

1308/19



सत्यमेव जयते

# INDIA NON JUDICIAL

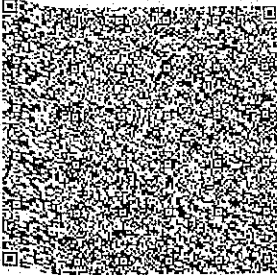
## Government of Uttar Pradesh

### e-Stamp



1308/19

Certificate No. : IN-UP05552521024000R  
 Certificate Issued Date : 18-Jan-2019 04:34 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0106629623078631R  
 Purchased by : HALWASIYA AND SONS PRIVATE LIMITED  
 Description of Document : Article 23 Conveyance  
 Property Description : KHASRA NO 30,KHA,VILLAGE SHIVLAR PARGANA AND  
 TEHSIL,MOHANLALGANJ,DISTRICT LUCKNOW  
 Consideration Price (Rs.) : 32,00,000  
 (Thirty Two Lakh only)  
 First Party : SMT SARASWATI DEVI AND VIRENDRA KUMAR  
 Second Party : HALWASIYA AND SONS PRIVATE LIMITED  
 Stamp Duty Paid By : HALWASIYA AND SONS PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 10,34,000  
 (Ten Lakh Thirty Four Thousand only)



STAMP PAPER USED

Sub Registrar (Mohanlalganj)  
 Lucknow U.P.

Please write or type below this line-----



For Halwasiya &amp; Sons Pvt. Ltd.

TQ 0008407348

#### 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.

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ

क्रम 2019232002107

आवेदन संख्या : 201900822001624

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2019-01-19 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विनय कुमार हुजे

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 3200000

/ 14765000

1. रजिस्ट्रीकरण शुल्क

20000

2. प्रतिलिपिकरण शुल्क

100

3. निरीक्षण या तलाश शुल्क

4. सूत्रार के अक्षिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

20100

शुल्क वसूल करने का दिनांक

2019-01-19 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2019-01-19 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

A



भारत सरकार  
GOVERNMENT OF INDIA



सरस्वती देवी रामजी  
Saraswati Devi Ramji  
जन्म तिथि/DOB: 15/08/1972  
महिला / FEMALE



3186 9761 0498

आधार-आम आदमी का अधिकार

*Saraswati*  
*Saraswati*  
*8126081139*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

D/O रामजी पटेल,  
आर.के.होस्पिटल्स, चौद  
सराय गोसाईगंज मोहनलाल  
गंज, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 227125

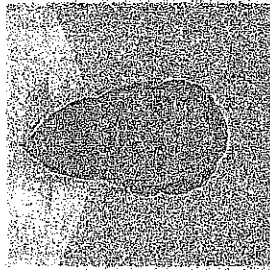
Address:

D/O Ramji Patel, R.K.Hospitals,  
Chand saray Gosaiganj Mohanlal  
Ganj, Lucknow, Lucknow,  
Uttar Pradesh - 227125

3186 9761 0498

Aadhaar-Aam Admi ka Adhikar

# भारत गणराज्य REPUBLIC OF INDIA



पत्रिका / Type **P** देश कोड / Country Code **IND** पत्रिका नं. / Passport No. **L 3930677**

परिवार / Surname **KUMAR**

परिवार नाम / Given Name(s) **VIRENDRA**

संस्थान / Nationality **INDIAN**

लिंग / Sex **M**

जन्म तिथि / Date of Birth **10/05/1975**

जन्म स्थान / Place of Birth **JALUPUR, UTAR PRADESH**

पत्रिका जारी करने का स्थान / Place of Issue **LUCKNOW**

पत्रिका जारी करने की तिथि / Date of Issue **01/08/2013**

पत्रिका समाप्त होने की तिथि / Date of Expiry **31/07/2023**

पत्रिका जारी करने की तिथि / Date of Issue **01/08/2013**

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पत्रिका समाप्त होने की तिथि / Date of Expiry **31/07/2023**

यह पत्रिका 36 पृष्ठों की है। This passport contains 36 pages.

