

8559/13



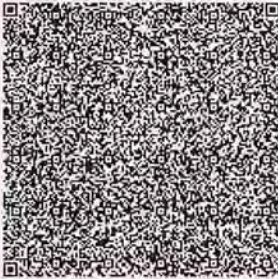
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

**Certificate No.** : IN-UP04510122389266Q  
**Certificate Issued Date** : 09-May-2018 04:36 PM  
**Account Reference** : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
**Unique Doc. Reference** : SUBIN-UPUPSHCIL0105419111524412Q  
**Purchased by** : HALWASIYA AND SONS PVT LTD  
**Description of Document** : Article 23 Conveyance  
**Property Description** : KHASRA NO. 457, VILLAGE-MAGAHNUWA, PARGANA AND  
 TEHSIL-MOHANLALGANJ, DISTRICT-LUCKNOW  
**Consideration Price (Rs.)** : 1,57,43,700  
 (One Crore Fifty Seven Lakh Forty Three Thousand Seven Hundred only)  
**First Party** : RAM GOPAL SO SRI RAM  
**Second Party** : HALWASIYA AND SONS PVT LTD  
**Stamp Duty Paid By** : HALWASIYA AND SONS PVT LTD  
**Stamp Duty Amount(Rs.)** : 11,02,500  
 (Eleven Lakh Two Thousand Five Hundred only)

12232  
Not docketed



STAMP PAPER USED  
Sub Registrar (Mohanlalganj)  
Lucknow U.P.

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



राम गोपाल



HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

TQ 0000942073

### 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.



BHULEKH

खसरा/गाटा संख्या द्वारा खोजें

457

Q खोजें

• 457 : रामगोपाल : 143601-0457-0-000-12

राम गोपाल

For HALWASIYA &amp; SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

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5	6	7	8
9	0	←	Clear





आयकर विभाग

INCOME TAX DEPARTMENT

RAM GOPAL

SHRI RAM

01/01/1950

Permanent Account Number

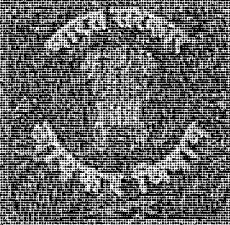
BOOPG52990

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Signature

भारत सरकार

GOVT OF INDIA



2000

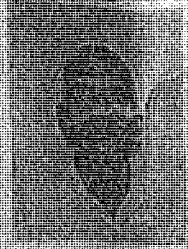
राम गोपाल





भारत सरकार

Government of India

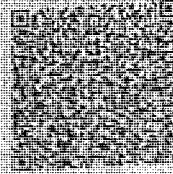


राम गोपाल

Ram Gopal

जन्म तिथि / DOB: 01/01/1950

पुरुष / Male



6035 6032 3165

आधार - आम आदमी का अधिकार

राम गोपाल



भारतीय विश्वव्यापी पहचान प्राधिकरण

Unique Identification Authority of India

पता

श्री राम गोपाल, सहायक

सहायक, लखनऊ (गोरगंज),

227125

Address

S/O Sri Ram ingahava

Sahayak Lucknow (Goranganj),

Uttar Pradesh, 227125

6035 6032 3165



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



L. Aadhaar Letter

समाप्त नमूना प्रमाणित No. 2083/12015/01748

Vinay Kumar Dubey (विनय कुमार दुबे)

पता

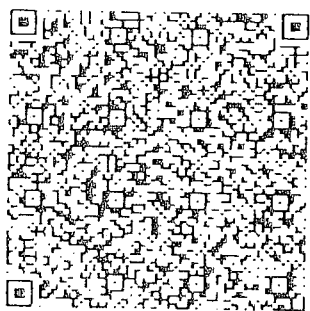
S/O Sita Ram Dubey 8/42-b gal no 8 vatika kunj  
near manik kunj phase-2 Bhondsi(168) Gurgaon,  
Haryana 122102

- आधार पहचान का प्रमाण है नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणित करने द्वारा प्राप्त करें।
- यदि पत्र इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ है।

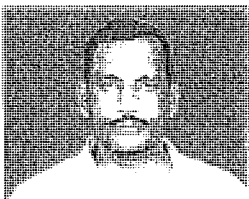
INFORMATION

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

8863 2431 0210



मेरा आधार, मेरी पहचान



For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

- आधार एक अनिवार्य पहचान है।
- आधार के बिना आप नए सरकारी सेवाओं का उपयोग नहीं कर सकते।
- आधार के बिना आप नए सरकारी सेवाओं का उपयोग नहीं कर सकते।

