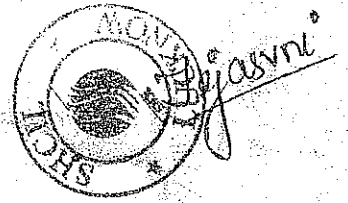


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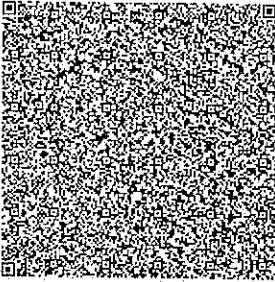
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

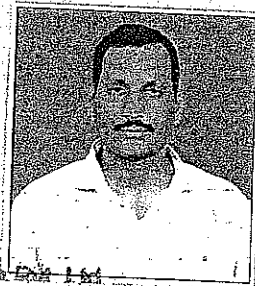
Certificate No. : IN-UP04635757168209Q
 Certificate Issued Date : 07-Jun-2018 01:36 PM
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0105564327695567Q
 Purchased by : HALWASIYA AND SONS PVT LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO.B-104, KHASRA NO.29, VILL-SHIVLAR, TEHSIL AND PARGANA-MOHANLALGANJ,LUCKNOW.
 Consideration Price (Rs.) : 5,00,000
 (Five Lakh only)
 First Party : NITIN KUMAR SON OF SRI SATYA PRAKASH
 Second Party : HALWASIYA AND SONS PVT LIMITED
 Stamp Duty Paid By : HALWASIYA AND SONS PVT LIMITED
 Stamp Duty Amount(Rs.) : 35,100
 (Thirty Five Thousand One Hundred only)



STAMP PAPER USED

 Sub Registrar (Mohanlalganj)
 Lucknow U.P.

Please write or type below this line



For Halwasiya & Son.

TQ 0000943165

Authorised Signatory

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.

आवेदन संख्या : 201800822014868

लेख या प्रार्थना पत्र प्रस्तुत गर्ने का दिनांक 2018-06-08 00:00:00

प्रस्तुतकर्ता या प्रार्थी का विनय कुमार दवे

नाम

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि 500000 / 338000

1. रजिस्ट्रीकरण शुल्क 10000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

से 6 तक का योग 10100

शुल्क वसूल करने का दिनांक 2018-06-08 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-06-08 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रजिस्ट्रार
महानगरपालिका

6/8/2018 2:04 PM

Valuation as per circle rate : Rs. 3,38,000.00

Sale Consideration : Rs. 5,00,000.00

Stamp Duty: Rs. 35,100.00

SALE DEED

Nature of Land	Non- Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Shivlar (V-code 143619)
District	Lucknow
Details of Property	Plot No. B-104, Part of Khasra No.29
Total Area Purchased	55.762 Square Meter
Type of Property	Non-Agricultural Property
Consideration	Rs.5,00,000.00
Valuation	Rs.3,38,000.00
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.B-104, PART OF KHASRA NO.29

East	: Plot No.B-90
West	: 7.5 Meter wide Private Road
North	: 9.0 Meter wide Private Road
South	: Plot No.B-105

SELLER (1)

Name of the SELLER

NITIN KUMAR Son of Sri Satya Prakash,
Resident of Dhatta Khera Banda Khera,
P.S.Makhi, District Unnao (Uttar Pradesh)
Mobile No.8860787250

PURCHASER (1)

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 board of directors held on 06.03.2018

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

11/11/18 on 11/2

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

NITIN KUMAR Son of Sri Satya Prakash, Resident of Dhatta Khera Banda Khera, P.S.Makhi, District Unnao (Uttar Pradesh) (having Aadhar Number 495013559103 and **PAN No. BYGPK0885C**) Occupation Business.

(hereinafter referred to as the "**SELLER**" which expression, unless repugnant to the context, shall mean and include her 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.B-104, measuring 600 Square Feet i.e. 55.762 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-143619), Pargana & Tehsil

Handwritten signature and date: 17/6/18

For Halwasiya & Sons Pvt. Ltd.

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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.B-104, measuring 600 Square Feet i.e. 55.762 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 05/12/2017 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, Vth 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 **21st March 2018**, Lucknow which is registered in the office of Sub Registrar, Mohanlalganj, Lucknow vide Bahi No. 1, Zild No. 8700 at page 251 to 278 Sr. No.17910, dated 05/12/2017.

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

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For Hawasriya & Sons Pvt. Ltd.

