

6219/18

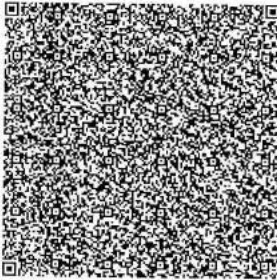


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP04355793031195Q
Certificate Issued Date : 03-Apr-2018 04:28 PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0105233698345285Q
Purchased by : MS HALWASIYA AND SONS PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : KHASRA NO.22 KHA VILLAGE-SHIVLAR PARGANA, AND TEHSIL MOHANLAL GANJ, DISTT-LUCKNOW.
Consideration Price (Rs.) : 53,92,800
(Fifty Three Lakh Ninety Two Thousand Eight Hundred only)
First Party : VISHWANATH S O SUNDERLAL
Second Party : MS HALWASIYA AND SONS PRIVATE LIMITED
Stamp Duty Paid By : MS HALWASIYA AND SONS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 9,40,500
(Nine Lakh Forty Thousand Five Hundred only)



STAMP PAPER USED

Sub Registrar (Mohanielganj)
Lucknow U.P.

.....Please write or type below this line.....



विश्वनाथ



TQ 0000938697

For HALWASIYA & SONS PRIVATE LIMITED

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.

AUTHORISED SIGNATORY

भारत सरकार
Government of India

विश्वनाथ
Vishwnath

जन्म तिथि / DOB : 01/01/1959
पुरुष / Male

2898 6793 8415

आधार - आम आदमी का अधिकार

वि २४ नल



वि २४ नल

वि २४ नल

भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

पता: संबोधित: सुन्दर लाल,
रसलपुर, बेगरिया, लखनऊ,
बेगरियामऊ, उत्तर प्रदेश, 227125

Address: S/O: Sundar Lal, rasolpur,
Begariya, Lucknow, Begariama, Uttar
Pradesh, 227125

2898 6793 8415

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BCNPV5770J



नाम/ Name
VISHWNATH

पिता का नाम/ Father's Name
SUNDAR LAL

जन्म की तारीख/ Date of Birth
01/01/1959

हस्ताक्षर/ Signature



22012017

विश्वनाथ

विश्वनाथ

विश्वनाथ



भारत सरकार
GOVERNMENT OF INDIA



Vinay Kumar Dubey

विनय कुमार दुबे

जन्म तिथि DOB:

13-10-1975

पुरुष / MALE



8863 2431 0210

आधार - आम आदमी का अधिकार



9971 320341

For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY



पता

S/O सीता राम दुबे, 8/42-बी, गली नं.8,
वाटीका कुंज, मारुती कुंज के पास, फेज-2,
मोडसी १६८, सोहना, गुडगांव,
हरियाणा-122102

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

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



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



For HALWASIYA & SONS PRIVATE LIMITED

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 PRIVATE LIMITED
AUTHORISED SIGNATORY



भारत

भारत सरकार
GOVERNMENT OF INDIA

Address:
S/O: Durga Prasad Pathak, C-
1439/1, Indira Nagar c. Block, Indira
Nagar, Lucknow,
Uttar Pradesh - 226016

पता:
S/O: दुर्गा प्रसाद पाठक, सी. 1439/1,
इंदिरा नगर सी ब्लॉक, इंदिरा नगर,
लखनऊ,
उत्तर प्रदेश - 226016



1947
help@uidai.gov.in

WWW
www.uidai.gov.in

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



9919904222



भारत सरकार
GOVERNMENT OF INDIA



दीपक पाठक
Deepak Pathak
जन्म तिथि/DOB: 07/02/1991
पुरुष/ MALE

7713 8700 2829



आधार - आस आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



ओम प्रकाश वर्मा
Om Prakash Verma

जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



6484 1797 6427

आधार — आम आदमी का अधिकार




ओम प्रकाश
3415084126


ओम प्रकाश
3415084126


आधार
भारत सरकार
GOVERNMENT OF INDIA


पता: S/O राम दयाल, 551 क / 230
भीलवा, आलम बाग, नरेश वैष्णो मठ
मंदिर, भिलावा, आलम बाग, लखनऊ, उत्तर
प्रदेश, 226005

