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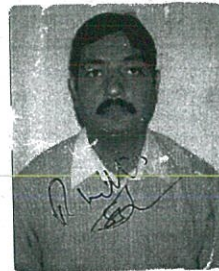


उत्तर प्रदेश UTTAR PRADESH

B.571000

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0 9 4 1 2011



Stamp: ₹10,40,100/-

SALE DEED

Nature of Land
Village
Pargana
Details of Property

Agriculture
Natkur
Bijnaur
Land bearing Khasra Nos. 631 &
638

Contd.....2..

S. Khatoon

Tari

आदर्श कोषागार, लखनऊ

७

दिनांक 10-5-72

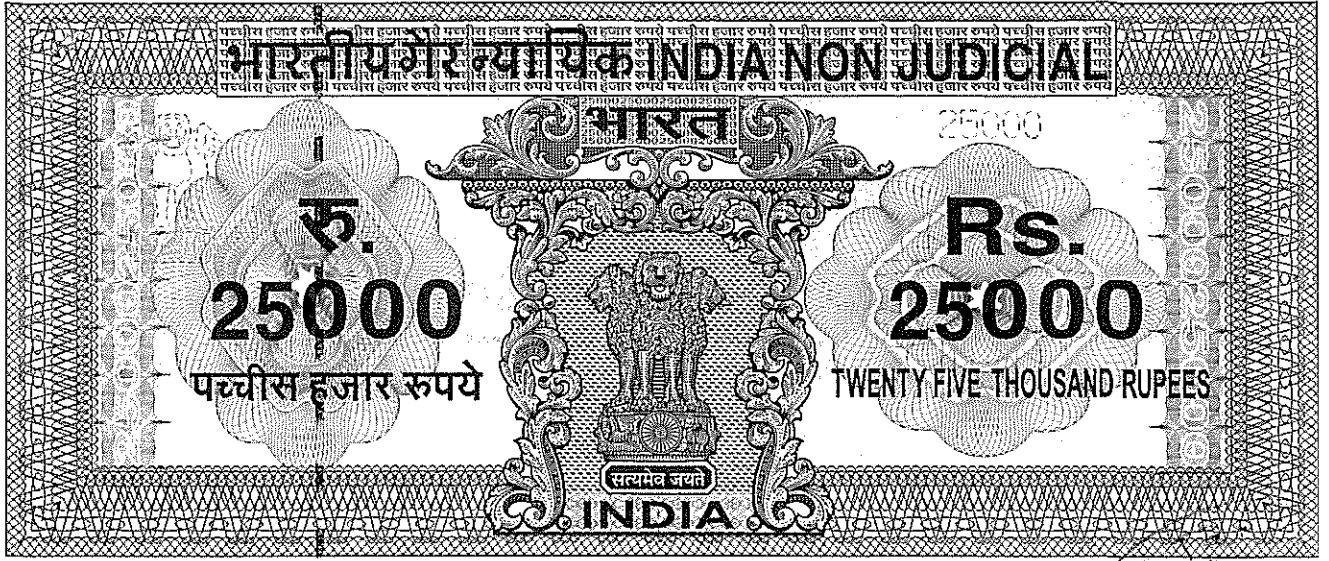
मूल्य 25.00 रु. जनरल स्टाम्प

नाम स्तम्भित कोषागार लि. ७०

द्वारा

रोकड़िया





उत्तर प्रदेश UTTAR PRADESH

-2-

Area	In Hectare
Area of the Property	1.034 Hectare
Road	More than 2 KM away from Raibareilly Road
Type of Property	Agriculture
Consideration	₹1,48,58,000/-
Valuation	₹68,24,400/-

Contd.....3..

S. Khatoon

Tail

आदर्श कोषागार, लखनऊ

दिनांक 10-5-72

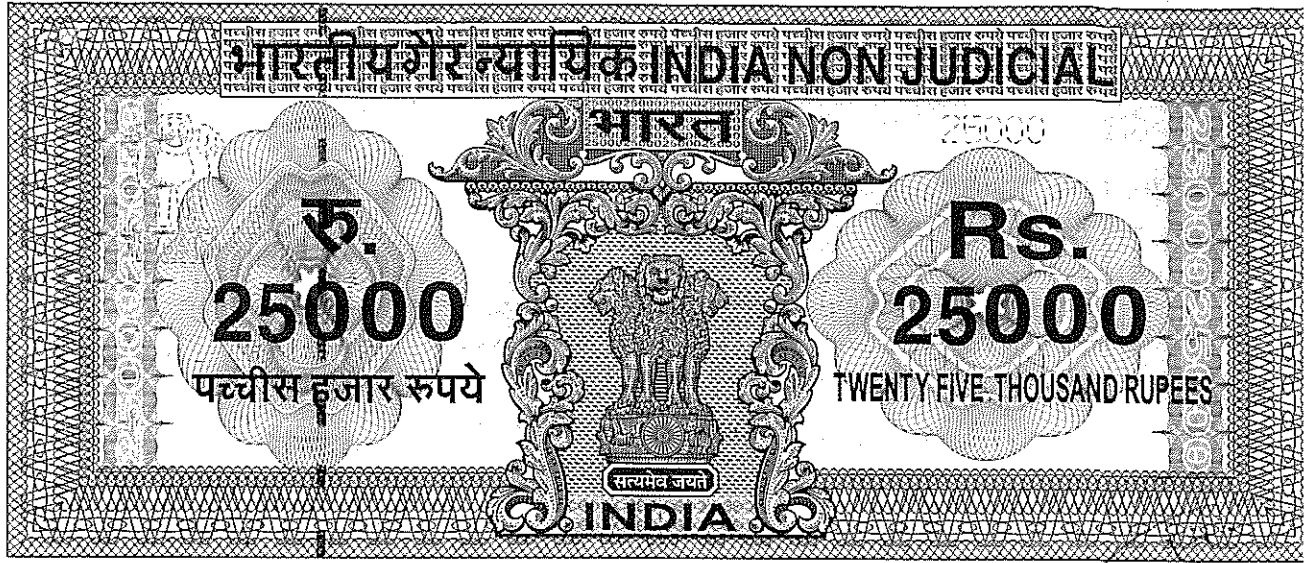
मूल्य २२००/- जनरल स्टाम्प

नाम स्तम्भित कान-मि ५१-७७

द्वारा

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उत्तर प्रदेश UTTAR PRADESH

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-3-

BOUNDARIES OF LAND KHASRA NO. 631

- East : Land of Khasra No. 625
- West : Land of Khasra No. 635
- North : Land of Khasra No. 615
- South : Land of Khasra Nos. 629, 630, 632 & 633

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S. Khaton

Tail

आदर्श कोषागार, लखनऊ

दिनांक 10-5-72

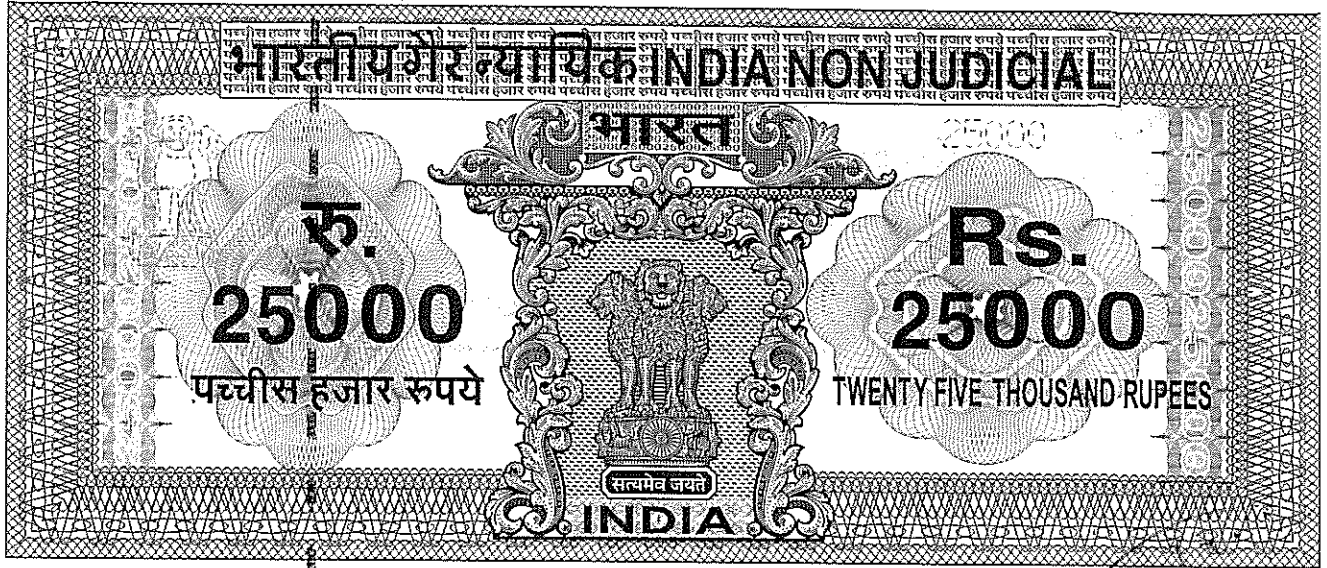
मूल्य 2500/-

नाम

द्वारा

रोक दिया





उत्तर प्रदेश UTTAR PRADESH

-4-

BOUNDARIES OF LAND KHASRA NO. 638

East : Land of Khasra Nos. 634, 636 & 637
West : Link Road
North : Land of Khasra No. 615
South : Nala

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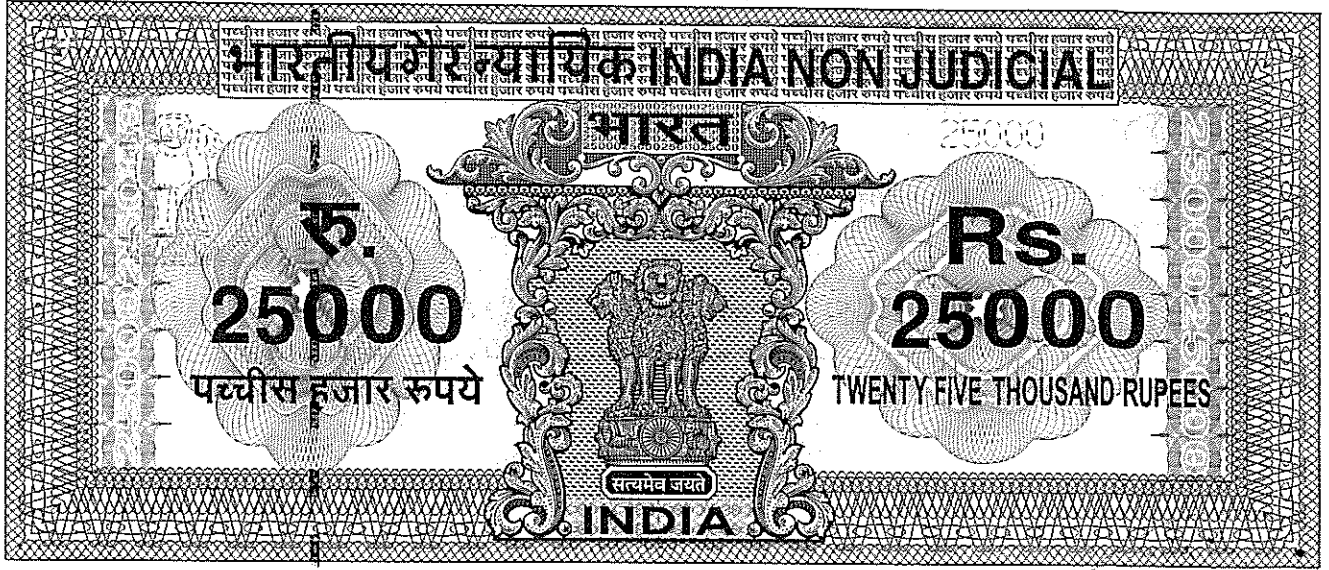
S. Khatoon

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U.S. DEPARTMENT OF THE ARMY
OFFICE OF THE CHIEF OF STAFF
WASHINGTON, D.C. 20315

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उत्तर प्रदेश UTTAR PRADESH

B 570996

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-5-

No. of Seller (1)

Name of the Seller-

Smt. Sabiha Khatoon, W/o Mohd. Israr, R/o 529
Ka/35, Old Khurram Nagar, Lucknow.

No. of Purchaser (1)

Name of the Purchaser-

M/S. SAMARPIT CONSTRUCTIONS PVT.
LTD., a Company incorporated under the
Companies Act, 1956 having its registered office at
2nd Floor, Eldeco Corporate Chamber-I, Vibhuti
Khand, Gomti Nagar, Lucknow, through its
authorized signatory Sri Manish Chandra, S/o Late
Dr. S.C. Mathur, R/o B-23, Alokपुरी, Faizabad
Road, Lucknow.

Contd.....6..