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Authorized Signatory

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.

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

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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.B-104, measuring 600 Square Feet i.e. 55.762 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. 5,00,000.00 (Rupees Five Lakhs only) half of which comes Rs. 2,50,000.00.**

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, 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/

For Haiwasiya & Sons Pvt. Ltd.

Authorised Signatory

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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. 5,00,000.00 (Rupees Five 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 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

For Haiwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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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.

(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,

For Halwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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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. 5,00,000.00 (Rupees Five Lakhs only)**.
- 3) The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 5,00,000.00 (Rupees Five 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:

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

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Rs.5,00,000.00 (Rupees Five Lakhs only) vide Demand Draft No. 244472 dated 07/06/2018 drawn on YES BANK, Lucknow.

The SELLER confirm the receipt of a total sum of **Rs. 5,00,000.00 (Rupees Five 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 the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in

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For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

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.
- 6) That the SELLER hereby declare and has assured the PURCHASER that he is the sole owner of the Said Land

For Halwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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 false or if the title of the SELLER in the Said Land is found to be defective thereby depriving the PURCHASER of whole

For HAWASIYA & SONS Pvt. Ltd.

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Authorised Signatory.

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 relevant records of local bodies) in its favour and the SELLER including her heirs, legal representatives,

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For Haidwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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 and enjoying the Said Land and more perfectly conveying and assuring the Said Land or any part thereof to the

For Raiwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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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 her full ownership in the aforesaid Khasra number. If the area of the Said Land is less than what the SELLER has depicted under her ownership in the present Khasra through the present deed, then she shall compensate the PURCHASER of the difference in the area actually transferred in favour of the PURCHASER.
- 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

For Malwasiya & Sons Pvt. Ltd.

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Authorised Signatory

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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 600 Square Feet i.e. 55.762 Square Meter, the value of the Said Land as fixed by the Collector, Lucknow is Rs 5,500.00 per Sq Mts. Since the land is situated on 2 side road hence after adding 10% in circle rate comes to Rs.6,050.00. Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is (6,050 X 55.762) Rs.3,37,360.00, however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 5,00,000.00**, which is higher than the market value of Rs. 3,38,000.00. Hence, the stamp duty on Sale Consideration comes to Rs. 35,100.00 has been paid and affixed by the PURCHASER.

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

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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-UP04635757168209Q dated 07th 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.

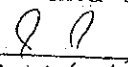
SCHEDULE OF THE PROPERTY HEREBY SOLD

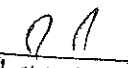
Non- Agricultural land of Plot No.B-104, measuring 600 Square Feet i.e. 55.762 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow, is bounded as under: -

PLOT NO.B-104, WHICH IS PART OF KHASRA NO.29

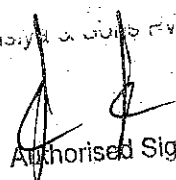
East : Plot No.B-90
West : 7.5 Meter wide Private Road
North : 9.0 Meter wide Private Road
South : Plot No.B-105

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,


14/11/18 2/11/18


14/11/18 2/11/18

Page 16 of 18


Authorised Signatory

विक्रय पत्र

प्रतिफल- 500000 स्टाम्प शुल्क- 35100 बाजारी मूल्य - 338000 पंजीकरण शुल्क - 10000 प्रतिलिपिकरण शुल्क - 100 योग : 101100

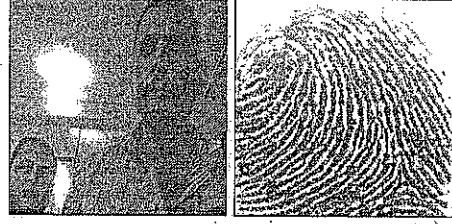
श्री हलवासिया एण्ड संस प्रा० लि० द्वारा

विनय कुमार दूबे अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री स्व० सीताराम दूबे

व्यवसाय : नौकरी

निवासी: प्रथमतः हलवासिया कोर्ट हजरतगंज लखनऊ



श्री, हलवासिया एण्ड संस प्रा० लि० द्वारा


विनय कुमार दूबे अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/06/2018 एवं

01:53:23 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अशोक कुमार गुप्ता (प्रभारी)
उप निबंधक : मोहनलालगंज
लखनऊ