Address: S/O Ram Dayal, 551 k
/230 bhiawa, alambagh, Near
veshno mata mandir, bhiawan,
Alambagh, Alambagh, Lucknow,
Uttar Pradesh, 226005


1947
1800 180 1947


help@uidai.gov.in

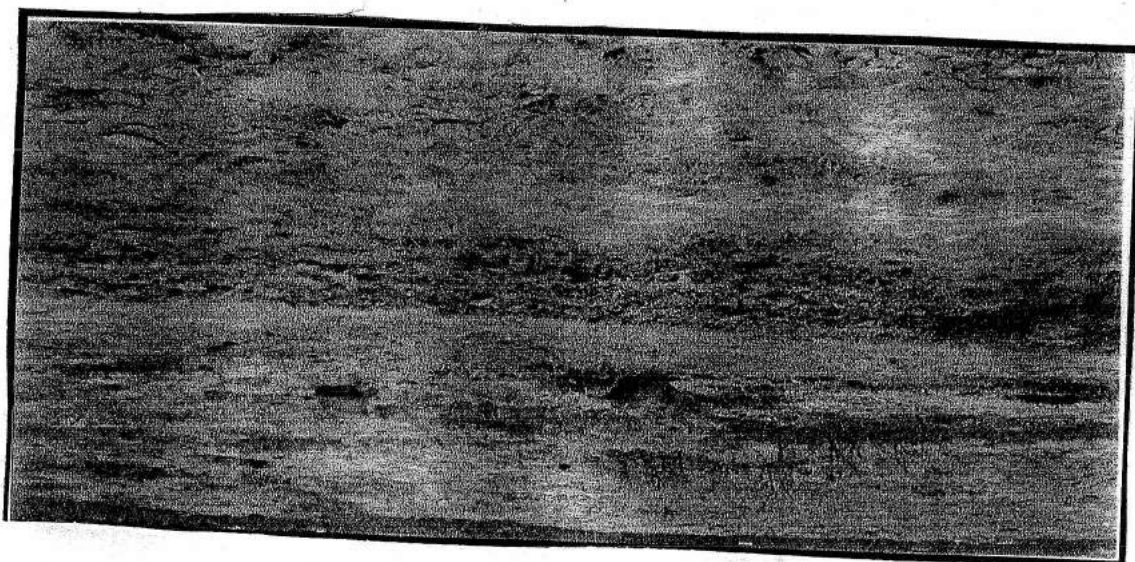

www.uidai.gov.in

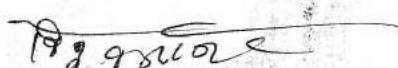
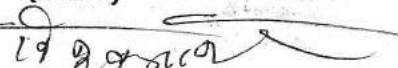

P.O. Box No. 1947,
Bangalore-560 001


जवाह

PHOTOGRAPH OF LAND KHASRA NO.22 Kha

East : Khasra No. 77
West : Khasra No. 17
North : Khasra No. 22(Ka)
South : Khasra No. 23




(Seller)


For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY
(Purchaser)

Valuation as per circle rate : Rs. **1,34,35,000.00**
Sale Consideration : Rs. **53,92,800.00**
Stamp Duty : Rs. **9,40,500.00**

SALE DEED

Nature of Land : Non Agricultural
Pargana and Tehsil : Mohanlalganj
Village : Shivlar
District : Lucknow
Details of Property : **Land bearing Khasra Nos. 22 KHA (अ)**
Total Area Purchased : **0.3410 Hectare (3410 Sq Mts)**
Type of Property : Residential
Consideration : Rs. 53,92,800.00
Valuation : Rs. 1,34,35,000.00

BOUNDARIES OF LAND KHASRA NO. 22 KHA

East : Khasra No. 77
West : Khasra No. 17
North : Khasra No. 22(Ka)(अ)
South : Khasra No. 23

192 & 102

2

For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

SELLER (1)**PURCHASER (1)**

Name of the SELLER : Vishwanath son of Sunder Lal
resident of Rasoolpur,
Begariamau, Lucknow Uttar
Pradesh