S. Khatoon

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श्रीवत्सल कॉलोनी, गुरुग्राम

फाइल नं. 10-S-12

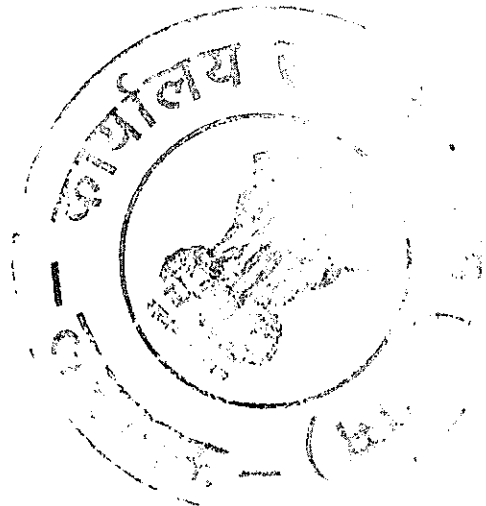
तारीख 25/08/2018

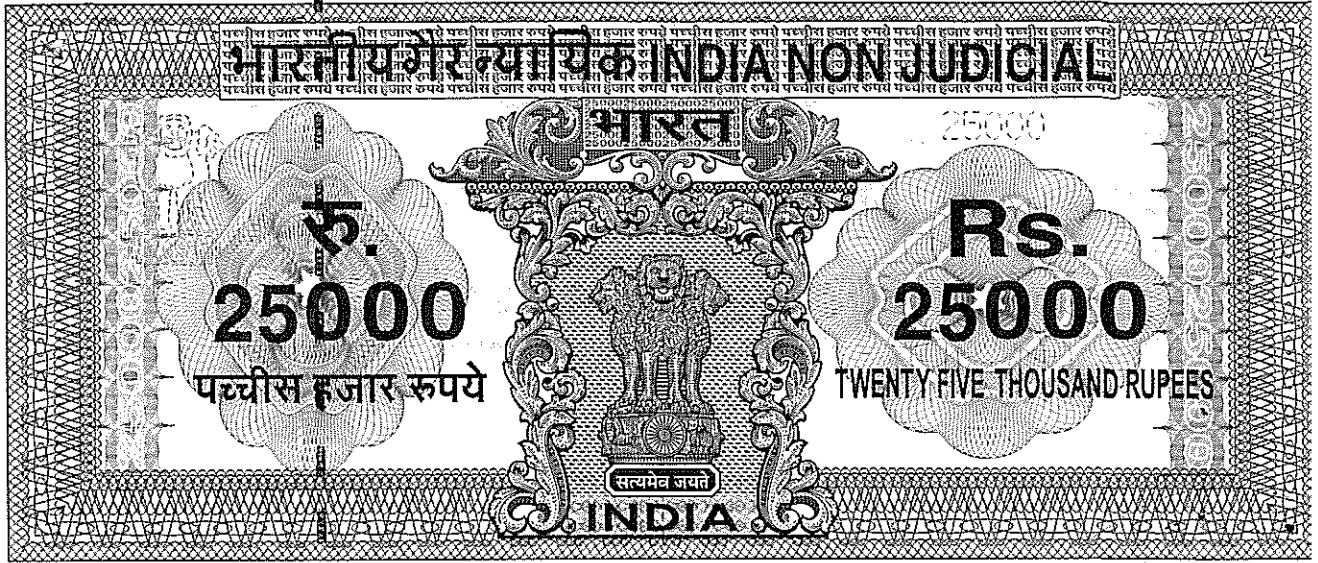
विषय: अमानत नं. 051-40-W. (म)

अ/प्र



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उत्तर प्रदेश UTTAR PRADESH

B 570995

B 570995

0 7 MAY 2012

-6-

THIS DEED OF SALE is executed this 19th day of May 2012 by
Smt. Sabiha Khatoun, W/o Mohd. Israr, R/o 529 Ka/35, Old Khurram Nagar,
Lucknow, (hereinafter referred to as the Seller) which expression, unless
repugnant to the context, shall mean and include her heirs, legal

Contd.....7..

S. Khatoun

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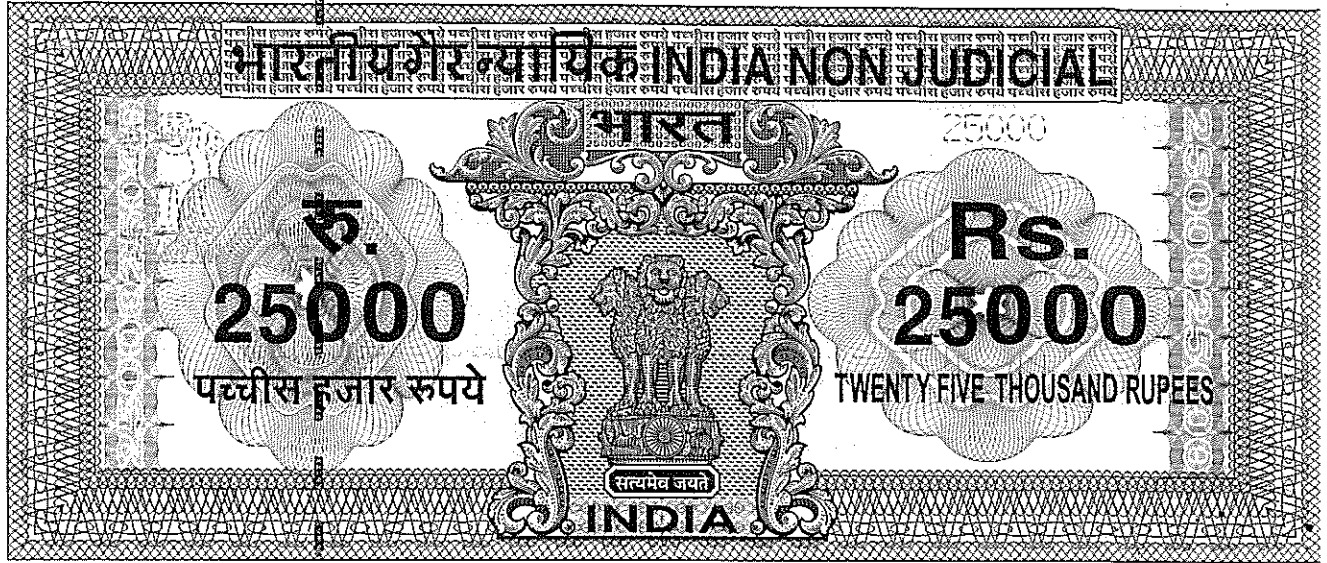
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उत्तर प्रदेश UTTAR PRADESH

B 570994

B 570994

0 7/11/20

-7-

representatives, successors, administrators, executors, transferees, assignees
etc. in favour of M/S. SAMARPIT CONSTRUCTIONS PVT. LTD., a
Company incorporated under the Companies Act, 1956 having its registered
office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar,

Contd.....8..

S. Khatun

Tail

आदर्श कोषागार, लखनऊ

दिनांक 10-5-11

मूल्य 28000/-

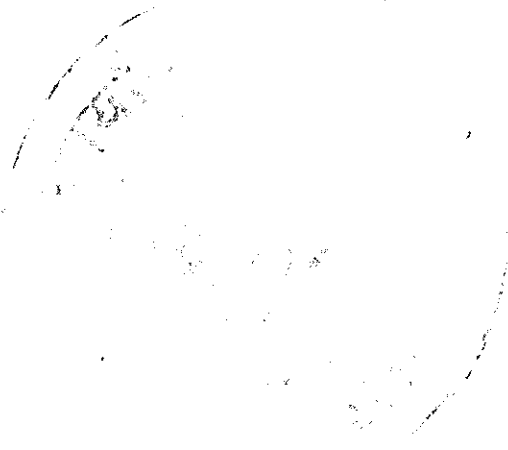
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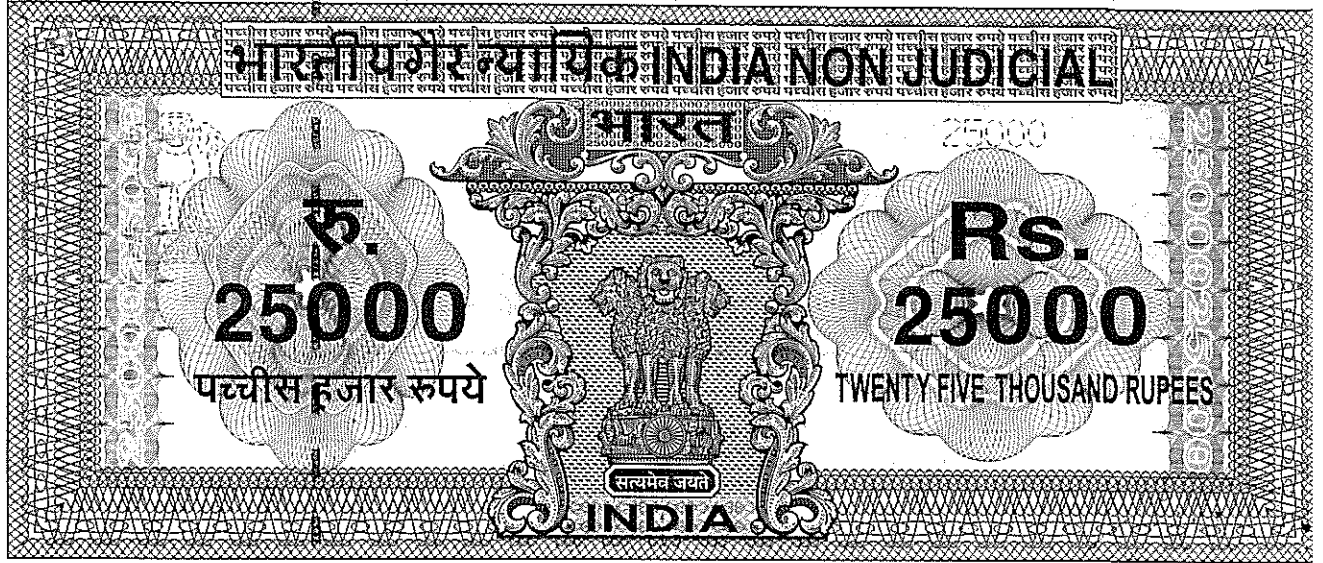
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उत्तर प्रदेश UTTAR PRADESH

B 570993

B 570993

0 7 MAY 20

-8-

Lucknow, through its authorized signatory Sri Manish Chandra, S/o Late Dr. S.C. Mathur, R/o B-23, Alokपुरी, Faizabad Road, Lucknow, (hereinafter referred to as the **Purchaser**) which expression, unless repugnant to the context, shall mean and include its legal representatives, administrators, executors, transferees, assignees etc.

Contd.....9..

S. Khatun

[Signature]

आदर्श कोषागार, लखनऊ

दिनांक १४-६-१२

मूल्य ४४००/- जी.एस. टैक्स

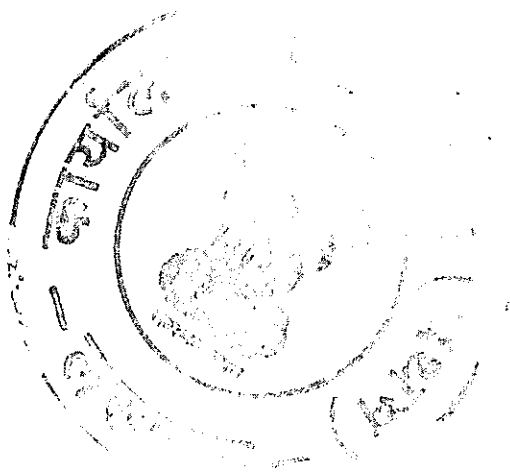
नाम २९ भाग २ भा-भा. ५०

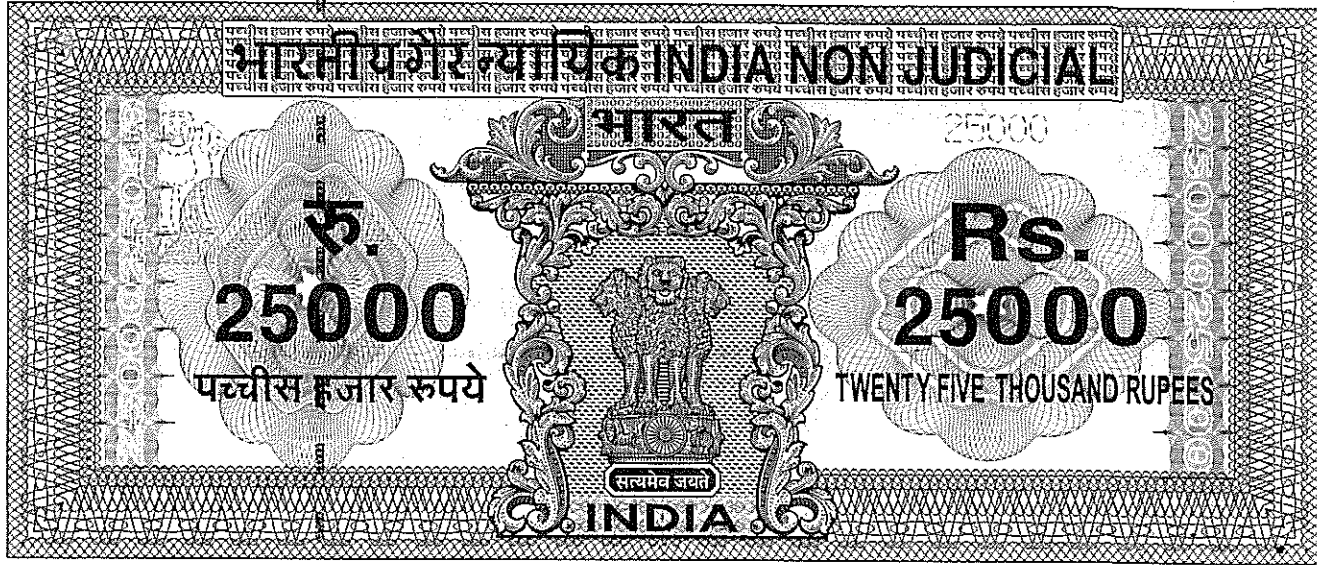
द्वारा

रोकड़िया



१४/६/१२





उत्तर प्रदेश UTTAR PRADESH

S 570992

B 570992

-9-

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khasra No. 631 measuring 0.3670 hectare, and Khasra No. 638 measuring 0.6670 hectare,

Contd.....10..

