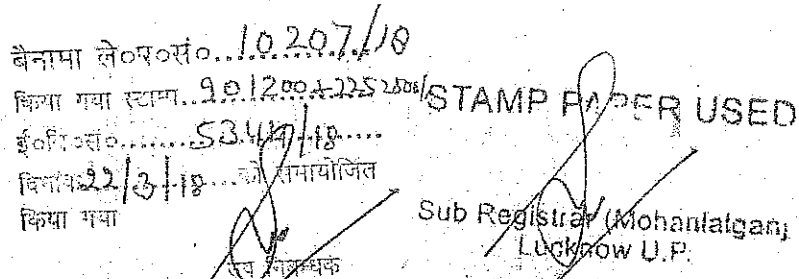


Government of Uttar Pradesh

e-Stamp

HANALG
E LIMITED



9-0-78
Please write or type below this line



For Halwasiya & Sons Pvt. Ltd.

TQ 0000943123
Authorised Signatory

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.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 Company immediately.

भाग I

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालगं लखनऊ क्रमा 2018232014616

आवेदन संख्या : 201800822014294

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-06-04 00:00:00

प्रस्तुतकर्ता या प्रार्थी का हलवासिया एण्ड सन्स प्रा0 लि0 के द्वारा अधिकतम

नाम लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 45046000 / 24675000

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 140

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिग्रहणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

20449

शुल्क वसूल करने का दिनांक

2018-06-04 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2018-06-04 00:00:00

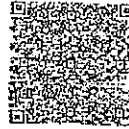
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



GOVERNMENT OF INDIA



अरविन्द बाजपाई
Arvind Bajpai
DOB: 27-04-1980
Gender: Male



6273 5771 8251

आधार - आम आदमी का अधिकार



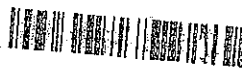
For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O जी.एस. बाजपाई, २४ पटेल नगर
विस्तार-ए, वैशाली मोड, सेक्टर-९,
इन्दिरा नगर एस.ओ. लखनऊ, उत्तर
प्रदेश, 226016

Address:
S/o G.s.bajpai, 24 Patel Nagar
Vistar-a, Vaishali Mod, Sector-9,
Indira Nagar S.o, Lucknow, Uttar
Pradesh, 226016

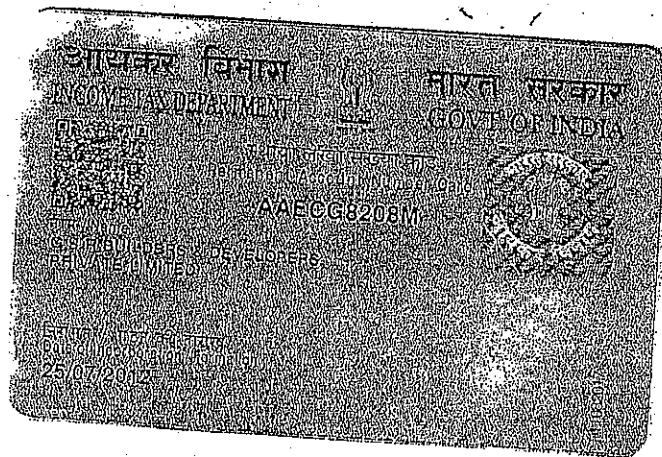


1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



For GSR BUILDERS & DEVELOPERS (P) LTD

Anand Bajpai
(Director)



Reg. Off. : 832/6, Rampuram, Delhi Sujapur Road, Shyam Nagar, Kunpur.
Sales Off. : 273, 5th Floor, New Janpath Complex, Ashok Marg, Hazratganj, Lucknow.
Tel. Phone : 0522-4011319
Website : www.gsrbuilders.co.in
CIN No. : U45400UP2012PTC051644

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF THE
DIRECTORS HELD ON WEDNESDAY MARCH 21TH, 2018 AT 11:00 A.M AT THE
REGISTERED OFFICE TO THE COMPANY

Date :

Matter of person Authorising to deal with the Execution of Legal Documents of Land at Village
Shivlour And Magahuan, Tehsil Mohanlalganj, Lucknow.

Meeting of the Board held to delegate relevant powers, authorities and sole responsibilities to
the Director Mr. Arvind Bajpai to do relevant administrative, revenue and legal formalities for
Transfer, selling of Land at Shivlour And Magahuan, Tehsil Mohanlalganj, Lucknow.

FURTHER RESOLVED THAT "Mr. Arvind Bajpai, the Director of the Company be and is hereby
authorized to execute all the necessary legal documents or supplemental Agreement of any
other documents as may be required by any other concerned authorities for completing various
formalities for transfer of rights and Execution of Sale Deed of Land at Shivlour and Magahuan,
Tehsil Mohanlalganj, Lucknow.

