Square Meter</b>
Type of Property	Non-Agricultural Property
Consideration	Rs.7,00,000.00
Valuation	Rs.5,12,000.00
Whether belongs to Co-operative society	No
Any construction	No
Tube well, bore well	Not applicable
No. of Trees	No
Location Road	More then 500 Meter from Gosaiganj Moahnlganj Road

**BOUNDARIES OF PLOT NO. A-19 PART OF KHASRA NO.29**

East	: 7.5 Meter wide Private Road
West	: Plot No.A-37
North	: Plot No.A-20
South	: Plot No.A-18

**SELLER (1)**

Name of the SELLER

**PURCHASER (1)**

**VIJAY BAHADUR THAPA** Son of Late Rim Bahadur Thapa, Resident of House No.A-490, Ashrya, Eldeco Udyan-II, Raibareilly Road, Lucknow (Uttar Pradesh) Mobile No.9305061642

Name of the  
PURCHASER:

**M/s. Halwasiya And Sons Private Limited**, having its registered office at Halwasiya court, Hazratganj, Lucknow, acting through its Authorized Signatory **Mr. Vinay Kumar Dubey** son of Late Sitaram Dubey, duly authorized vide resolution passed in the meeting of the

For Halwasiya & Sons Pvt. Ltd.

Authorized Signatory

board of directors held on 06.03.2018

**THIS DEED OF SALE** is executed on this 07<sup>th</sup> Day of June, 2018 at Lucknow by and between:

**VIJAY BAHADUR THAPA** Son of Late Rim Bahadur Thapa, Resident of House No.A-490, Ashrya, Eldeco Udyan-II, Raibareilly Road, Lucknow (Uttar Pradesh) (having Aadhar Number 4338 9471 6670 and PAN No. AEOPT7404B)

(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.) OF THE ONE PART;

**IN FAVOUR OF**

**M/s. Halwasiya And Sons Private Limited**, a company registered under the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, (Incorporation in U70100UP2013PTC054533) and having its registered office at Halwasiya court, Hazratganj, Lucknow, acting through its Authorized Signatory **Mr. Vinay Kumar Dubey son of Late Sitaram Dubey, duly Authorized Vide Resolution Passed in the meeting of the Board of Directors held on 06.03.2018 (PAN No.AAGCR2412N)** (hereinafter referred to as the "**Buyer/ PURCHASER**") which expression, unless repugnant to the context, shall mean and include its legal representatives, administrators, executors, transferees, assignees etc. OF THE OTHER PART

**WHEREAS** the Seller is the absolute, lawful and exclusive owner in possession of Plot No.A-19, measuring 1,000 Square Feet i.e. 92.936 Square Meter, which is Part of Khasra No.29, situate at

For Halwasiya & Sons Pvt. Ltd. Page 2 of 18

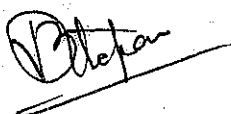
Authorised Signator

Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, hereby sold specifically described at the foot of this deed and the Seller is fully competent to make the transfer including sale as hereby proposed.

**AND WHEREAS** the Seller has purchased the said Plot No.A-19, measuring 1,000 Square Feet i.e. 92.936 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, In pursuance of registered Sale Deed dated 29/12/2017 duly executed by **M/s G.S.R. Builders and Developers Private Limited**, a company registered under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, and having its registered office at 273, V<sup>th</sup> Floor, New Janpath Complex, Ashok Marg, Hazratganj, Lucknow, acting through its Authorized Signatory/ Director, **Arvind Bajpai son of G.S Bajpai Resident of 24, Patel Nagar, Vistar A, Vaishali Mod, Sector -9 Indira Nagar, Lucknow (PAN No.AAECG8208M)** duly authorized vide resolution passed in the meeting of the board of directors held on **21<sup>st</sup> March 2018**, Lucknow which is registered in the office of Sub Registrar, Mohanlalganj, Lucknow vide Bahi No. I, Zild No. 8768 at page 209 to 238 Sr. No.17909, dated 29/12/2017.

