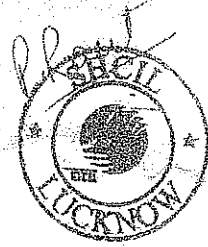


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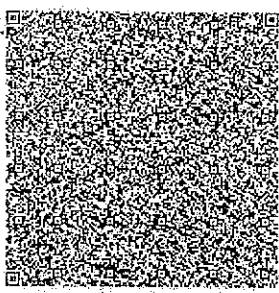
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

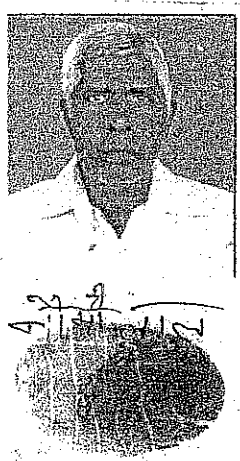
Certificate No.	: IN-UP04509926694880Q
Certificate Issued Date	: 09-May-2018 04:21-PM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105418909819700Q
Purchased by	: HALWASIYA AND SONS PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO. 17, VILLAGE SHIVLAR, PARGANA AND TEHSIL- MOHANLALGANJ, LUCKNOW
Consideration Price (Rs.)	: 35,75,000 (Thirty Five Lakh Seventy Five Thousand only)
First Party	: NAUMILAL AND OTHERS
Second Party	: HALWASIYA AND SONS PVT LTD
Stamp Duty Paid By	: HALWASIYA AND SONS PVT LTD
Stamp Duty Amount(Rs.)	: 2,50,500 (Two Lakh Fifty Thousand Five Hundred only)

123800  
Not Locked

STAMP CERTIFICATE

Sub Registrar (Mohanlalganj)  
Lucknow U.P.

Please write or type below this line



AUTHORISED SIGNATURE

0000942071

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com). Any discrepancy in the details on this Certificate available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

215486121

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलाल लखनऊ क्रम 2018232612380

आवेदन संख्या: 201800822012134

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-05-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम नौमी लाल

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 3575000 / 717200

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए

शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भला

1 से 6 तक का योग 20100

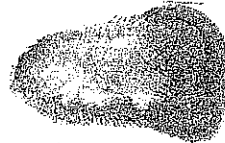
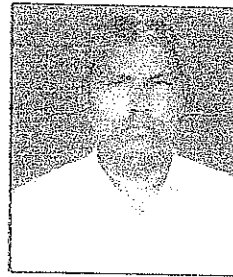
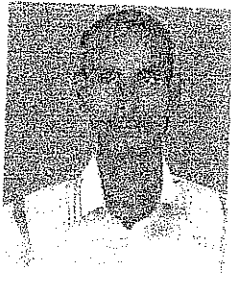
शुल्क वसूल करने का दिनांक 2018-05-11 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-05-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

5/11/2018 3:18 PM



Valuation as per circle rate :Rs. 7,17,200.00

Sale Consideration : Rs. 35,75,000.00

Stamp Duty: Rs. 2,50,500.00

### **SALE DEED**

Nature of Land  
Pargana and Tehsil  
Village  
District  
Details of Property

Agricultural  
Mohanlalganj  
Shivlar (V-code 143619)  
Lucknow

**Land bearing Khasra Nos. 17  
(Seventeen) {Unique Code  
143619-0017-0-000-12}**

Total Area Purchased  
Type of Property  
Consideration  
Valuation

**0.1630 Hectare**  
Agricultural Property  
Rs.35,75,000.00  
Rs.7,17,200.00

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

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रामचंद्रादित्य

राजेश कुमार

देवी प्रसाद

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FOR THE SELLER & SELLER PRIVATE LIMITED

NOTARIAL SIGNATORY

2

**BOUNDARIES OF LAND KHASRA NO. 17**

East : Khasara No 22  
West : Khasara No-30  
North : Khasara No 29  
South : Khasara No 16