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, 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 04th Day of April 2018
at Lucknow by and between: **Vishwanath son of Sunder Lal
resident of Rasoolpur, Begariamau, Lucknow Uttar
Pradesh (Aadhar Card No 289867938415; PAN No
BCNPV5770J)** (hereinafter referred to as the "**SELLER** "
which expression, unless repugnant to the context, shall mean
and include his heirs, legal representatives, successors,
administrators, executors, transferees, assignees etc.) **OF THE
ONE PART;**

IN FAVOUR OF


1924212

For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY
Page 3 of 17

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 sole absolute, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land bearing Khasra No 22 Kha measuring 0.3410 Hectare situated at Village- Shivlar , Pargana and Tehsil – Mohanlalganj, District- Lucknow, which he purchased from Rameshwar son of Chote Lal through a deed which stands Registered on 26.02.2014 vide book no.1, zild no. 4440, pages. 243 to 268 at serial no 3159 at the office of Sub Registrar MohanlalGanj, Lucknow . The name of Vishwanath stands mutated in the revenue records vide order dated 26.05.2014 which finds mention in Khata No 00816 Fasli Year 1419-1424 as per detailed below (hereinafter referred to as the “**Said Land**”) :-



Page 4 of 17

For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

Name of the Owner	Khata No	Khasra No	Area Hectare
Vishwanath	00816	22 Kha	0.3410

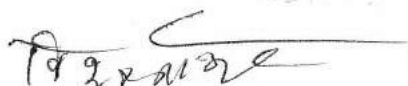
(1.348 Bigha)

WHEREAS The seller belongs to schedule caste community thus who filed an application under Section 80 of the UP revenue code 2016 of the and has got the land use of the said land changed from agricultural to non agricultural vide order number 335/16-17 dated 28.06.2017.

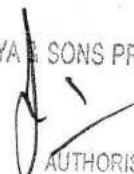
AND WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus land & have assured the PURCHASER that he has a good marketable, transferable and unencumbered right in the Said Land and there is no impediment or restriction of any sort whatsoever on it's transfer by the SELLER in favour of the PURCHASER and the same is duly mutated in his name.

AND WHEREAS the SELLER further represents and warrants that the Said Land is free from all encumbrances, including but not limited to, any pledge, negative lien, positive lien, non disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Property. The SELLER also represent that

Page 5 of 17



For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

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 his personal use / for the welfare of his family has agreed to sell, convey, transfer and assign all rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements, advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER has agreed to purchase, acquire and possess the same for a consideration of **Rs. 53,92,800.00** (Rupees Fifty Three Lacs Ninety Two Thousand Eight Hundred 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

Page 6 of 17



For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with his and each of his rights, title, interest, privileges, and appurtenances unto and to the use and benefit of the PURCHASER for ever and absolutely alongwith the unfettered use and possession of the Said Land.

- (b) The SELLER has handed over the actual physical and peaceful vacant possession of the Said Land unto the PURCHASER on the execution of this Sale Deed and the PURCHASER acknowledges the same. Further the SELLER confirms that, it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold under, enter upon, have, occupy, possess, develop and enjoy the Said Land hereby granted, conveyed, transferred, and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, his successors or assigns or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for it or them or any of them.
- (c) The SELLER is left with no right, title, interest of any nature whatsoever in the Said Land and the PURCHASER shall have



Page 7 of 17

For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

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. 53,92,800.00** (Rupees Fifty Three Lacs Ninety Two Thousand Eight Hundred Only).
3. The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 53,92,800.00** (Rupees Fifty Three Lacs Ninety Two Thousand Eight Hundred 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

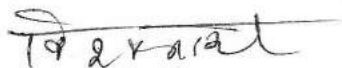


and assigned including every part and parcel thereof, unto the PURCHASER absolutely and forever free from all Encumbrances:

- (a) Rs.30,00,000.00 (Rupees Thirty Lacs only) vide Demand Draft No. 470711 dated 03.04.2018 drawn on Yes Bank Ltd , Lucknow.
- (b) Rs.23,38,872.00 (Rupees Twenty three Lacs Thirty Eight Thousand Eight Hundred and Seventy Two only) vide Demand Draft No.470712 dated 03.04.2018 drawn on Yes Bank Ltd, Lucknow.
- (c) Rs.53,928.00 (Rupees Fifty Three Thousand Nine Hundred and Twenty Eight only) paid towards Income Tax TDS by the purchaser on behalf of the Seller.


