

10/49/13



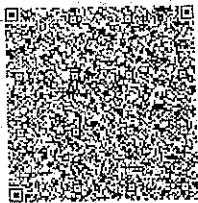
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

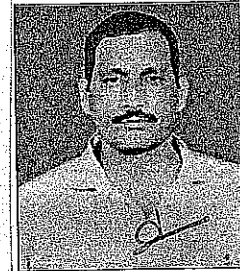
Certificate No. : IN-UP06058200959431R
Certificate Issued Date : 13-May-2019 04:14 PM
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0107221405359293R
Purchased by : HALWASIYA AND SONS PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : PLOT NO B-35 ,36 AND B 37 PART OF KHASRA NO 29 VILLAGE SHIVLAR TEHSIL MOHANLALGANJ LUCKNOW
Consideration Price (Rs.) : 13,38,006
(Thirteen Lakh Thirty Eight Thousand And Six only)
First Party : MAHENDRA KUMAR BAJPAI SON OF LAL BIHARI BAJPAI
Second Party : HALWASIYA AND SONS PRIVATE LIMITED
Stamp Duty Paid By : HALWASIYA AND SONS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 98,100
(Ninety Eight Thousand One Hundred only)

STAMP PAPER USED



Sub Registrar (Mohanlalganj)
Lucknow U.P.

Please write or type below this line.



For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

0001154517

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.

उपनिषद् गौडगन्धर्व नखनऊ क्रम 2019232014806

आवेदन संख्या : 201900822012511

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-05-23 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विनय कुमार दूवे

लेख का प्रकार विकल्प पत्र

प्रतिफल की श्रतयांशि 1338006 / 1395900

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिनिधित्व शुल्क 100

3. निरीक्षण या मलाश शुल्क

4. गुह्यता के अधिपमानी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. याचिक भत्ता

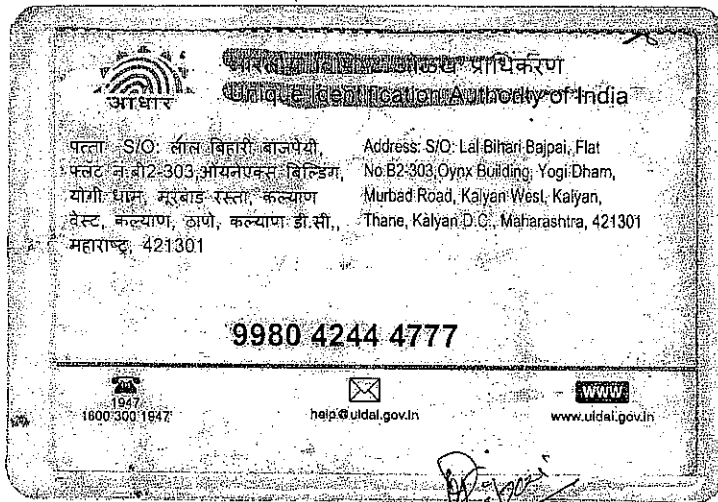
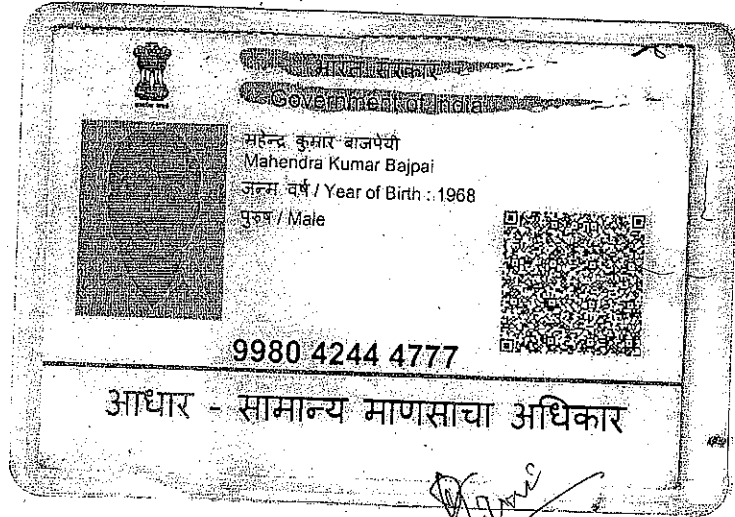
1 से 6 तक का योग 20100