**SELLERS (10)**

**PURCHASER (1)**

Name of the SELLERS : (1) **NAUMI LAL** Son of Late Moti Lal,  
(2) **JAWAHAR LAL** Son of Late Moti Lal,  
(3) **RAM SUMIRAN** Son of Late Moti Lal  
(4) **SMT. RAGHURAI** Widow of Late Moti Lal  
(5) **DEVI PRASAD** Son of Late Ram Harakh  
(6) **RAKESH** Son of Late Ram Harakh  
(7) **SURESH** Son of Late Ram Harakh  
(8) **RAM BAHADUR SAHU** Son of Late Maalik Ram  
(9) **RAJ BAHADUR** alias Laal Bahadur Son of Maalik Ram (written in revenue records nick name as Laal Bahadur)  
(10) **SMT. MUNNI DEVI** Widow of Late Maalik Ram

All Residents of Village Shivlar, pargana, Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh - 227125

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

**THIS DEED OF SALE** is executed on this 09<sup>th</sup> Day of May 2018 at Lucknow by and between:

- (1) **NAUMI LAL** Son of Late Moti Lal, (having Voter ID Number UP/21/106/180236 and Pan No. ACXPL6853B)  
(2) **JAWAHAR LAL** Son of Late Moti Lal, (having Voter ID Number BXQ1871599 and Pan No. BXKPS8540M)  
(3) **RAM SUMIRAN** Son of Late Moti Lal (having Voter ID Number Up/21/106/180234 and Pan No. BXPPS2036G)  
(4) **SMT. RAGHURAI** Widow of Late Moti Lal (having Voter ID Number UP/21/106/180234)

- (5) **DEVI PRASAD** Son of Late Ram Harakh (having Voter ID Number UP/21/106/195116)
- (6) **RAKESH** Son of Late Ram Harakh (having Aadhar Number 436917545719 and Pan No.GONPK0864K)
- (7) **SURESH** Son of Late Ram Harakh (having Voter ID Number UP/21/106/195118)
- (8) **RAM BAHADUR SAHU** Son of Late Maalik Ram(having Aadhar Number 243185141520 and Pan No. DELPS7905J)
- (9) **RAJ BAHADUR** alias Laal Bahadur Son of Maalik Ram (written in revenue records nick name as. Laal Bahadur) (having Aadhar Number 35421665773)
- (10) **SMT. MUNNI DEVI** Widow of Late Maalik Ram (having Aadhar Number 596870050770 and Pan No. BJKPM3358R.)

(hereinafter referred to as the "SELLERS " which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.) OF THE ONE PART;

**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 SELLERS are the absolute, lawful and co-owners/ Tenure Holders (Bhumidhars) and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land bearing Khasra No. 17 (Seventeen) measuring 0.1630 (Zero point One Six Three Zero) Hectare having (Unique Code 143619-0017-0-000-12), situated at Village- Shivilar, Pargana and Tehsil-Mohanlalganj, District- Lucknow, which they inherited by their ancestors and their names are duly recorded as tenure holders (Bhumidhars) in the revenue records which finds mention in Khata No. 00269 Fasli Year 1425-1430 (hereinafter referred to as the "Said Land") :-

Name of the Owner	Khata No.	Khasra No.	Area
Naumi Lal & Others	00091	17	0.1630 Hectare

AND WHEREAS the SELLERS 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 SELLERS in favour of the PURCHASER and the same is duly mutated in their name.

AND WHEREAS the SELLERS 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 SELLERS also represent that they have not sold and/ or executed any agreement to sell with respect to the Said Land, to/ in favour of any third party.

For HALWASIYA & SONS PRIVATE LIMITED

**AND WHEREAS** the SELLERS being in need of money for their personal use / for the welfare of their 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. 35,75,000.00 (Rupees Thirty Five Lakhs Seventy Five Thousand 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 SELLERS contained herein for the sale of the Said Land.

NOW This deed of sale witnesseth as under:-

- 1) (a) That the SELLERS hereby sells, conveys, assigns and transfers to the PURCHASER by way of sale absolutely and forever all of the SELLERS'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 SELLERS 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 SELLERS have 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 SELLERS 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 SELLERS, 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 SELLERS are 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 SELLERS or any person(s) claiming under or through him.