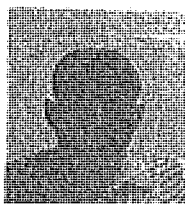
- Aadhaar is valid throughout the country
- You need to carry only your Aadhaar
- Please update your biometric data and photo regularly



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विनय कुमार दुबे

Vinay Kumar Dubey

जन्म तिथि DOB 13/10/1975

लिंग GENDER MALE



पता

Address

S/O Sita Ram Dubey 8/42-  
बाली नगर 8 वार्ड का कुंज  
नजदिक मनी कुंज फेज-2  
भण्डोसी (168) गुरुगढ़  
हरियाणा-122102

8863 2431 0210

8863 2431 0210

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

Date 15/02/2016



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



E-Aadhaar Letter

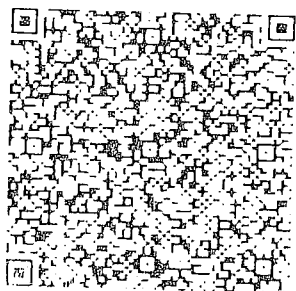
आधार नं./Enrolment No. 2016/0002773410

Neeraj Tandon (नीरज तंडन)

S/O P.N Tandon F-3/664 Sitapur Road  
Mahayojana, Nirala Nagar, Lucknow  
Uttar Pradesh - 226020

आपका आधार नं./Your Aadhaar No.

6695 7749 8463



आधार - आम आदमी का अधिकार

INFORMATION

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

Validty unknown

- आधार पूरे भारत में मान्य है
- आधार का प्रमाण आपका पत्र की तरह सामान्यतः दर्ज करवाने की आवश्यकता है
- कृपया अपना नया या बदल चुका नंबर क्या है, मेल पता दर्ज करवा दें ताकि आपको सर्वोत्तम सेवाएं प्राप्त करने में सहायता मिले

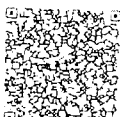
- Aadhaar is valid throughout the country
- You need to enrol only, once for Aadhaar
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



नीरज तंडन  
Neeraj Tandon  
जन्म तिथि DOB 15/06/1969  
लिंग GENDER MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता

Address

आपका पता हमें ज्ञात है  
F-3/664 सीतपुर रोड  
महायोजना निराला नगर  
लखनऊ  
उत्तर प्रदेश - 226020

S/O P.N Tandon F-3/664 Sitapur Road  
Mahayojana Nirala Nagar  
Lucknow  
Uttar Pradesh - 226020

6695 7749 8463

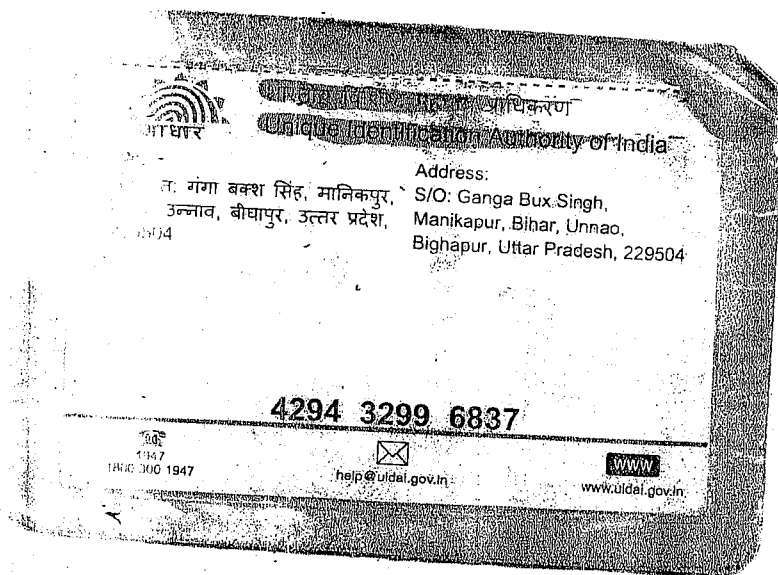
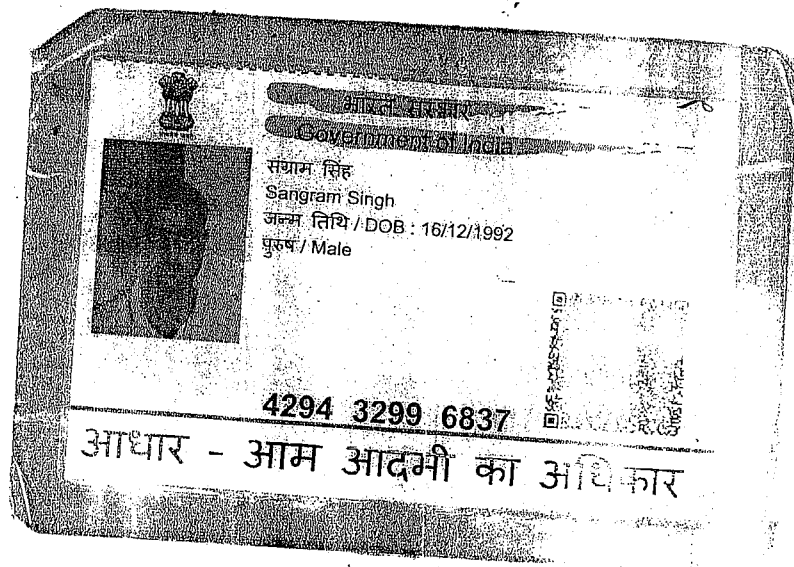
6695 7749 8463

