

8656/18



सत्यमेव जयते

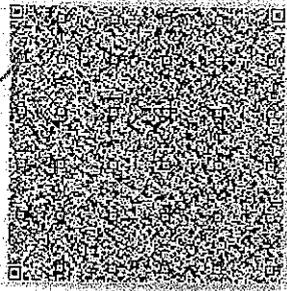
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP04510065043219Q
 Certificate Issued Date : 09-May-2018 04:32 PM
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0105418828972243Q
 Purchased by : HALWASIYA AND SONS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO. 24 AND 28, VILL SHIVLAR PARGANA AND TEHSIL MOHANLALGANJ, LUCKNOW
 Consideration Price (Rs.) : 37,00,681
 (Thirty Seven Lakh Six Hundred And Eighty One only)
 First Party : G S R BUILDERS AND DEVELOPERS PVT LTD
 Second Party : HALWASIYA AND SONS PVT LTD
 Stamp Duty Paid By : HALWASIYA AND SONS PVT LTD
 Stamp Duty Amount (Rs.) : 4,87,500
 (Four Lakh Eighty Seven Thousand Five Hundred only)

12360
Not docked



STAMP

Sub Registrar

[Signature]

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



For: HALWASIYA AND SONS (P) LTD

Arvind Bainsal
(Director)



For HALWASIYA AND SONS (P) LTD

AUTHORISED SIGNATURE
TQ 0000942072

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and its availability 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 Registrar at Lucknow.

प्रस्तुतकर्ता अधिकांशों द्वारा रखे जाने वाले

प्रतिफल का प्रमाणपत्र संख्या 2018/23012759

प्रमाण संख्या 20180082012133

शुल्क का प्रमाणपत्र वापस करने का दिनांक 2018-05-11 00:00:00

प्रस्तुतकर्ता या पक्षों का अरविन्द बाजवेई नाम

लेखक का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 1700681 / 6960000

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुहताब के अधिप्राप्ती करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भता

1 से 6 तक का योग 20100

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

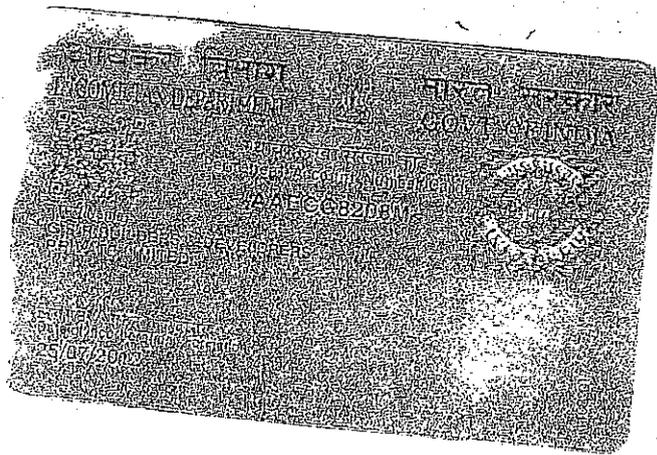
दिनांक जब लेख प्रतिलिपि या तलाश

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

5/11/2018 2:24 P

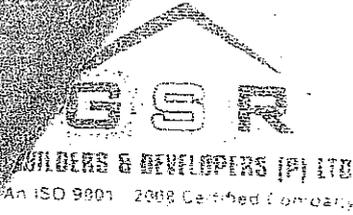
of 1



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For GSR BUILDERS & DEVELOPERS (P) LTD

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Arvind Bajpai
(Director)



Reg. Off: 63/216, Rampuram, Dethi, Surajpur Road, Gyan Nagar, Kumpur
Sales Off: 273, 5th Floor, New Janpath Complex, Ashok Marg, Hazratganj, Lucknow
Tel. Phone: 0522-4011319
Website: www.gsrbuilders.co.in
CIN No: U45400UP2012PTC051644

Date:

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

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, 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)



भारत सरकार
GOVERNMENT OF INDIA



अरविंद बाजपई
Arvind Bajpai
DOB: 27.04.1963
Gender: Male



6273 5771 8251

आम आदमी का अधिकार



Ans
75-1818/11/11

भारतीय सर्वोच्च पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

स. जी.एम. नगर, १० पट्टे नं. १
विस्तार व. वरशा मोड, इ-१
इन्डिया नगर, ५०, लखनऊ, उत्तर
प्रदेश, २२६०१०

Address:
S/O S. Bajpai, 24 Patel Nagar
Vistara, Varshah Mod, Sector 9,
Indira Nagar, 50, Lucknow, Uttar
Pradesh, 226010.