For and on behalf of

GSR BUILDERS & DEVELOPERS PRIVATE LIMITED

Mr. Gagan Kumar Mishra
(Managing Director)

Mr. Arvind Bajpai
(Director)

Mrs. Swati Bajpai
(Director)

Mrs. Renuka Mishra
(Director)

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

STED

V. G. Dhar Upadhyay

Advocate

Regd. No. - L/3040/2000

'mail.google.com/mail/u/0/#sent/1601...



भारतीय विशिष्ट पहचान प्राधिकरण
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E-Aadhaar Letter

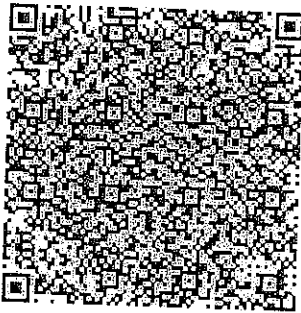
नामांकन क्रमांक/Enrolment No.: 2083/12015/01748.

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

1800 300 1947

help@uidai.gov.in

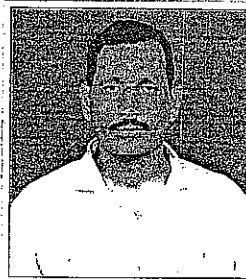
www.uidai.gov.in

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

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Signature Not Verified

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IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.02.15 11:40:30 IST

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

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Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विनय कुमार दुबे
Vinay Kumar Dubey
जन्म तिथि/ DOB: 13/10/1975
पुरुष / MALE



पता:

S/O सीता राम दुबे, 8/42-
बी, गली न.8, वाटीका कुंज,
मारुती कुंज के पास, फेज-2,
भोंडसी 168, गुडगांव,
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

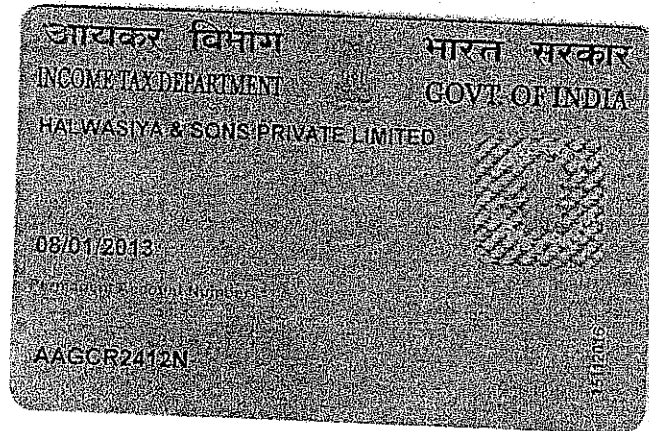
8863 2431 0210

8863 2431 0210

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

Date: 15/02/2016



For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory


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

APPOINTMENT OF AUTHORIZED PERSON

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

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

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



Mukund Halwasiya

Designation: - Director

DIN No. (00507081)

Adress:- Halwasiya Court,
Hazratganj, Lucknow-226001

For Halwasiya & Sons Pvt. Ltd.


Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

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

Neeraj Tandon (नीरज टण्डन)

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

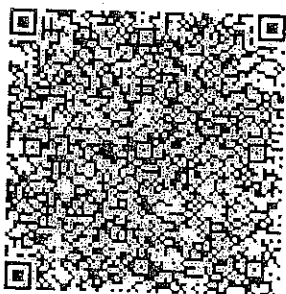
सूचना

- 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.

6695 7749 8463



आधार-आम आदमी का अधिकार

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Validity unknown
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.20 10:32:30 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।

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



पता:

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

Address:

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

6695 7749 8463

6695 7749 8463

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Date: 20/08/2015

श्रीमान श्रीमान

Badrinath Shukla

जन्म तिथि / DOB : 12/12/1994

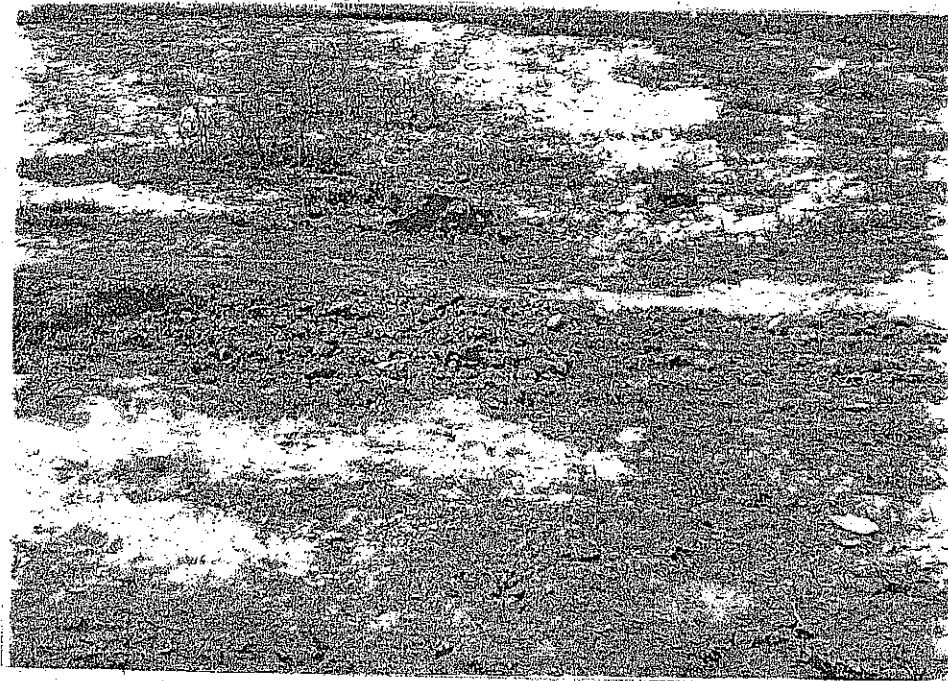
लिंग / Male



7381 3807 1851

31161 31164 31167

Photograph of Land bearing Khasra Nos. 26, 27, 18, 10, 16,
21, 22Ka(क), 11, 13, 19, 14, 15, 73, 74, 29 and 7 Village Shivlar,
Pargana and Tehsil Mohanlalganj, Distt. Lucknow.



For GSR BUILDERS & DEVELOPERS (P) LTD

(Seller)

Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory
(Purchaser)

Valuation as per circle rate : Rs. 2,46,75,000.00
Sale Consideration : Rs. 4,50,46,000.00
Stamp Duty Paid : Rs. 22,52,500.00
(Rs 9,01,300.00 With ATS and Rs 22,52,500.00 With Present Sale Deed Total Stamp = 31,53,800.00)

SALE DEED

Nature of Land Non Agricultural / Agricultural
Pargana and Tehsil Mohanlalganj
Village Shivlar
District Lucknow
Details of Property Land bearing Khasra Nos. 26,
27, 18, 10, 16, 21, 22Ka(9), 11,
13, 19, 14, 15, 73, 74, 29 and 7
Total Area Purchased 1.5401 Hectare
1.0753 Hectare Agricultural Land
0.4647 Hect. or 4647.214 Sq Mts Non Agricultural Land
Type of Property Residential / Agricultural
Consideration Rs. 4,50,46,000.00
Valuation Rs. 2,46,75,000.00
SELLER (1) **PURCHASER (1)**

Name of the SELLER : 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,

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

New Janpath Complex, wAshok Marg, Hazratganj, Lucknow, acting through its Authorised Signatory/ Director, **Arvind Bajpai** son of **G.S Bajpai** Resident of 24, Patel Nagar, Vistar A , Vaishali Mod, Sector - 9, Indira Nagar, Lucknow. (Aadhar No. 627357718251)

Name of the
PURCHASER:

M/s. Halwasiya And Sons Private Limited, acting through its Authorized Signatory Mr. Vinay Kumar Dubey son of Late Sitaram Dubey , resident of 8/42 B , Gali No. 8 Vatika Kunj, Near Maruti Kunj, Phase -2, Bhondsi Sohna , Gurgaon

THIS DEED OF SALE is executed on this 01st Day of June 2018 at Lucknow by and between:

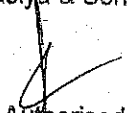
M/s G.S.R. Builders and Developers Private Limited, a company registered under the provisions of the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, and having its registered office at 273, Vth Floor, New Janpath Complex, Ashok Marg, Hazratganj, Lucknow, acting through its Authorised Signatory/ Director, **Arvind Bajpai** son of **G.S Bajpai** Resident of 24, Patel Nagar, Vistar A , Vaishali Mod, Sector -9, Indira Nagar, Lucknow. (Aadhar No. 627357718251) duly authorized vide resolution passed in the meeting of the board of directors held on 21.03.2018(hereinafter referred to as the "**SELLER** "

Page 3 of 27

For GSR BUILDERS & DEVELOPERS (P) LTD


Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.