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2) That the SELLERS 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 SELLERS onto or upon the Said Land absolutely and forever for a consideration of the sum of **Rs. 35,75,000.00 (Rupees Thirty Five Lakhs Seventy Five Thousand Only)**.

3) The PURCHASER has already paid to the SELLERS entire amount of the sale consideration amounting to **Rs. 35,75,000.00 (Rupees Thirty Five Lakhs Seventy Five Thousand 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:

(a) Rs.2,02,083.00 (Rupees Two Lacs Two Thousand Eighty Three only) vide Demand Draft No. 470907 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Naumilal.

(b) Rs. 3,52,083.00 (Rupees Three Lacs Fifty Two Thousand Eighty Three only) vide Demand Draft No. 470908 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Jawaharlal Sahu.

(c) Rs. 2,52,084.00 (Rupees Two Lacs Fifty Two Thousand Eighty Four only) vide Demand Draft No. 470909 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Ram Sumiran.



11/05/18

जीमीनदार शम्भुजी

राम व. दास, लखनऊ

राजा व. दास

श्रीमती दास



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- (d) Rs. 3,52,084.00 (Rupees Three Lacs Fifty Two Thousand Eighty Four only) vide Demand Draft No. 470910 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Raghurai.
- (e) Rs. 3,19,444.00 (Rupees Three Lacs Nineteen Thousand Four Hundred Forty Four only) vide Demand Draft No. 470911 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Devi Prasad.
- (f) Rs. 3,69,444.00 (Rupees Three Lacs Sixty Nine Thousand Four Hundred Forty Four only) vide Demand Draft No. 470912 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Rakesh Kumar.
- (g) Rs. 4,69,445.00 (Rupees Four Lacs Sixty Nine Thousand Four Hundred Forty Five only) vide Demand Draft No. 470913 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Suresh Kumar.
- (h) Rs. 3,19,444.00 (Rupees Three Lacs Nineteen Thousand Four Hundred Forty Four only) vide Demand Draft No. 470914 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Ram Bahadur Sahu.
- (i) Rs. 4,69,444.00 (Rupees Four Lacs Sixty Nine Thousand Four Hundred Forty Four only) vide Demand Draft No. 470915 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Raj Bahadur.
- (j) Rs. 4,69,445.00 (Rupees Four Lacs Sixty Nine Thousand Four Hundred Forty Five only) vide Demand Draft No. 470916 dated 09/05/2018 drawn on YES BANK, Lucknow in favour of Munni Devi.

The SELLERS confirm the receipt of a total sum of **Rs. 35,75,000.00 (Rupees Thirty Five Lakhs Seventy Five Thousand Only)** as detailed above and nothing is now remaining payable to the SELLERS by the PURCHASER.

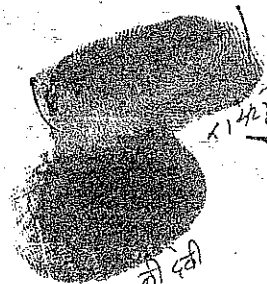
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देवीप्रसाद

FOR PURCHASER & SELLERS

4) The SELLERS shall and will, as and when required by the PURCHASER and at his 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 SELLERS 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 SELLERS 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 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 SELLERS covenant that this Sale Deed is executed in its entirety and that the SELLERS has received full and final sale consideration for all the rights and title of the SELLERS 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



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राजवहादुर दांडे  
राजवहादुर दांडे



executed in favour of the PURCHASER in relation to any land which may become available to the SELLERS as part of Resulting Consequences and upon notice from the PURCHASER, the SELLERS 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 SELLERS 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 SELLERS in any manner whatsoever.

