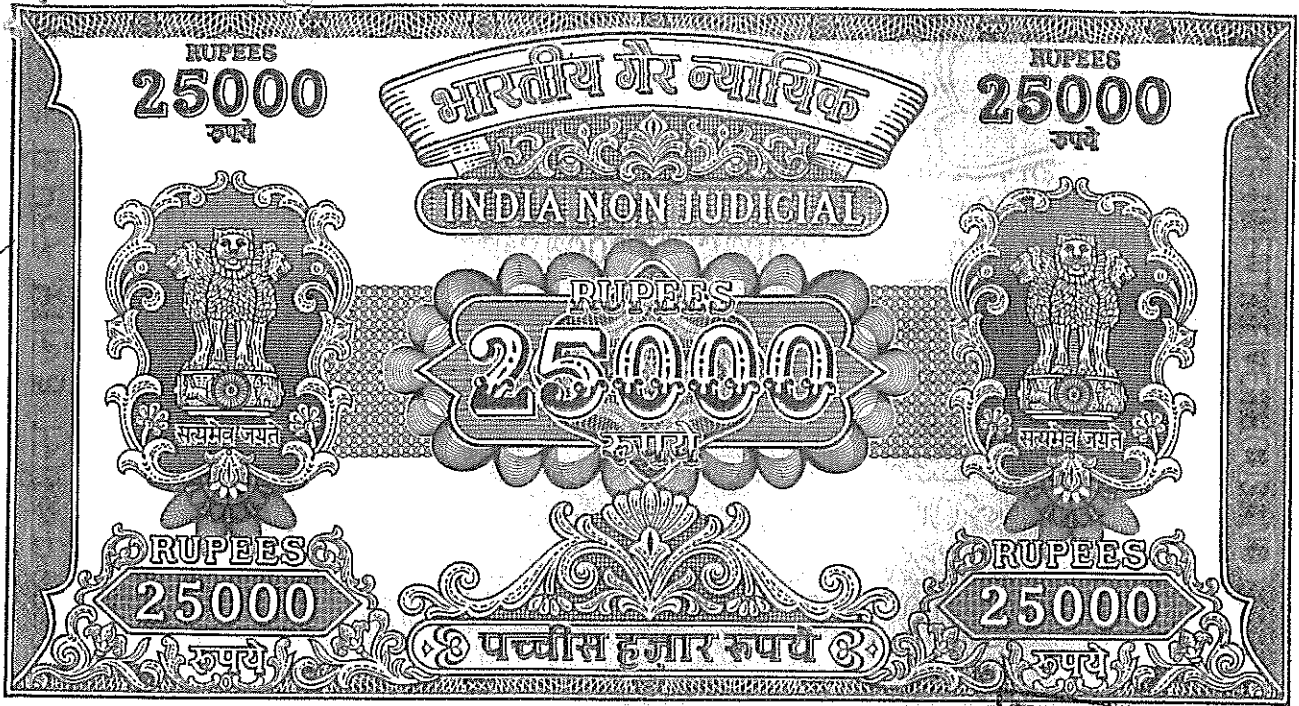
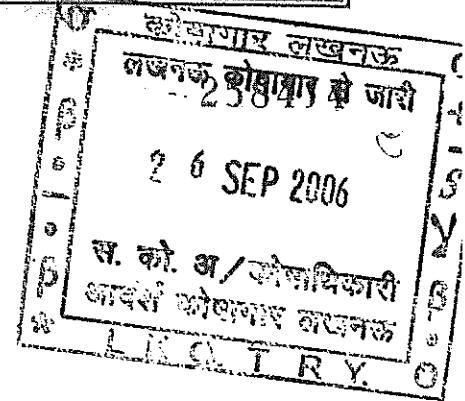
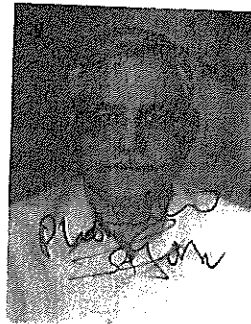
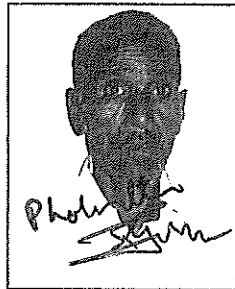


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उत्तर प्रदेश UTTAR PRADESH



Stamp: Rs. 3,04,000/-

**SALE DEED**

Nature of Land	Agriculture
Pargana	Lucknow
Village	Mutakkipur
Details of Property	Land bearing Khasra No. 305
Area	In Hectare
Area of the Property	0.481 Hectare
Road	More than 200 meter away from IIM Road
Type of Property	Agriculture
Consideration	Rs. 30,40,000/-
Valuation	Rs. 10,52,188/-

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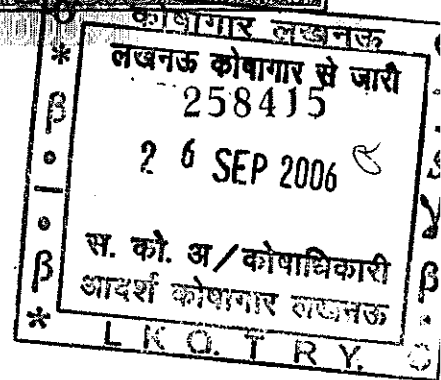
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उत्तर प्रदेश UTTAR PRADESH



-3-

**Seller (1)**

**Purchaser (1)**

Name of the Sellers-

ALEEM BEG, S/O SRI BASANT BEG Urf AZEEM BEG, Grandson as successor of Smt. Mukmin Dayadhikarini, R/o Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow

Name of the Purchaser-

M/S. FROZEN CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow.

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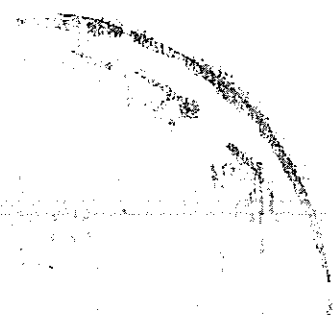
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CHIEF DIRECTOR

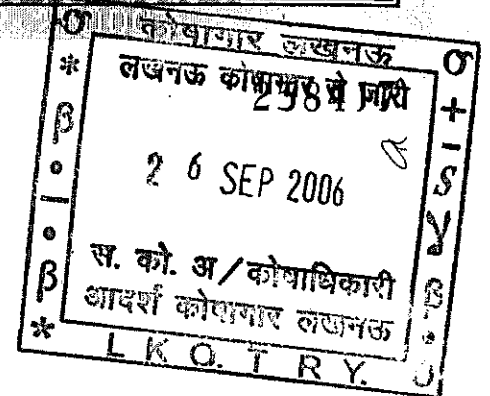
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उत्तर प्रदेश UTTAR PRADESH



-4-

**THIS DEED OF SALE** is executed this the 28<sup>th</sup> day of October 2006 by ALEEM BEG, S/O SRI BASANT BEG Urf AZEEM BEG, Grandson as successor of Smt. Mukmin Dayadhikarini, R/o Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, (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. in favour of M/S. FROZEN CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow, (hereinafter referred to as the **Purchaser**) which expression, unless repugnant to the context, shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.