Authorised Signatory

which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.) OF THE ONE PART;

IN FAVOUR OF

M/s. Halwasiya And Sons Private Limited, a company registered under the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, and having its registered office at Halwasiya court, Hazratganj, Lucknow, acting through its Authorized Signatory **Mr. Vinay Kumar Dubey son of Late Sitaram Dubey**, resident of 8/42 B, Gali No. 8 Vatika Kunj, Near Maruti Kunj, Phase -2, Bhondsi Sohna, Gurgaon, duly authorized vide resolution passed in the meeting of the board of directors held on 06.03.2018 (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 SELLER is the owner of and has clear rights, title, ownership and authority of the land cumulatively admeasuring 15401 (Fifteen Thousand Four Hundred and One) square meters comprised/ falling in Khasras Nos. 26, 27, 18, 10, 16, 21, 22Ka(5), 11, 13, 19, 14, 15, 73, 74, 29 and 7, situated at Revenue Village, Shivlar, Pargana and Tehsil Mohanlalganj, District Lucknow as per details given in table below (hereinafter referred to as "**said Land**") and more

Page 4 of 27

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

clearly depicted in red colour the Aks-Shijra attached hereto as
Schedule-I:

S. No.	Khasra No.	Area in square meters'	Area in Hectares
1.	26 ✓	190	0.0190
2.	27 ✓	570	0.0570
3.	18 ✓	510	0.0510
4.	10 ✓	2,660	0.266
5.	16 ✓	760	0.0760
6.	21 ✓	390	0.0390
7.	22Ka ✓	1,260	0.126
8.	11 ✓	430	0.0430
9.	13 ✓	1,314	0.1314
10.	19 ✓	60	0.0060
11.	14 ✓	720	0.0720
12.	15 ✓	380	0.0380
13.	73	1200	0.1200
14.	74	1200	0.1200
15.	29	1747.214	0.1747
16.	7 ✓	2010	0.2010
TOTAL		15401	1.5401

The above Land is 1.5401 Hectare or 6.0891 Bigha

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

Page 5 of 27

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

i. The various land parcels comprising the said Land were acquired by GSR in the following manner:

- a. A registered sale deed dated 16.06.2017 was executed in favour of GSR by Mr. Ishhaq and Mr. Kallu, both sons of Late Mr. Piyare for the sale/ transfer of land admeasuring 190 (One Hundred and Ninety) square meters comprising in **Khasra No. 26** and land admeasuring 570 (Five Hundred and Seventy) square meters comprised in **Khasra No. 27**. The said sale deed is duly registered as Serial No. 7698 in Book No. 1, Zild No. 8101 on pages 359 to 402 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 16.06.2017.
- b. A sale deed dated 27.09.2016 was executed by Mr. Chouhan, son of Late Mr. Ishwar Deen, for the sale/ transfer in favour of GSR of land admeasuring 510 (Five Hundred Ten) square meters comprised in **Khasra No. 18**, and by (i) Mr. Om Prakash, son of Mr. Chote Lal, (ii) Mrs. Chandravati, wife of Late Sant Baksha, (iii) Mr. Raj Kumar, son of Late Mr. Sant Baksha, (iv) Mr. Rajendra Kumar, son of Late Sant Baksha, (v) Mr. Raj Kishore, son of Mr. Mata Prasad for land admeasuring 2,660 (Two Thousand Six Hundred and Sixty) square meters comprised in **Khasra No. 10**. The said sale deed is duly registered as Serial No. 16786 in Book No. 1, Zild No. 7420 on pages 79 to 138 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 18.10.2016.
- c. A sale deed dated 02.08.2016 was executed in favour of GSR for the sale/ transfer of land admeasuring 760 (Seven Hundred and Sixty) square meters comprising in **Khasra Nos. 16**, land

Page 6 of 27

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

admeasuring 390 (Three Hundred and Ninety) square meters comprising in **Khasra No. 21**, and land admeasuring 1,260 (One Thousand Two Hundred and Sixty) square meters comprising in **Khasra No. 22ka**, by (i) Mr. Om Prakash, son of Mr. Chote Lal, (ii) Mrs. Chandravati, wife of Late Sant Baksha, (iii) Mr. Raj Kumar, son of Late Mr. Sant Baksha, (iv) Mr. Rajendra Kumar, son of Late Sant Baksha, (v) Mr. Raj Kishore, son of Mr. Mata Prasad. The said sale deed is duly registered as Serial No. 12389 in Book No. 1, Zild No.7128 on pages 369 to 414 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 03.08.2016.

- d. A sale deed dated 14.12.2016 was executed in favour of GSR by Mr. Shailesh Kumar Rai, son of Mr. Ram Das Rai for the sale/ transfer of land admeasuring 720 (Seven Hundred and Twenty) square meters comprising in **Khasra No. 14** and by (i) Mr. Phool Chandra, son of Mr. Babulal (ii) Mr. Khalil Ahmad, son of Mr. Hidayat Ali, (iii) Mr. Arvind Kumar Verma, son of Mr. Mool Chandra, (iv) Anil Kumar Verma, son of Mr. Mool Chandra, (v) Sandeep Kumar Verma, son of Mr. Mool Chandra, (vi) Mr. Aniruddha Kumar Verma, son of Mr. Mool Chandra, (vii) Mr. Mukesh Kumar Verma, son of Mr. Mool Chandra, and (viii) Mrs. Ram Dulari, widow of Mr. Mool Chandra for the sale/ transfer of land admeasuring 380 (Three Hundred and Eighty) square meters comprising in **Khasra No. 15**. The said sale deed is duly registered as Serial No. 19484 in Book No. 1, Zild No.7592 on pages 217 to 268 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 14.12.2016.