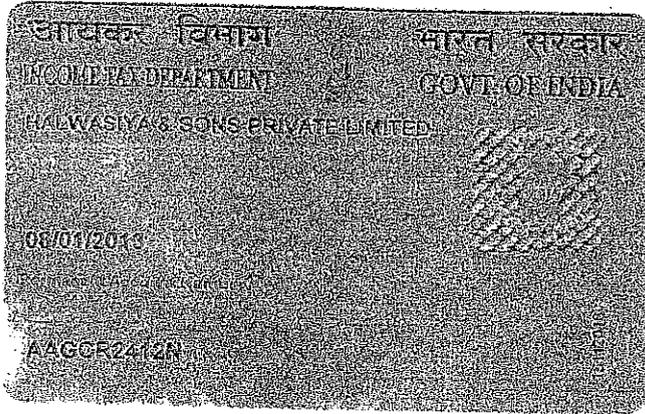
For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)



201

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FOR MALWASIA & SONS PRIVATE LIMITED

FOR MALWASIA & SONS PRIVATE LIMITED



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



Aadhaar Letter

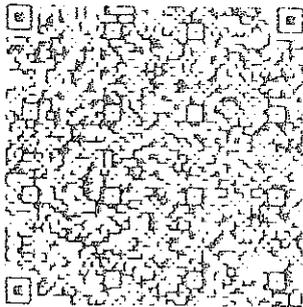
आधार पत्र (Aadhaar Letter) No. 2018/15/02/2018

Date: 15/02/2018

आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।
आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।
आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।

- आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।
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- आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।

8863 2431 0210



मनो अक्षय मनो पहचान

INFORMATION

- Aadhaar is a unique 12-digit identification number.
- It is used for various government services.
- It is linked to your biometric data.

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- आधार कार्ड प्राप्त करने के लिए, कृपया निम्नलिखित जानकारी को ध्यान से पढ़ें।
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



मनो अक्षय मनो पहचान

MNO AKSHAY MNO PECHAN
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



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



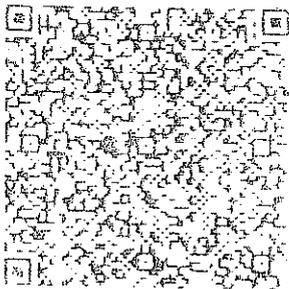
E-Aadhaar Letter

आधार संख्या Enrolment No. 20161002100000000000

श्रीमती शर्मिष्ठा शर्मा
CIN, Laxmi, 1st Floor, Sector 15
Manasajana, Newa, Noida, UP
Uttar Pradesh - 201302

आधार संख्या: 20161002100000000000

6695 7749 8463



श्रीमती शर्मिष्ठा शर्मा का आधार पत्र

INFORMATION

- आधार पहचान का उपयोग केवल आधिकारिक कार्यों के लिए किया जाना चाहिए।
 - प्राधिकृत अधिकारी के बिना आधार को किसी भी व्यक्ति को देना या प्रदर्शित करना गैर कानूनी है।
 - आधार को सुरक्षित रखें और किसी भी व्यक्ति को इसे देना या प्रदर्शित करने से सावधान रहें।
- Aadhaar is a proof of identity, not of citizenship.
 - To establish identity, it should be used only for official purposes.
 - Do not give or show your Aadhaar card to any person.