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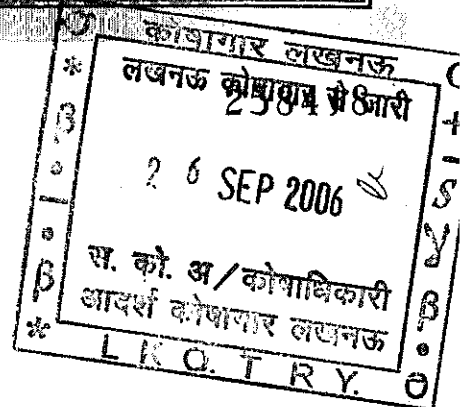
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उत्तर प्रदेश UTTAR PRADESH



-5-

WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata no. 00216 Khasra No. 305 total measuring 0.4810 Hectare, situated at Village- Mutakkipur, Pargana, Tehsil and District- Lucknow, (hereinafter referred to as the said "Property");

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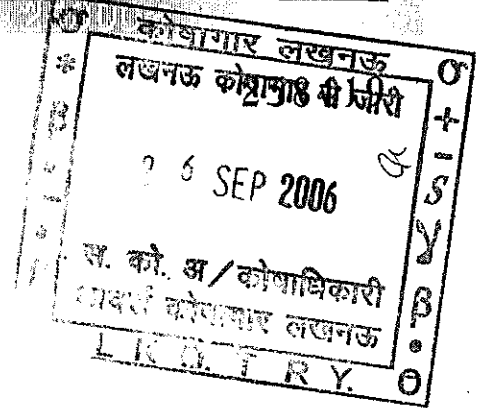
किशोरी अमीनद्वारा







उत्तर प्रदेश UTTAR PRADESH



-6-

AND WHEREAS the Seller has assured the Purchaser that he has good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Seller in favour of the Purchaser and that the name of the seller is already mutated in the revenue records, available with the appropriate regulatory authorities; on behalf of compromised dated 2.12.2005 which is the part of order dated 6.7.2006 passed by Chakbandi Adhikari, Sadar, Lucknow in Case No. 5/05-06 under Section 9 Ka/2 Chakbandi Adhiniam by which the seller has got land of new Gata No. 305 area 1-18-0 Bigha, and No. 395 area 0-13-10 Bigha and No. 690 area 0-14-1 Bigha towards north total area 3-5-11 Bigha. Sole owner out of which the seller has agreed to sell the land of Khasra No. 305 area 1-18-0 Bigha i.e. 0.481 Hectare to the purchaser.

*स. अ. अधीकार*



Contd. ...7

*26. K. K. K.*

आदर्श टोबा नाट, राखेनाऊ

दिनांक २१-९-६

मूल्य २०००/- जनरल स्टाम्प

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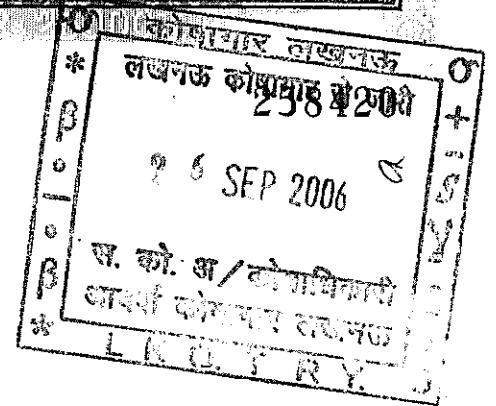
द्वारा

१० रोकड़िया

मुख्य रोकड़िया



**उत्तर प्रदेश UTTAR PRADESH**



-7-

**AND WHEREAS** the Seller being in need of money for his personal use and therefore, is desirous of transferring by way of sale, his whole share, ownership rights and all interests in the Property;

**AND WHEREAS** the Purchaser is willing to buy the Land from the Seller, and the Seller is willing to sell the same absolutely to the Purchaser for a total sale consideration of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only);

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दिनांक २१-१-६

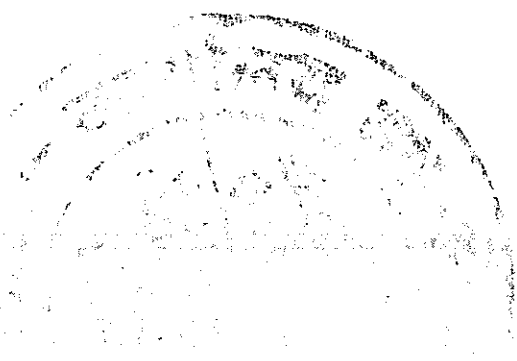
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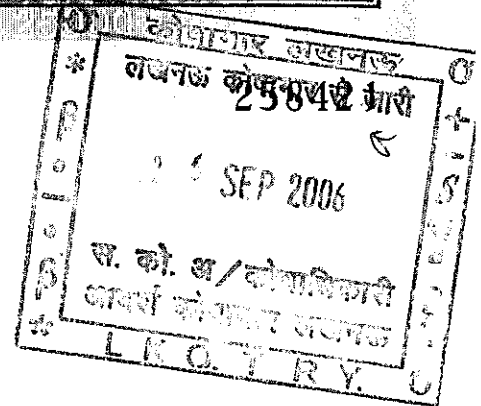
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उत्तर प्रदेश UTTAR PRADESH



-8-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale.

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Dr. M. S. Singh



Dr. S. K. Singh

श्रीमती जोषाजी, सखनऊ

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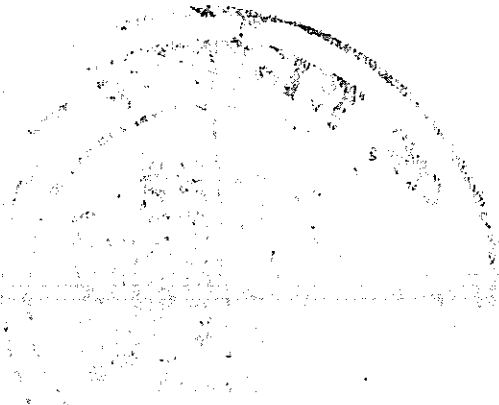
दिनांक 27-9-68

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नाम श्री. जोषाजी का-सं. 98/100

म. प्र. रोकडिया

मुख्य रोकडिया





उत्तर प्रदेश UTTAR PRADESH

258411

-9-

**NOW THIS DEED OF SALE WITNESSETH AS UNDER :-**

1. That in consideration of the said sum of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agriculture land of Khata no. 00216 Khasra No. 305 measuring total measuring 0.4810 Hectare situated at Village-Mutakkipur, Pargana, Tehsil and District- Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

Dr. Anil Kumar Singh



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दिनांक 27-9-6

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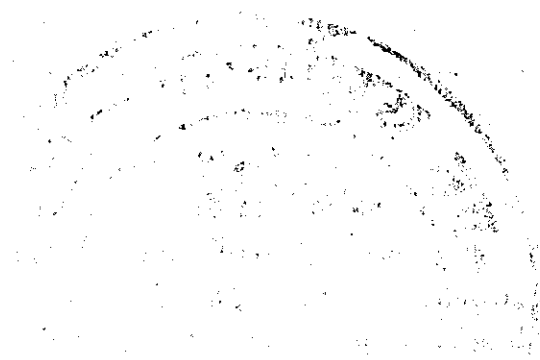
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उत्तर प्रदेश UTTAR PRADESH

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-10-

2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Seller hereby declares and has assured the Purchaser that he is the sole owner of the property transferred under this deed, 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.