- 6) That the SELLERS 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 SELLERS 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 SELLERS 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

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हस्ताक्षर

31/08/21

For HALWASIYA & SONS PRIVATE LIMITED

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 SELLERS 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 SELLERS 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 SELLERS, 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 SELLERS, 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 SELLERS shall be liable and responsible for all the risks, costs, dues, losses, expenses, claims, expenses, arrears etc. on whatsoever account of whatsoever nature. The SELLERS 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 SELLERS and all kind of their moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the PURCHASER.

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- 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 SELLERS has given his consent to the PURCHASER for getting the Said Land mutated in its favour and the SELLERS including his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. shall at no stage either during the course of mutation or after mutation carried out in the name of the PURCHASER have any objection to the said mutation and further in case any objection is raised by any "Third Party" in the said mutation proceeding, it would be sole responsibility of the SELLERS 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 the name of the PURCHASER or after mutation in the name of the PURCHASER the same is subsequently cancelled, the SELLERS 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 SELLERS 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

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 SELLERS 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 SELLERS 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 SELLERS 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 SELLERS has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed and the SELLERS declares that he has sold his full ownership in the aforesaid Khasra number. If in future any excess land is found under the ownership of the SELLERS in the aforesaid Khasra number, then they shall transfer the ownership of the said excess land in favour of the PURCHASER; wherein the consideration of such excess land, has been accepted to be included in the present consideration received by the SELLERS. Further, the said excess Land if any shall be transferred in favour of the PURCHASER within fifteen days of either the SELLERS/ PURCHASER having knowledge about the said excess Land. But if the area of the Said Land is less than what the SELLERS has depicted under his ownership in the present Khasra through the present deed,

then they shall compensate the PURCHASER of the difference in the area actually transferred in favour of the PURCHASER.

15). That the SELLERS 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 "SELLERS" 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 SELLERS and the PURCHASER are the same as mentioned above. SELLERS do not belong to Schedule Caste or Schedule Tribe community; there is no impediment for execution of Sale Deed.

That the total area of the Said Land transferred under this deed is 0.1630 Hectares, the value of the Said Land as fixed by the Collector, Lucknow is Rs.44,00,000 per Hectare as there is some residential plots nearby the said as such as per the Collector rate value comes to Rs. 7,17,200.00 (44,00,000 X 0.1630), however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 35,75,000.00 (Rupees Thirty Five Lakhs Seventy Five Thousand Only)**, which is higher than the market value of Rs. 7,17,200.00. Hence, the stamp duty calculated on

30-1-54

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For HALVIAST.

Page 14



sale consideration as such as a sum of Rs.2,50,500.00 (Rupees Two Lakhs Fifty Thousand and Five Hundred Only) has been paid and affixed by the PURCHASER. 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. There is no residential activity within 200 Mtr of the land hereby sold and nature of land is pure 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-UP04509926694880Q dated 9th May, 2018.

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

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

#### **SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agricultural land of bearing entire Khasra No. 17 (Seventeen) measuring 0.1630 Hectare (Unique Code 143619-0017-0-000-12) at Village- Shivilar, Pargana and Tehsil - Mohanlalganj, District- Lucknow is bounded as under:

#### **BOUNDARIES OF LAND KHASRA NO.17 (Seventeen)**

East : Khasara No 22  
West : Khasara No 30  
North : Khasara No 29  
South : Khasara No 16

IN WITNESS WHEREOF, we the above named SELLERS 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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निष्पादन लेखपत्र बाढ़ सुनने व समझने मजबूत व प्राह धनराशि इ प्रलेखानुसार उक्त

विक्रेता: 1

श्री नौमी लाल, पुत्र श्री स्व० मोती लाल

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 2

श्री जवाहर लाल, पुत्र श्री स्व० मोती लाल

निवासी: ग्राम- शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 3

श्री राम सुमिरन, पुत्र श्री स्व० मोती लाल

निवासी: ग्राम- शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 4

श्रीमती रघुआई, पत्नी श्री स्व० मोती लाल

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 5

श्री देवी प्रसाद, पुत्र श्री स्व० राम हर्ष

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 6

श्री राकेश, पुत्र श्री स्व० राम हर्ष

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 7

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

### Signature of Sellers

नामि लाल

(1) NAUMI LAL

राम सुमिरान

(3) RAM SUMIRAN

देवी प्रसाद

(5) DEVI PRASAD

सुरेश

(7) SURESH

राज बाहदुर

(9) RAJ BAHADUR alias  
Laal Bahadur (written in  
revenue records nick  
name as Laal Bahadur)