3



L 3930677

पिता / माता / अधिभारक का नाम / Name of Father / Legal Guardian **BACHAI RAM YADAV**

माता का नाम / Name of Mother **SHRADDHA YADAV**

पति या पत्नी का नाम / Name of Spouse **RAJ KUMAR YADAV**

पता / Address **H.NO-195, VILL - CHAND SARAY**

**POST GOSWINGANJ, LUCKNOW**

**PIN: 227125, UTAR PRADESH, INDIA**

पत्रिका जारी करने की तिथि / Date of Issue **01/08/2013**

**29/05/2007**

पत्रिका नं. / File No. **LK3070145206813**

टिप्पणी / OBSERVATION

विभिन्न सेवा / MISCELLANEOUS SERVICE

*Virender*

8004748572



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार

Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

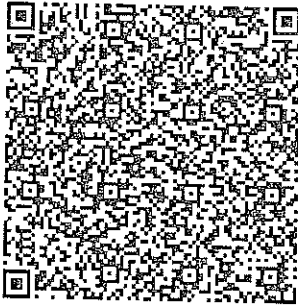
नामांकन क्रमांक/Enrolment No.: 2083/12015/01748

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

1847  
1800 300 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.

For Maheshwari & Sons Pvt. Ltd.

0971320341

Signature Not Verified  
Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2018.02.15 15:00:30 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 सहाय्य 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,  
मारुती कुंज के पास, फेस-2,  
भोंडसी 168, गुडगाँव,  
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

MERA AADHAAR, MERI PEHACHAN

Date: 15/02/2016

भारत सरकार  
Government of India

विवेक वर्मा  
Vivek Verma  
जन्म तिथि/DOB: 10/05/1991  
पुरुष/MALE

9275 2834 9357  
VID: 9106696957591565

मेरी आधार मेरी पहचान

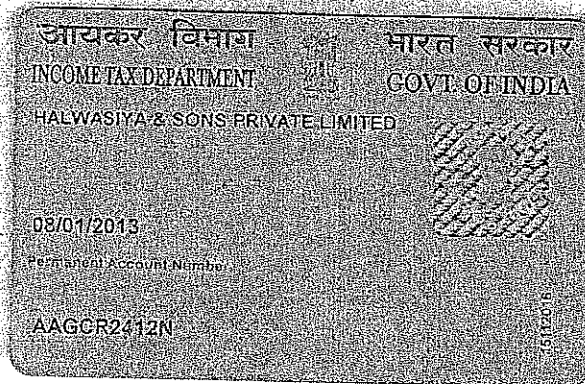
भारत सरकार  
Unique Identification Authority of India

पता:  
S/O ओम प्रकाश वर्मा, 14/332, बारफ  
खाना, योना भवान, लखनऊ,  
उत्तर प्रदेश - 226001

Address:  
S/O Omi Prakash Verma, 14/332, Baraf  
khana, yoina bhawan, Lucknow, Lucknow,  
Uttar Pradesh - 226001

9275 2834 9357  
VID: 9106696957591565

*Pring*  
8840709700



For Halwasiya & Sons Pvt. Ltd.

Authorized Signatory



*Pradeep Kumar*  
*9984207272*





Valuation as per circle rate : Rs. 1,47,65,000.00

Sale Consideration : Rs. 32,00,000.00

Stamp Duty: Rs. 10,34,000.00

**SALE DEED**

Nature of Land	Non- Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Shivlar (V-code 0141)
District	Lucknow
Details of Property	<b>Khasra No. 30 Kha ad-measuring 0.3790 Hectare</b>
Total Area Purchased	<b>3,790 Square Meter</b>
Type of Property	Non-Agricultural Property
Consideration	Rs.32,00,000.00
Valuation	Rs.1,47,65,000.00
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 KHASRA NO. 30 KHA**

East	: Land of Khasra No.17 & 29
West	: Naala
North	: Land of Khasra No.18
South	: Land of Khasra No.30 Ka

**SELLERS (2)**

Name of the  
SELLERS

- (1) **SMT. SARASWATI DEVI** Daughter of Late Ram Ji Patel, Permanent Resident of Raipur, Post Jamalapur, District Jaunpur, At Present Residing at Village Chand Sarai, Tehsil Mohanlalaganj, Lucknow  
Mobile No.9653074390  
AADHAR NO.31897610498  
Occupation: Doctor  
**PAN No.AKUPR5545H**
- (2) **VIRENDRA KUMAR** Son Sri Bachai Ram Yadav, Permanent Resident of Village Ladalepur, Post Karanja Kala,

**PURCHASER (1)**

For Halwasiya & SONS Pvt. Ltd.