Dr. Anand K. Singh



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Dr. Anand K. Singh

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दिनांक 22.9.16

मूल्य 25000/-

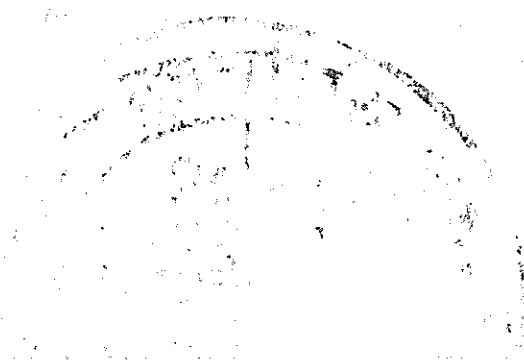
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उत्तर प्रदेश UTTAR PRADESH

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-11-

4. That the Seller has further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller shall reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

Dr. A. K. Singh

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दिनांक २१.१०.०६

सूचना २२.१०.०६

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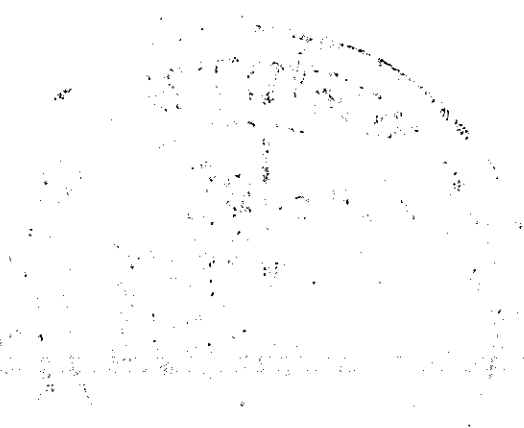
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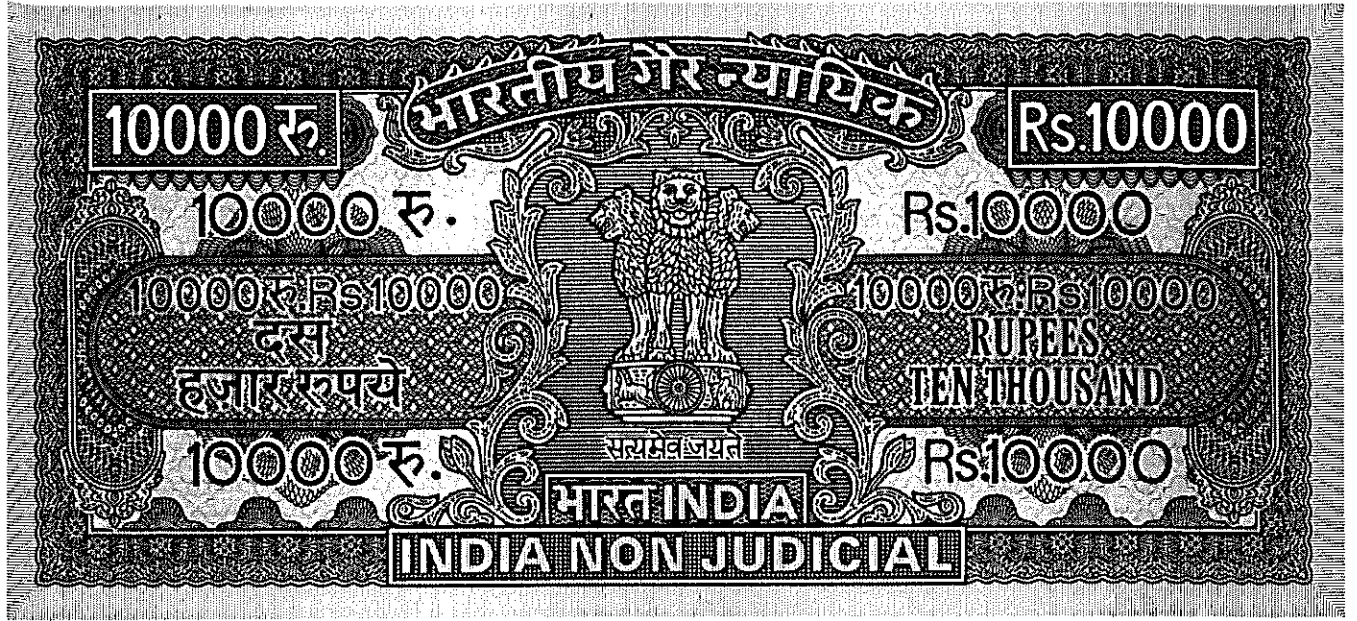
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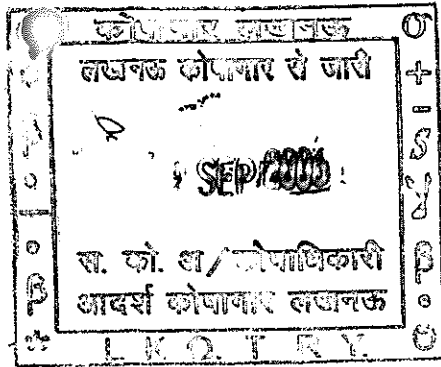
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-12-

5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all 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 property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.