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For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Belpai
(Director)

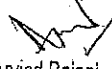
For Halwasiya & Sons Pvt. Ltd.

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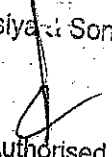
- e. A sale deed dated 22.08.2016 was executed in favour of GSR by Mr. Abdul Haleem, son of Late Mr. Rustam for the sale/ transfer of land admeasuring 430 (Four Hundred and Thirty) square meters comprising in **Khasra No. 11**, land admeasuring 1,314 (One Thousand Three Hundred and Fourteen) square meters comprising in **Khasra No. 13** and land admeasuring 60 (Sixty) square meters comprising in **Khasra No. 19**. The said sale deed is duly registered as Serial No. 13611 in Book No. 1, Zild No.7211 on pages 55 to 102 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 23.08.2016.
- f. A sale deed dated 28.11.2017 was executed in favour of GSR by (i) Mr. Manish, son of Late Shriram for the sale/ transfer of land admeasuring 1,590 (One Thousand Five Hundred and Ninety) square meters comprising in **Khasra No. 29** and by (ii) Mr. Sandeep, Mr. Sonu, Mr. Monu, all sons of Late Shriram and Smt. Vidheshwari, widow of Late Mr. Shriram acting for herself and her minor son master Saurabh for the sale/ transfer of land admeasuring 910 (Nine Hundred and Ten) square meters comprising in **Khasra No. 29**. The said sale deed is duly registered as Serial No. 16121 in Book No. 1, Zild No.8674 on pages 305 to 338 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 28.11.2017.
- g. However, out of land admeasuring 2,500 (Two Thousand Five Hundred) square meters comprising in **Khasra No. 29**, GSR sold an area of land cumulatively admeasuring 752.786 square meters (hereinafter referred to as "**Portion A of Khasra No. 29**") in the following manner:

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For GSR BUILDERS & DEVELOPERS (P) LTD


 Arvind Bajpai
 (Director)

For Halwasiya & Sons Pvt. Ltd.


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- (i) Vide sale deed dated 29.12.2017 bearing Document No. 17910, an area of land admeasuring 185.873 (One Hundred and Eighty Five decimal Eight Seven Three) square meters out of **Khasra No. 29** was transferred in favour of Mrs. Prema Kumari,
- (ii) Vide sale deed dated 05.12.2017 bearing Document No. 16515, an area of land admeasuring 55.762 (Fifty Five decimal Seven Six Two) square meters out of **Khasra No. 29** was transferred in favour of Mr. Nitin Kumar,
- (iii) Vide sale deed dated 30.11.2017 bearing Document No. 16266, an area of land admeasuring 139.405 (One Hundred and Thirty Nine decimal Four Zero Five) square meters and out of **Khasra No. 29** was transferred in favour of Mr. Mahendra Kumar Bajpai,
- (iv) Vide sale deed dated 30.11.2017 bearing Document No. 17267, an area of land admeasuring 278.81 (Two Hundred and Seventy Eight decimal Eight One) square meters out of **Khasra No. 29** was transferred in favour of Mr. Mahendra Kumar Bajpai, and
- (v) Vide sale deed dated 29.12.2017 bearing Document No. 17909, an area of land admeasuring 92.936 (Ninety Two decimal Nine Three Six) square meters out of **Khasra No. 29** was transferred in favour of Mr. Vijay Bahadur Thapa.
- Therefore, GSR is presently the absolute owner of the land admeasuring 1,747.214 (One Thousand Seven Hundred and Forty Seven decimal Two One Four) square meters comprising in **Khasra No. 29**.

- h. A sale deed dated 22.09.2017 was executed in favour of GSR by Mr. Vijay Kumar, son of Mr. Dalai for the sale/ transfer of land admeasuring 1,200 (One Thousand and Two Hundred) square meters comprising in **Khasra No. 73.** and land admeasuring 1,200 (One Thousand and Two Hundred) square meters comprising in **Khasra No. 74.** The said sale deed is duly registered as Serial No. 12223 in Book No. 1, Zild No.8404 on pages 203 to 238 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 22.09.2017.
- i. A sale deed dated 05.09.2017 was executed in favour of GSR by Mr. Hari Lal, son of Mr. Chandrika for the sale/ transfer of land admeasuring 2,010 (Two Thousand and Ten) square meters comprising in **Khasra No. 7** The said sale deed is duly registered as Serial No. 11489 in Book No. 1, Zild No.8361 on pages 377 to 416 at the office of Sub-Registrar, Mohanlalganj, Lucknow on 05.09.2017.
- j. In the aforesaid manner, GSR became the absolute owner of said Land cumulatively admeasuring 15401 (Fifteen Thousand Four Hundred and One) square meters situated at Revenue Village, Shivlar, Pargana and Tehsil Mohanlalganj, District Lucknow.