Authorised Signatory

District Jaunpur, At Present Residing  
at Village Chand Sarai, Tehsil  
Mohanlalaganj, Lucknow  
Mobile No.8004748577  
AADHAR NO.836658660782  
Occupation: Doctor  
**PAN No.AOLPK4731P**

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 18<sup>th</sup> Day of January, 2019 at Lucknow by and between:

(1) **SMT. SARASWATI DEVI** Daughter of Late Ram Ji Patel, Permanent Resident of Raipur, Post Jamalapur, District Jaunpur, At Present Residing at Village Chand Sarai, Tehsil Mohanlalaganj, Lucknow (2) **VIRENDRA KUMAR** Son Sri Bachai Ram Yadav, Permanent Resident of Village Ladalepur, Post Karanja Kala, District Jaunpur, At Present Residing at Village Chand Sarai, Tehsil Mohanlalaganj, Lucknow (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;

#### 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

*Saraswati*  
CA

*Virendra*

For Halwasiya & Sons Pvt. Ltd.

Authorized Signatory

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 it's legal representatives, administrators, executors, transferees, assignees etc .OF THE OTHER PART

**WHEREAS** the SELLERS is the absolute, lawful and exclusive owner in possession of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3,790 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, hereby sold specifically described at the foot of this deed and the SELLERS is fully competent to make the transfer including sale as hereby proposed.

**AND WHEREAS** SELLERS have purchased the entire land of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3790 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, through of two registered Sale Deeds dated 22/01/2011 & 22/02/2011 respectively duly executed by its previous owners and tenure holders. Name of original tenure holders and details of Sale Deeds are as under:

- a) Tenure Holder Ram Suchit Son of Late Ashrafi Lal Resident of Village Shivlar, Mohanlalganj, Lucknow who was the Co-Owner and Bhumidhar of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3790 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow. Thus he executed Sale Deed dated 22/01/2011 in respect of an area 0.1895

For Halwasiya & Sons Pvt. Ltd.

Page 3 of 18

*Sanjiv*

*V. K. Dubey*

Authorised Signatory

Hectare (1895 Square Meter) i.e. his half share in favor of SELLERS and the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 2399 at Pages 91/110 Sr. No.507 dated 22/01/2011.

b) Tenure Holder Barsaati Son of Late Ashrafi Lal Resident of Village Shivlar, Mohanlalganj, Lucknow who was the Co-Owner and Bhumidhar of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3790 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow. Thus he executed the Sale Deed dated 22/02/2011 in respect of an area 0.1895 Hectare (1895 Square Meter) i.e. his half share in favor of SELLERS and the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 2443 at Pages 101/120 Sr. No.1381 dated 22/02/2011.

**AND WHEREAS** in pursuance of above mentioned two Sale Deeds name of SELLERS was mutated in the relevant revenue records as tenure holders having transferable rights.

**AND WHEREAS** the SELLERS had filed an application under Section 143 of the UP Z A & L R Act for conversion of the said land from agricultural to non-agricultural and have got the land use of the said land changed from agricultural to non agricultural vide order dated 07/07/2016 passed by the Ld. Assistant collector First Class Mohanlalganj, Lucknow in Case No. 168/15-16 under Section 143 of UP. Z. A. Act (Saraswati & Others VERSUS State of U.P.).

**AND WHEREAS** the SELLERS are desirous of selling the above mentioned property Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3,790 Square Meter, situate at Revenue Village

*Saraswati*

*V. G. G. G.*

Authorised Signatory

Shivlar (V-Code-0141), 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. 32,00,000.00 (Rupees Thirty Two Lakhs only) half of which comes Rs. 16,00,000.00.**

**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 his 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 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 SELLERS 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

*Sunaserani*

*V. S. Sanyal*

For Malwasiya & Sons Pvt. Ltd. Page 5 of 18

Authorised Signatory

purchase, acquire and possess the same for a consideration of **Rs. 32,00,000.00 (Rupees Thirty Two 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 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 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 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

For Malwasiya & Sons Pvt. Ltd.