S. Khaton

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आदर्श कोषागार, लखनऊ

दिनांक 10-5-22

मूल्य 2500/- जनरल स्टाम्प

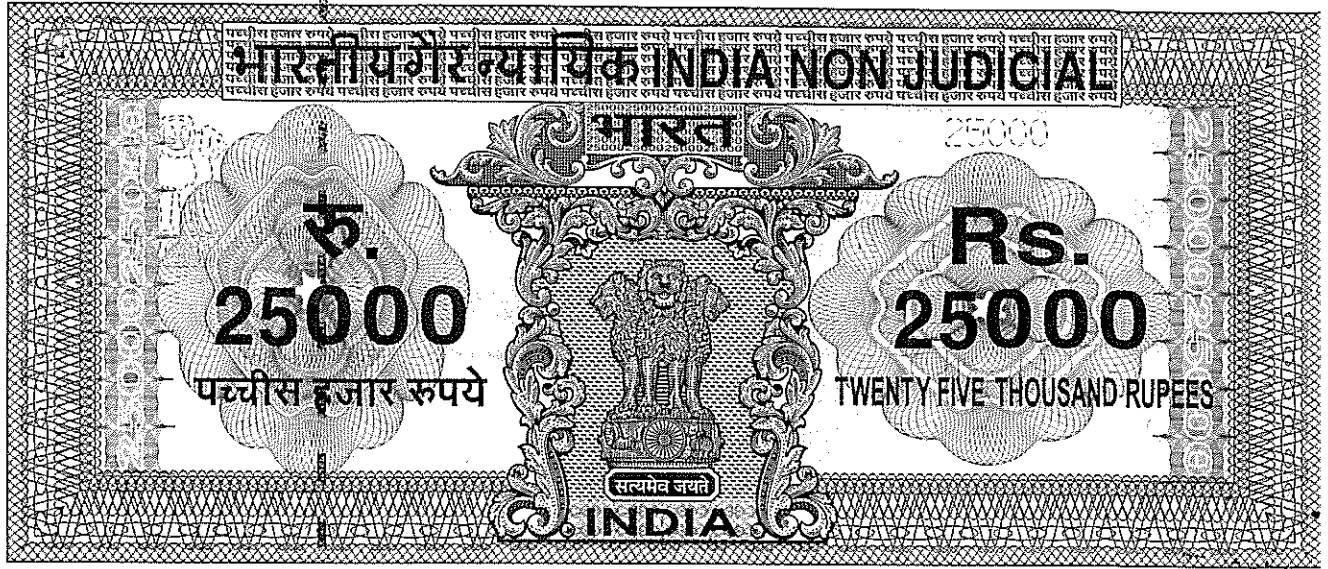
नाम 2500/- का.स. म. (म)

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2500/- 8



उत्तर प्रदेश UTTAR PRADESH

B 570991

B 570991

-10-

total 2 kita, total measuring 1.0340 hectare, situated at Village- Natkur,
Pargana-Bijnaur, Tehsil & District-Lucknow, as mentioned above (hereinafter
referred to as the said "Property");

Contd.....11..

S. Khatoon

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आदर्श कोषागार, लखनऊ

दिनांक 10.5.12

पृष्ठ 2500

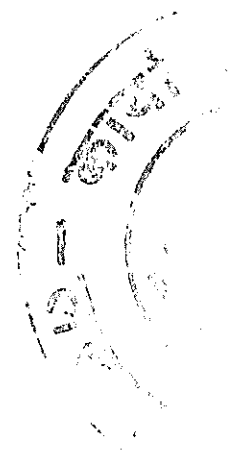
नाम स्वामीजी लाल शर्मा, 11.10.12

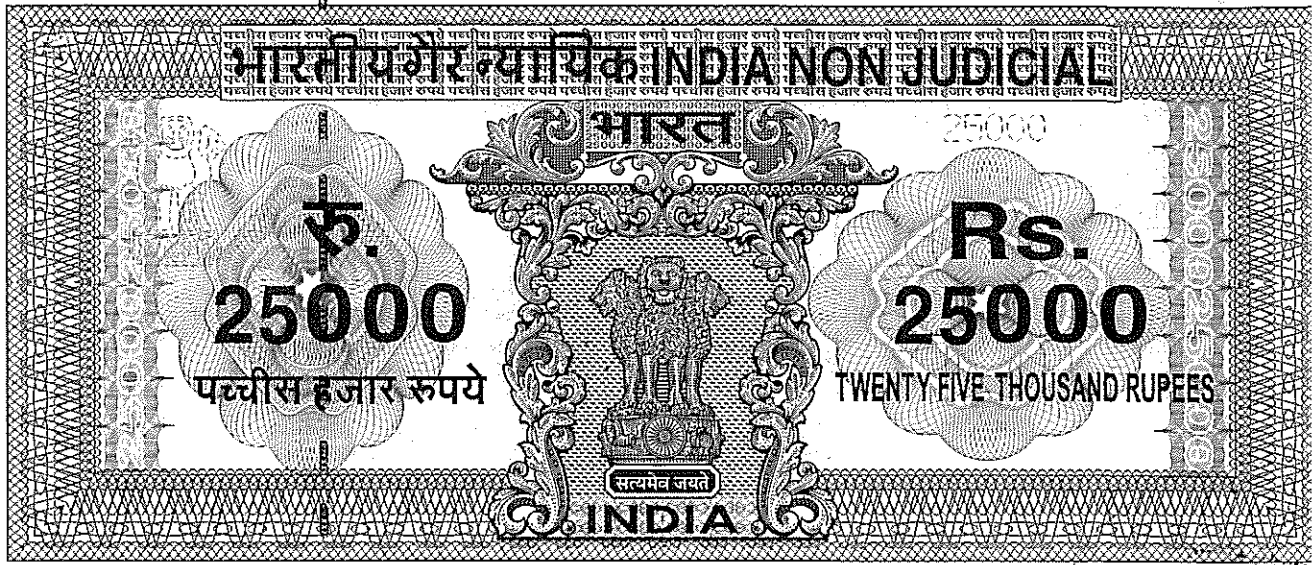
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उत्तर प्रदेश UTTAR PRADESH

S 570990

B 570990

-11-

AND WHEREAS the Seller has assured the Purchaser that she 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

Contd.....12..

S. Khatun

Tari

આચાર્ય મોક્ષગાર, લાલનગર

સંખ્યા ૧૪.૬૧૨

તારીખ ૨૫/૦૫/૮૦

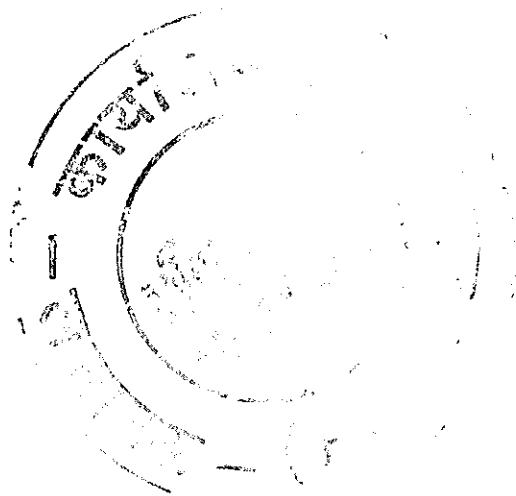
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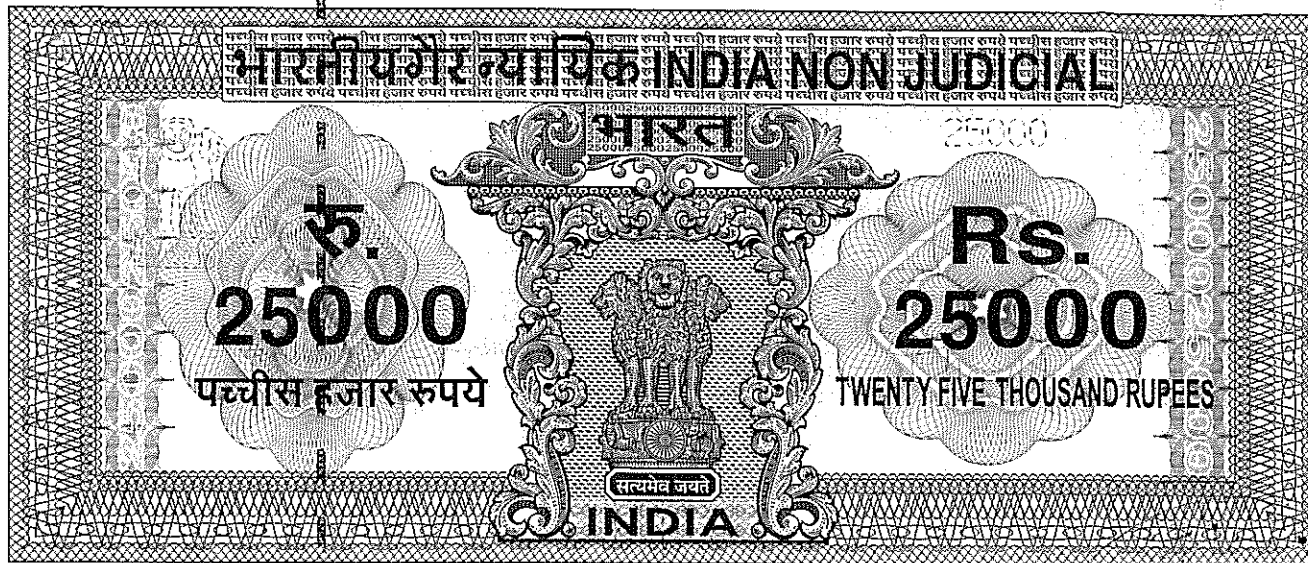
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उत्तर प्रदेश UTTAR PRADESH

S 5709880

B 570989

0 7 MAY 20

-12-

mutated in the revenue records, available with the appropriate regulatory authorities. But there is some matter prejudice in the court of law which will

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S. Khatoon

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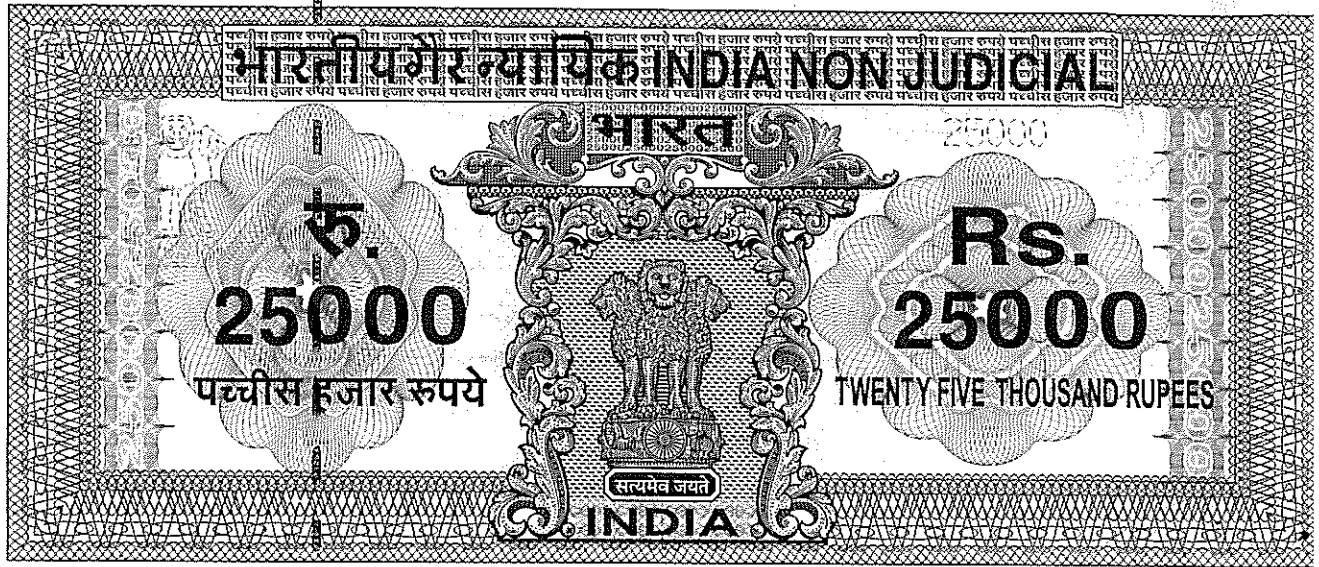
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उत्तर प्रदेश UTTAR PRADESH

B 570988

0 7 MAY 20

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be resolved by the Purchaser on its own cost and expenses and the Seller will not be responsible in any way whatsoever;

Contd.....14..