WHEREAS the Parties entered into an agreement to Sell for the Said land. The Agreement to Sell stands registered on 22.03.2018 vide Book No 1 Volume 9012 pages 251 to 308 at serial number 5344 in the office of the Sub registrar Mohanlalganj, District Lucknow

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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 & has assured the PURCHASER that it 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 has not sold and/ or executed any agreement to sell with respect to the Said Land, to/ in favour of any third party.

AND WHEREAS the SELLER being in need of money for who 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. 4,50,46,000.00 (Rupees**

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(Director)

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Four Crore Fifty Lacs Forty Six 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 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 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.

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(Director)

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- (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 is left with no right, title, interest of any nature whatsoever in the Said Land and the PURCHASER shall have the absolute right to construct / develop, transfer, assign, convey, encumber, charge, mortgage the Said Land to any person, at such terms and conditions it deems fit and proper at its sole discretion and deal with the Said Land in any manner whatsoever, and hereafter the PURCHASER shall peacefully and quietly enjoy the Said Land and deal with the same in any manner it may deem fit without any hindrance, claim or demand of any nature whatsoever from the SELLER or any person(s) claiming under or through him.

2. That the SELLER does hereby grant , convey, sell, transfer and assure unto the PURCHASER the Said Land free from all encumbrances together with all easements, rights and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever relating to the Said Land or in any way appurtenant thereto or therewith usually held or known as part and parcel thereof and all the estate right, title and interest whatsoever of the SELLER onto or upon the Said Land absolutely and forever for a consideration of the sum of **Rs. 4,50,46,000.00 (Rupees Four Crore Fifty Lacs Forty Six Thousand only).**

3. The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to Rs. 4,50,46,000.00 (Rupees Four Crore Fifty Lacs Forty Six 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. 66,89,430.00 (Rupees Sixty Six Lacs Eighty Nine Thousand Four Hundred and Thirty Only) ("Advance Amount"), vide DD No.470618 dated 22.03.2018 drawn on Yes Bank, Lucknow. (Uttar Pradesh),

(b) Rs. 49,50,000.00 (Rupees Forty Nine Lacs Fifty Thousand Only) vide cheque No. 687852 dated 28/05/2018

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drawn on Yes Bank, Lucknow. (Uttar Pradesh)

(c) Rs. 3,29,56,110.00 (Rupees Three Crore Twenty Nine Lacs Fifty Six Thousand One Hundred and Ten Only) , vide DD No. 470993 dated 31/05/2018 drawn on Yes Bank , Lucknow. (Uttar Pradesh)

(d) Rs. 4,50,460.00 (Rupees Four Lacs Fifty Thousand Four Hundred and Sixty Only) has been deducted towards TDS.

The cheque/ Advance payment has been given in the name of GSR Estate on request of the seller/ first party.

The SELLER confirms the receipt of a total sum of **Rs. 4,50,46,000.00 (Rupees Four Crore Fifty Lacs Forty Six Thousand 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 its 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,

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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 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

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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.

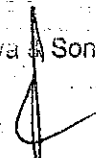
6. That the SELLER hereby declare and has assured the PURCHASER that it is the sole owner of the Said Land having every right and legal capacity to transfer it to the PURCHASER and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
7. That the SELLER has further assured the PURCHASER that all dues, taxes, cesses, rents, demands and other outgoing including debts etc. whatsoever liable to be paid with respect to the Said Land transferred under this Sale Deed up to the date of execution of this Sale Deed have been fully paid and no dues, rents, claims, demands, taxes etc. of any nature whatsoever are outstanding with respect to the Said Land prior to the date of execution of this Sale Deed and in case any such dues, taxes, rents, claims, demands etc. are found subsequently to be due with respect to the Said Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to

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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 or any portion of the Said Land thereby conveyed to the PURCHASER, the PURCHASER shall be entitled to recover from the SELLER, its 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

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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 its consent to the PURCHASER for getting the Said Land mutated in its favour and the SELLER including its 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 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 the name of the PURCHASER or after mutation 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

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(Director)

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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 it 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 itself 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 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 it has not violated provisions of any bye - laws, rules and regulations etc. as applicable to the Said Land

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(Director)

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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 it has sold its full ownership in the aforesaid Khasra number . If in future any excess land is found under the ownership of the SELLER in the aforesaid Khasra number, then it 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 SELLER . Further, the said excess Land if any shall be transferred in favour of the PURCHASER within fifteen days of either the SELLER/ PURCHASER having knowledge about the said excess Land. But if the area of the Said Land is less than what the SELLER has depicted under his ownership in the present Khasra through the present deed, then they 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 authority or public body and neither any notice under section 4 & / or 6 of the Land Acquisition Act, 1894 has been received nor any proceeding relating thereto is pending in any court(s)

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Arvind Rajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

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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.