आधार - आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Neeraj Tandon  
9305473136

Date 20/08/2015



Valuation as per circle rate :Rs. 20,16,900.00

Sale Consideration : Rs. 1,57,43,700.00

Stamp Duty: Rs. 11,02,500.00

**SALE DEED**

Nature of Land	Agricultural
Pargana and Tehsil	Mohanlalganj
Village	Magahnuwa (V-code 143601)
District	Lucknow
Details of Property	<b>Land bearing Khasra Nos. 457 (Four Five Seven) {Unique Code 143601-0457-0-000-12}</b>
Total Area Purchased	<b>0.7470Hectare</b>
Type of Property	Agricultural Property
Consideration	Rs.1,57,43,700.00
Valuation	Rs.20,16,900.00
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 LAND KHASRA NO. 457**

East	: Khasara No 8 ( Shivalar)
West	: Khasara No 466
North	: Khasara No 455 & 456
South	: Khasara No 468

**SELLER (1)**

**PURCHASER (1)**

Name of the SELLER	<b>RAM GOPAL</b> Son of Sri Ram, Resident of Village Magahnuwa, Pargana & Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh -227125
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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
---------------------------	--

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For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY



passed in the meeting of the board of directors held on 06.03.2018

**THIS DEED OF SALE** is executed on this 9<sup>th</sup> Day of May 2018 at Lucknow by and between:

**RAM GOPAL** Son of Sri Ram, Resident of Village Magahnuwa, Pargana & Tehsil Mohanlalganj, District Lucknow, Uttar Pradesh - 227125 (having Aadhar Number 603560323165 and Pan No. BOQPG5299Q)

(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

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agricultural land bearing Khasra No. 457 (Four Five Seven) measuring 0.7470 (Zero point Seven Four Seven Zero) Hectare having {Unique Code 143601-0457-0-000-12), situated at Village- Magahnuwa, Pargana and Tehsil- Mohanlalganj, District- Lucknow, which he inherited by his ancestors and his names is duly recorded as tenure holdes (Bhumidhar) in the revenue records which finds mention in Khata No. 00170 Fasli Year 1422-1427 (hereinafter referred to as the **"Said Land"**) :-

<b>Name of the Owner</b>	<b>Khata No.</b>	<b>Khasra No.</b>	<b>Area</b>
<b>Ram Gopal</b>	00170	457	0.7470 <b>Hectare</b>

**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/

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For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

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. 1,57,43,700.00 (Rupees One Cr. Fifty Seven Lakhs Forty Three Thousand Seven 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,

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For HALWASIYA & SONS PRIVATE LIMITED

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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.

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For HALWASIYA & SONS PRIVATE LIMITED

Page 5 of 16

AUTHORISED SIGNATORY

(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. 1,57,43,700.00 (Rupees One Cr. Fifty Seven Lakhs Forty Three Thousand Seven Hundred Only)**.