- आधार पहचान का उपयोग केवल आधिकारिक कार्यों के लिए किया जाना चाहिए।
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Meera Pradhan
9305923136

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



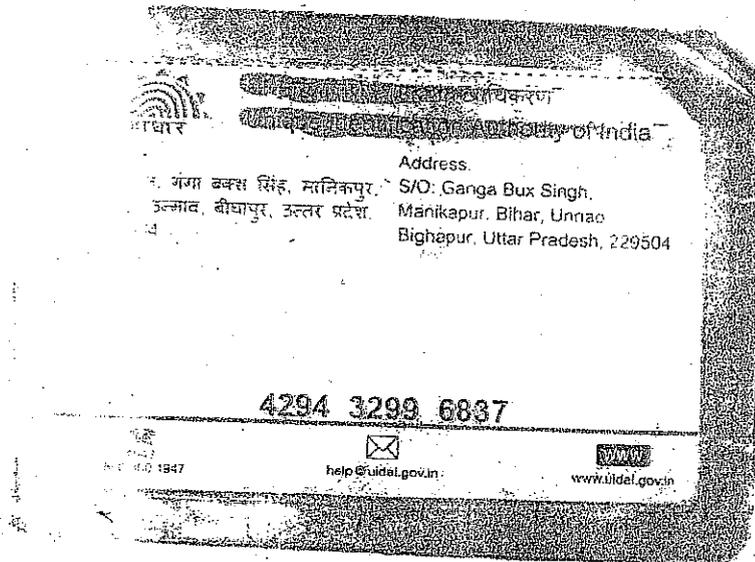
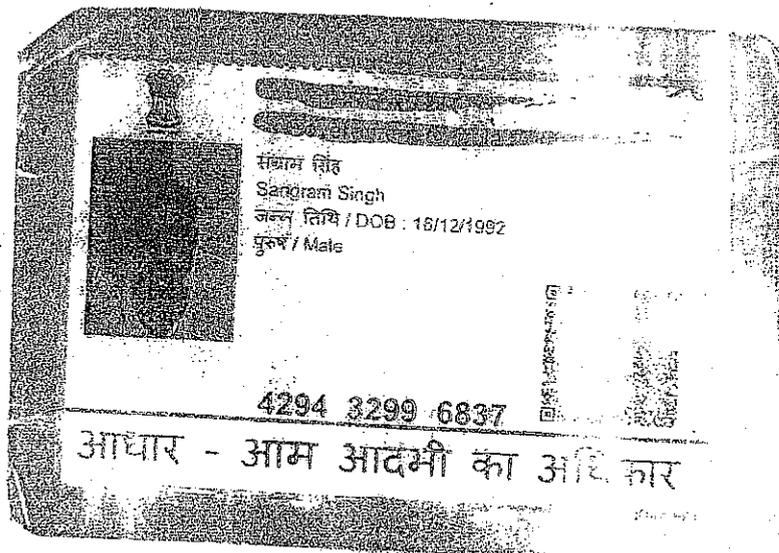
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श्रीमती शर्मिष्ठा शर्मा का आधार पत्र

Aadhaar-Aam Admi ka Adhikar

Date: 20/08/2015



Sangram Singh

Valuation as per circle rate : Rs. 69,60,000.00

Sale Consideration : Rs. 37,00,681.00

Stamp Duty: Rs. 4,87,500.00

SALE DEED

Nature of Land	Non- Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Shivlar (V-code 143619)
District	Lucknow
Details of Property	Land bearing Khasra Nos. 24 & 28
Total Area Purchased	0.1560 Hectare (1,560 Square Meter)
Type of Property	Non-Agricultural Property
Consideration	Rs.37,00,681.00
Valuation	Rs.69,60,000.00
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 Moahnlalganj Road

BOUNDARIES OF LAND KHASRA NO. 24

East	: Land of GSR Builders
West	: Land of GSR Builders
North	: Khasra No.23
South	: Khasra No.25 & 67Kha

BOUNDARIES OF LAND KHASRA NO. 28

East	: Land of GSR Builders
West	: Khasra No.30
North	: Land of GSR Builders
South	: Land of GSR Builders

SELLER (1)

Name of the SELLER

M/S. G.S.R BUILDERS AND DEVELOPERS PRIVATE LIMITED, a company registered under the provision of the companies Act,1956 and validity existing under the provisions of the Companies Act, 2013; and having its

PURCHASER (1)

for GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

registered office at 273,Vth floor , New Janpath Complex, Ashok Marg, Hazratganj, Lucknow acting through its Authorized Signatory / Director Arvind Bajpai Son of G.S. Bajpai (Aadhar No. 627357718251) duly authorized vide resolution passed in the meeting of the board of directors held on 21-03-2018.