Page 6 of 18

Authorised Signatory

alongwith the unfettered use and possession of the Said Land.

- (b) The SELLERS 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 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 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

Saraswati

Vishnu

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

from the SELLERS or any person(s) claiming under or through him .

- 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. 32,00,000.00 (Rupees Thirty Two Lakhs only)**.
- 3) The PURCHASER has already paid to the SELLERS entire amount of the sale consideration amounting to **Rs. 32,00,000.00 (Rupees Thirty Two 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:
  - a) Rs.5,00,000/- in the name of Seller No.1 through Cheque No. 518222 dated 20/12/2018, drawn at Yes Bank.
  - b) Rs.5,00,000/- in the name of Seller No.1 through Cheque No. 518226 dated 26/12/2018, drawn at Yes Bank.

For Halwasiya & Sons Pvt. Ltd.

*Saraseval*

*Virendra*

*[Signature]*  
Authorised Signatory



- c) Rs.6,00,000/- in the name of Seller No.1 through Cheque No. 518233 dated 18/01/2019, drawn at Yes Bank.
- d) Rs.5,00,000/- in the name of Seller No.1 through Cheque No. 518223 dated 20/12/2018, drawn at Yes Bank
- e) Rs.5,00,000/- in the name of Seller No.1 through Cheque No. 518225 dated 26/12/2018, drawn at Yes Bank
- f) Rs.6,00,000/- in the name of Seller No.2 through Cheque No. 518231 dated 18/01/2019, drawn at Yes Bank.

The SELLERS confirm the receipt of a total sum of **Rs. 32,00,000.00 (Rupees Thirty Two Lakhs only)** as detailed above and nothing is now remaining payable to the SELLERS by the PURCHASER.

- 4) The SELLERS 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 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

*Sarasuchi*

*Vishnu*

For Halwasiya & Sons Pvt. Ltd. Page 9 of 18

Authorised Signatory

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 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

*Signature*

*Signature*

For Halwasiya & Sons Pvt. Ltd.

Page 10 of 18

Authorised Signatory

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 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.

*Sarvesh*

*V. V. V.*

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

- 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 immovable properties shall be responsible to fulfill all the losses that may be sustained by the PURCHASER.

*Saraswati*

*Vinod*

For Halwasiya & Sons Pvt. Ltd. Page 12 of 18

Authorized Signatory

- 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 relevant records of local bodies) in its favour and the SELLERS including her 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 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 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 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

*Sunawal*

*Vinod*

*[Signature]*  
Authorised Signatory

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 her full ownership in the

*Saraswati*

*Vinod*

For Halwasiya & Sons Pvt. Ltd. Page 14 of 18

Authorised Signatory

aforesaid Khasra number. If the area of the Said Land is less than what the SELLERS 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 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 and there is no impediment for execution of Sale Deed.**

That the total area of the Said Land transferred under this deed is 0.379 Hectares (3,790 Sq Mts), the value of the Said Land as fixed by the Collector, Lucknow is Rs 5000.00 per Sq Mts. As per clause no. 18 of Samanya Nirdesh, the value of 1000 Sq mts as per the Collector rate value comes to Rs. 50,00,000.00 (5000.00 X

*Saraswati*

*V. S. S. S.*

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

1000). While the remaining 2,790 Sq Mts. is valued at Rs. 3,500.00 per Sq Mts (5000.00- 30%) value of the same comes to Rs. 97,65,000.00 (3,500.00 X 2,790). Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is Rs 1,47,65,000.00, however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 32,00,000.00**, which is less than the market value of Rs.1,47,65,000.00. Hence, the stamp duty on market value comes to Rs.10,33,550.00 i.e. in round Rs.10,34,000.00 has been paid and affixed by the PURCHASER, THERE is NO Construction on the Land Being Sold through the present deed.

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 land is situated more then 500 Mtr. Away from Gosaiganj Mohanlalganj Road.

Stamp Duty has been paid vide E-Stamp No. IN-UP05552521024000R dated 18<sup>th</sup> January, 2019.

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 his vernacular which has been understood by the SELLERS.