**AND WHEREAS** the erstwhile owner **M/s G.S.R. Builders and Developers Private Limited** has purchased the entire land of Khasra No.29, Ad-measuring 0.250 Hectare i.e. 2500 Square Meter, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, in pursuance of two registered Sale Deeds dated 28/11/2017 duly executed by its

For Halwasiya & Sons Pvt. Ltd. Page 3 of 18



Authorised Signatory

previous owners and tenure holders. Name of original tenure holders and details of Sale Deeds are as under:

- a) Tenure Holder Manish Son of Late Sri Ram who was the Co-Owner and Bhumidhar of 0.159 Hectare (1590 Square Meter) of Khasra No.29, who inherited 0.0178 Hectare land from Khasra No.29 and later on purchased an area of 0.142 Hectare from another co-owner Smt. Vishun Dei Wife of Late Ram Avtar Through Sale Deed dated 26/06/2015 said Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 5839 at Pages 345/362 Sr. No.11862 dated 26/06/2015. Thus Manish executed Sale Deed dated 28/11/2017 in respect of an area 0.159 Hectare (1590 Square Meter) of Khasra No.29 to **M/s G.S.R. Builders and Developers Private Limited**, the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 8674 at Pages 273/304 Sr. No.16120 dated 28/11/2017.
- b) Tenure Holder Sandeep, Sonu, Monu All Sons of Late Sri Ram and Smt. Vidheshwari for self and as natural guardian of her son Saurabh, were the Co- Owner and Bhumidhar of 0.091 Hectare (910 Square Meter) of Khasra No.29, who inherited the same from their ancestor namely Sri Ram executed Sale Deed dated 28/11/2017 in respect of an area 0.091 Hectare (910 Square Meter) of Khasra No.29 to **M/s G.S.R. Builders and Developers Private Limited**, the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 8674 at Pages 305/338 Sr. No.16121 dated 28/11/2017.

For Halwasiya & Sons Pvt. Ltd.

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**AND WHEREAS** prior to the execution and registration of both Sale Deeds dated 28/11/2017 the tenure holders have filed an application under Section 80 of the UP revenue code 2006 of the and has got the land use of the said land changed from agricultural to non agricultural vide order dated 23/09/2017 passed by the Ld. Assistant collector First Class Mohanlalganj, Lucknow in Case No. T-2017104639038707.

**AND WHEREAS** the Seller is desirous of selling the above mentioned property Plot No.A-19, measuring 1,000 Square Feet i.e. 92.936 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, is free from all encumbrances, lien, charges whatsoever and the Purchaser is agreeable to purchase the same for sale consideration of **Rs. 7,00,000.00 (Rupees Seven Lakhs only) half of which comes Rs. 3,50,000.00.**

**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 right 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 the same is duly mutated in his name.

**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, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens,



For Halwasiya & Sons Pvt. Ltd.

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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 Property. The SELLER also represent that he have not sold and/ or executed any agreement to sell with respect to the Said Land, to/ in favour of any third party.

**AND WHEREAS** the SELLER being in need of money for their personal use / for the welfare of his family has agreed to sell, convey, transfer and assign all 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 consideration of **Rs. 7,00,000.00 (Rupees Seven Lakhs only)** on the terms and conditions contained hereinafter;

**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 sells, conveys, assigns and transfers 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 all trees, plants, shrubs, ways, paths, passages, common gullies, easements, profits, advantages, rights 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



For Halwasiya & Sons Pvt. Ltd Page 6 of 18

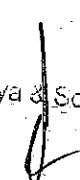
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thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with his and each of his 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 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 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, his 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.



POT HAWASSIYA & Sons Pvt. Ltd.

  
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- (c) The SELLER has 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 it may deem fit without any hindrance, claim or demand of any nature whatsoever from the SELLER or any person(s) claiming under or through him.
- 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 the Said Land absolutely and forever for a consideration of the sum of **Rs. 7,00,000.00 (Rupees Seven Lakhs only)**.
- 3) The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 7,00,000.00 (Rupees Seven Lakhs only)** in the manner stated hereunder towards the consideration of its rights, title and interest including those in the Said Land and in any Resulting Consequences, and the Said Land stands hereby

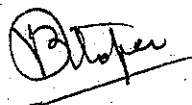


conveyed, transferred, assured and assigned including every part and parcel thereof, unto the PURCHASER absolutely and forever free from all Encumbrances:

Rs. 7,00,000.00 (Rupees Seven Lakhs only) vide Demand Draft No.244473 dated 07/06/2018 drawn on YES BANK, Lucknow.

The SELLER confirm the receipt of a total sum of **Rs. 7,00,000.00 (Rupees Seven Lakhs only)** as detailed above and nothing is now remaining payable to the SELLER by the PURCHASER.

- 4) 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 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 his 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 PURCHASER do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and assurances in law whatsoever for



For Haiwasiya & Sons Pvt. Ltd.

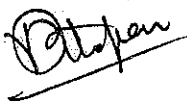
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the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in the manner aforesaid or as may be reasonably required by the PURCHASER or its successors or assigns or its, or their counsel in law for assuring the Said Land and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the PURCHASER.