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दिनांक २२-१२-८६

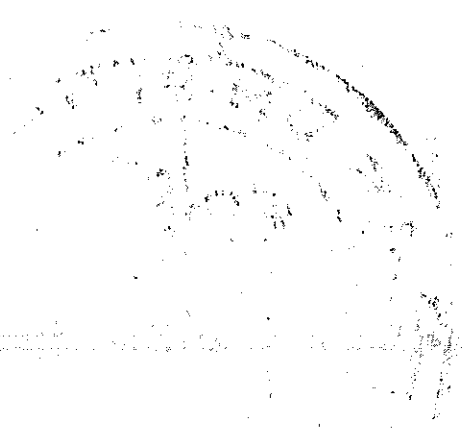
पान १००००

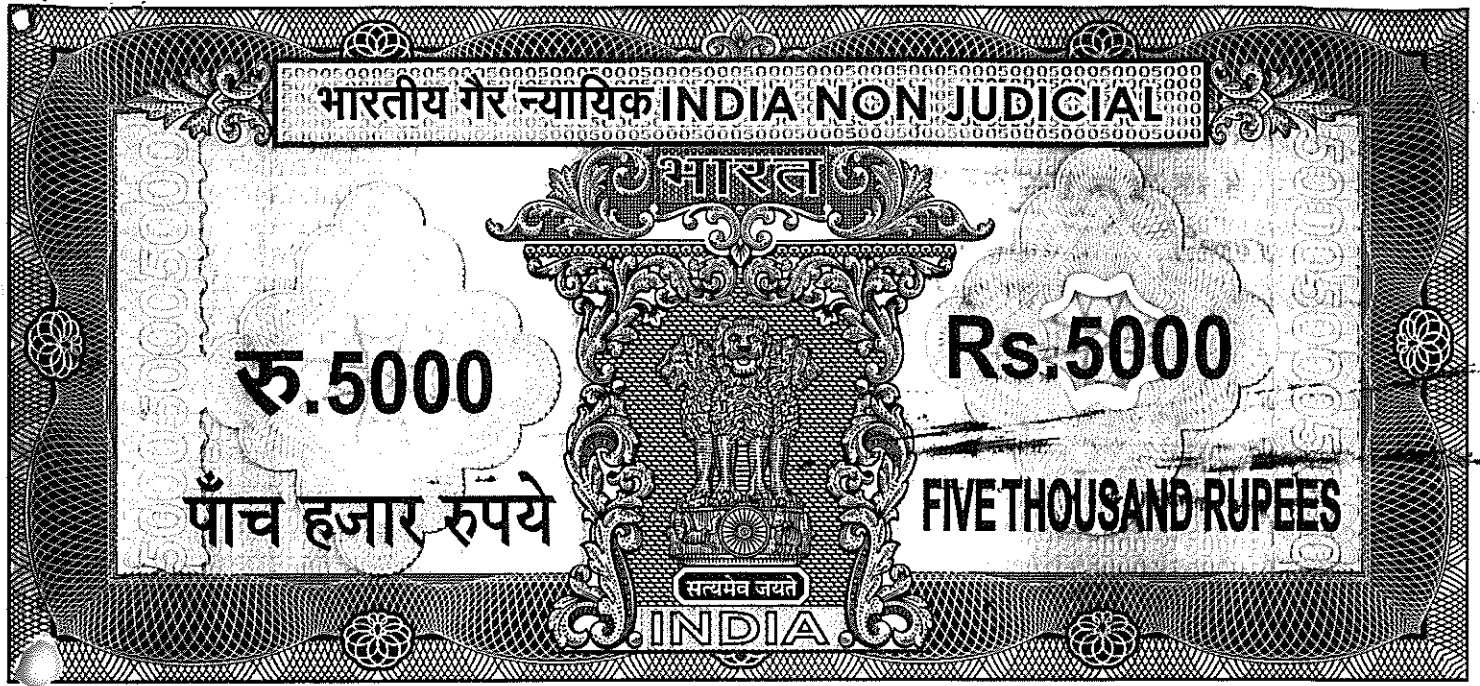
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द्वारा

स. रोकड़िया

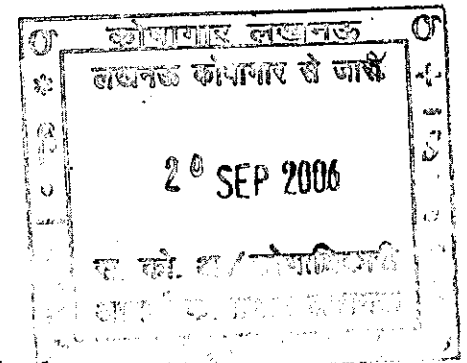
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उत्तर प्रदेश UTTAR PRADESH

165910



-13-

6. That all the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. ~~That the Seller and all persons claiming under him do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.~~

स. को. १/कोषागार



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विक्रय की तिथि 26-09-06

किस प्रकार का प्रयोजन 21/2

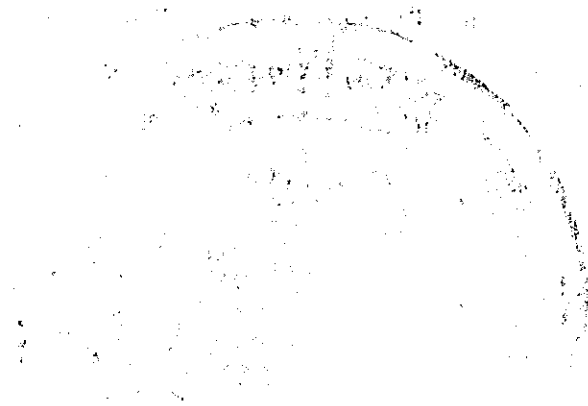
किस क्षेत्र का नाम व पता 21/2 का 1/2 970 का

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दिनांक 31-03-9

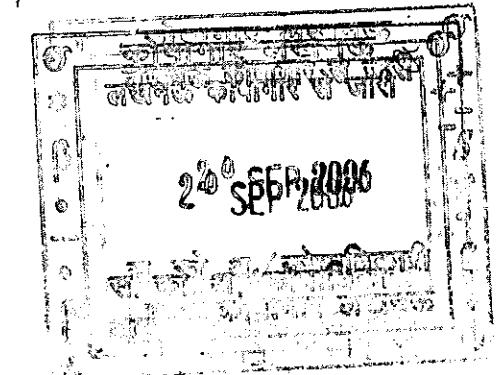
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उत्तर प्रदेश UTTAR PRADESH

165912



-14-

8. 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 "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, nor any trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 200 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits and no development work has been carried out within the peripheral limits of 200 meters of the same.

Dr. An. An. An. An.

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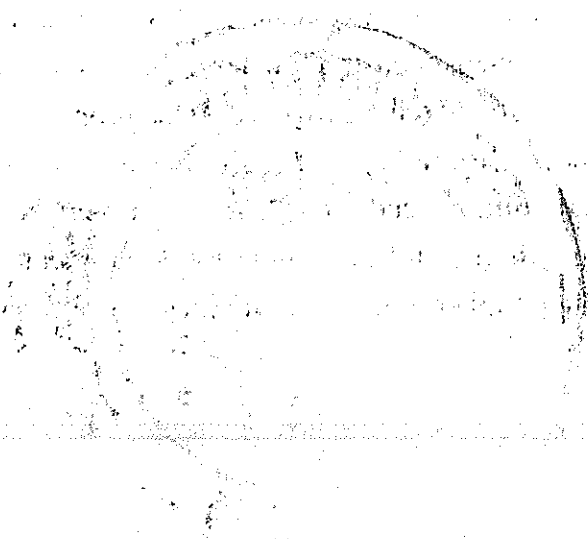
विज्ञापन दिनांक की तिथि 26-09-86

विज्ञापन रूप करने का प्रयोजन 218

विज्ञापन मूल्य का नाम व पूरा पता डि.मन. कालो 500 500 रु

विज्ञापन के द्वारा 500

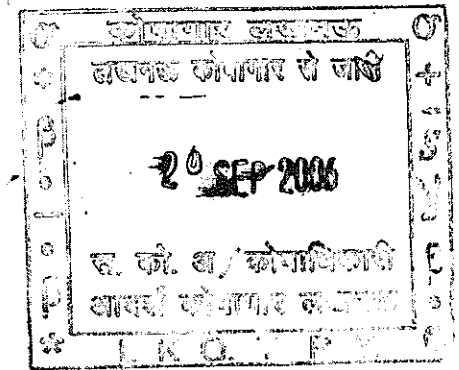
भुवनेश कुमार गुप्ता 39.22  
घा. नं० 201 अथि 31-03-19  
मीनापूर रोड योजना, बलरन





उत्तर प्रदेश UTTAR PRADESH

165911



-15-

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed he has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above.