That the total area of the Said Land transferred under this deed is 1.5401 Hectare (15401 Sq Mts) .

Land Bearing Khasra No. 29; 73; and 74 has been declared Non Agricultural Land .

The total area of the said land is 4,147.214 Sq Mts (Khasra No. 29 having an area of 1747.214 Sq Mts ; Khasra No. 73 having an area of 1200 Sq Mts ; Khasra No. 74 having an area of 1200 Sq Mts) . Since Khasra Number 73 and 74 total Measuring 2400 Sq Mts is situated at Mohanlalganj to Gosaiganj Road (Segment Road) the same is having collector value of Rs 6,100.00 per Sq Mts while Khasra number 29 measuring 1747.214 Sq Mts is not on segment road , hence the valuation of the same is Rs 5,000.00 per Sq Mts

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Arvind Bajpai
(Director)

For Halwasiya & Sons Pvt. Ltd.

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While Khasra No. 26; 27; 18; 10; 16; 21; 22KA; 11; 13; 19; 14; 15; and 7 is an agricultural land having an area of 1.1253 Hectare .

Since the aforesaid agricultural land is situated near abadi land But is not having any road the valuation of the same has been done in the following manner:

0.050 Hectare or Say 500 Sq Mts @ Rs 5,000.00 per Sq Mts WHILE the balance land measuring 1.0753 Hectare (1.1253-.050) is valued @ 44,00,000.00 per Hectare .

The total Non Agricultural Land for valuation purpose comes to 4647.214 Sq Mts (4147.214+500) the same is valued as under :

1000.00 Sq Mts x Rs 6,100.00 Per Sq Mts = Rs 61,00,000.00

1400.00 Sq Mts x Rs 6,100.00 -30% Per Sq Mts = Rs 59,78,000.00

2,247.214 Sq Mts x Rs 5,000.00-30% Per Sq Mts = Rs 78,65,249.00

TOTAL VALUATION OF NON AGRICULTURAL LAND : Rs 1,99,43,249.00

While the Valuation of Agricultural Land Measuring 1.0753 Hectare @ Rs 44,00,000.00 Comes To Rs 47,31,320.00

Thus the total Valuation of Non Agricultural Land and Agricultural Land Comes To Rs 2,46,74,569.00 or Say Rs 2,46,75,000.00

WHILE the Sale Consideration is Rs 4,50,46,000.00, As such Stamp Duty of Rs 31,53,800.00 (Thirty One Lacs Fifty Three Thousand Eight Hundred Only) is payable on the agreed consideration. Out of Stamp Duty payable of Rs 31,53,800.00 the purchaser has paid

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For Halwasiya & Sons Pvt. Ltd.

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Arvind Bajpai
(Director)

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Stamp Duty of Rs 9,01,300.00 at the time of agreement to sell which stands registered on 22.03.2018 Vide Book No. 1 ; Volume 9012 ; Pages 251 to 308 at Serial No. 5344 at the office of Sub Registrar, Mohanlalganj, Lucknow WHILE the balance Stamp Duty of Rs 22,52,500.00 has been paid and affixed vide E Stamp No. IN UP 04608557405434 Q dated 31.05.2018 by the purchaser.

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.

BOUNDARIES OF LAND

Khasra No. 26

East : Khasra No. 25
West : Khasra No. 27
North : Khasra No. 29
South : Khasra No. 32

Khasra No. 27

East : Khasra No. 26
West : Khasra No. 30
North : Khasra No. 29
South : Khasra No. 32

Khasra No. 18

East : Khasra No. 22
West : Khasra No. 16
North : Khasra No. 19
South : Khasra No. 22

Khasra No. 10

East : Khasra No. 11 and 88
West : Khasra No. 13
North : Khasra No. 6 and 5
South : Khasra No. 9 and 14

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Arvind Bajpai
(Director)

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Khasra No. 16

East : Khasra No. 18
 West : Khasra No. 8
 North : Khasra No. 15 and 14
 South : Khasra No. 17

Khasra No. 21

East : Khasra No. 84 and 86
 West : Khasra No. 22
 North : Khasra No. 20 and 85
 South : Khasra No. 22

Khasra No. 22KA (5)

East : Khasra No. 76;77 and 21
 West : Khasra No. 16;17 and 18
 North : Khasra No. 21;20 and 85
 South : Khasra No. 29 and 23

Khasra No. 11

East : Khasra No. 88 and 89
 West : Khasra No. 10
 North : Khasra No. 94
 South : Khasra No. 12

Khasra No. 13

East : Khasra No. 88, 87 and 20
 West : Khasra No. 14 and 15
 North : Khasra No. 11 and 88
 South : Khasra No. 19