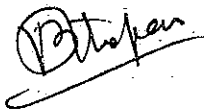
- 5) The SELLER covenant that this Sale Deed is executed in its entirety and that the SELLER has received full and final sale consideration for all the rights and title of the SELLER in and to the Said Land along with interest in relation to any Resulting Consequences. The PURCHASER is and will henceforth be empowered to use, develop or deal with the Said Land as per its own will and to get it mutated in its 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 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 PURCHASER without and causing any harm or loss to the SELLER in any manner whatsoever.



For Halwasiya & Sons Pvt. Ltd.

  
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- 6) That the SELLER hereby declare 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.
- 7) 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 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 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.
- 8) 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



For Harwasiya & Sons Pvt. Ltd.

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false or if the title of 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, his 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 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 and all kind of their moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the PURCHASER.

- 9) That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/paid by the PURCHASER.
- 10) That the PURCHASER will be 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



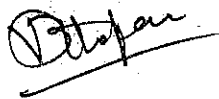
for Malwasiya & Sons Pvt. Ltd.

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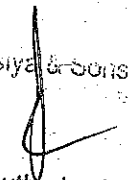


relevant records of local bodies) in its favour and the SELLER including his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. shall at no stage either during the course of mutation (in relevant records of local bodies) or after mutation carried out in the name of the PURCHASER have any objection to the said mutation (in relevant records of local bodies) and further in case any objection is raised by any "Third Party" in the said mutation proceeding, it would be sole responsibility of the SELLER to meet out the said objection and ensure that the Said Land stands mutated in the name of the PURCHASER.

- 11) That if at any time, in case for any reason whatsoever the Said Land is not mutated (in relevant records of local bodies) in the name of the PURCHASER or after mutation (in relevant records of local bodies) in the name of the PURCHASER the same is subsequently cancelled, the SELLER shall be liable to refund the entire consideration amount paid to them by the PURCHASER along with damages as assessed by the PURCHASER; immediately upon such demand made by the PURCHASER and solely at the option of the PURCHASER.
- 12) That the SELLER and all persons claiming under him does 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

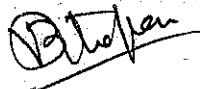


For Narwasiya & Sons Pvt. Ltd. Page 13 of 18

  
 Authorised Signatory

and enjoying the Said Land and more perfectly conveying and assuring the Said Land or any part thereof to the PURCHASER and its representative and placing it in possession of the 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.

- 13) That the SELLER has represented and assured to the PURCHASER that they have not violated provisions 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.
- 14) 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 and the SELLER declares that he has sold his full ownership in the aforesaid Khasra number. If the area of the Said Land is less than what the SELLER has depicted under his ownership in the present Khasra through the present deed, then he shall compensate the PURCHASER of the difference in the area actually transferred in favour of the PURCHASER.



For Maitraya & Sons Pvt. Ltd.

Authorised Signatory

- 15) 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 Act, 1894 or The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013 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.
- 16) 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.

**The present as well as the permanent addresses of the SELLER and the PURCHASER are the same as mentioned above and there is no impediment for execution of Sale Deed.**

That the total area of the Said Land transferred under this deed is 1,000 Square Feet i.e. 92.936 Square Meter, the value of the Said Land as fixed by the Collector, Lucknow is Rs 5,500.00 per Sq Mts. Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is (5,500 X 92.936) Rs. 5,11,148.00, however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 7,00,000.00**, which is higher than the market value of Rs. 5,12,000.00. Hence, the stamp duty on Sale Consideration which comes to Rs.49,100.00 has been paid and affixed by the PURCHASER.

For Malwasiya & Sons Pvt. Ltd.

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*[Signature]*

Authorised Signatory

THERE is NO Construction (kachcha OR Pakka) on the Land Being Sold through the present deed. THERE is NO TREE, BORE WELL, TUBEWELL on the said land being sold by this deed. The nature of land is other then agricultural nature, the land is situated more then 500 Mtr. Away from Gosaiganj Mohanlalganj Road.

Stamp Duty has been paid vide E-Stamp No. IN-UP-046370228685679 ----- dated 07<sup>th</sup> June, 2018.

That the present Deed has been prepared on the basis of details / documents provided by the SELLER and the PURCHASER who are responsible for the same.

That the present deed has been executed between the parties after full satisfaction of the SELLER and sale deed has been drafted by the Advocate under the instructions of the SELLER and the contents of the same have been explained to the SELLER in his vernacular which has been understood by the SELLER.