The SELLERS confirm the receipt of a total sum of **Rs. 53,92,800.00** (Rupees Fifty Three Lacs Ninety Two Thousand Eight Hundred 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 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



Page 9 of 17

For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

Resulting Consequences or defending any action or proceeding concerning the same. Further, the SELLER and all persons having or lawfully or equitably claiming any estate, right, title or interest in or to the Said Land Property hereby conveyed, transferred and assured or any part thereof from, under, or in trust for the SELLER or his successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in 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



Page 10 of 17

For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

available to the SELLER as part of Resulting Consequences and upon notice from the PURCHASER, the SELLER hereby undertakes and agrees to execute such further deeds for perfecting and conveying the PURCHASER's entitlement in relation to any land made available to the SELLER as part of Resulting Consequences in a form acceptable to the PURCHASER, provided any such deed or document shall represent the actual factual position existing on such date, within a reasonable time period stipulated by the PURCHASER being at the risk, cost, charges and expense of the PURCHASER without and causing any harm or loss to the SELLER in any manner whatsoever.

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



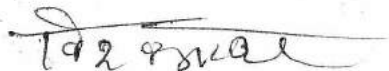
Page 11 of 17

For HALWASIYA SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

with respect to the Said Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to the date of execution of this Sale Deed. However, from the date of registration of this deed, the PURCHASER shall be liable to pay all such taxes, rents, demands etc. payable with respect to the Said Land.

8. That, the SELLER understands that the PURCHASER has purchased the Said Land relying upon the representations, assurances and covenants stated in this Sale Deed including the Preamble and has acted on the faith thereof. In the event, any of the covenants, representations, undertakings, assurances etc. made therein turns out to be incorrect or false or if the title of the SELLER in the Said Land is found to be defective thereby depriving the PURCHASER of whole or any portion of the Said Land thereby conveyed to the PURCHASER, the PURCHASER shall be entitled to recover from the SELLER, his legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the SELLER, any other person finally establishes any claim to the Said Land transferred under this deed or to any part thereof, or if any one claims adverse rights in the Said Land, then the SELLER shall be liable and responsible for all the risks, costs, dues, losses, expenses, claims, expenses, arrears etc. on whatsoever account



Page 12 of 17

For HALWASIYA & SONS PRIVATE LIMITED

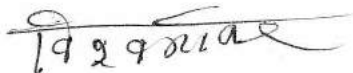
AUTHORISED SIGNATORY

of whatsoever nature. The SELLER shall also be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc., suffered / sustained by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified from and against the same. The SELLER and all kind of their moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the PURCHASER.

9. That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/paid by the PURCHASER.
10. That the PURCHASER will be entitled to get the Said Land mutated in its favour and the SELLER has given his consent to the PURCHASER for getting the Said Land mutated in its favour.
11. That the SELLER and all persons claiming under him does hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, documents, deeds and things whatsoever and to present themselves before the concerned authorities as and when required by the PURCHASER for more fully effectuating the sale being hereby made and for fully owning and enjoying the Said Land and more perfectly conveying and assuring the Said Land or any part thereof to the 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.

12. That the SELLER has represented and assured to the PURCHASER that they have not violated provisions of any bye – laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.
13. That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed and the SELLER declares that he has sold his full ownership in the aforesaid Khasra number . If in future any excess land is found under the ownership of the SELLER 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 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



Page 14 of 17

For HALWASIYA & SONS PRIVATE LIMITED

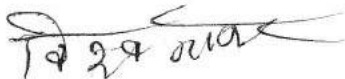

AUTHORISED SIGNATORY

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.

14. That the SELLER further represent and covenant that the Said Land is not subject matter of any proposed or existing acquisition, requisition or reservation proceedings by any authority or public body and neither any notice under section 4 & / or 6 of the Land Acquisition Act, 1894/or New Land Acquisition 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.
15. 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 SELLER and the PURCHASER are the same as mentioned above.

That the total area of the Said Land transferred under this deed is 0.3410 Hectares (3410 Sq Mts) , the value of the Said Land as fixed by the Collector, Lucknow is Rs 5000.00 per Sq Mts .