3) The PURCHASER has already paid to the SELLER entire amount of the sale consideration amounting to **Rs. 1,57,43,700.00 (Rupees One Cr. Fifty Seven Lakhs Forty Three Thousand Seven Hundred Only)** in the manner

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For HALWASIYA & SONS PRIVATE LIMITED

Page 6 of 16

AUTHORISED SIGNATORY

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. 40,00,000/- (Rupees Forty Lakh only) vide Demand Draft No. 470917 dated 09/05/2018 drawn on YES BANK, Lucknow.
- (b) Rs. 50,00,000/- (Rupees Fifty Lakh only) vide Demand Draft No. 470918 dated 09/05/2018 drawn on YES BANK, Lucknow.
- (C) Rs. 65,86,263/- (Rupees Sixty Five Lakhs Eighty Six Thousand Two Hundred Sixty Three only) vide Demand Draft No. 470919 dated 09/05/2018 drawn on YES BANK, Lucknow.
- (D) Rs. 1,57,437/- (Rupees One Lakh Fifty Seven Thousand Four Hundred Thirty Seven only) paid towards Income Tax TDS by the purchaser on behalf of the SELLER.

The SELLER confirm the receipt of a total sum of **Rs. 1,57,43,700.00 (Rupees One Cr. Fifty Seven Lakhs Forty Three Thousand Seven 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

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For HALWASIYA & SONS PRIVATE LIMITED

Page 7 of 17

AUTHORISED SIGNATORY



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

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For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

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, 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

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For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY

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

राज गोपाळ



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 immovable 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 and the SELLER including his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. shall at no stage either during the course of mutation or after mutation carried out in the name of the PURCHASER have any objection to the said mutation and further in case any objection is raised by any "Third Party" in the said mutation proceeding, it would be sole responsibility of the SELLER to meet out the said objection and ensure that the Said Land stands mutated in the name of the PURCHASER.

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For HALWASIYA & SONS PRIVATE LIMITED Page 11 of 16

AUTHORISED SIGNATORY

- 11) That if at any time, in case for any reason whatsoever the Said Land is not mutated in the name of the PURCHASER or after mutation in the name of the PURCHASER the same is subsequently cancelled, the SELLER shall be liable to refund the entire consideration amount paid to them by the PURCHASER along with damages as assessed by the 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,

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For HALWASIYA & SONS PRIVATE LIMITED

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AUTHORISED SIGNATORY

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

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For HALWASIYA & SONS PRIVATE LIMITED

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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. SELLER do not belong to Schedule Caste or Schedule Tribe community; there is no impediment for execution of Sale Deed.**

That the total area of the Said Land transferred under this deed is 0.7470 Hectares, the value of the Said Land as fixed by the Collector, Lucknow is Rs.27,00,000 per Hectare as there is some residential plots nearby the said plot as such as per the Collector rate value comes to Rs. 20,16,900.00 (27,00,000 X 0.7470), however the actual sale consideration of the Said Land including all the appurtenances is **Rs. 1,57,43,700.00 (Rupees One Cr. Fifty Seven Lakhs Forty Three Thousand Seven Hundred Only)**, which is higher than the market value of Rs. 20,16,900.00. Hence, the stamp duty calculated on sale consideration as such as a sum of Rs.11,02,500.00 (Rupees Eleven Lakhs Two

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For HALWASIYA & SONS PRIVATE LIMITED

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Thousand Five Hundred Only) has been paid and affixed by the PURCHASER, 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 then 500 Mtr. Away from Gosaiganj, Mohanlalganj Road.

Stamp Duty has been paid vide E-Stamp No. INUP04510122389266Q dated 09<sup>th</sup> 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.