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

Non- Agricultural land of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3,790 Square Meter, situate at Revenue Village

*Saranab*

*Vinod*

For Malwasiya & Sons Pvt. Ltd.

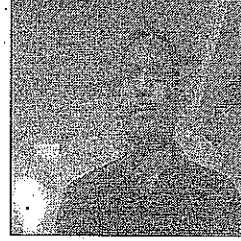
Authorised Signatory



विक्रय पत्र

प्रतिफल- 32000000 स्टाम्प शुल्क- 1034000 बाजारी मूल्य- 14765000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री हलवासिया एण्ड सन्स प्रा०लि० द्वारा  
विनय कुमार दुबे अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० सीताराम दुबे  
व्यवसाय : नौकरी  
निवासी: प्रथम तल, हलवासिया कोर्ट, हजरतगंज, लखनऊ



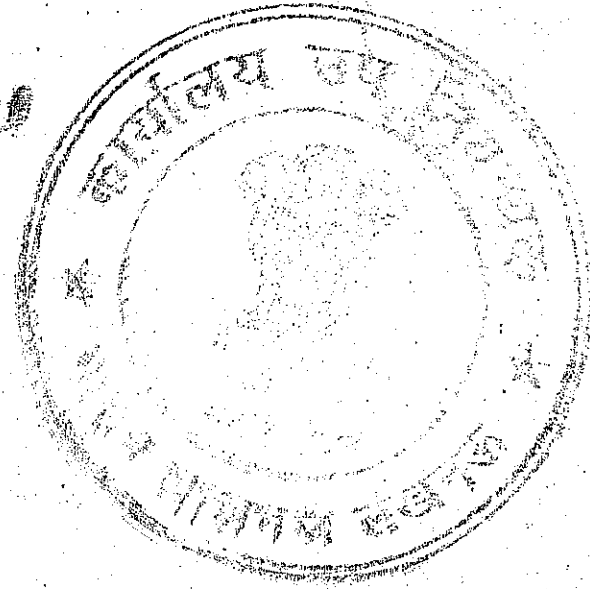
श्री, हलवासिया एण्ड सन्स प्रा०लि० द्वारा  
ने यह लेखपत्र इस कार्यालय-में दिनांक 19/01/2019  
एवं 12:47:25 PM बजे  
निबंधन हेतु पेश किया।

विनय कुमार दुबे अधिकृत  
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रार अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी  
उप निबंधक मोहनलालगंज  
लखनऊ  
19/01/2019

कमलेश कुमार पाठक  
कनिष्ठ सहायक (निबंधन) - नियमित



Shikho (C-141), Pargana of Tehsil Mahanagar, District Lucknow, is bounded as under:-

**BOUNDARIES OF KHASRA NO. 30 KHA**

East : Land of Khasra No.17 & 29  
West : Naala  
North : Land of Khasra No.18  
South : Land of Khasra No.30 Ka

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

Signature of SELLERS

*Saraswati*

SMT. SARASWATI DEVI

VIRENDRA KUMAR

SIGNED, SEALED &  
DELIVERED BY AUTHORIZED  
SIGNATORY OF PURCHASER:

For Halwasiya & Sons Pvt. Ltd.

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

Witnesses:

1. *Vivek*  
Name : Vivek Verma  
Son of Late O. P. Verma  
Address: 14/312, Barfkhana,  
Near Yojna Bhawan, Lucknow,  
Mobile 8840709700  
Occupation: Private Service

Typed by

(Laiq Ahmad)  
Civil Court, Lucknow

Witnesses:

2. *Pradeep*  
Name : Pradeep Trivedi  
Son of Sri R.K.Trivedi  
Address: kasba Gosaiganj,  
Lucknow Mobile No. 9984207272  
Occupation Business

Drafted by

(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

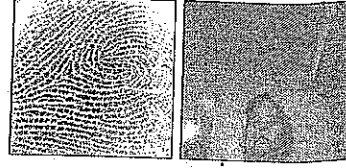
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निवासी: ग्राम-चांद सराय, तहसील-मोहनलालगंज, लखनऊ