Khasra No. 19

East : Khasra No. 20
 West : Khasra No. 15
 North : Khasra No. 13
 South : Khasra No. 18

Khasra No. 14

East : Nali Badhau and Khasra No. 10
 West : Khasra No. 15
 North : Khasra No. 9
 South : Khasra No. 19

Khasra No. 15

East : Khasra No. 14
 West : Khasra No. 16
 North : Khasra No. 9
 South : Khasra No. 19 and 22

Khasra No. 73

East : Mohanlalganj - Gosaiganj Highway
 West : Khasra No. 24
 North : Khasra No. 74
 South : Khasra No. 93 and 66

Khasra No. 74

East : Mohanlalganj - Gosaiganj Highway
 West : Khasra No. 24
 North : Khasra No. 75
 South : Khasra No. 73

Khasra No. 29

East : Khasra No. 23 and 24
 West : Khasra No. 30
 North : Khasra No. 17 and 22
 South : Khasra No. 26 and 27

Khasra No. 07

East : Khasra No. 14
 West : Khasra No. 8
 North : Khasra No. 9
 South : Khasra No. 8

विक्रय पत्र

प्रतिफल- 45046000 स्टाम्प शुल्क- 3153800 बाजारी मूल्य - 24675000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्री हलवासिया एण्ड सन्स प्रा० लि० के द्वारा अधिकृत प्रतिनिधि विनय कुमार दुबे,
पुत्र श्री सीता राम दुबे
व्यवसाय : व्यापार
निवासी: 8/42 बी गली नं 8 वाटीका कुंज 168 सोहना गुडगाँव हरियाणा



ने यह लेखपत्र इस कार्यालय में दिनांक 04/06/2018 एवं 01:08:58 PM बजे
निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अवस्थी
उप निबंधक मोहनलालगंज
लेखनऊ



IN WITNESS WHEREOF, we the above named SELLER and the PURCHASER have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

FOR GSR Builders and Dev. Pvt Ltd.

For GSR BUILDERS & DEVELOPERS (P) LTD

(Sri Arvind Bajpai)

Arvind Bajpai
(Director)

For Halwasiya And Sons Pvt Ltd.

For Halwasiya And Sons Pvt Ltd.
Authorised Signatory
(Sri Vinay Kumar Dubey)

WITNESS:



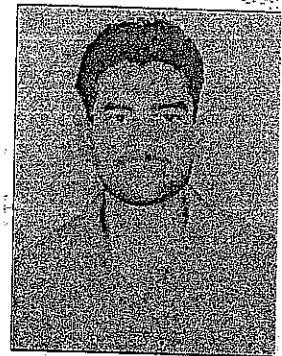
1. Neeraj Tondon

S/o P.N.Tondon

R/o ES-1/664, Sitapur Road,

Mahayojna, Nirala Nagar

Lucknow



2. Badrinath Shukla

S/o Awadhesh Kumar

R/o Gram Chhachi Rai Kaheda,

Sumerpur, Unnao, Uttar Pradesh

Drafted By

Vishal Mehrotra (Advocate),

158, Purana Quila, Cantt Road, Lucknow

(M.No.9839066777)

Typed By: Abdul Rehman

विक्रेताः ।

पहचानकर्ता : 1

टिप्पणी :

रामिनी अध्यायी
उप निबंधक: मोहनलालगंज
लखनऊ



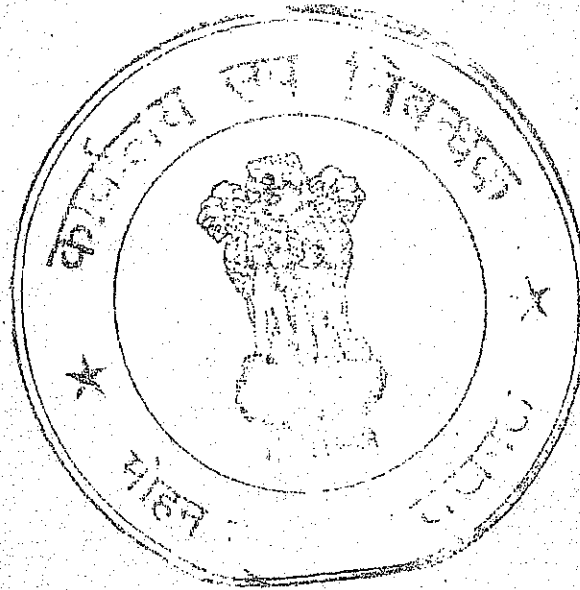
बही संख्या 1 जिल्द संख्या 9236 के पृष्ठ 87 से 142 तक क्रमांक 10207 पर
दिनांक 04/06/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अर्वस्थी

उप निबंधक : मोहनलालगंज

लखनऊ



10/1/2018 10:14:14 AM