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**

Agricultural land of bearing entire Khasra No. 457 (Four Five Seven) measuring 0.7470 (Zero point Seven Four Seven Zero) Hectare having {Unique Code 143601-0457-0-000-12}, situated at Village- Magahnuwa, Pargana and Tehsil- Mohanlalganj, District- Lucknow is bounded as under: -

#### **BOUNDARIES OF LAND KHASRA NO.457 (Four Five Seven)**

East : Khasara No -08 (Shivalar)  
 West : Khasara No- 466  
 North : Khasara No-455 & 456  
 South : Khasara No-468

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For HALWASIYA & SONS PRIVATE LIMITED

AUTHORISED SIGNATORY



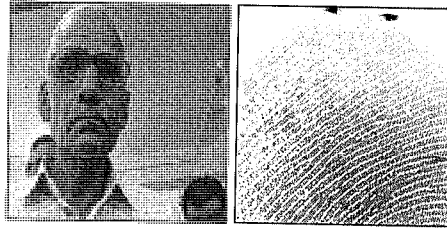
विक्रय पत्र

प्रतिफल- 15743700 स्टाम्प शुल्क- 1102500 बाजारी मूल्य - 2016900 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री राम गोपाल,  
पुत्र श्री श्रीराम  
व्यवसाय : कृषि

राम गोपाल

निवासी: ग्राम- मगहुवां, परगना तहसील मोहनलालगंज, जिला लखनऊ

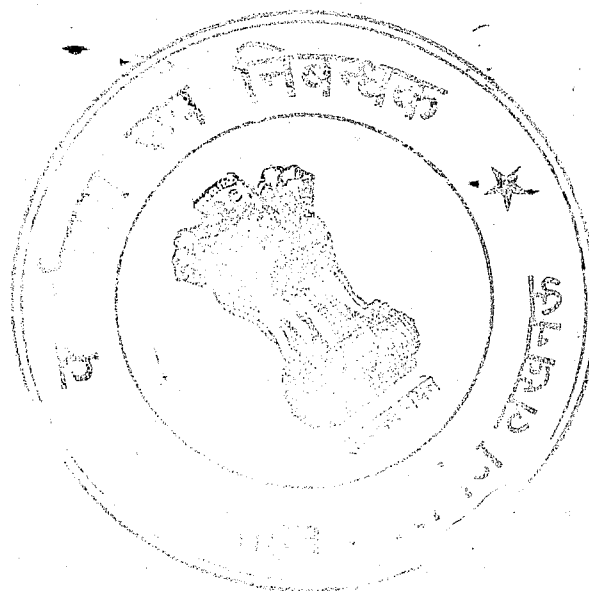


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निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

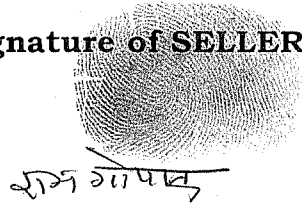
शालिनी अग्रस्थी  
उप निबंधक मोहनलालगंज  
लखनऊ

शुभम श्रीवास्तव



**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.

**Signature of SELLER**




**(RAM GOPAL)**  
**PAN NO. BOQPG5299Q**

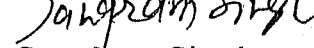
SIGNED, SEALED & DELIVERED  
BY AUTHORIZED SIGNATORY OF  
PURCHASER: **SONS PRIVATE LIMITED**

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

**Witnesses:**


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

**Witnesses:**

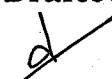
2.   
Name: Sangram Singh  
Son of Sri Ganga Bux Singh  
Address: Manikpur Bihar,  
Bighapur, Unnao