S. Khaton

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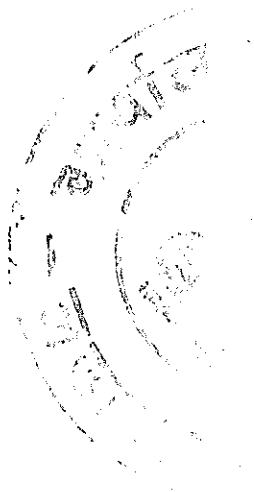
संस्कृत-विभाग, काशी

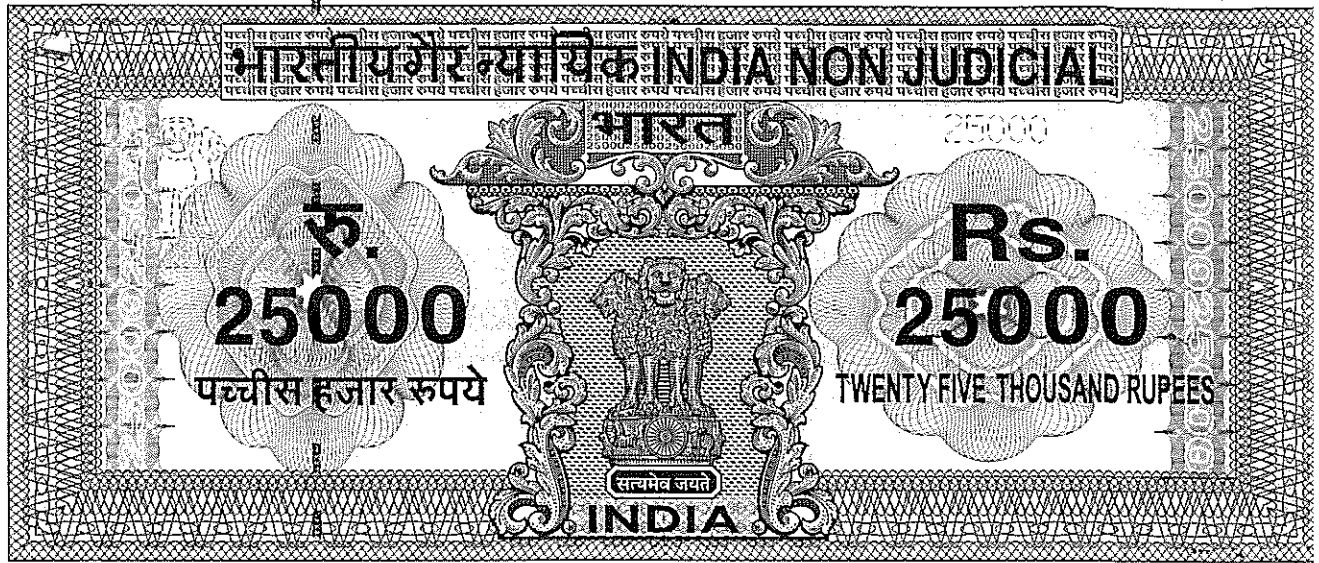
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उत्तर प्रदेश UTTAR PRADESH

B 570987

-14-

AND WHEREAS the Seller is in need of money for her personal use and therefore, is desirous to transfer by way of sale, her whole share, ownership, rights, and all interests in the property;

Contd.....15..

S. Khatun

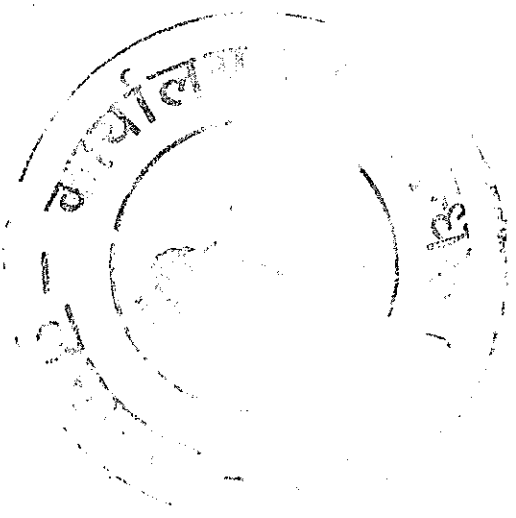
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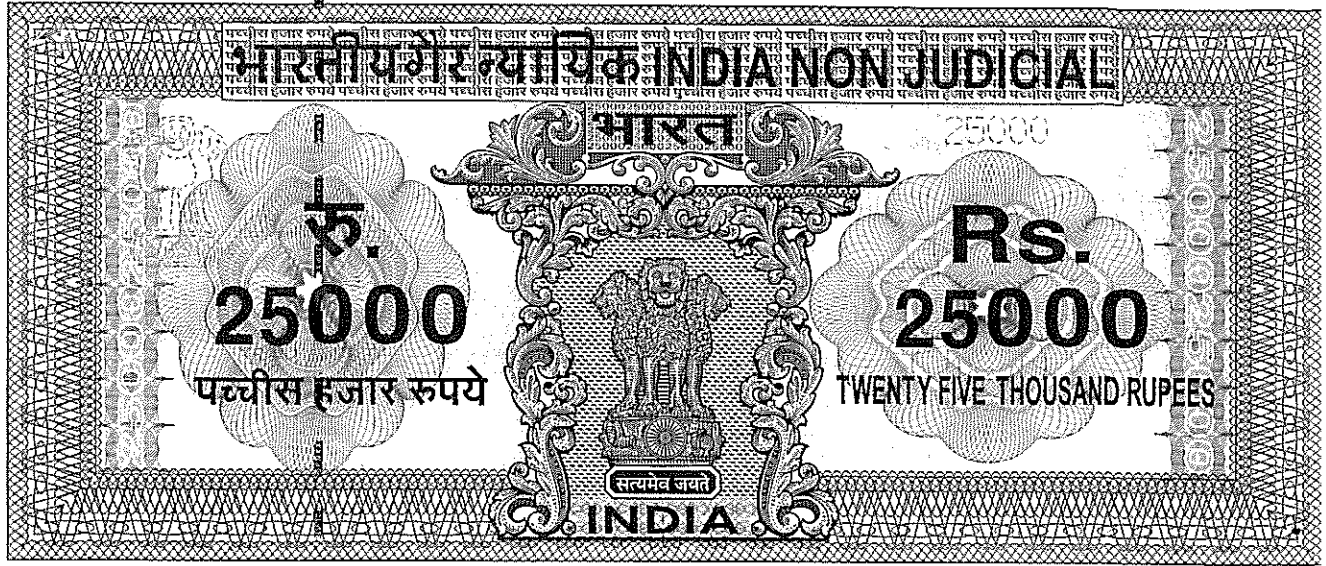
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उत्तर प्रदेश UTTAR PRADESH

B 570986

B 570986

07 MAY 2006

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AND WHEREAS the Purchaser is willing to buy the Property from the Seller, and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all her rights in the.

Contd.....16..

S. Khatoon

Tail

आदर्श कोषागार, लखनऊ

दिनांक 19-5-12

मूल्य 2500/-

नाम मेधापति मा - 11

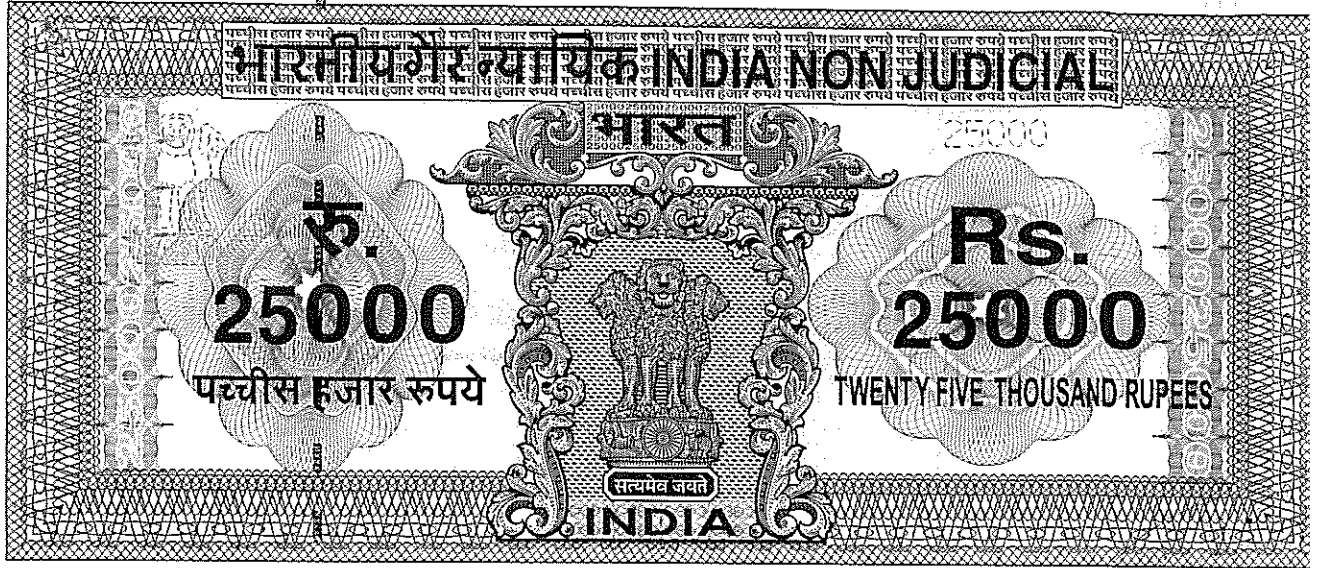
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उत्तर प्रदेश UTTAR PRADESH

B 570985

B 570985

09 MAY

-16-

said Property for a total sale consideration of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only);

Contd.....17..

S. Khatun

[Signature]

आदर्श कोषागार, लखनऊ

दिनांक 18-5-18

मूल्य 250/- जनरल स्टाम्प

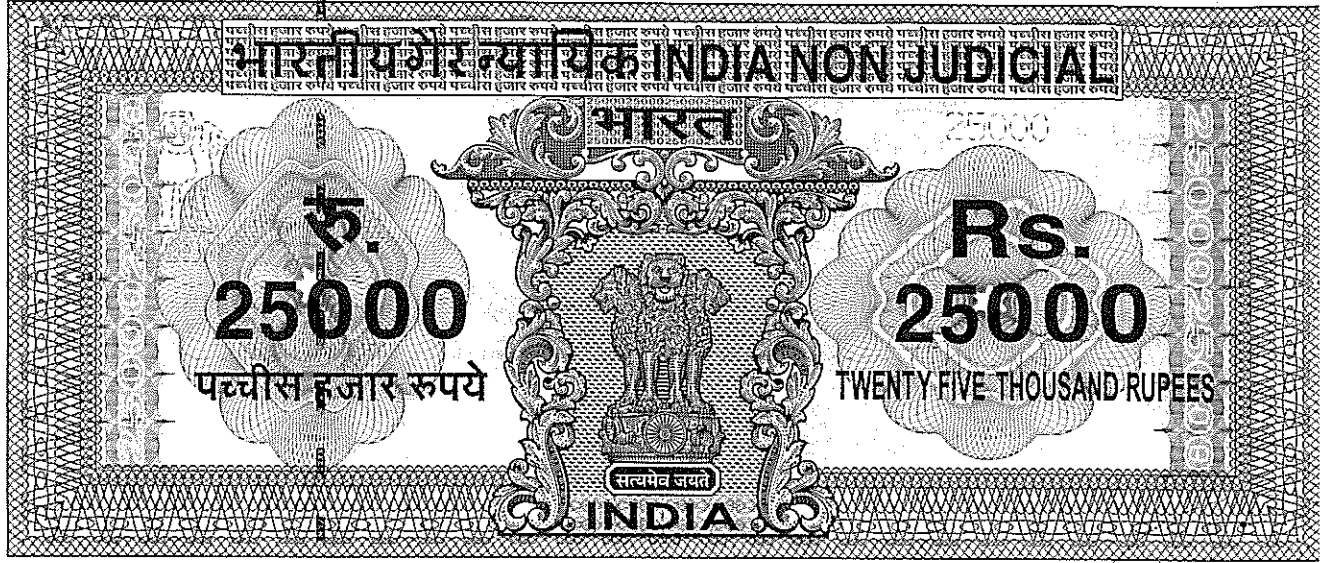
नाम श्रीमति का. प्र. म. ट.

द्वारा रोकड़िया



30/05/18





उत्तर प्रदेश UTTAR PRADESH

B 570984

B 570984

0 9 MAY 2

-17-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only) which constitutes the total sale consideration,

Contd.....18..

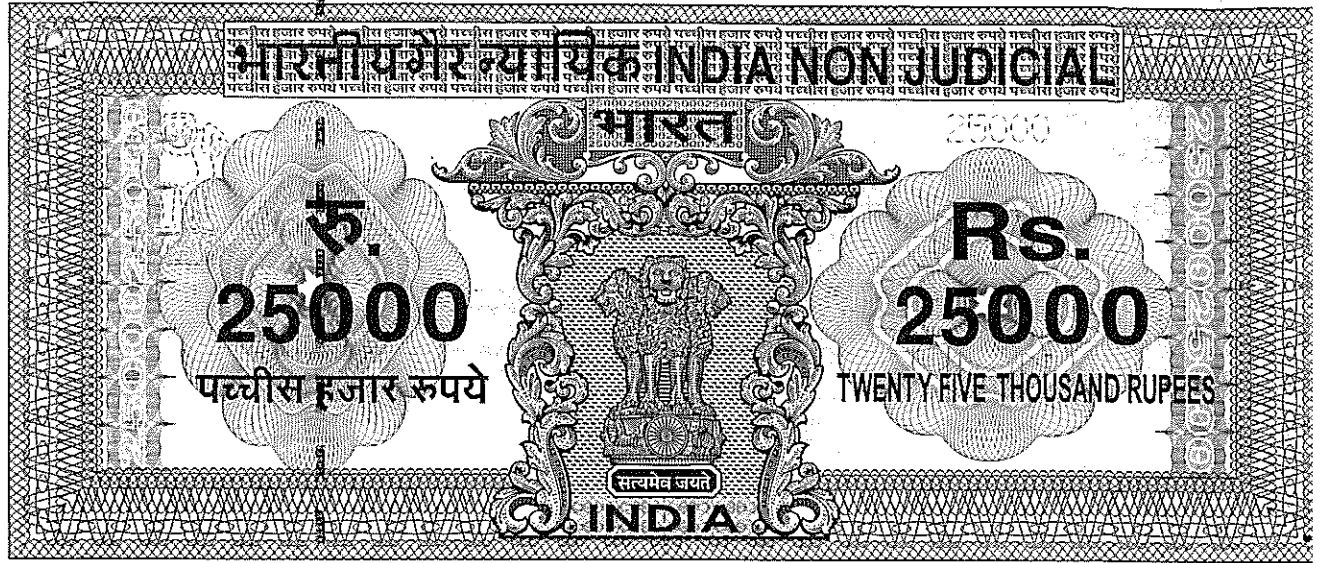
S. Khatoon

Tail

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उत्तर प्रदेश UTTAR PRADESH

B 570983

B 570983

-18-

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.

Contd.....19..