(2) JAWAHAR LAL

(4) SMT. RAGHURAI

(6) RAKESH

(8) RAM BAHADUR SAHU

(10) SMT. MUNNI DEVI

SIGNED, SEALED & DELIVERED BY AUTHORIZED SIGNATORY  
OF PURCHASER:

FOR M/s Halwasiya And Sons Private Limited  
PAN NO. AAGCR2412N



### Witnesses:

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

Typed by

(Laiq Ahmad)  
Civil Court, Lucknow

### Witnesses:

2. Name: Sangram Singh  
Son of Sri Ganga Bux Singh  
Address: Manikpur Bihar,  
Bighapur, Unnao

Drafted by

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



श्री सुरेश, पुत्र श्री स्व० राम हर्ष

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 8

सुरेश



श्री राम बहादुर साहू, पुत्र श्री स्व० मालिक राम

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 9

राम बहादुर साहू



श्री राज बहादुर उर्फ लाल बहादुर, पुत्र श्री स्व० मालिक राम

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: कृषि

विक्रेता: 10

राज बहादुर

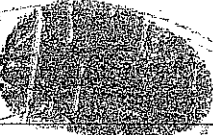


श्रीमती मुन्नी देवी, पत्नी श्री स्व० मालिक राम

निवासी: ग्राम-शिवलर, परगना व तहसील मोहनलालगंज, लखनऊ

व्यवसाय: गृहिणी

विक्रेता: 1



श्री हलवासिया एण्ड सन्स प्रा० लि० के द्वारा विनय कुमार दुबे, पुत्र श्री सीताराम दुबे

निवासी: प्रथम तले, हलवासिया कोर्ट, हजरतगंज, लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री नीरज टण्डन, पुत्र श्री स्व० पी० एन० टण्डन

निवासी: ई०एस० 1/664, सीतापुर रोड, महा योजना, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Neeraj Tandon