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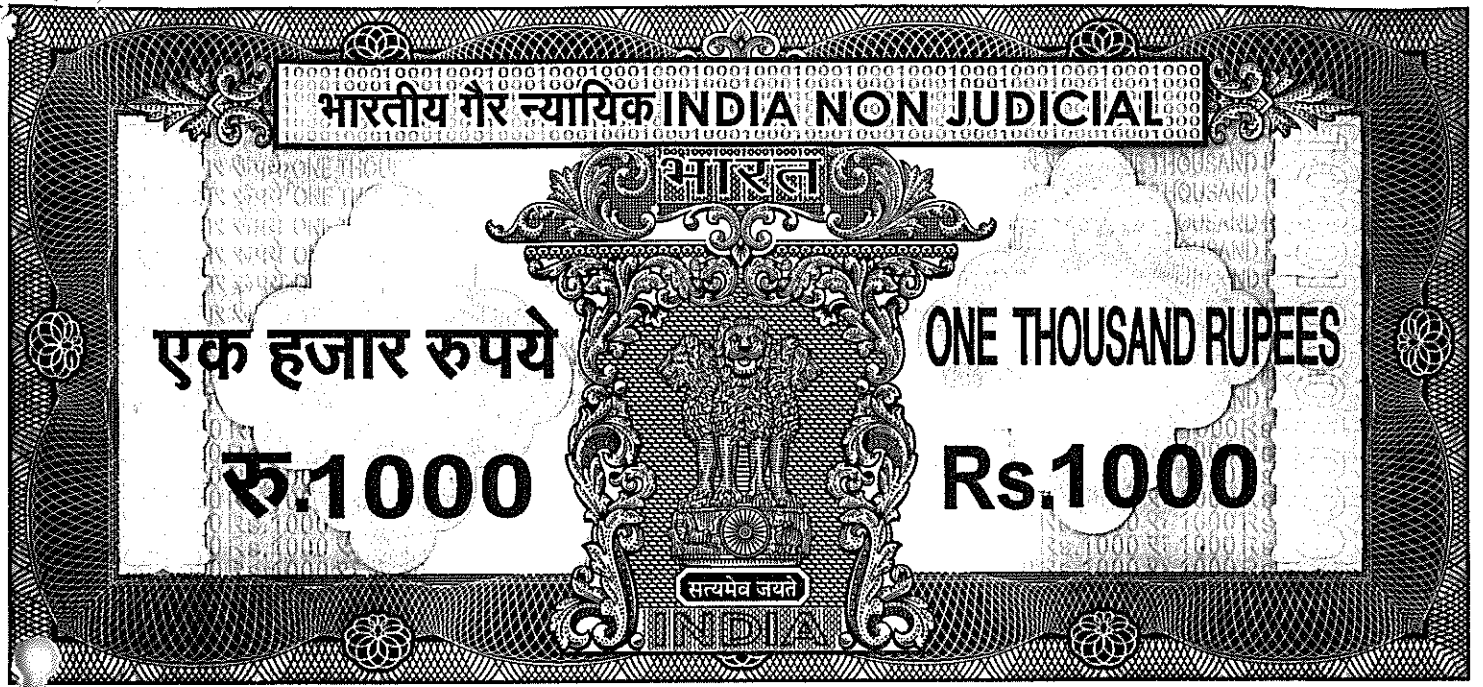
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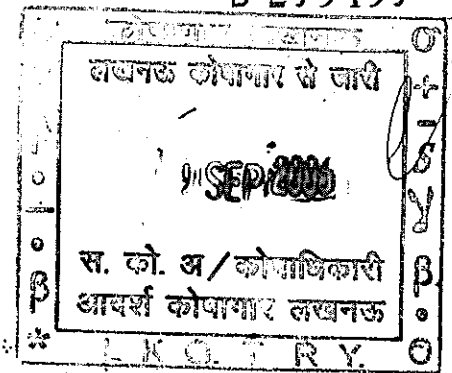
सुदेश कुमार गुप्ता अ.क.  
घा० नं० 201 अ.वि 31-03-9  
बीतापूर रोड योजना, जयपुर





उत्तर प्रदेश UTTAR PRADESH

B 279497



-16-

10. That the total area of the premises transferred under this deed is 0.4810 Hectare (Zero Point Four Eight One Zero), the value of the property as fixed by the Collector Lucknow is Rs. 17,50,000/- per hectare, according to which the market value of the property comes to Rs. 8,41,750/- (Rs. Eight Lacs Forty One Thousand Seven Hundred Fifty Only) but the Purchaser is company hence after enhancement of 25% on valuation the enhanced market value of the property comes to Rs. 10,52,188/- (Rs. Ten Lacs Fifty Two Thousand One Hundred Eighty Eight only). The actual sale consideration of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) is higher than the market value of Rs. 10,52,188/- (Rupees Ten Lacs Fifty Two Thousand One Hundred Eighty Eight only). Hence, the stamp duty on sale consideration of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) i.e. on the actual value paid for the transfer of the property comes to Rs. 3,04,000/- (Rupees Three Lacs Four Thousand only) and has accordingly been paid by the Purchaser.



स. को. अ. अ. अ. अ. अ. अ.

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दिनांक २१.१२.१८

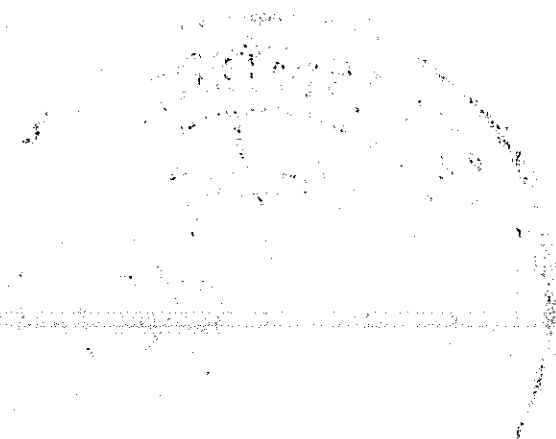
मुख्य अधिकारी स्वाम्य

नाम श्री. प्रकाश कुमार शर्मा

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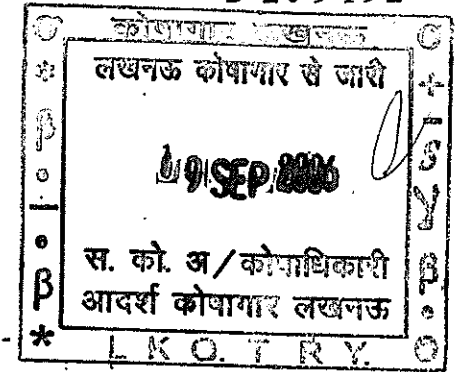
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उत्तर प्रदेश UTTAR PRADESH

B 279492



-17-

SCHEDULE OF PAYMENT

1. Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) vide Cheque No. 388905 dated 28.10.2006 drawn on The Bank of Rajasthan Ltd., Aliganj, Lucknow.