**Typed by**



  
**(Laiq Ahmad)**  
**Civil Court, Lucknow**

**Drafted by**

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

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

विक्रेता: 1

श्री राम गोपाल, पुत्र श्री श्रीराम

निवासी: ग्राम- मगहुवां, परगना तहसील मोहनलालगंज, जिला लखनऊ

व्यवसाय: कृषि

राम गोपाल



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

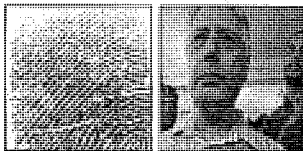
पहचानकर्ता: 1

श्री नीरज टण्डन, पुत्र श्री स्व0 पी0एन0 टण्डन

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

व्यवसाय: नौकरी

Neeraj Tandon



पहचानकर्ता: 2

श्री संग्राम सिंह, पुत्र श्री गंगा बक्श सिंह

निवासी: मानिकपुर बिहार, बीघापुर उन्नाव, उ0प्र0

व्यवसाय: व्यापार

Sangram Singh

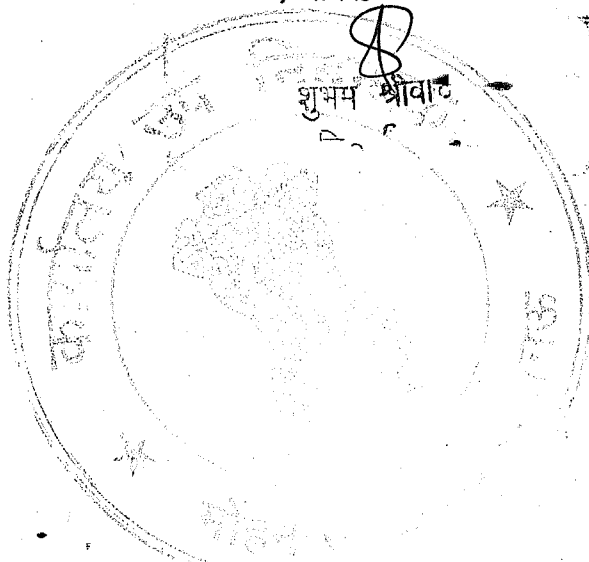


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

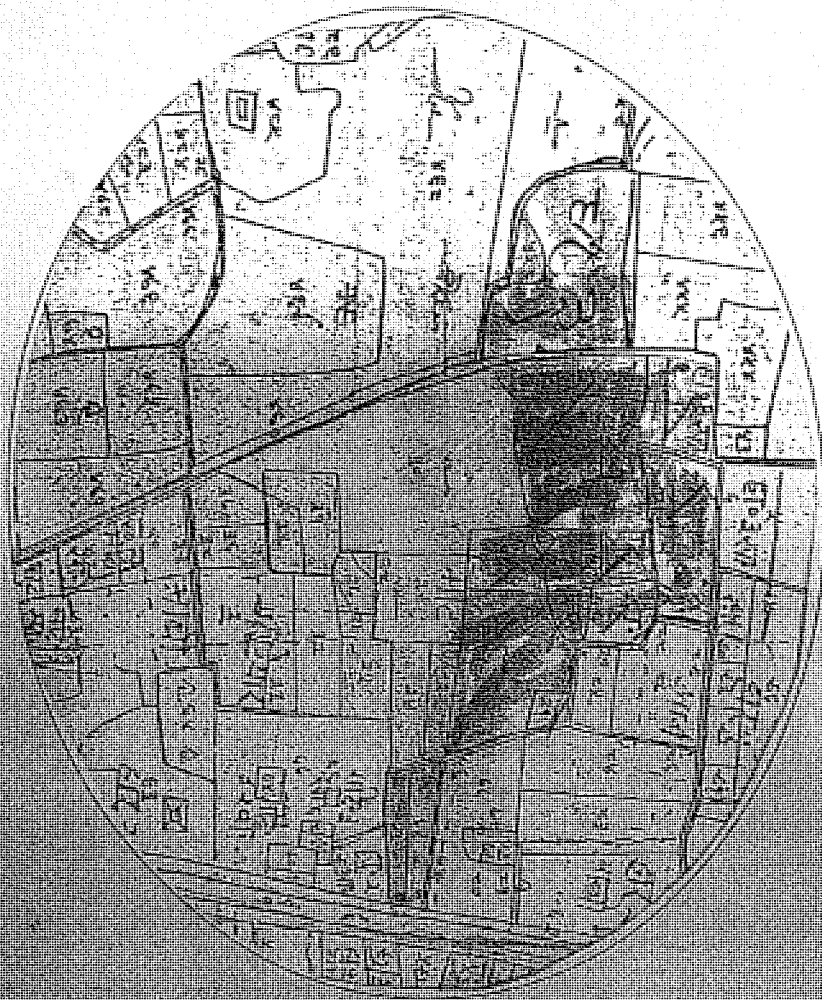
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

शालिनी अवस्थी  
उप निबंधक मोहनलालगंज  
लखनऊ



Agricultural land of bearing entire Khasra No. 457 measuring 0.7470 Hectare having [Unique Code 143601-0457-0-000-12], situated at Village- Magahnuwa, Pargana and Tehsil- Mohanlalganj, District- Lucknow



27/11/2012  
 FOR HAWAIIAN & SONS PRIVATE LIMITED  
 [Signature]

बही संख्या 1 जिल्द संख्या 9159 के पृष्ठ 293 से 326 तक क्रमांक 8559 पर  
दिनांक 10/05/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शालिनी अवस्थी

उप निबंधक : मोहनलालगंज

लखनऊ