**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Non- Agricultural land of Plot No.A-19, measuring 1,000 Square Feet i.e. 92.936 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, is bounded as under: -

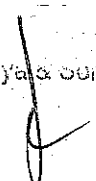
**BOUNDARIES OF PLOT NO.B-104 PART OF KHASRA NO.29**

East	: 7.5 Meter wide Private Road
West	: Plot No.A-37
North	: Plot No.A-20
South	: Plot No.A-18

**IN WITNESS WHEREOF**, we the above named SELLER and the PURCHASER have set and subscribed their respective signatures and signed this deed in the presence of witnesses on the date,



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Authorised Signatory

## विक्रय पत्र

प्रतिफल- 700000 स्टाम्प शुल्क- 49100 बाजारी मूल्य - 512000 पंजीकरण शुल्क - 14000 प्रतिलिपिकरण शुल्क - 100 योग : 14100

श्री हलवासिया एण्ड संस प्राइवेट लि० द्वारा  
विनय कुमार दूबे अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री सीताराम दूबे  
व्यवसाय : नौकरी  
निवासी : प्रथमतः हलवासिया कोर्ट हजरतगंज लखनऊ

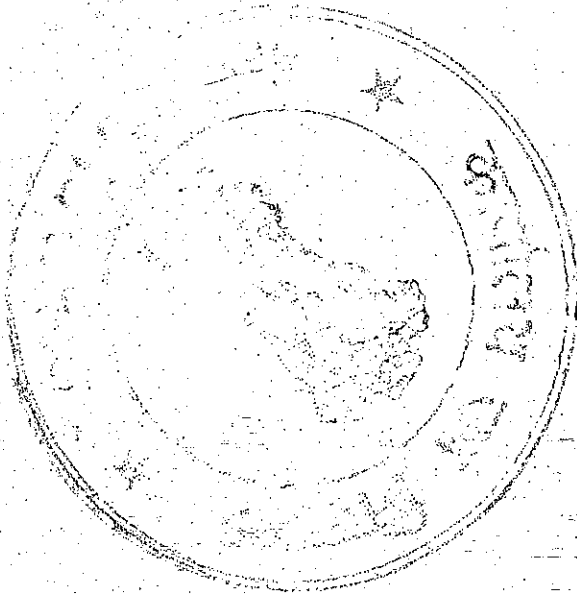
विनय कुमार दूबे अधिकृत  
पदाधिकारी/ प्रतिनिधि



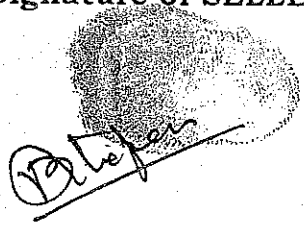
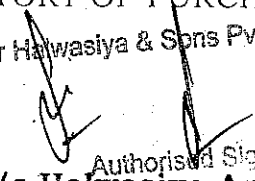
श्री, हलवासिया एण्ड संस प्राइवेट लि० द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 19/06/2018 एवं  
05:11:59 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती अयस्थी  
उप निबंधक :मोहनलालगंज  
लखनऊ



month and year first above mentioned above of their free will without any undue influence or coercion at Lucknow.

<p><b>Signature of SELLER</b></p>  <p><b>(VIJAY BAHADUR THAPA)</b> <b>PAN No. AEOPT7404B</b></p>	<p><b>SIGNED, SEALED &amp; DELIVERED BY AUTHORIZED SIGNATORY OF PURCHASER:</b></p> <p>For Halwasiya &amp; Sons Pvt. Ltd.</p>  <p><b>FOR M/s Halwasiya And Sons Private Limited</b> <b>PAN NO. AAGCR2412N</b></p>
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**Witnesses:**



1. *Neeraj Tandon*  
Name : Neeraj Tandon  
Son of Late P.N.Tandon  
Address: ES-1/664, Sitapur Road  
Mahayojna, Lucknow Mobile 9305423136

**Witnesses:**

2. *Badri Shukla*  
Name : Badri Nath Shukla  
Son of Sri Awadhesh Kumar Shukla  
Address: Village Chachi Rai Khera, Keeratpur, Sumerpur, Unnao-229504 Mobile No. 8429452068

**Typed by**



*Laiq Ahmad*  
**(Laiq Ahmad)**  
**Civil Court, Lucknow**

**Drafted by**

*Vidya Dhar Upadhyay*  
**(Vidya Dhar Upadhyay)**  
**Advocate**  
**Civil Court, Lucknow**  
**Cell No.9452274686/9335200573**