Page 15 of 17

For HALWASIYA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

The value of 1000 Sq mts as per the Collector rate value comes to Rs. 50,00,000.00 (5000.00 X 1000). While the remaining 2410 Sq Mts is valued at Rs. 3,500.00 per Sq Mts (5000.00-30%) value of the same comes to Rs. 84,35,000.00 (3500.00 X 2410). Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is Rs 1,34,35,000.00 (Rupees One Crore Thirty Four Lacs Thirty Five Thousand Only), however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 53,92,800.00** (Rupees Fifty Three Lacs Ninety Two Thousand Eight Hundred Only), which is lessr than the market value of Rs. 26,89,082.00 (Rupees Twenty Six Lacs Eighty Nine Thousand and Eighty Two Only). Hence, the stamp duty on sale consideration of Rs 9,40,500.00(Nine Lacs Forty Thousand Five Hundred Only) has been paid and affixed by the PURCHASER, THERE is NO Construction on the Land Being Sold through the present deed.

Stamp Duty has been paid vide E-Stamp No IN-UP 04355793031195Q dated 03.04.2018

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

SCHEDULE OF THE PROPERTY HEREBY SOLD

Non Agricultural land bearing Khasra No. 22 Kha (ख) measuring 0.3410 Hectar or 3410 Sq Mts at Village- Shivilar , Pargana and Tehsil – Mohanlalganj, District- Lucknow is bounded as under: -



Page 16 of 17

For HALWASIA & SONS PRIVATE LIMITED



AUTHORISED SIGNATORY

विक्रय पत्र

प्रतिफल- 5392800 स्टाम्प शुल्क- 940500 बाजारी मूल्य - 13435000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री विश्वनाथ,

पुत्र श्री सुन्दर लाल

व्यवसाय : व्यापार

निवासी: रसूलपुर बेगरिया लखनऊ

10 9 4 1000



ने यह लेखपत्र इस कार्यालय में दिनांक 04/04/2018 एवं 02:59:42 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अर्वस्थी
उप निबंधक : मोहनलालगंज
लखनऊ



BOUNDARIES OF LAND KHASRA NO.22 Kha

East : Khasra No. 77
West : Khasra No. 17
North : Khasra No. 22(Ka) (अ)
South : Khasra No. 23

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.

SELLER

1924/12

(Vishwanath)

(PAN No BCNPV5770)



WITNESS:

Deepak

1. Deepak Pathak
S/o Durga Prasad Pathak
R/o C-1439/1 Indira Nagar,
Lucknow

For Halwasiya And Sons Pvt Ltd.

For HALWASIYA & SONS PRIVATE LIMITED

(Sri Vinay Kumar Dubey)

Authorised Signatory

2018/12/21

2. Om Prakash Verma
S/o Ram Dayal
R/o 551 K/230, Bhilawa, Alambagh
Lucknow



Drafted By
Vishal Mehrotra (Advocate),
158, Purana Quila, Cantt Road, Lucknow
(M.No.9839066777)

Typed By: Abdul Rehman

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

विक्रेता: 1

श्री विश्वनाथ, पुत्र श्री सुन्दर लाल

निवासी: रसूलपुर बेगरिया लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

श्री हलवासिया एण्ड सन्स प्राइवेट लिमिटेड के द्वारा विनय कुमार दुबे, पुत्र श्री स्वं सीता राम दुबे

निवासी: 8/42 बी गली नं 8 वटिका कुज गुडगाव

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री दीपक पाठक, पुत्र श्री दुर्गा प्रसाद पाठक

निवासी: सी 1439/1 इन्दिरा नगर लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

श्री ओम प्रकाश वर्मा, पुत्र श्री राम दयाल

निवासी: 551 क/230 भीलवा आलमबाग लखनऊ

व्यवसाय: नौकरी

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

टिप्पणी :