Received a sum of Rs. 30,40,000/- (Rupees Thirty Lacs Forty Thousand only) as detailed above and now nothing is payable to the Seller by the Purchaser.

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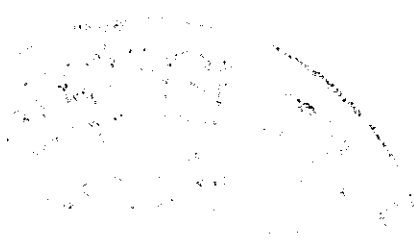
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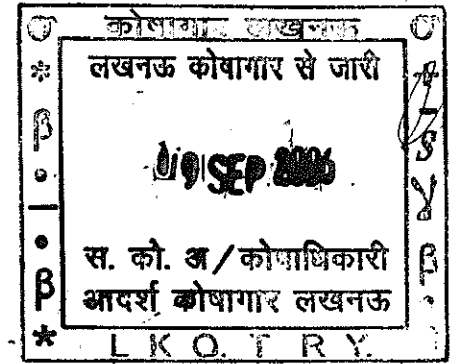
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उत्तर प्रदेश UTTAR PRADESH

B 279490



-18-

**SCHEDULE OF THE PROPERTY HEREBY SOLD**

agriculture land of Khata no. 00216 Khasra No. 305 total measuring 0.4810 hectare situated at Village-Mutakkipur, Pargana, Tehsil and District- Lucknow, which is bounded as under: -

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सि. अ. अलीम खान

*[Handwritten Signature]*



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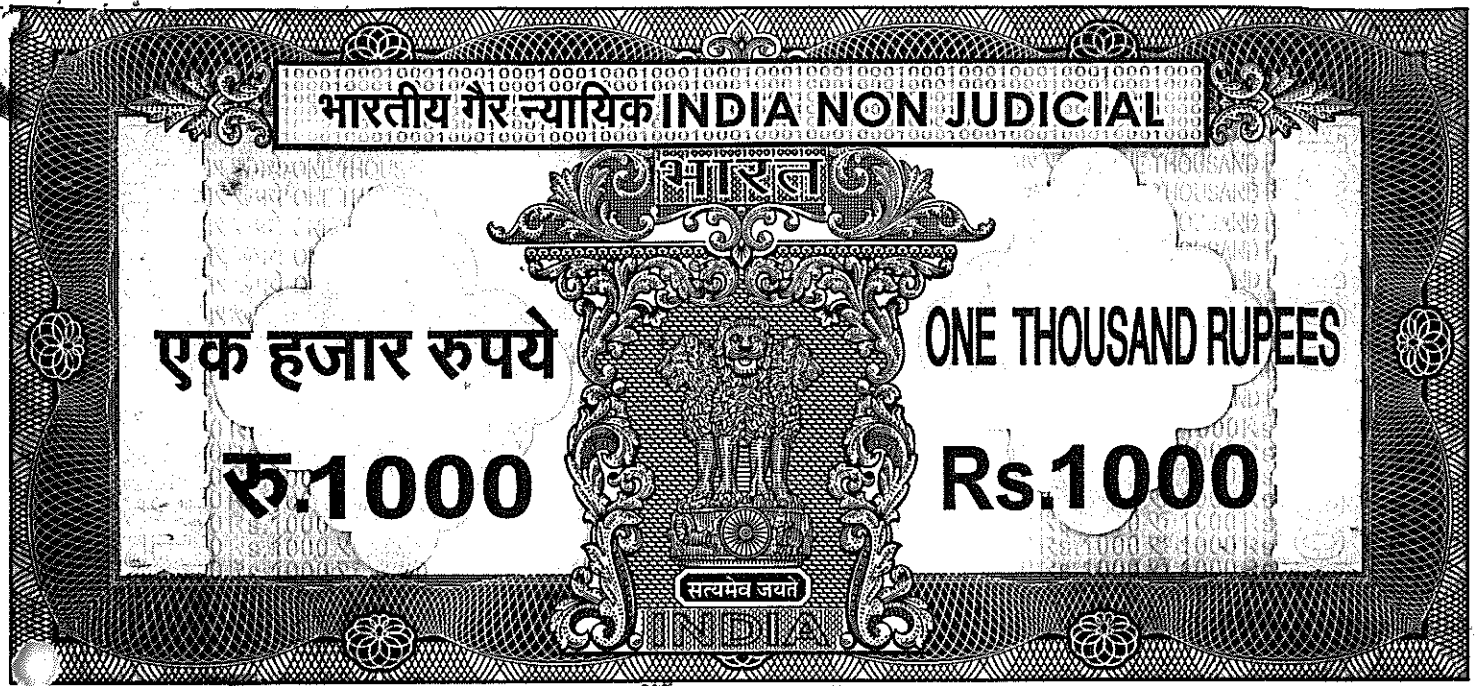
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Handwritten notes and scribbles

Handwritten mark

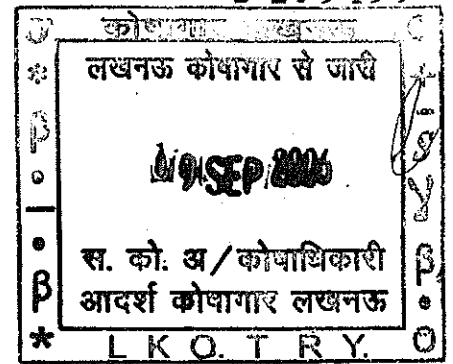
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उत्तर प्रदेश UTTAR PRADESH

B 27949J



-19-

**BOUNDARIES OF LAND KHASRA NO. 305**

- East : Nali thereafter Land of Khasra No. 312, 314 & 315
- West : Chak Road thereafter Land of Khasra No. 304, 293, 294 & 300
- North : Land of Khasra No. 240 & 241
- South : Chak Road thereafter Land of Khasra No. 306 & 307

*अ. अ. अ. अ. अ. अ.*

Contd. ...20



*U. G. G. G. G.*

27-9-06

1000/

कै. - का. - 1-650/2/06

विक्रय पत्र

3,040,000.00/ 1,053,000.00 5,000.00 40 5,040.00 2,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत  
श्री/श्रीमती अलीम बेग  
पुत्र / पत्नी श्री बसन्त बेग उर्फ अजीम बेग  
पेशा कृषि  
निवासी स्थायी ग्राम मुतक्कीपुर पर.तह.व जि.लखनऊ  
अस्थायी पता