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

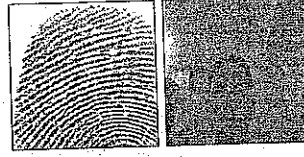
विक्रेता: 1

श्री विजय बहादुर थापा, पुत्र श्री स्व० रिम बहादुर थापा

निवासी: ए 490 आश्रय एन्डिको उद्यान 2 रायबरेली रोड लखनऊ

व्यवसाय: व्यापार

*[Signature]*



क्रेता: 1

श्री हलवासिया एण्ड संस प्राइवेट लि० के द्वारा विनय कुमार दूबे,

पुत्र श्री सीताराम दूबे

निवासी: प्रथमतल हलवासिया कोर्ट हजरतगंज लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

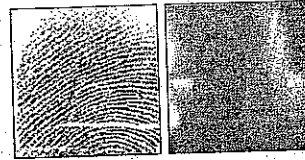
पहचानकर्ता: 1

श्री नीरज टंडन, पुत्र श्री स्व० पी० एन० टंडन

निवासी: ई एस 1/664 सीतापुर रोड महायोजना लखनऊ

व्यवसाय: नौकरी

*[Signature]*



पहचानकर्ता: 2

श्री बट्टी नाथ शुक्ला, पुत्र श्री अवधेश कुमार शुक्ला

निवासी: चाची राय खेड़ा कीरतपुर सुमेरपुर उन्नाव

व्यवसाय: व्यापार

*[Signature]*



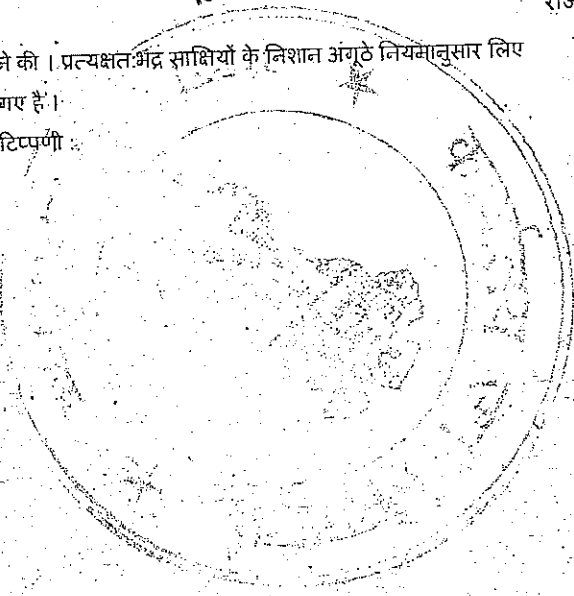
रजिस्ट्रार अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

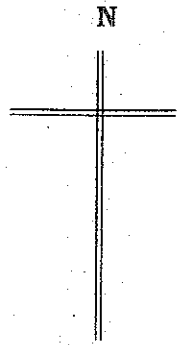
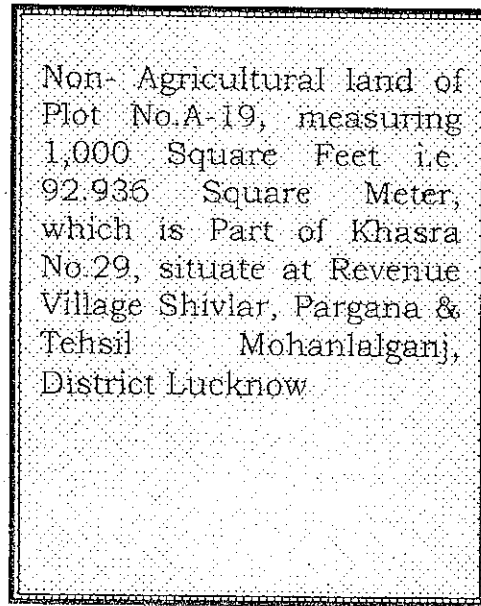
टिप्पणी:

*[Signature]*

शालिनी अवस्थी  
उप निबंधक : मोहनलालगंज  
लखनऊ

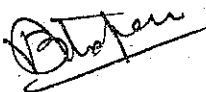


**Map of** Non- Agricultural land of Plot No.A-19, measuring 1,000 Square Feet i.e. 92.936 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow



### BOUNDARIES

East : 7.5 Meter wide Private Road  
 West : Plot No.A-37  
 North : Plot No.A-20  
 South : Plot No.A-18

  
**SELLER**

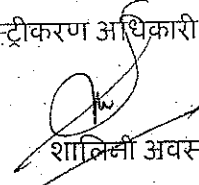
For Hawahya & Sons Pvt. Ltd.

  
**PURCHASER** Signatory



बही संख्या 1 जिल्द संख्या 9283 के पृष्ठ 81 से 118 तक क्रमांक 11234 पर  
दिनांक 19/06/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शान्तिनी अवस्थी

उपनिबंधक : मोहनलालगंज

लखनऊ