श्री संग्राम सिंह, पुत्र श्री गंगा बक्श सिंह

निवासी: मानिकपुर बिहार, बीघापुर उन्नाव, 3050

व्यवसाय: व्यापार

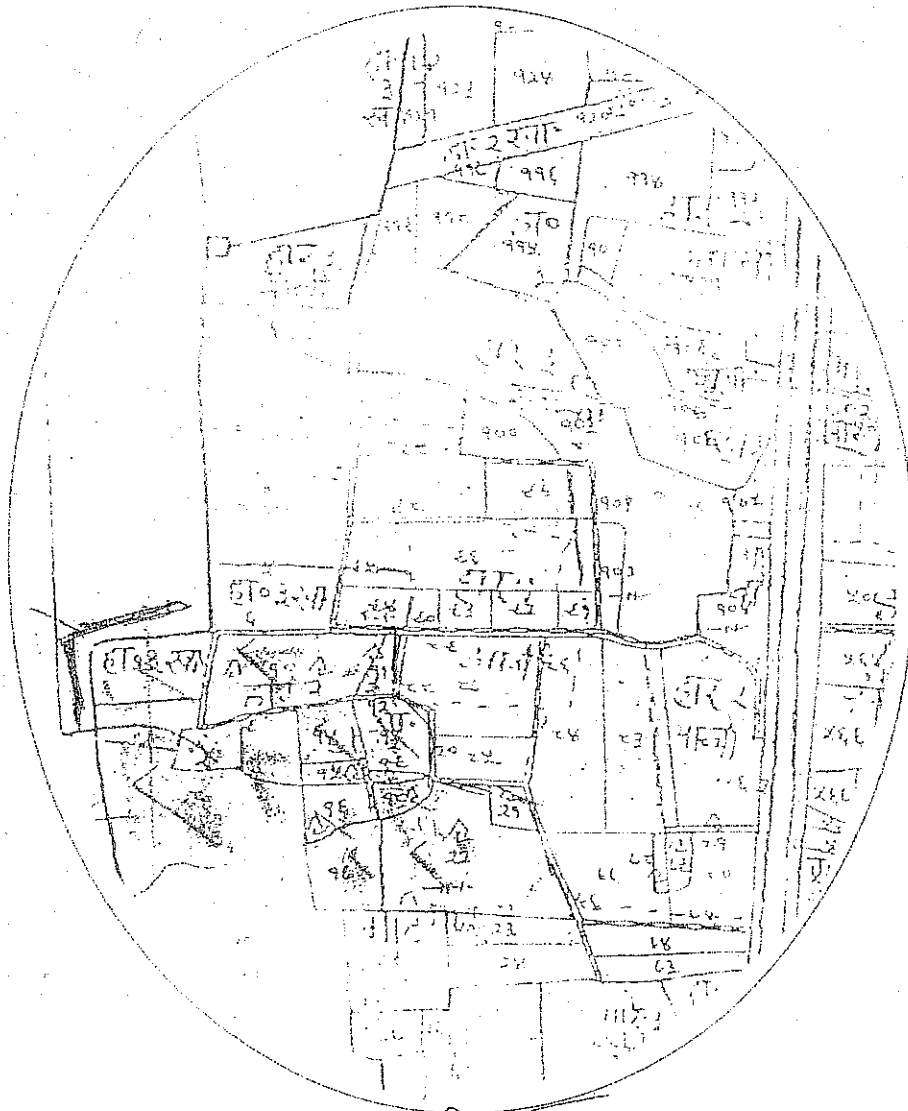
ने की। प्रत्यक्षतः भद्र साक्षियों के गिश्तान अंगूठे नियमानुसार लिए गए हैं।



रजिस्ट्रीकृत अधिकारी के हस्ताक्षर

Signature

Agricultural land of bearing entire Khasra No 17 measuring 0.1630 Hectare (Unique Code 143619-0017-0-000-12) at Village- Shivlar, Pargana and Tehsil - Mohanlalganj, District- Lucknow



रहस्य एव सारभूमि  
निरूपित

प्रमाणित  
निरूपित

FOR HANUABIA & SONS PRIVATE LIMITED

मुद्रांकित

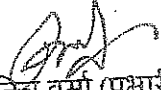
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निरूपित

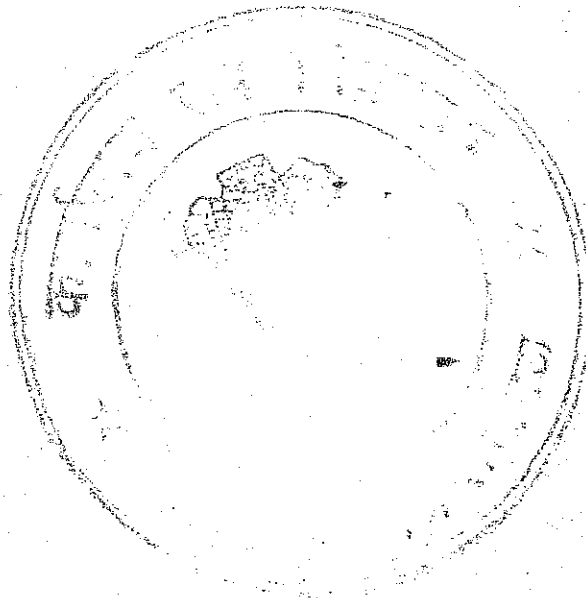
पेज 60

बही संख्या 1 जिल्द संख्या 9164 के पृष्ठ 399 से 434 तक क्रमांक 8666 पर  
दिनांक 11/05/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
अनिल वर्मा (प्रभारी)

उप निबंधक : मोहनलालगंज  
लखनऊ



5/11/2018