शुल्क वसूल करने का दिनांक 2019-05-23 00:00:00

दिनांक अब लेख प्रतिनिधि या मलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-05-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



भारत सरकार
Government of India

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

8863 2431 0210
VID: 9158 1460 3332 0099

मेरा आधार, मेरी पहचान

9971320341

भारत सरकार
Government of India

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

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

8863 2431 0210
VID: 9158 1460 3332 0099

QR Code with Photograph



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

आपका आधार क्रमांक/ Your Aadhaar No.:

6695 7749 8463



आधार-आम आदमी का अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

9305423136

Neeraj Tandon

Validity unknown

Digitally signed by UIDAI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.20 10:52:30 IST

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

- Aadhaar is valid throughout the country.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



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



6695 7749 8463

आधार-आम आदमी का अधिकार

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

Aadhaar-Aam Admi ka Adhikar

Date: 20/08/2015

भारत सरकार
Government of India

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

9275 2834 9357
VID: 9106696957531565

मेरा आधार, मेरी पहचान

8840709700

Chaf

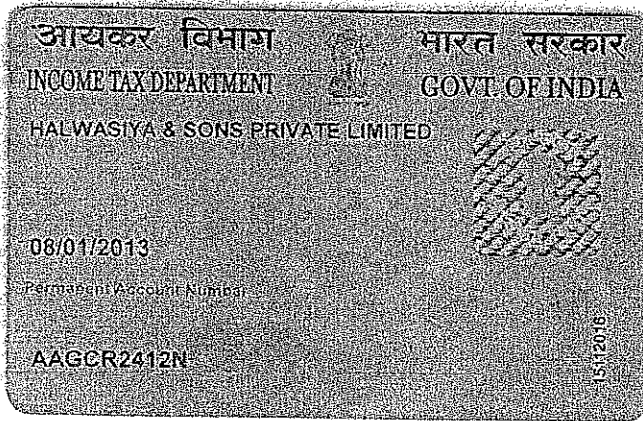
भारत सरकार
Unique Identification Authority of India

पता:
S/O ओम प्रकाश वर्मा, 14/312, बारा खाना, योना भवन,
लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address:
S/O Om Prakash Verma, 14/312, Bara
khana, Yona Bhawan, Lucknow, Lucknow,
Uttar Pradesh - 226001

9275 2834 9357
VID: 9106696957531565

QR Code with Photograph



[Handwritten signature]

Valuation as per circle rate : Rs. 13,95,000.00

Sale Consideration : Rs. 13,38,006.00

Stamp Duty: Rs. 98,100.00

SALE DEED

Nature of Land	Non- Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Shivlar (V-code 0141)
District	Lucknow
Details of Property	Plot No. B-35, B-36 & B-37 Part of Khasra No.29
Total Area Purchased	278.81 Square Meter)
Type of Property	Non-Agricultural Property
Consideration	Rs.13,38,006.00
Valuation	Rs.13,95,000.00
Whether belongs to Co-operative society	No
Any construction	No
Tube well, bore well	Not applicable
No. of Trees	No
Location Road	More then 500 Meter from Gosaiganj Moahnlganj Road

BOUNDARIES OF PLOT NO. B-35, B-36 & B-37 PART OF KHASRA NO.29

East	: Plot No.B-06, B-05 & B-04
West	: 7.5 Meter wide Private Road
North	: Plot No.B-34
South	: Plot No.B-38

SELLER (1)

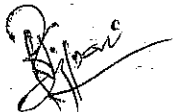
Name of the SELLER

MAHENDRA KUMAR BAJPAI Son of Sri Lal Bihari Bajpai, Resident of Flat No.B-2, 303, Ionex Building, Yogidham, Murwar Road, Kalyan West, Thane (Maharashtra) Mobile No.9167376680

PURCHASER (1)

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



For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

board of directors held on 06.03.2018
THIS DEED OF SALE is executed on this 14th Day of May,
 2019 at Lucknow by and between:

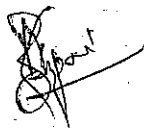
MAHENDRA KUMAR BAJPAI Son of Sri Lal Bihari Bajpai, Resident of Flat No.B-2, 303, Ionex Building, Yogidham, Murwar Road, Kalyan West, Thane (Maharashtra) (having Aadhar Number 998042444777 and **PAN No. ACQPB9442D**) hereinafter referred to as the "**SELLER** " which expression, unless repugnant to the context, shall mean and include her 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 exclusive owner in possession of Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is Part of

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For Halwasiya & Sons Pvt. Ltd.