ने यह लेखपत्र इस कार्यालय दिनांक 28/10/2006 समय 3:06PM  
बजे निबन्धन हेतु पेश किया।

ओ.पी.ग्रिह  
उप निबन्धक (द्वितीय )  
लखनऊ  
28/10/2006

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

विक्रेता  
श्री/श्रीमती अलीम बेग  
पुत्र/पत्नी श्री बसन्त बेग उर्फ अजीम बेग  
पेशा कृषि  
निवासी ग्राम मुतक्कीपुर पर.तह.व जि.लखनऊ



क्रेता  
श्री/श्रीमती मे.फ़ोजन  
कान्स.प्रा.लि.द्रा.अधि.हस्ता.टी.के.दीक्षित  
पुत्र/पत्नी श्री स्व.सी.एस.दीक्षित  
पेशा नौकरी  
निवासी बी-703,महानगर,लखनऊ



ने निष्पादन स्वीकार किया।  
जिनकी पहचान श्री सर्वेश कुमार गुप्ता  
पुत्र श्री  
पेशा वकालत  
निवासी सिविल कोर्ट,लखनऊ  
व श्री अंसारुल हक  
पुत्र श्री मुवीनुल हक  
पेशा व्यापार  
निवासी लकड़मन्डी डालीगंज,लखनऊ  
ने की।

*[Signature]*



*[Signature]*

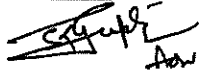



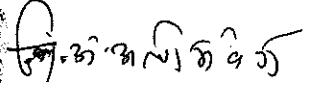
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

ओ.पी.ग्रिह  
उप निबन्धक (द्वितीय )  
लखनऊ  
28/10/2006

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

WITNESSES :-


1.   
Sarvesh Kumar Gupta  
Advocate  
Civil Court, Uda

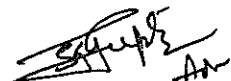
  
  
SELLER

2. Anusaul Haq - s/o; Mubinnul Haq  
405/150 f/Calcutta moudi - Dabganj  
Lko

  
PURCHASER

Drafted by:

Typed by:  


  
(Sarvesh Kumar Gupta)  
Advocate

विक्रेता

Registration No 10016

Year : 2006

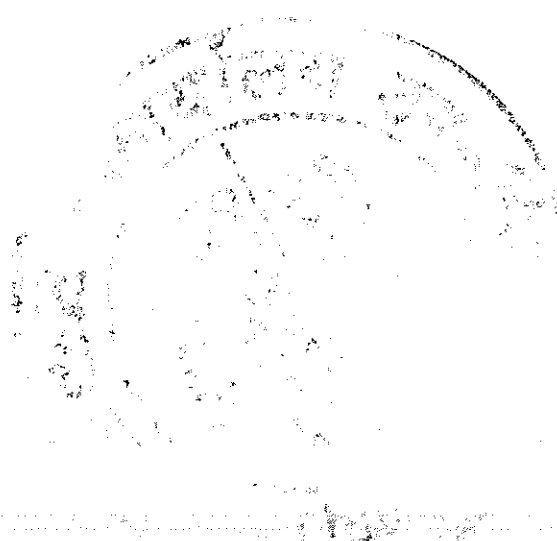
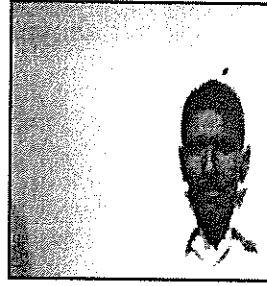
Book No. 1

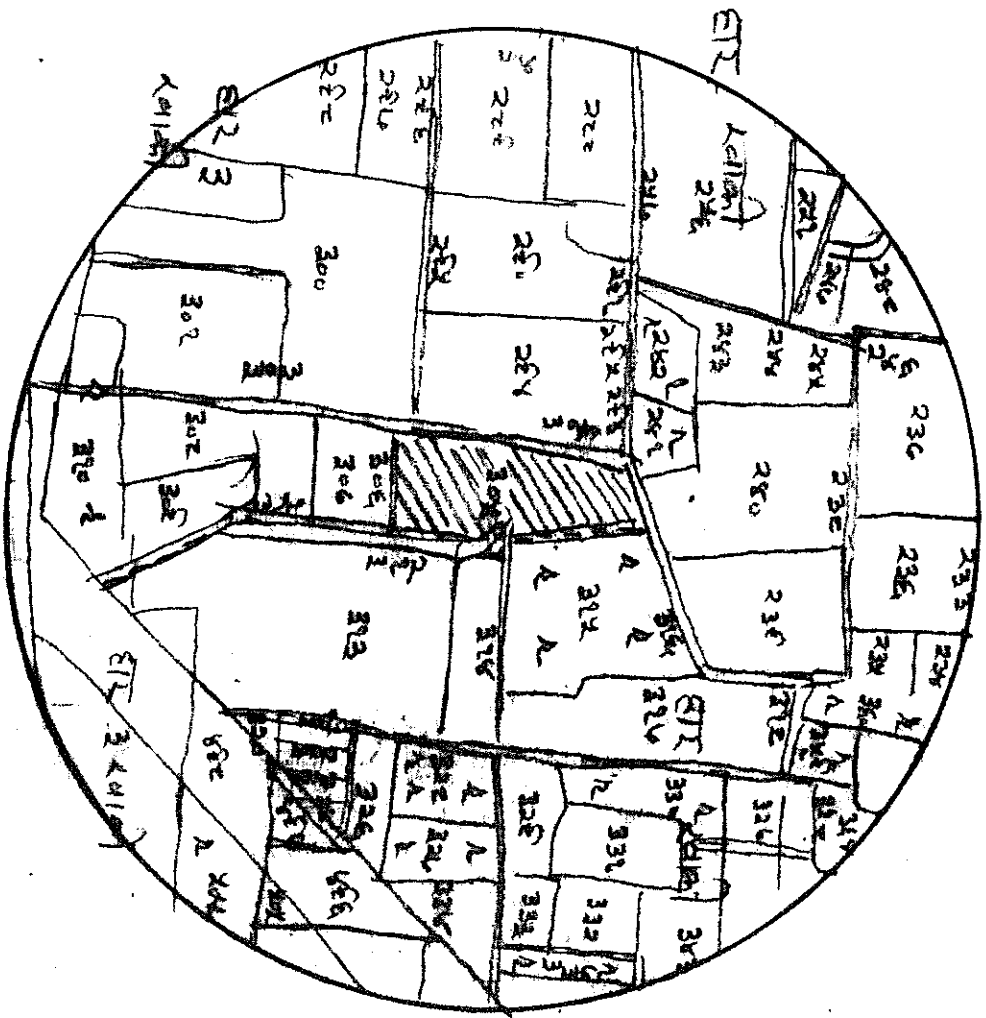
01 01 अलीम बेग

बसन्त बेग उर्फ अजीम बेग

ग्राम मुतक्कीपुर पर.तह.व जि.लखनऊ

कृषि





नक्शा नवरी श्री स्वरा नं. 305  
 स्थान नाम - सुवर्णपुर, परजना नदीका  
 व जिला - जालना,

क्षेत्रफल - 0.4810 हेक्टर

चौकटी

प्रथम - नाली बागदू श्री स्वरा नं. 312,  
 314 व 315

पश्चिम - नाली बागदू श्री स्वरा  
 नं. 304, 293, 294 व 300

उत्तर - श्री स्वरा नं. 240 व 241.