S. Khatoon

Taxi

आदर्श कोषागार, लखनऊ

दिनांक 12-5-12

मूल्य 2500/-

नाम सेमपल कागज 11.00

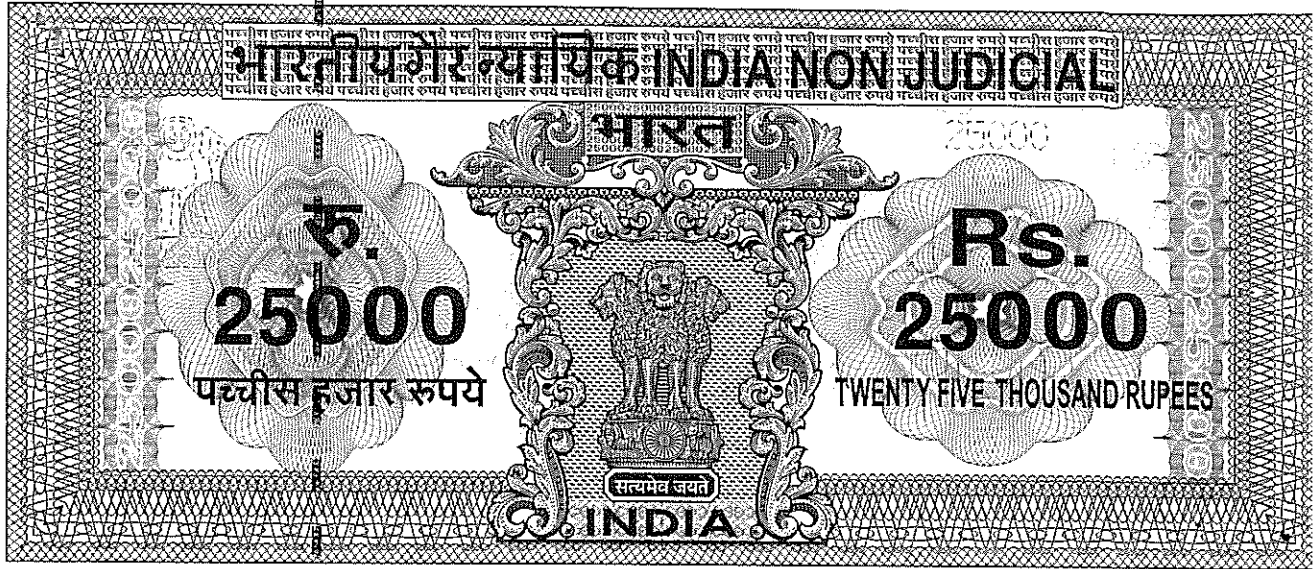
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18/07/12





उत्तर प्रदेश UTTAR PRADESH

B 570982

B 570982

-19-

NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in consideration of the said sum of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only) paid by the Purchaser to

Contd.....20..

S. Khatun

Tail

आवर्त कोषागार, गजपति

क्र. 10-5-12

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21 मई 2012

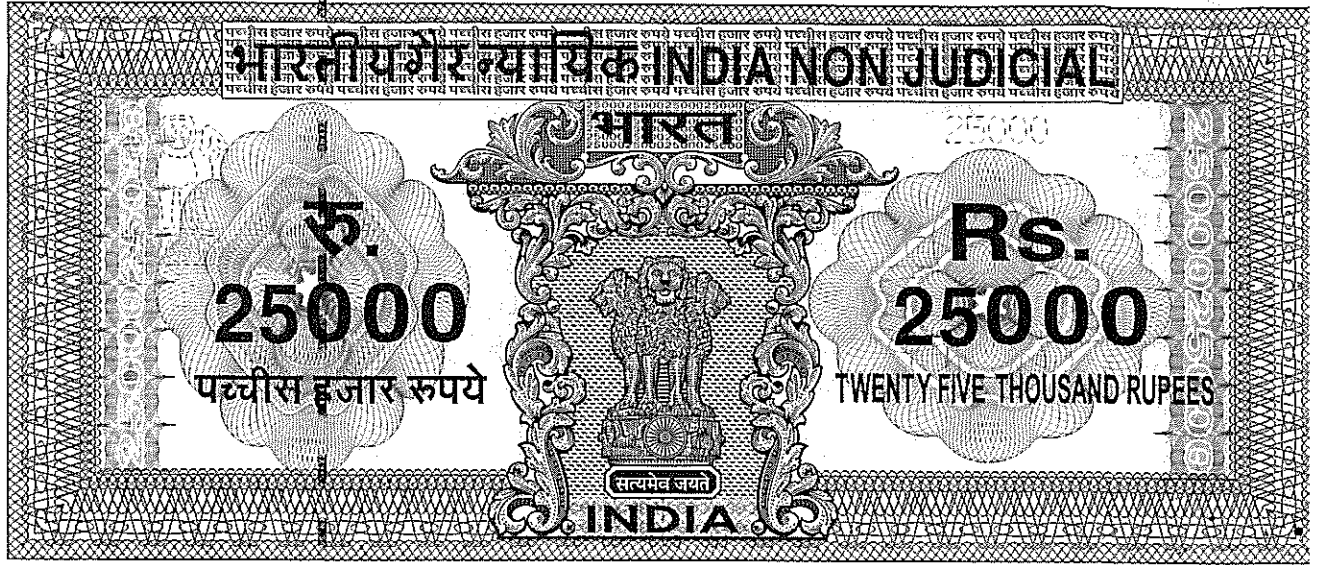
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21 मई 2012

21 मई 2012



उत्तर प्रदेश UTTAR PRADESH

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B 570981

0 9 MAY 20

-20-

the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute

Contd.....21..

S. Khatoun

[Signature]

संयुक्त प्रशासन, जयपुर

क्र. 18-572

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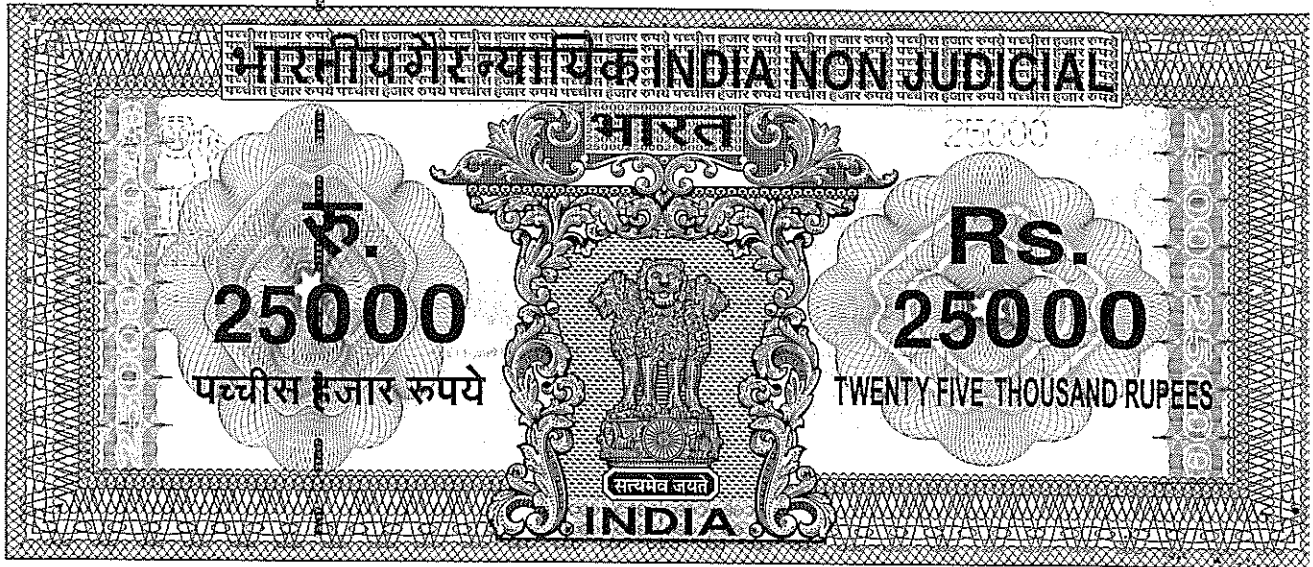
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प्रमाणित है





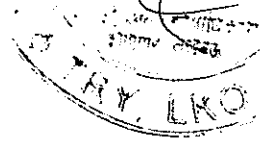
उत्तर प्रदेश UTTAR PRADESH

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7 MAY 201

-21-



sale of the agricultural land of Khasra No. 631 measuring 0.3670 hectare, and Khasra No. 638 measuring 0.6670 hectare, total 2 kita,

Contd.....22..

S. Khatun

Tail

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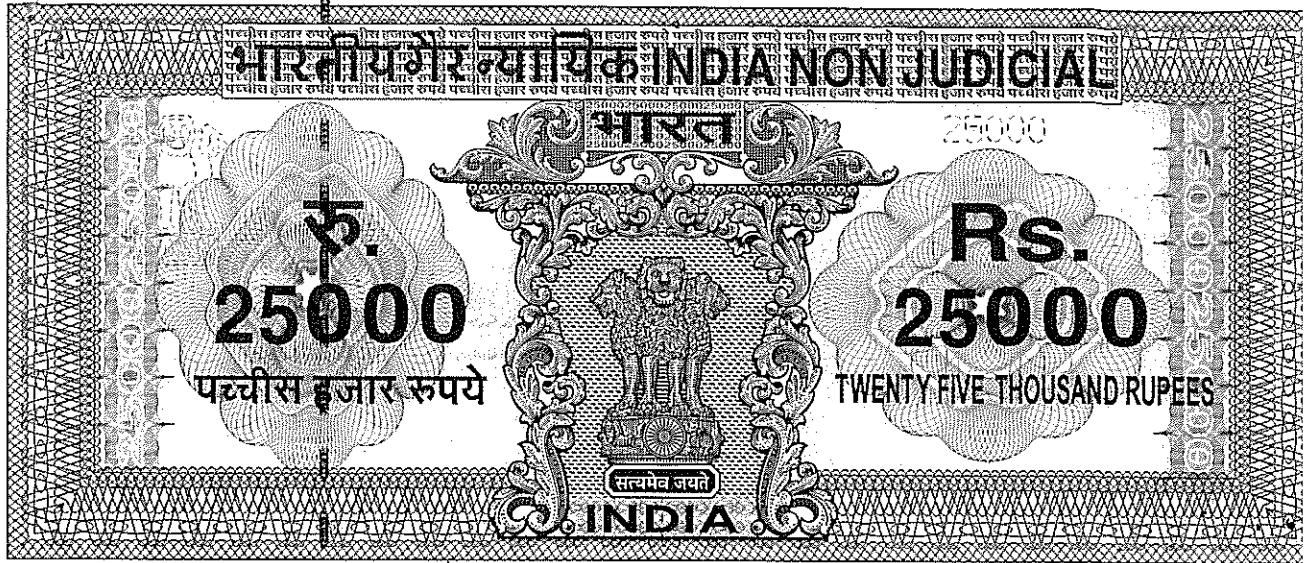
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1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26





उत्तर प्रदेश UTTAR PRADESH

-22-

B 570979

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total measuring 1.0340 hectare, situated at Village- Natkur, Pargana-
Bijnaur, Tehsil & District-Lucknow, the property morefully detailed at

Contd.....23..

S. Khatoun

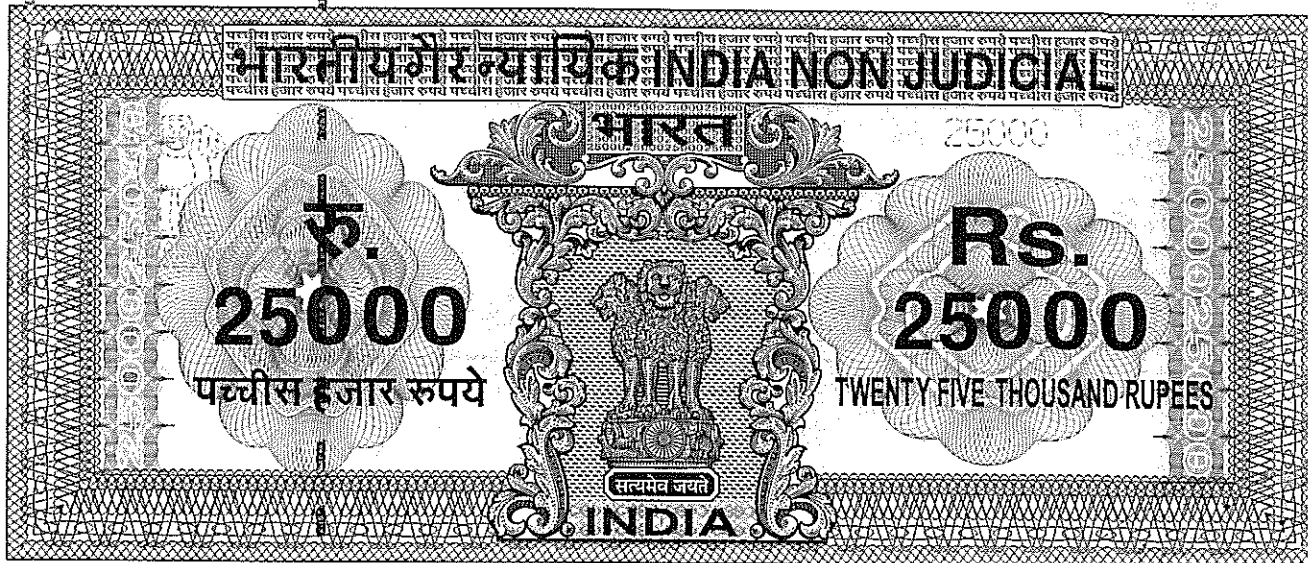
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उत्तर प्रदेश UTTAR PRADESH

B 570978

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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

Contd.....24..