Authorized Signatory

Khasra No.29, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, hereby sold specifically described at the foot of this deed and the Seller is fully competent to make the transfer including sale as hereby proposed.

AND WHEREAS the Seller has purchased the said Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, In pursuance of registered Sale Deed dated 30/11/2017 duly executed by **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 Authorized Signatory/ Director, **Arvind Bajpai son of G.S Bajpai Resident of 24, Patel Nagar, Vistar A, Vaishali Mod, Sector -9 Indira Nagar, Lucknow (PAN No.AAECG8208M)** duly authorized vide resolution passed in the meeting of the board of directors held on **21st March 2018**, Lucknow which is registered in the office of Sub Registrar, Mohanlalganj, Lucknow vide Bahi No. I, Zild No. 8685 at page 63 to 104 Sr. No.16267, dated 30/11/2017.

Separate boundary of Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is



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For Hawasiya & Sons Pvt. Ltd.



Authorised Signatory

Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow.

Plot No.B-35

East : Plot No.B-06
West : 7.5 Meter wide Private Road
North : Plot No.B-34
South : Plot No.B-36

Plot No.B-36

East : Plot No.B-05
West : 7.5 Meter wide Private Road
North : Plot No.B-35
South : Plot No.B-37

Plot No.B-37

East : Plot No.B-04
West : 7.5 Meter wide Private Road
North : Plot No.B-36
South : Plot No.B-38

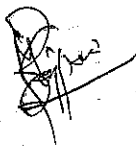
Composite boundary of Plot No.B-35, B-36 & B-37

East : Plot No.B-06, B-05 & B-04
West : 7.5 Meter wide Private Road
North : Plot No.B-34
South : Plot No.B-38

AND WHEREAS the erstwhile owner **M/s G.S.R. Builders and Developers Private Limited** has purchased the entire land of Khasra No.29, Ad-measuring 0.250 Hectare i.e. 2500 Square Meter, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, in pursuance of two registered Sale Deeds dated 28/11/2017 duly executed by its previous owners and tenure holders. Name of original tenure holders and details of Sale Deeds are as under:

- a) Tenure Holder Manish Son of Late Sri Ram who was the Co-Owner and Bhumidhar of 0.159 Hectare (1590 Square Meter) of Khasra No.29, who inherited 0.0178 Hectare land

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For Malwasiya & Sons Pvt. Ltd.

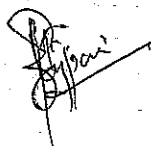


Authorised Signatory

from Khasra No.29 and later on purchased an area of 0.142 Hectare from another co-owner Smt. Vishun Dei Wife of Late Ram Avtar Through Sale Deed dated 26/06/2015 said Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 5839 at Pages 347/362 Sr. No.11862 dated 26/06/2015. Thus Manish executed Sale Deed dated 28/11/2017 in respect of an area 0.159 Hectare (1590 Square Meter) of Khasra No.29 to **M/s G.S.R. Builders and Developers Private Limited**, the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 8674 at Pages 273/304 Sr. No.16120 dated 28/11/2017.

- b) Tenure Holder Sandeep, Sonu, Monu All Sons of Late Sri Ram and Smt. Vidheshwari for self and as natural guardian of her son Saurabh, were the Co- Owner and Bhumidhar of 0.091 Hectare (910 Square Meter) of Khasra No.29, who inherited the same from their ancestor namely Sri Ram executed Sale Deed dated 28/11/2017 in respect of an area 0.091 Hectare (910 Square Meter) of Khasra No.29 to **M/s G.S.R. Builders and Developers Private Limited**, the Sale Deed is registered in the office of Sub-Registrar Mohanlalganj, Lucknow vide Book No.I, Zild 8674 at Pages 305/338 Sr. No.16121 dated 28/11/2017.

AND WHEREAS prior to the execution and registration of both Sale Deeds dated 28/11/2017 the tenure holders have filed an application under Section 80 of the UP Revenue Code 2006 and has got changed the land use of the said land changed from agricultural to non agricultural vide order dated 23/09/2017 passed by the Ld. Assistant collector First Class Mohanlalganj, Lucknow in Case No. T-2017104639038707.