दक्षिण - चक्रोड बागदू श्री स्वरा  
 नं. 306 व 307

हं विवेका (नं. 30 कमी. 1500)



हं कृता

*[Handwritten signature]*

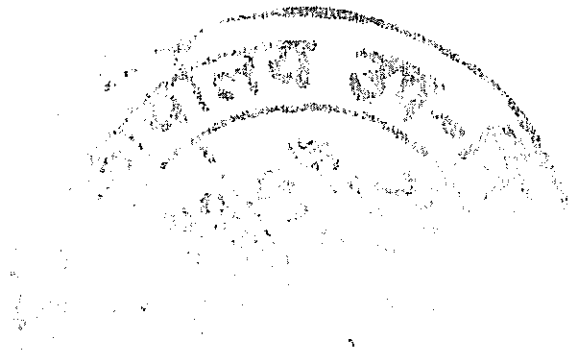
क्रेता

Registration No. 10016

Year : 2006

Book No. 1

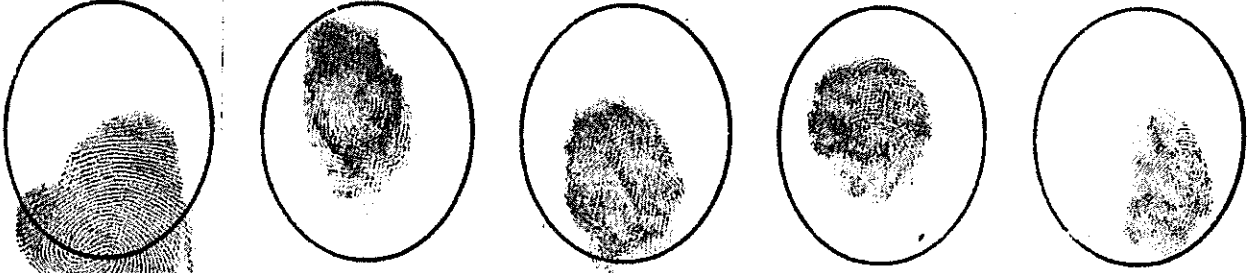
0201 'मै.फ़ोजन कान्स.प्रा.लि.द्रा.अधि.हस्ता.टी.के.दीक्षित  
स्व.सी.एस.दीक्षित  
बी-703,महानगर,लखनऊ  
नौकरी



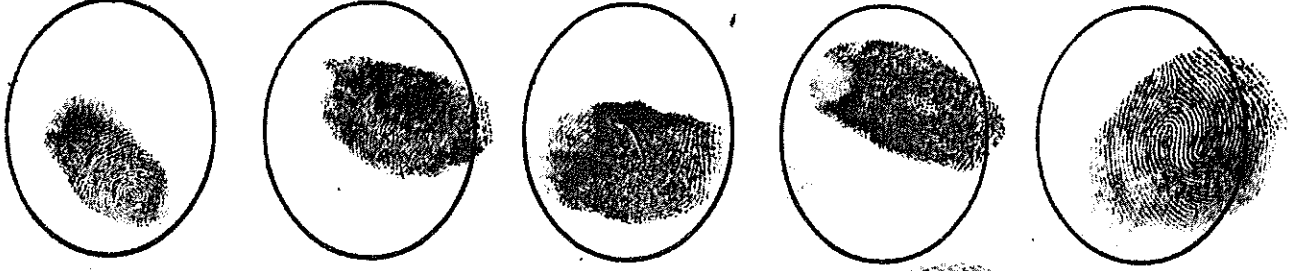
रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन  
हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Aleem Beg S/o Sri Basant Beg w/o Sri Azeem Beg  
P/o Gram-Mitakkipur, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



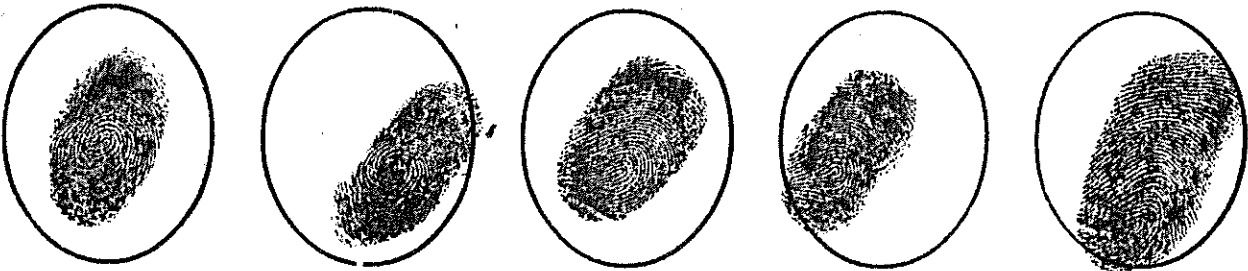
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :-

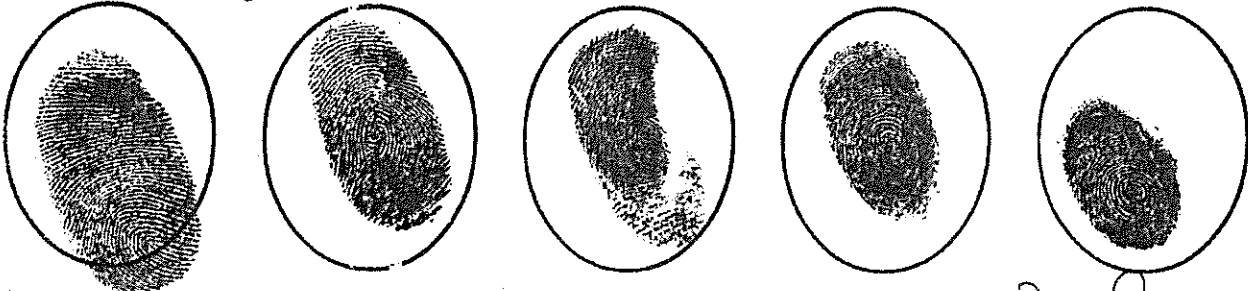
T.K. Dikshit S/o Late Sri C. S. Dikshit

P/o B-703 Mahanagar, Lucknow.

बायें हाथ के अंगुलियों के चिन्ह :-




दाहिने हाथ के अंगुलियों के चिन्ह :-



T.K. Dikshit  
विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 28/10/2006 को  
बही सं 1 जिल्द सं 6141  
पृष्ठ सं 63 से 106 पर क्रमांक 10016  
रजिस्ट्रीकृत किया गया ।

  
ओ.पी.सिंह

उप निबन्धक (द्वितीय)

लखनऊ

28/10/2006