S. Khaton

Tail

आदर्श कोषागार, लखनऊ

दिनांक 10.5.12

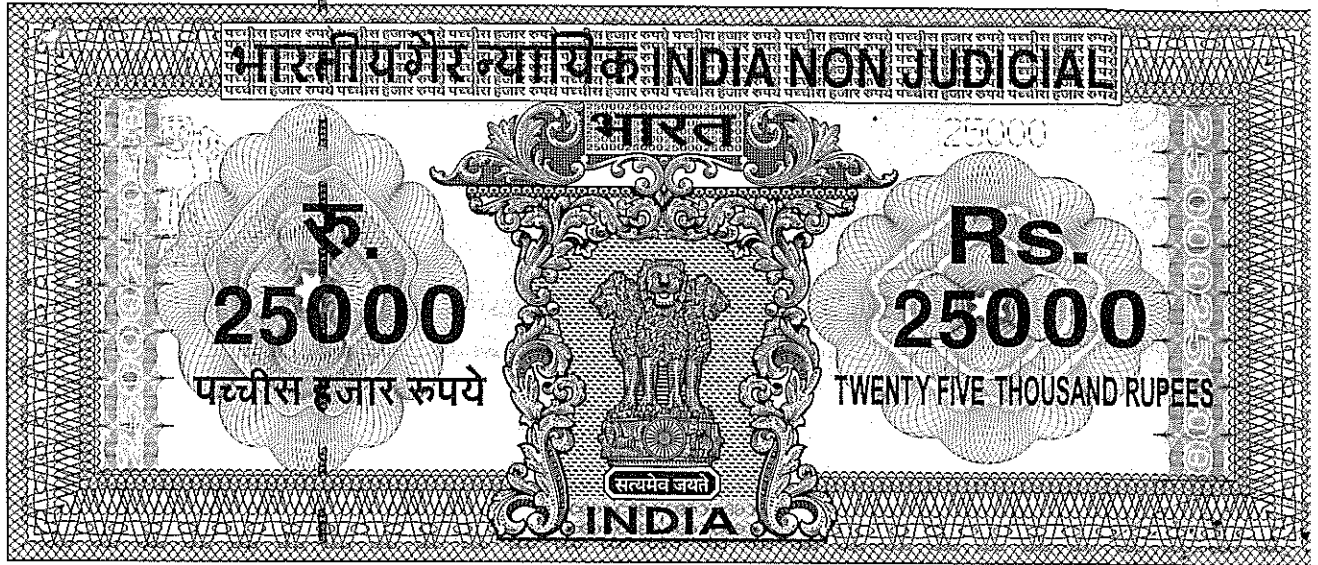
मूल्य 2800/- 000000 जनरल स्टाम्प

नाम अभिषेक ठाकुर

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उत्तर प्रदेश UTTAR PRADESH

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-24-

and every part thereof, with vacant possession, in favour of the
Purchaser TO HOLD the same as absolute owner thereof with all rights,

Contd.....25..

S. Khatun

[Signature]

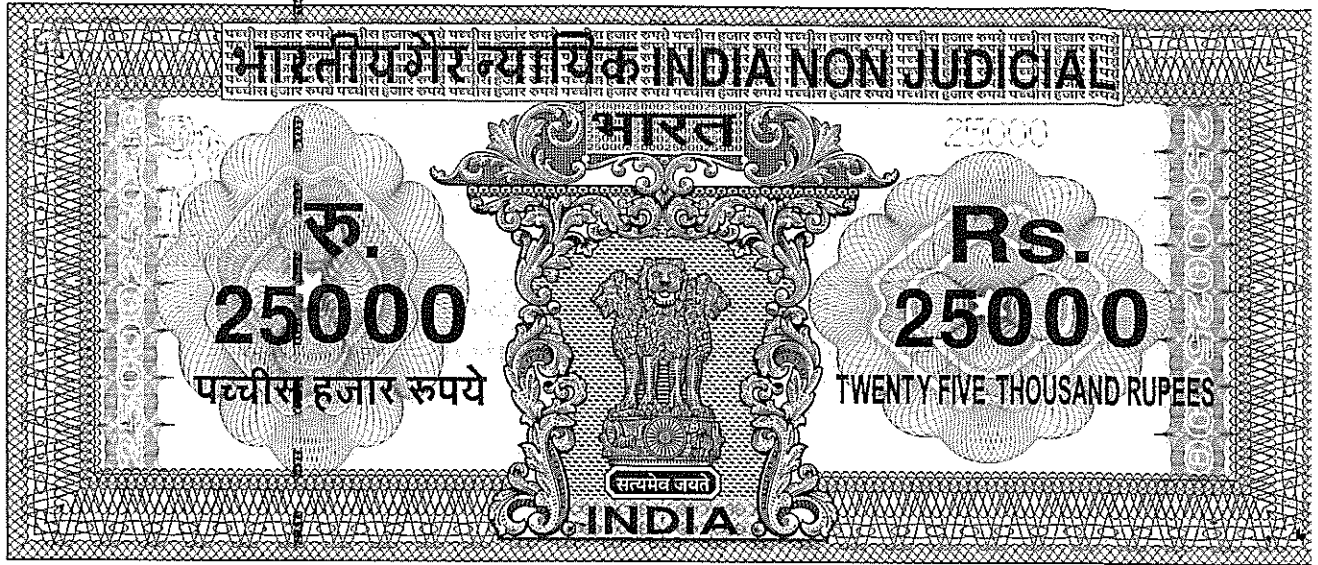
नाम: अमर ज्ञानेश्वर-म. प्र. उद
 द्वारा:

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10. **THEORY OF THE EARTH AND ITS HISTORY.**—*See* 1000-1009.





उत्तर प्रदेश UTTAR PRADESH

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title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

Contd.....26..

S. Khatun

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आदर्श कोषागार, लखनऊ

दिनांक 18-5-72

मूल्य 2500/-

नाम

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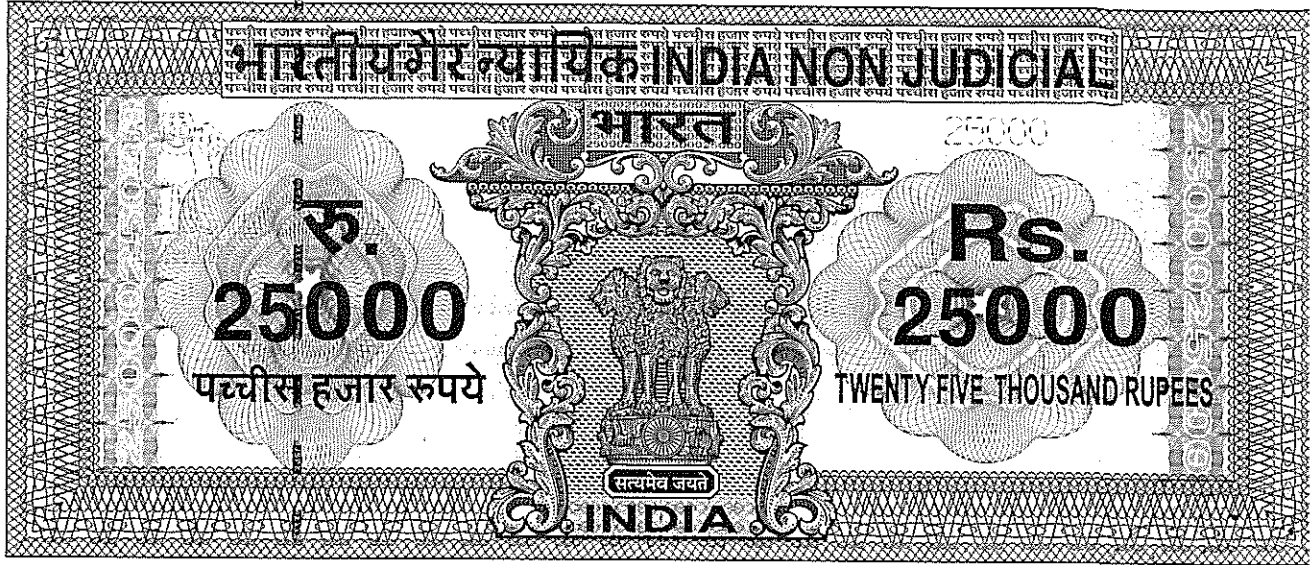
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NOTE #





उत्तर प्रदेश UTTAR PRADESH

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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

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S. Khaton

[Signature]

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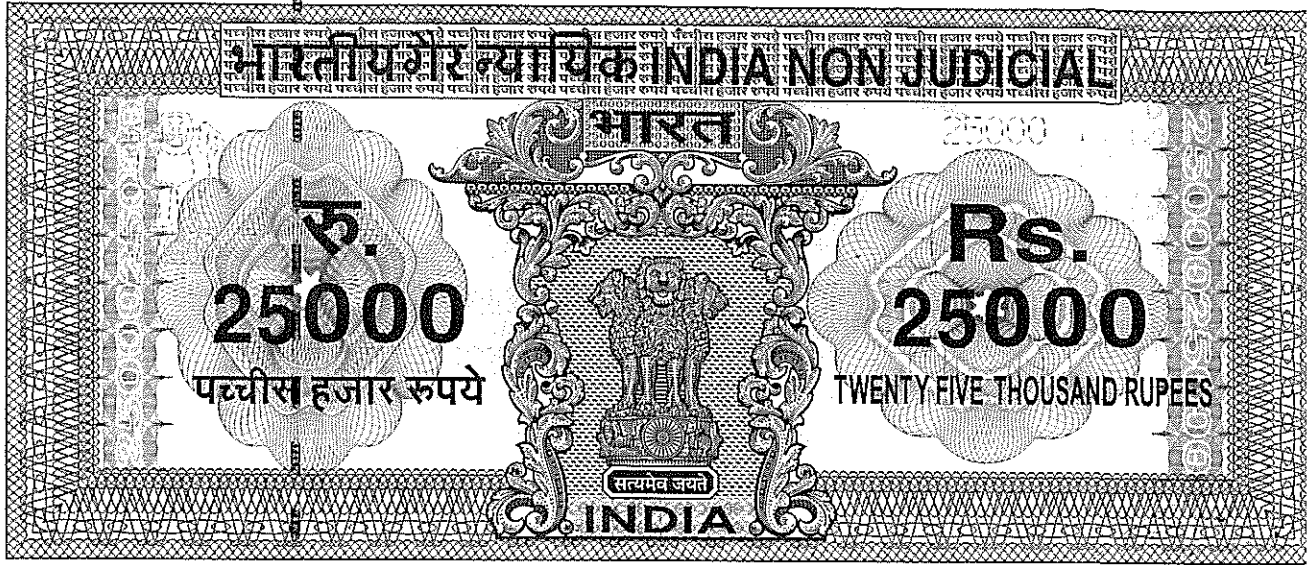
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उत्तर प्रदेश UTTAR PRADESH

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Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.

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S. Khatun

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18-5-12

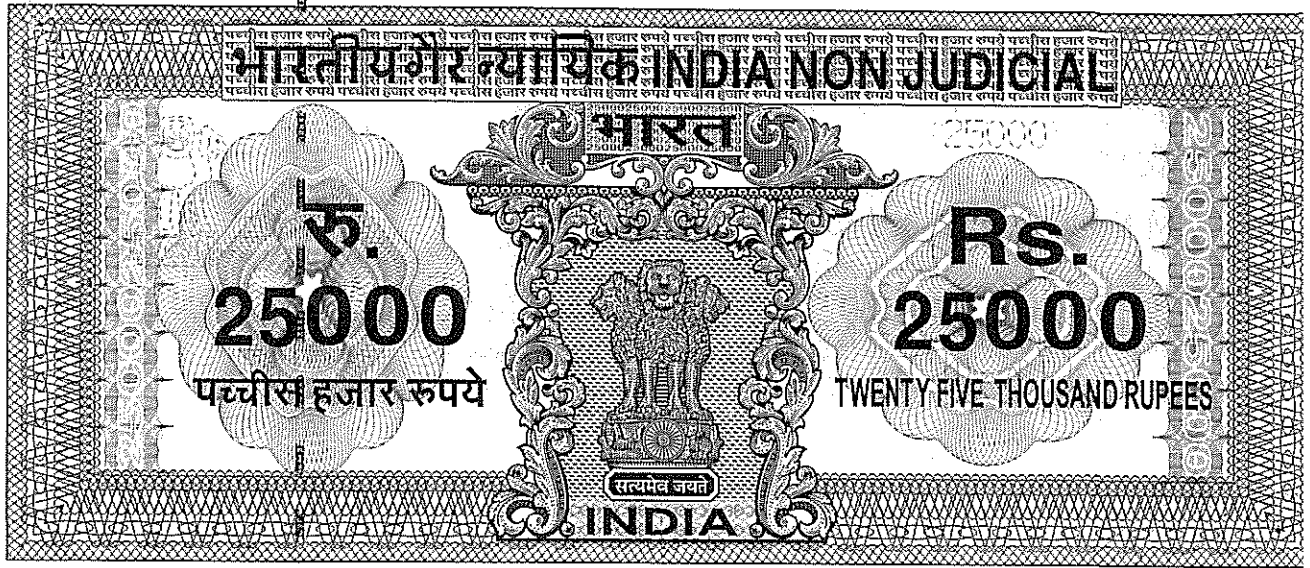
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उत्तर प्रदेश UTTAR PRADESH

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3. That the Seller hereby declares and has assured the Purchaser that she is the sole owner of the property transferred under this deed, having every

Contd.....29..