व्यवसाय: डाक्टर

विक्रेता: 2

*Sarawat*



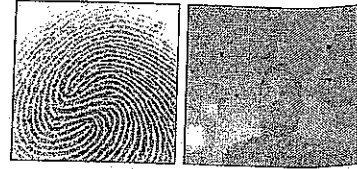
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निवासी: ग्राम-चांद सराय, तहसील-मोहनलालगंज, लखनऊ

व्यवसाय: डाक्टर

क्रेता: 1

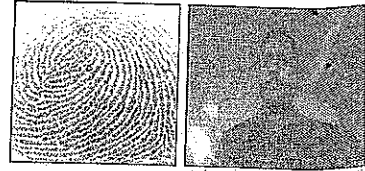
*Virendra*



श्री हलवासिया एण्ड सन्स प्रा० लि० के द्वारा विनय कुमार दुबे,  
पुत्र श्री स्व० सीताराम दुबे

निवासी: प्रथम तल, हलवासिया कोर्ट, हजरतगंज, लखनऊ

व्यवसाय: नौकरी



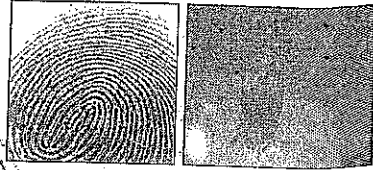
ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री विवेक वर्मा, पुत्र श्री स्व० ओ० पी० वर्मा

निवासी: 14/3/12, बरफ खाता, निकट योजना भवन, लखनऊ

व्यवसाय: नौकरी

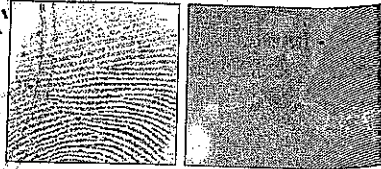
पहचानकर्ता: 2



श्री प्रदीप त्रिवेदी, पुत्र श्री अरु के त्रिवेदी

निवासी: कस्बा गोसाईगंज, लखनऊ

व्यवसाय: व्यापार



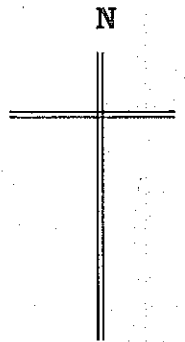
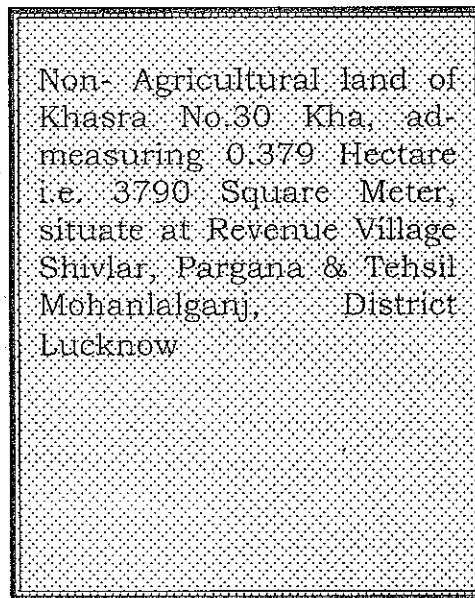
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिए गए हैं।  
टिप्पणी:

रजिस्ट्रीकरण अधिकारियों के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी  
उप निबंधक: मोहनलालगंज  
लखनऊ

कमलेश कुमार पाठक  
कनिष्ठ सहायक (निबंधन) - नियमित

**Map of** Non- Agricultural land of Khasra No.30 Kha, ad-measuring 0.379 Hectare i.e. 3,790 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow



**BOUNDARIES OF KHASRA NO. 30 KHA**

East : Land of Khasra No.17 & 29  
 West : Naala  
 North : Land of Khasra No.18  
 South : Land of Khasra No.30 Ka

*[Signature]*

*[Signature]*

**SELLERS**

*[Signature]*

for Malwasiya & Sons Pvt. Ltd.

*[Signature]*  
 Authorised Signatory

**PURCHASER**

बही संख्या 1 जिल्द संख्या 9980 के पृष्ठ 269 से 306 तक क्रमांक 1308 पर दिनांक 19/01/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी  
उप निबंधक : मोहनलालगंज  
लखनऊ  
19/01/2019