For Malwasiya & Sons Pvt. Ltd.

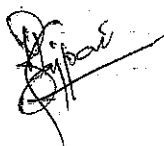
Authorised Signatory

AND WHEREAS the Seller is desirous of selling the above mentioned property Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, is free from all encumbrances, lien, charges whatsoever and the Purchaser is agreeable to purchase the same for sale consideration of **Rs. 13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six only) half of which comes Rs. 6,69,003.00.**

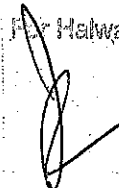
AND WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus land & have assured the PURCHASER that he has a good marketable, transferable and unencumbered right in the Said Land and there is no impediment or restriction of any sort whatsoever on its 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.

Page 6 of 19



For Malwasiya & Sons Pvt. Ltd.



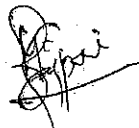
Authorised Signatory

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. 13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six 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,



For Halwasiya & Sons Pvt. Ltd.



Authorised Signatory

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

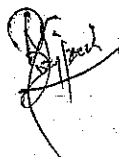
For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

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. 13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six only)**.
- 3) The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six 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:

Rs.13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six only) vide Demand Draft No.



For Halwasiya & Sons Pvt. Ltd.



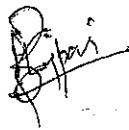
Authorised Signatory

835094 dated 13/05/2018 drawn on YES BANK, Lucknow.

The SELLER confirm the receipt of a total sum of **Rs. 13,38,006.00 (Rupees Thirteen Lakhs Thirty Eight Thousand and Six 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 her own cost, risk and expenses and without any loss or damage to the PURCHASER, do all such acts and execute all such documents, deeds, agreements and present themselves before the concerned authorities as may reasonably be required by the PURCHASER for more fully effectuating the sale being hereby made or for more fully assuring the ownership and enjoyment of the Said Land or the Resulting Consequences or defending any action or proceeding concerning the same. Further, the 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

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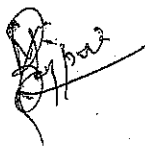
For Malwasiya & Sons Pvt. Ltd.



Authorised Signatory

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.
- 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,



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For Halwasiya & Sons Pvt. Ltd.



Authorised Signatory

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



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For Hawasiya & Sons Pvt. Ltd.



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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 her heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. shall at no stage either during the course of

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For Malwasiya & Sons Pvt. Ltd.

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Authorised Signatory

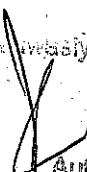
mutation (in relevant records of local bodies) or after mutation carried out in the name of the PURCHASER have any objection to the said mutation (in relevant records of local bodies) and further in case any objection is raised by any "Third Party" in the said mutation proceeding, it would be sole responsibility 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



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Put. H. Wasiya & Sons Pvt. Ltd.



Authorised Signatory

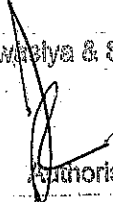
proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER 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 her full ownership in the aforesaid Khasra number. If the area of the Said Land is less than what the SELLER has depicted under her ownership in the present Khasra through the present deed, then he 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



Page 15 of 19

For Hahwaha & Sons Pvt. Ltd.



Authorised Signatory

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.

That the total area of the Said Land transferred under this deed is 3,000 Square Feet i.e. 278.81 Square Meter, the value of the Said Land as fixed by the Collector, Lucknow is Rs 5,000.00 per Sq Mts. Thus the Total Collector valuation of the Said Land inclusive of all the appurtenances is (5,000 X 278.81) Rs. 13,95,000.00, however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 13,38,006.00**, which is less than the market value of Rs. 13,95,000.00. Hence, the stamp duty on market value comes to Rs.98,100.00 has been paid and affixed by the PURCHASER. Property is not situated on corner or 9.00 meter road.

THERE is NO Construction (kachcha OR Pakka) on the Land Being Sold through the present deed. THERE is NO TREE, BORE WELL, TUBEWELL on the said land being sold by this deed. The nature of land is other then agricultural nature; the land is

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Page 16 of 19

For Haiwariya & Sons Pvt. Ltd.

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Authorised Signatory

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

Stamp Duty has been paid through E-Stamp No. IN-UP06058200959431R dated 13th May, 2019.

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.