S. Khaton

Tari

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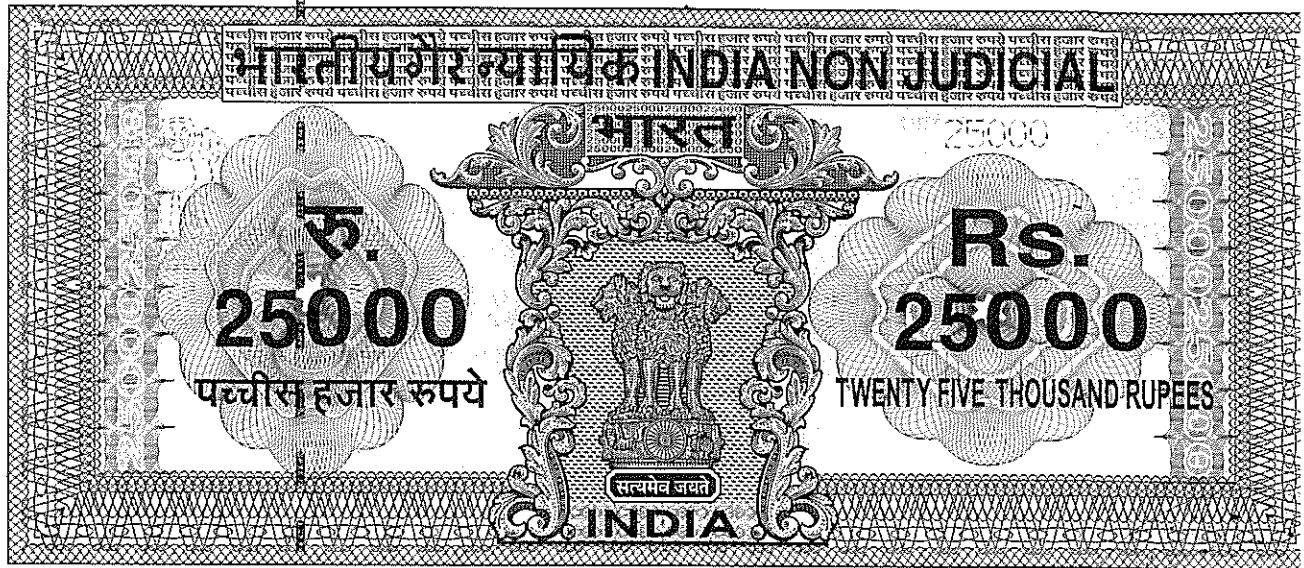
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right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and the same is not under any Court attachments or acquisition.

Contd.....30..

S. Khatun

Tail

आदर्श कोषागार, लखनऊ

दिनांक 1.12.2012

मूल्य 2500/- जनरल स्टाम्प

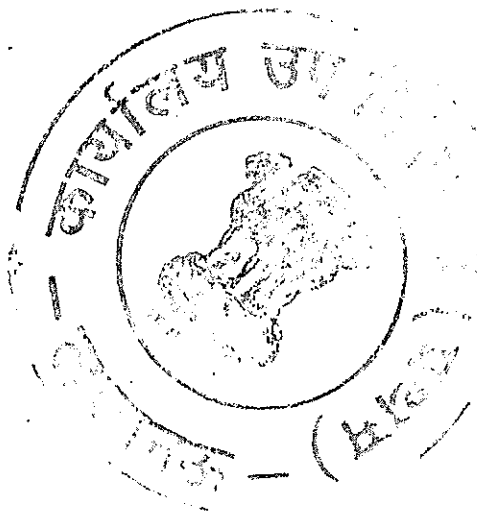
नाम श्री माधव कुमार - प्र. प्र. प्र. प्र.

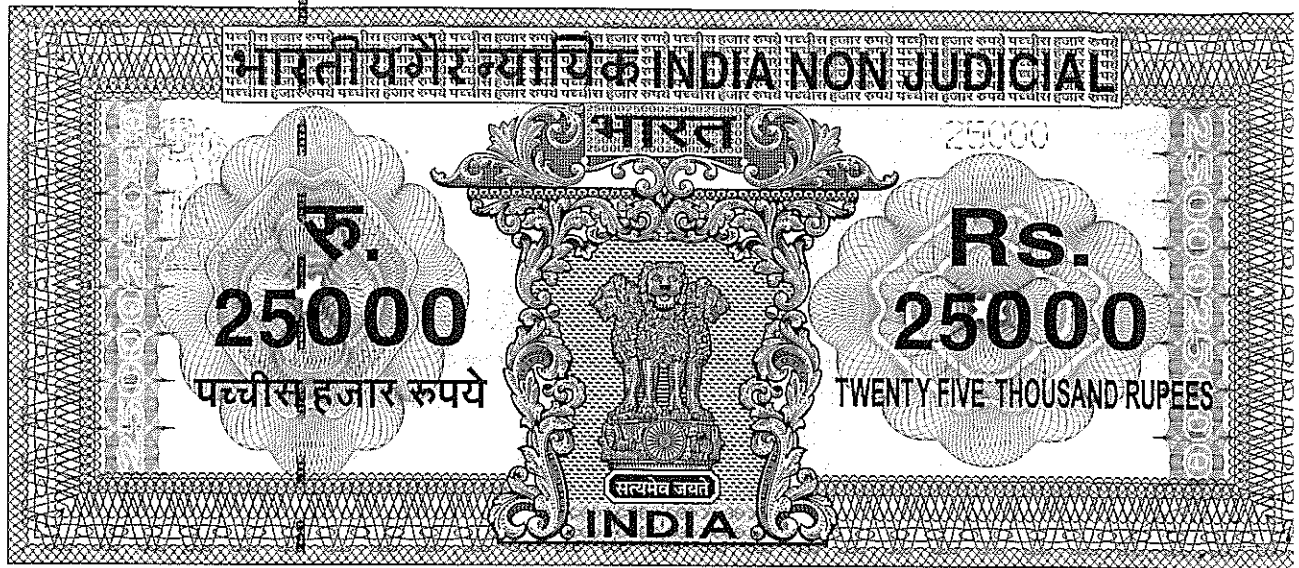
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उत्तर प्रदेश UTTAR PRADESH

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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

Contd.....31..

S. Khatbun

Tail

आदर्श कोषागार, लखनऊ

दिनांक 18-5-12

मूल्य 25000/- जनरल स्टाम्प

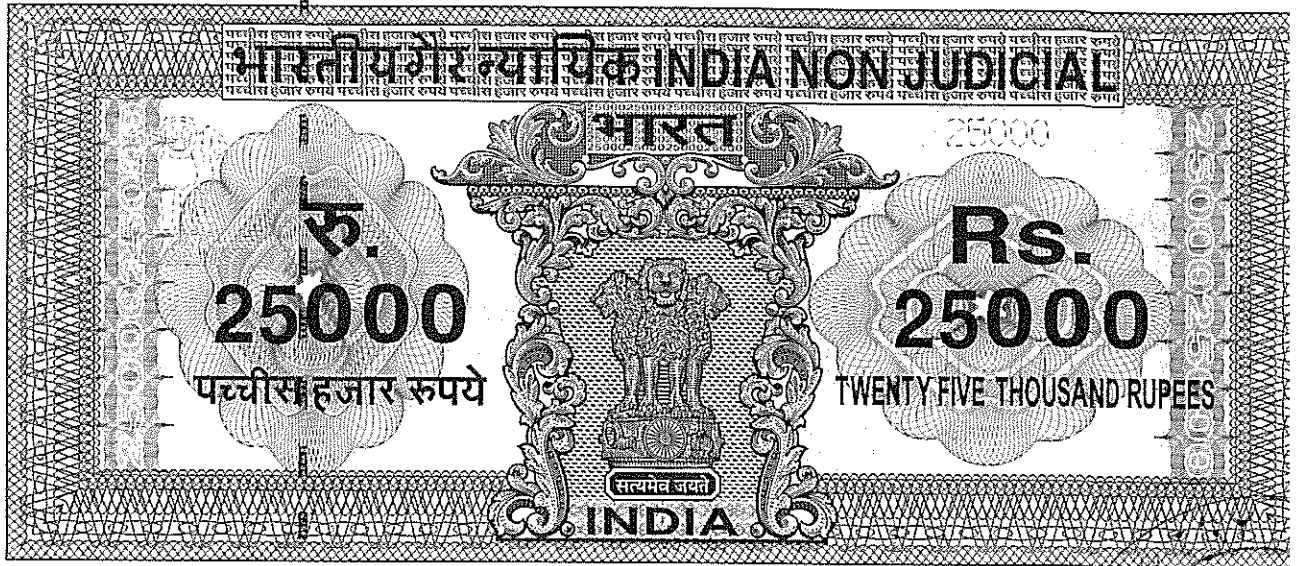
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उत्तर प्रदेश UTTAR PRADESH

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-31-

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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.

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S. Khatun

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आदर्श कोषानार, लखनऊ

दिनांक 10.5.72

सूचना 2500/1 जनरल स्वाम्य

नाम स्वामी कोषानार, लखनऊ

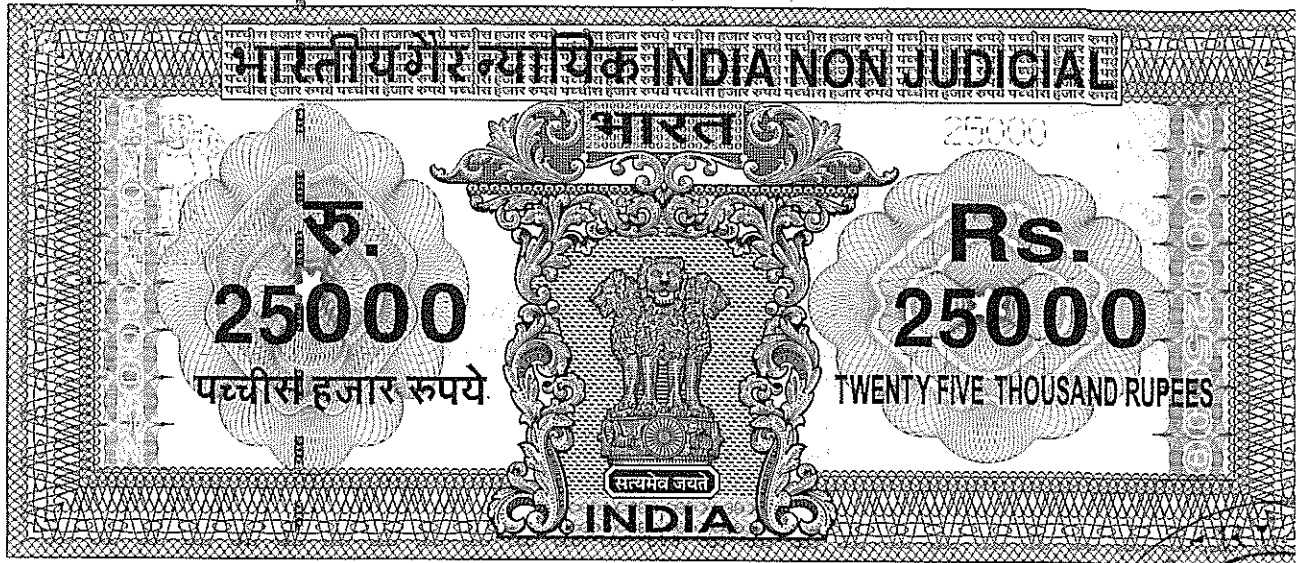
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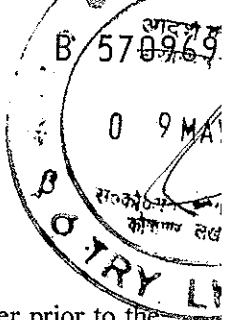
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उत्तर प्रदेश UTTAR PRADESH

-32-



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

Contd.....33..

S. Khatun

Handwritten signature/initials

सादर कोषागार, लाहौर

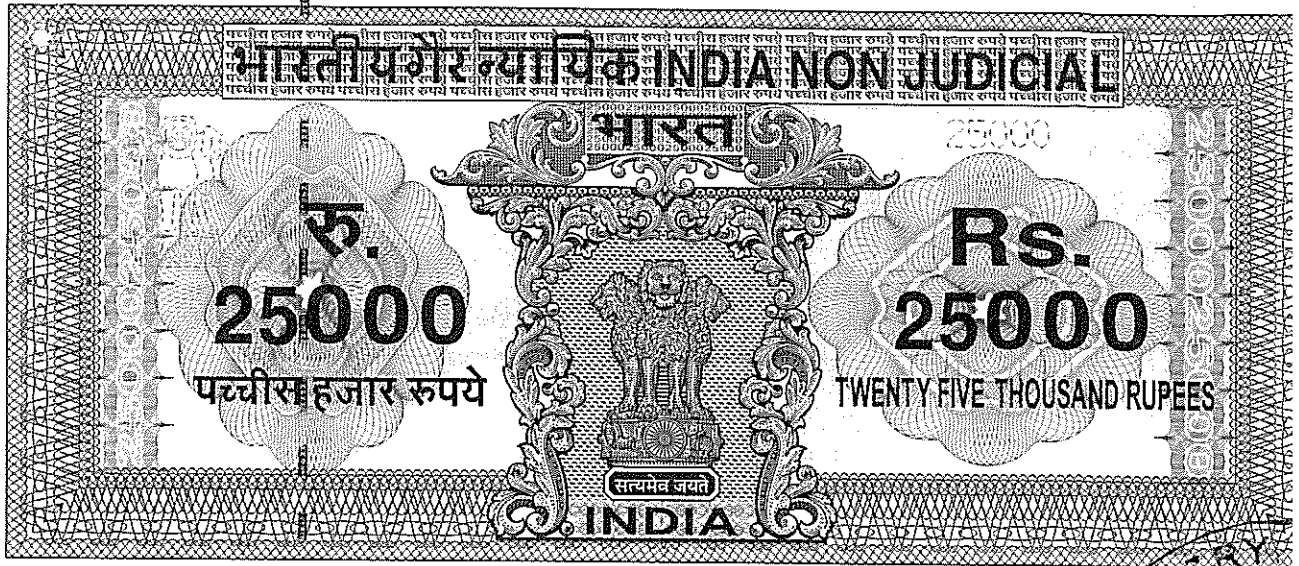
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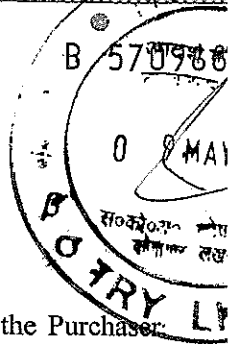
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उत्तर प्रदेश UTTAR PRADESH

B 570988



-33-

this deed of sale the Seller will reimburse the same to the Purchaser.
However, from the date of execution of this deed, the Purchaser shall be

Contd.....34..