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

<p>Signature of SELLER</p> <p><i>[Signature]</i> 11/11/12</p> <p>(NITIN KUMAR) PAN No. BYGPK0885C</p>	<p>SIGNED, SEALED & DELIVERED BY AUTHORIZED SIGNATORY OF PURCHASER:</p> <p><i>[Signature]</i> For Halwasiya & Sons Pvt. Ltd.</p> <p>FOR M/s Halwasiya And Sons Private Limited PAN NO. AAGCR2412N</p>
--	--

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 Khara, Keeratpur, Sumerpur, Unnao-229504 Mobile No. 8429452068

Typed by

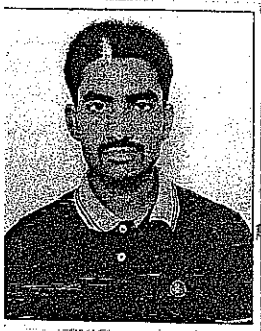
[Signature]

(Laiq Ahmad)
Civil Court, Lucknow

Drafted by

[Signature]

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



[Signature]
11/11/12

For Halwasiya & Sons Pvt. Ltd.

[Signature]
Authorised Signatory

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

विक्रेता: 1

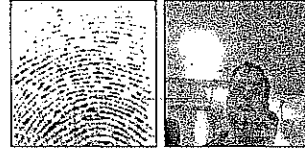
श्री नितिन कुमार, पुत्र श्री सत्य प्रकाश

निवासी: धत्ता खेडा बंदा खेडा थाना माखी उन्नाव

व्यवसाय: व्यापार

क्रेता: 1

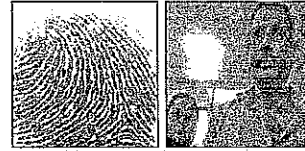
88
निवासी



श्री हलवासिया एण्ड संस प्रा0लि0 के द्वारा विनय कुमार दूबे, पुत्र श्री स्व0 सीताराम दूबे

निवासी: प्रथमतल हलवासिया कोर्ट मजरतगंज लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। निम्नकी पहचान

पहचानकर्ता : 1

श्री नीरज टंडन, पुत्र श्री स्व0 पी0एन0 टंडन

निवासी: ई0एस0 1/664 सीतापुर रोड महायोजना लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Neeraj Tandon



श्री बद्रीनाथ शुक्ला, पुत्र श्री अवधेश कुमार शुक्ला

निवासी: चाची राय खेडा कीरतपुर सुमेरपुर उन्नाव

व्यवसाय: व्यापार

Badri Shankar



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

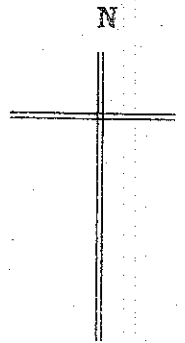
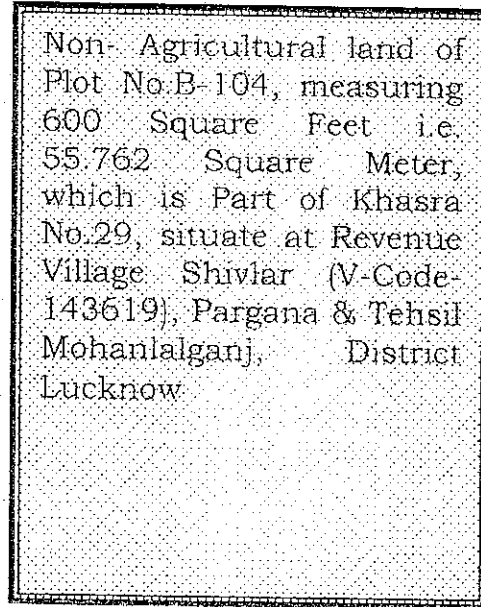
अशोक कुमार गुप्ता (प्रभारी)

उप निबंधक : मोहनलालगंज

लखनऊ



Map of Non- Agricultural land of Plot No.B-104, measuring 600 Square Feet i.e. 55.762 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivilar (V-Code-143619), Pargana & Tehsil Mohanlalganj, District Lucknow



BOUNDARIES

East : Plot No.B-90
 West : 7.5 Meter wide Private Road
 North : 9.0 Meter wide Private Road
 South : Plot No.B-105

88
 17/11/2012

SELLER

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

PURCHASER

बही संख्या 1 जिल्द संख्या 9250 के पृष्ठ 361 से 398 तक क्रमांक 10533 पर
दिनांक 08/06/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अशोक कुमार गुप्ता (प्रभारी)

उप निबंधक : मोहनलालगंज

लखनऊ