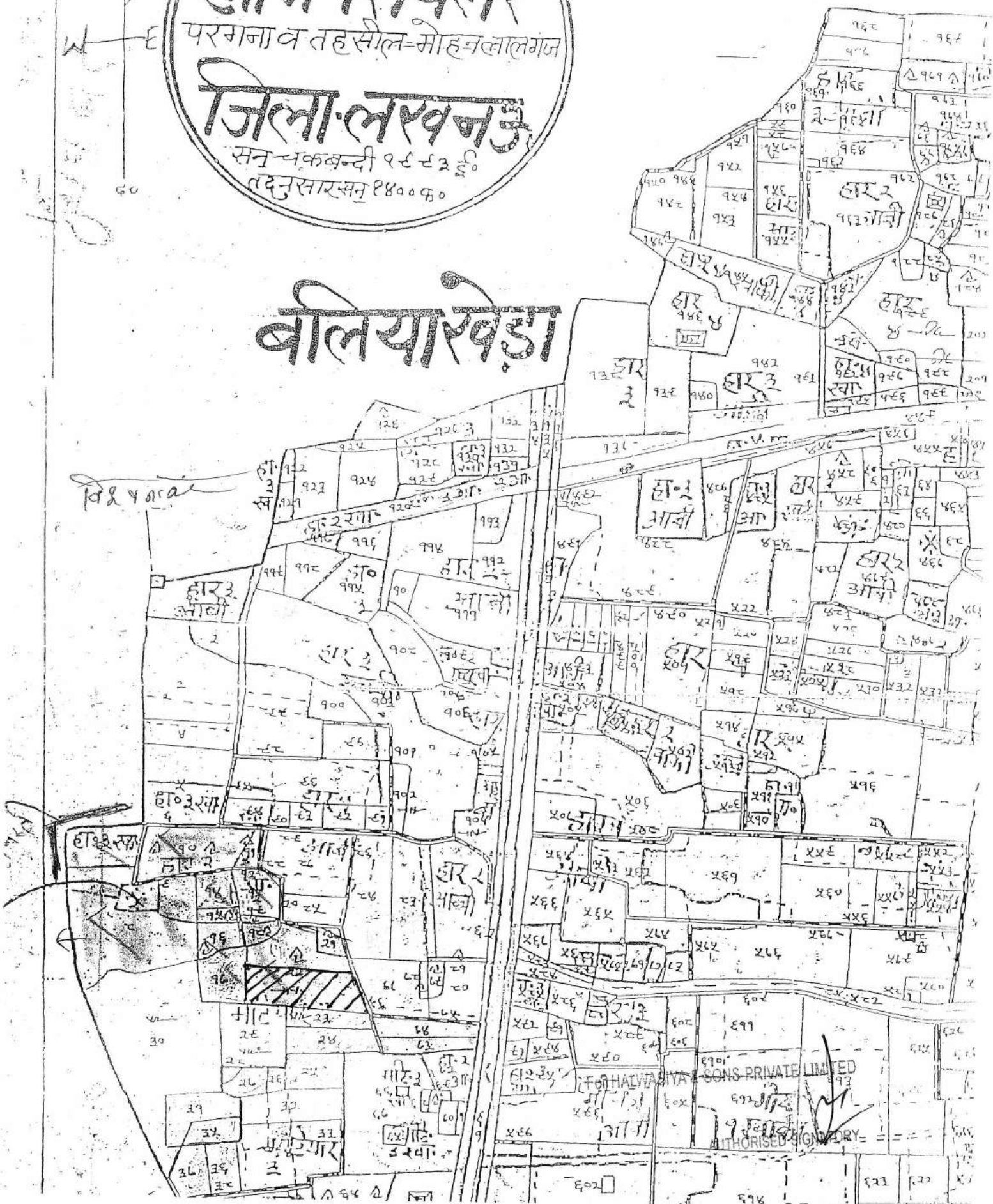
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अवस्थी
उप निबंधक मोहनलालगंज
लखनऊ



शीट नं० १
मू-चित
श्रीम-शिवलाल
परमाना व तहसील-मोहनलालगंज
जिला-लखनऊ
सन्-चक्रवर्ती १९८८ ई०
तदनुसार सन् १९०० फ०

वाल्या रेडा



बही संख्या 1 जिल्द संख्या 9053 के पृष्ठ 69 से 100 तक क्रमांक 6219 पर
दिनांक 04/04/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अवस्थी

उप निबंधक : मोहनलालगंज

लखनऊ