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 09th day of May 2018 at Lucknow by and between:

M/S. G.S.R BUILDERS AND DEVELOPERS PRIVATE LIMITED a company registered under the provision of the companies Act,1956 and validity existing under the provisions of the Companies Act, 2013, and having its registered office at 273,vth floor , New Janpath Complex, Ashok Marg, Hazratganj, Lucknow acting through its Authorized Signatory / Director Arvind Bajpai Son of G.S. Bajpai (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** " 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 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 SELLER is the absolute, lawful and owners/ Tenure Holder (Bhumidhar) and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land bearing Khasra No. 24 (Twenty Four) measuring 0.1430 Hectare and Khasra No.28 (Twenty Eight) measuring 0.0130 Hectare total ad-measuring 0.1560 Hectare i.e.1560 Square, situated at Village- Shivlar, Pargana and Tehsil- Mohanlalganj, District- Lucknow (hereinafter referred to as the "Said Land"), purchased by the SELLER in pursuance of Registered Sale deed dated 27/04/2018 executed by its erstwhile owner namely Ram Asrey. The said Sale deed is duly registered in the Office of Sub-Registrar, Mohanlalganj, Lucknow vide Book No.I, Zild No.9126 at Pages 381/400 Sr. No.7861 dated 27/04/2018.

Whereas the erstwhile owner inherited the property from his ancestors and his names was duly recorded as tenure holder (Bhumidhar) in the revenue records which finds mention in Khata No. 00514, Fasli Year 1425-1430

WHEREAS erstwhile owner namely Ram Asrey belongs to schedule caste community thus he 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 dated 16/04/2018 passed by the Ld. Assistant collector first Class Mohanlalgarj, Lucknow in Case No. T-201810460304713.

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

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

AND WHEREAS the SELLER being in need of money for their personal use / for the welfare of his family has agreed to sell, convey, transfer and assign all rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements,

advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER has agreed to purchase, acquire and possess the same for a consideration of **Rs. 37,00,681.00 (Rupees Thirty Seven Lakhs Six Hundred Eighty One 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.

- (b) The SELLER has handed over the actual physical and peaceful vacant possession of the Said Land unto the PURCHASER on the execution of this Sale Deed and the PURCHASER acknowledges the same. Further the SELLER confirms that, it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold under, enter upon, have, occupy, possess, develop and enjoy the Said Land hereby granted, conveyed, transferred, and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, his successors or assigns or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for it or them or any of them.
- (c) The SELLER has left with no right, title, interest of any nature whatsoever in the Said Land and the PURCHASER shall have the absolute right to construct / develop, transfer, assign, convey, encumber, charge, 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. 37,00,681.00 (Rupees Thirty Seven Lakhs Six Hundred Eighty One Only)**.

3) The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 37,00,681.00 (Rupees Thirty Seven Lakhs Six Hundred Eighty One 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.3,08,390.00 (Rupees Three Lakhs eight Thousand Three Hundred Ninety only) vide D.D. No. 470904 dated 09/05/2018 drawn on YES BANK, Lucknow.

(b) Rs.33,92,291.00 (Rupees Rupees Ninety Two Thousand Two Hundred Ninety One only) vide D.D. No.470903 dated 09/05/2018 drawn on YES BANK, Lucknow.

The SELLER confirm the receipt of a total sum of Rs. **37,00,681.00 (Rupees Thirty Seven Lakhs Six Hundred Eighty One 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 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 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.

SON BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

FOR HALWASIYA & SONS PRIVATE LIMITED

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

- 9) That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/paid by the PURCHASER.
- 10) That the PURCHASER will be entitled to get the Said Land mutated in its favour and the SELLER has given his consent to the PURCHASER for getting the Said Land mutated (in

relevant records of local bodies) in its favour and the SELLER including its 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 SELLER to meet out the said objection and ensure that the Said Land stands mutated in the name of the PURCHASER.