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 Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivilar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow, is bounded as under: -

BOUNDARIES OF PLOT NO.B-35, B-36 & B-37

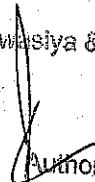
PART OF KHASRA NO.29

East : Plot No.B-06, B-05 & B-04
West : 7.5 Meter wide Private Road
North : Plot No.B-34
South : Plot No.B-38



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For Halwasiya & Sons Pvt. Ltd.


Authorised Signatory

आवेदन सं०: 201900822012511

विक्रय पत्र

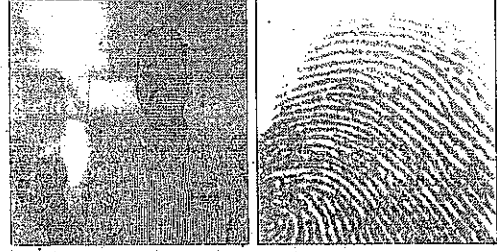
बही सं०: 1

रजिस्ट्रेशन सं०: 10149

वर्ष: 2019

प्रतिफल- 1338006 स्टाम्प शुल्क- 98100 बाजारी मूल्य - 1395000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग: 201100

श्री हलवासिया एण्ड सन्स प्रा० लि० द्वारा
विनय कुमार दूबे अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० सीताराम दूबे
व्यवसाय: नौकरी
निवासी: प्रथम तल, हलवासिया कोर्ट, हजरतगंज, लखनऊ



श्री, हलवासिया एण्ड सन्स प्रा० लि० द्वारा

विनय कुमार दूबे अधिकृत
पदाधिकारी/ प्रतिनिधि

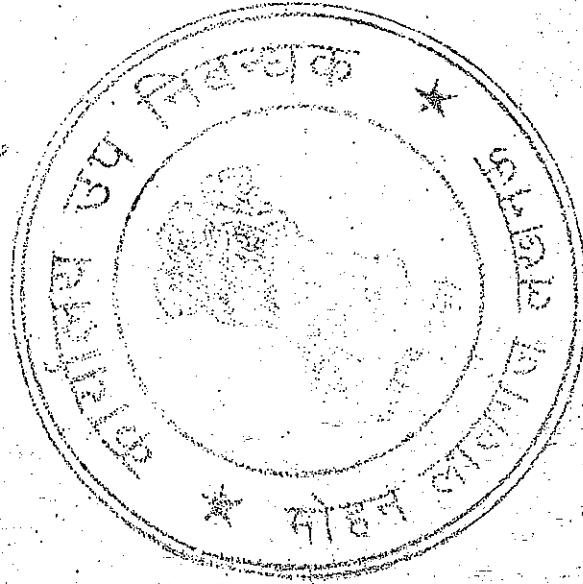
ने यह लेखपत्र इस कार्यालय में दिनांक
23/05/2019, एवं 01:22:11 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

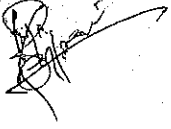
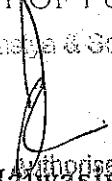
अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
23/05/2019


कमलेश कुमार पाठक
निबंधक लिपिक



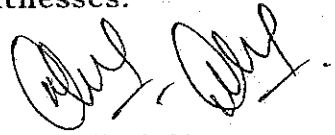
IN WITNESS WHEREOF, we the above named SELLER and the PURCHASER have set and subscribed their respective signatures and signed this deed in the presence of witnesses on the date, month and year first above mentioned above of their free will without any undue influence or coercion at Lucknow.

<p>Signature of SELLER</p>  <p>(MAHENDRA KUMAR BAJPAI) PAN No. ACQPB9442D</p>	<p>SIGNED, SEALED & DELIVERED BY AUTHORIZED SIGNATORY OF PURCHASER:</p>  <p>FOR M/s Halwasiya And Sons Private Limited PAN NO. AAGCR2412N</p>
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Witnesses:

1. 
 Name : Neeraj Tandon
 Son of Late P.N.Tandon
 Address: ES-1/664, Sitapur Road
 Mahayojna, Lucknow Mobile 9305423136

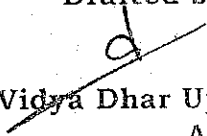
Witnesses:

2. 
 Name : Vivek Verma
 Son of Late Om Prakash Verma
 Address: 14/312, Baraf Khana Yojna Bhawan, Lucknow
 Mobile No.8840709700

Typed by


(Laiq Ahmad)
Civil Court, Lucknow

Drafted by


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

बही सं०: 1

रजिस्ट्रेशन सं०: 10149

वर्ष: 2019

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

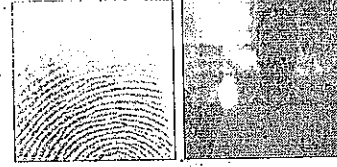
विक्रेता: 1

श्री महेन्द्र कुमार बाजपेई, पुत्र श्री लाल बिहारी बाजपेई

निवासी: फ्लैट नं-बी-2, 303, आई-गैक्स बिल्डिंग, योगी धाम, मुरवर रोड, कल्याण वेस्ट, ठाणे, महाराष्ट्र

व्यवसाय: नौकरी

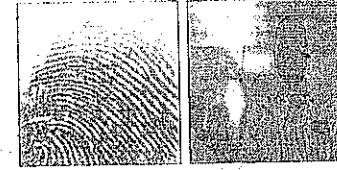
क्रेता: 1



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

निवासी: प्रथम तल, हलवासिया कोर्ट, हजरतगंज, लखनऊ

व्यवसाय: नौकरी



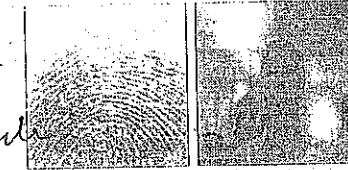
ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री नीरज-टण्डन, पुत्र श्री स्व० पी एन टण्डन

निवासी: ई एस-1/664, सीतापुर रोड, महा योजना, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री विवेक वर्मा, पुत्र श्री ओम प्रकाश वर्मा

निवासी: 14/312, बरफ खाना, योजना भवन, लखनऊ

व्यवसाय: नौकरी



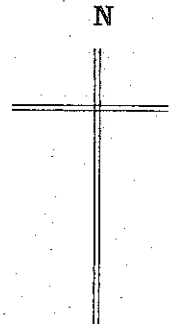
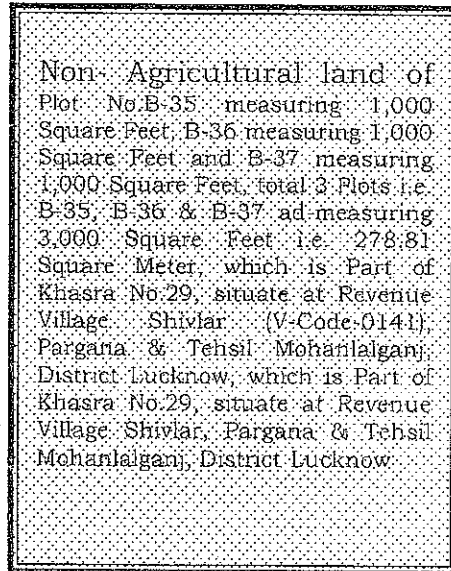
रजिस्ट्रार का अधिकारी के हस्ताक्षर

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

अशोक कुमार गुप्ता प्रभारी
उप निबंधक: मोहनलालगंज
लखनऊ

कमलेश कुमार पाठक
निबंधक लिपिक

Map of Non- Agricultural land of Plot No.B-35 measuring 1,000 Square Feet, B-36 measuring 1,000 Square Feet and B-37 measuring 1,000 Square Feet, total 3 Plots i.e. B-35, B-36 & B-37 ad-measuring 3,000 Square Feet i.e. 278.81 Square Meter, which is Part of Khasra No.29, situate at Revenue Village Shivlar (V-Code-0141), Pargana & Tehsil Mohanlalganj, District Lucknow



BOUNDARIES

East : Plot No.B-06, B-05 & B-04
 West : 7.5 Meter wide Private Road
 North : Plot No.B-34
 South : Plot No.B-38


SELLER

For Mahwasiya & Sons Pvt. Ltd.


 Authorized Signatory
PURCHASER

आवेदन सं०: 201900822012511

बही संख्या 1 जिल्द संख्या 10400 के पृष्ठ 233 से 272 तक
क्रमांक 10149 पर दिनांक 23/05/2019 को रजिस्ट्रीकृत किया
गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज

लखनऊ
23/05/2019