- 11) That if at any time, in case for any reason whatsoever the Said Land is not mutated (in relevant records of local bodies) in the name of the PURCHASER or after mutation (in relevant records of local bodies) in the name of the PURCHASER the same is subsequently cancelled, the SELLER shall be liable to refund the entire consideration amount paid to them by the PURCHASER along with damages as assessed by the PURCHASER; immediately upon such demand made by the PURCHASER and solely at the option of the PURCHASER.
- 12) That the SELLER and all persons claiming under him does hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, documents, deeds and things whatsoever and to present themselves before the concerned authorities as and when required by the PURCHASER for more fully effectuating the sale being hereby made and for fully owning

and enjoying the Said Land and more perfectly conveying and assuring the Said Land or any part thereof to the PURCHASER and its representative and placing it in possession of the PURCHASER or defending any action or proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER due to the non adherence of the SELLER to any such request as above made by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended harmless and indemnified from and against the same.

13) That the SELLER has represented and assured to the PURCHASER that they have not violated provisions of any bye - laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.

14) That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed and the SELLER declares that he has sold 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 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 or The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013 has been received nor any proceeding relating thereto is pending in any court(s) of Law and there are no legal impediments whatsoever for the sale of the Said Land in favour of the PURCHASER.
- 16) Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "SELLER" and "PURCHASER" herein before used shall include their respective heirs, legal representatives, successors and assigns.

The present as well as the permanent addresses of the SELLER and the PURCHASER are the same as mentioned above and there is no impediment for execution of Sale Deed.

GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For HALWASIYA & SONS PRIVATE LIMITED Page 14 of 17

AUTHORIZED SIGNATORY

That the total area of the Said Land transferred under this deed is 0.1560 Hectares (1560 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 1000). While the remaining 560 Sq Mts is valued at Rs. 3,500.00 per Sq Mts (5000.00- 30%) value of the same comes to Rs. 19,60,000.00 (3500.00 X 560). Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is Rs 69,60,000.00, however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 37,00,681.00**, which is less than the market value of Rs. 69,60,000.00. Hence, the stamp duty on market value comes to Rs. 4,87,500.00 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. There is no residential activity within 200 Mtr. of the land hereby sold and nature of land is pure agricultural nature, the land is situated more than 500 Mtr. Away from Gosaiganj Mohanlalganj Road.

Stamp Duty has been paid vide E-Stamp No. IN-UP04510065043219Q dated 09th May, 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.

For GSR BUILDERS & DEVELOPERS (P) LTD

Arvind Bajpai
(Director)

For HARI NADIYA & SONS PRIVATE

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विक्रय पत्र

प्रतिकल- 1700681 स्टाम्प शुल्क- 487500 बाजारी मूल्य - 6960000 एंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री जी0एस0आर0 विन्डर्स एण्ड डवलपर्स प्रा0लि0 द्वारा
अरविन्द बाजपेई अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री जी0एस0 बाजपेई

व्यवसाय : व्यापार

निवासी: 273, पंचम तल, न्यू जनपथ काम्पलेक्स, अशोक मार्ग, लखनऊ



श्री, जी0एस0आर0 विन्डर्स एण्ड डवलपर्स प्रा0लि0 द्वारा

अरविन्द बाजपेई अधिकृत
पदाधिकारी/ प्रतिनिधि

यह लेखपत्र इस कार्यालय में दिनांक 11/05/2018 एवं

02:15:47 PM बजे

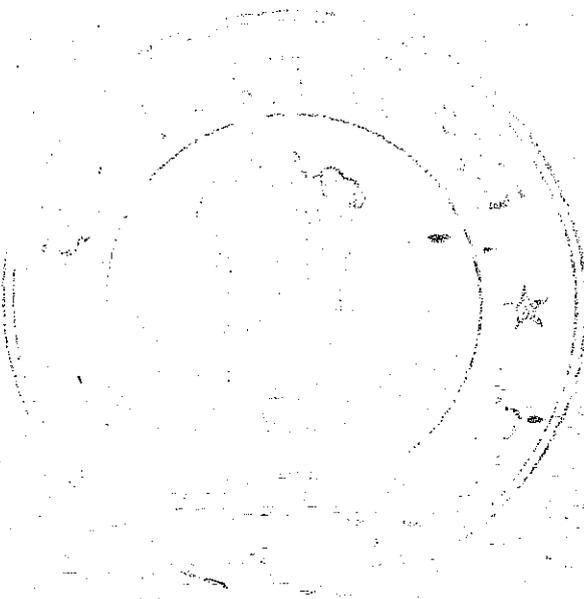
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल वर्मा (प्रभारी)

उप निबंधक मोहनलालगंज

लखनऊ



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

SCHEDULE OF THE PROPERTY HEREBY SOLD

Non- Agricultural land of bearing entire Khasra No. 24 (Twenty Four) measuring 0.1430 Hectare and Khasra No.28 (Twenty Eight) measuring 0.0130 Hectare total ad-measuring 0.1560 Hectare i.e.1560 Square, situated at Village- Shivlar, Pargana and Tehsil- Mohaulganj, District- Lucknow, situated at Village- Shivlar, Pargana and Tehsil- Mohanlalganj, District- Lucknow is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 24

East : Land of GSR Builders
 West : Land of GSR Builders
 North : Khasra No.23
 South : Khasra No.25 & 67Kha

BOUNDARIES OF LAND KHASRA NO. 28

East : Land of GSR Builders
 West : Khasra No.30
 North : Land of GSR Builders
 South : Land of GSR Builders

IN WITNESS WHEREOF, we the above named SELLER and the PURCHASER have set and subscribed their respective signatures and signed this deed in the presence of witnesses on the date,

निष्पादन लेखपत्र वाद सुनने व समझने मजसून व प्राप्त धनराशि र प्रलेखानुसार उक्त

विक्रेता: 1

श्री जी0एस0आर0 विल्डर्स एण्ड डेवलपर्स प्रा0लि0 के द्वारा अरविन्द
बाजपेई, पुत्र श्री जी0एस0 बाजपेई

निवासी: 273, पंचम तल, न्यू जनपथ कार्पलेक्स, अशोक मार्ग,
लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री हलवासिया एण्ड सन्स प्रा0लि0 के द्वारा विनय कुमार दुबे, पुत्र
श्री सीताराम दुबे

निवासी: प्रथम तल, हलवासिया कोर्ट, हजरतगंज, लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री नीरज टण्डन, पुत्र श्री स्व0 पी0एन0 टण्डन

निवासी: ई0एस0 1/664, सीतापुर रोड महा योजना, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री संगम सिंह, पुत्र श्री गंगा बक्श सिंह

निवासी: मानिकपुर बिहार, बीचापुर, उन्नाव, 3040

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल कर्मा (प्रभारी)

उप निबंधक : मोहनलालगंज

लखनऊ

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

टिप्पणी :

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

Signature of SELLER For M/s GSR Builders And Developers Private Limited PAN No. AAECG8208M <i>for GSR BUILDERS & DEVELOPERS (P) LTD</i>	SIGNED, SEALED & DELIVERED BY AUTHORIZED SIGNATORY OF PURCHASER: FOR M/s Halwasiya And Sons Private Limited PAN NO. AAGCR2412N <i>FOR HALWASIYA & SONS PRIVATE LIMITED</i>
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Arvind Bajpai
(Director)

Witnesses:

Witnesses:



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

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



Typed by

Laiq Ahmad
 (Laiq Ahmad)
 Civil Court, Lucknow

Drafted by

Vidya Dhar Upadhyay
 (Vidya Dhar Upadhyay)
 Advocate

Civil Court, Lucknow
 Cell No.9452274686/9335200573

बही संख्या 1 जिल्द संख्या 9164 के पृष्ठ 141 से 176 तक क्रमांक 8656 पर
दिनांक 11/05/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अनिल वर्मा (प्रभारी)

उप निबंधक : मोहनलालगंज

लखनऊ