S. Khaton

Tanil

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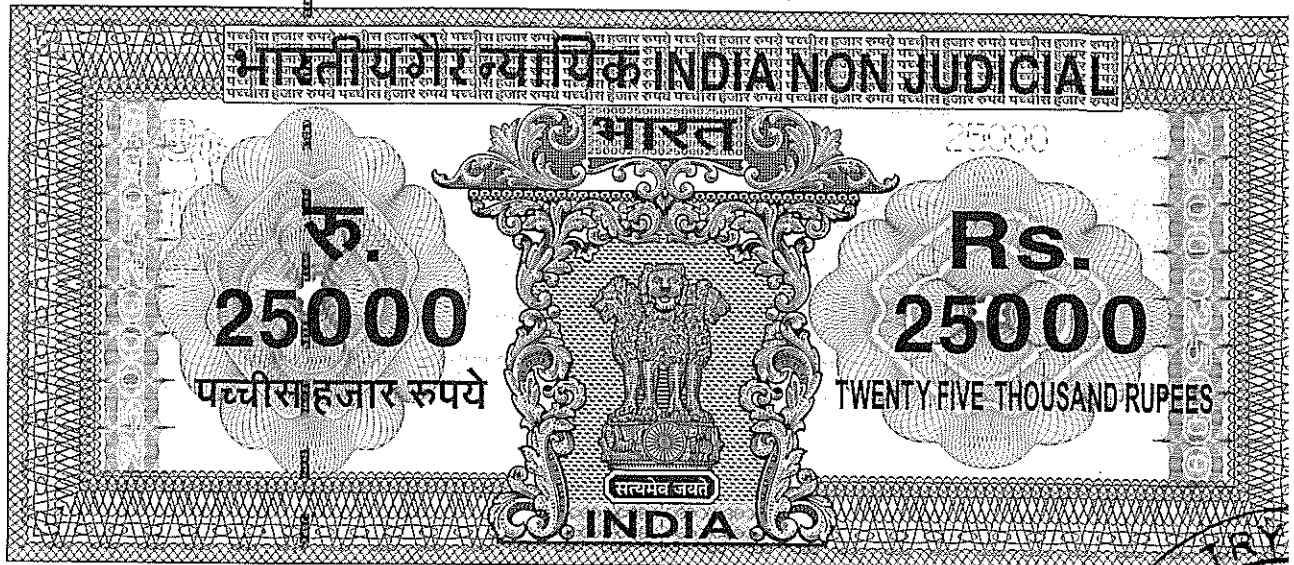
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સંસ્કૃતિ સંસ્કૃતિ

સંસ્કૃતિ સંસ્કૃતિ સંસ્કૃતિ સંસ્કૃતિ

સંસ્કૃતિ



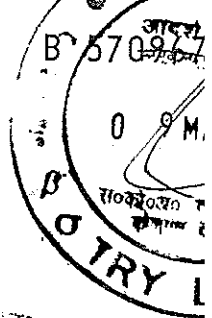
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liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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S. Khatoon

Tanil

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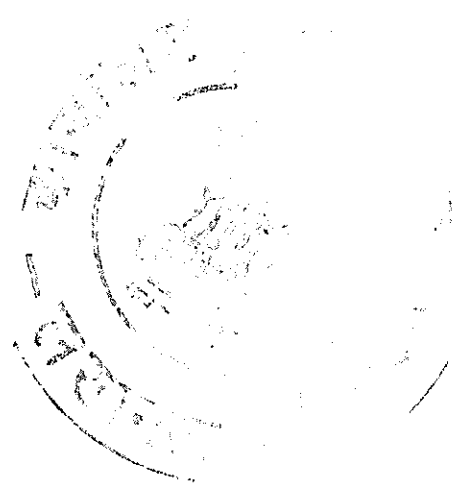
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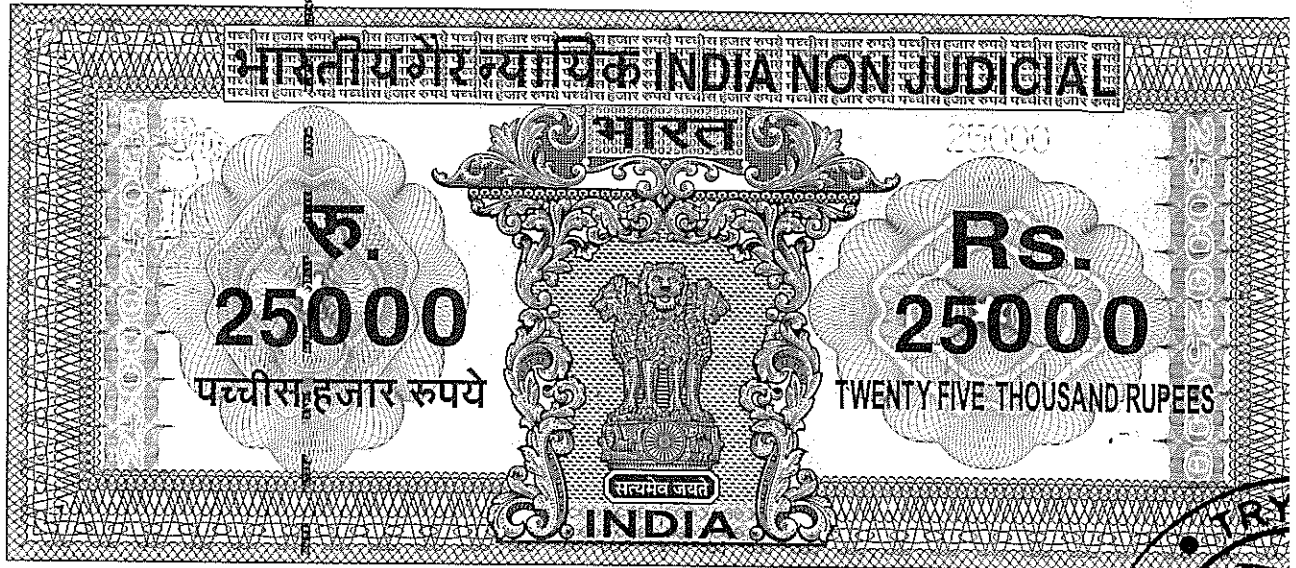
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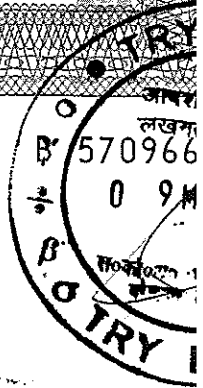




उत्तर प्रदेश UTTAR PRADESH

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-35-



5. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.

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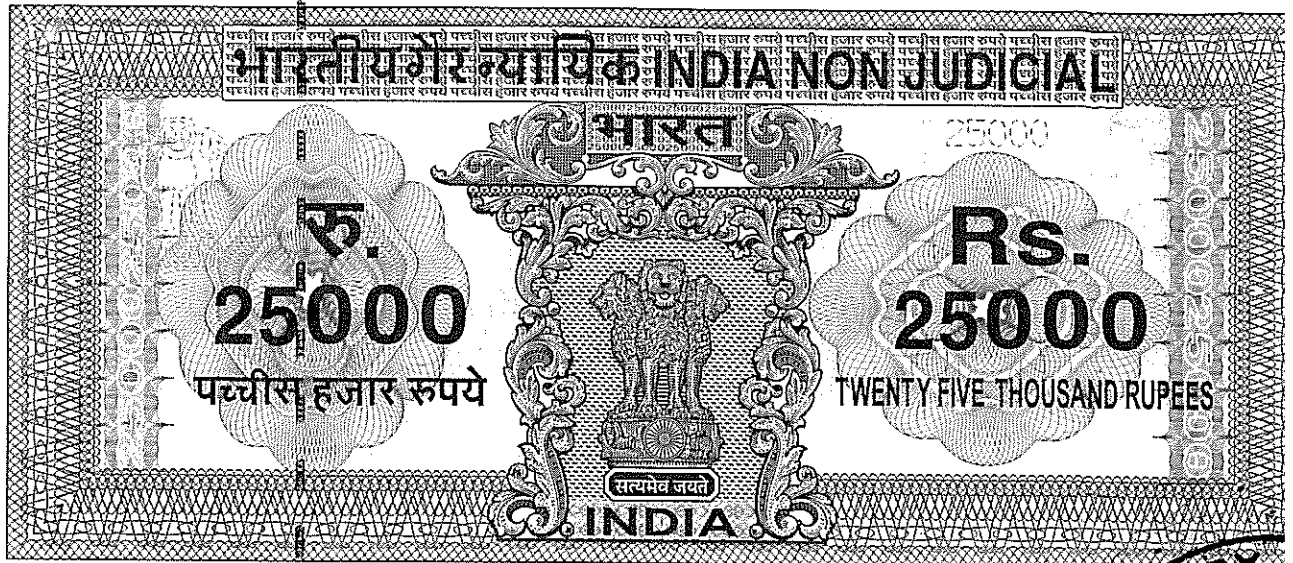
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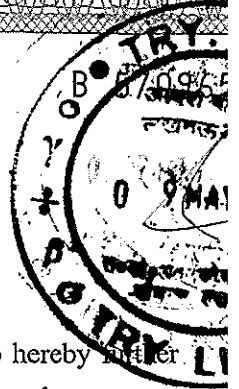
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उत्तर प्रदेश UTTAR PRADESH

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6. That the Seller and all persons claiming under them do hereby 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,

Contd.....37..

S. Khatoon

[Handwritten signature]

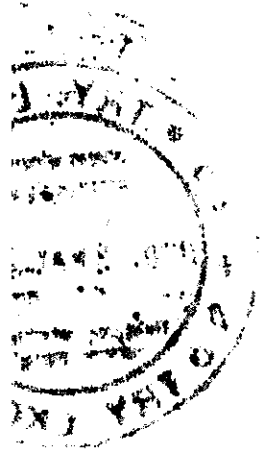
आदर्श कोषागार, लखनऊ

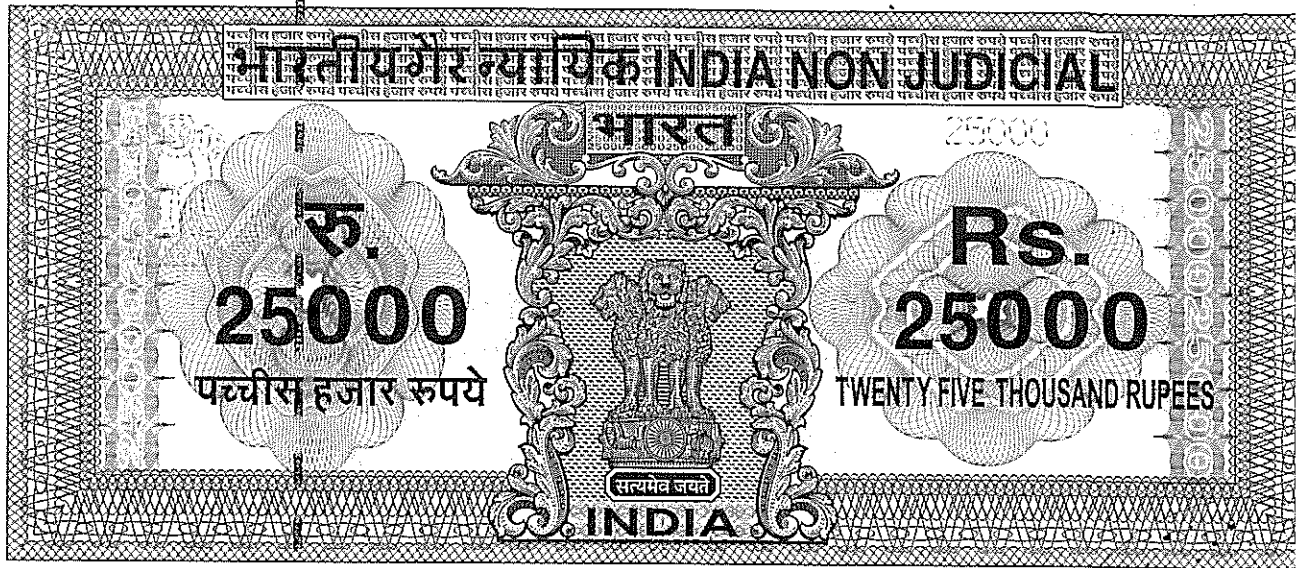
दिनांक 18-5-11

मूल्य 2500/- जनरल स्टाम्प

नाम अमर जल 181-41 11.00

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उत्तर प्रदेश UTTAR PRADESH

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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

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S. Khatun

Paul

आदर्श कोषागार, लखनऊ

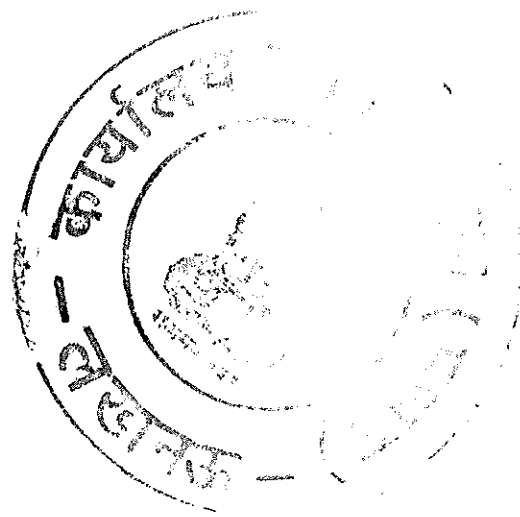
दिनांक 18-5-12

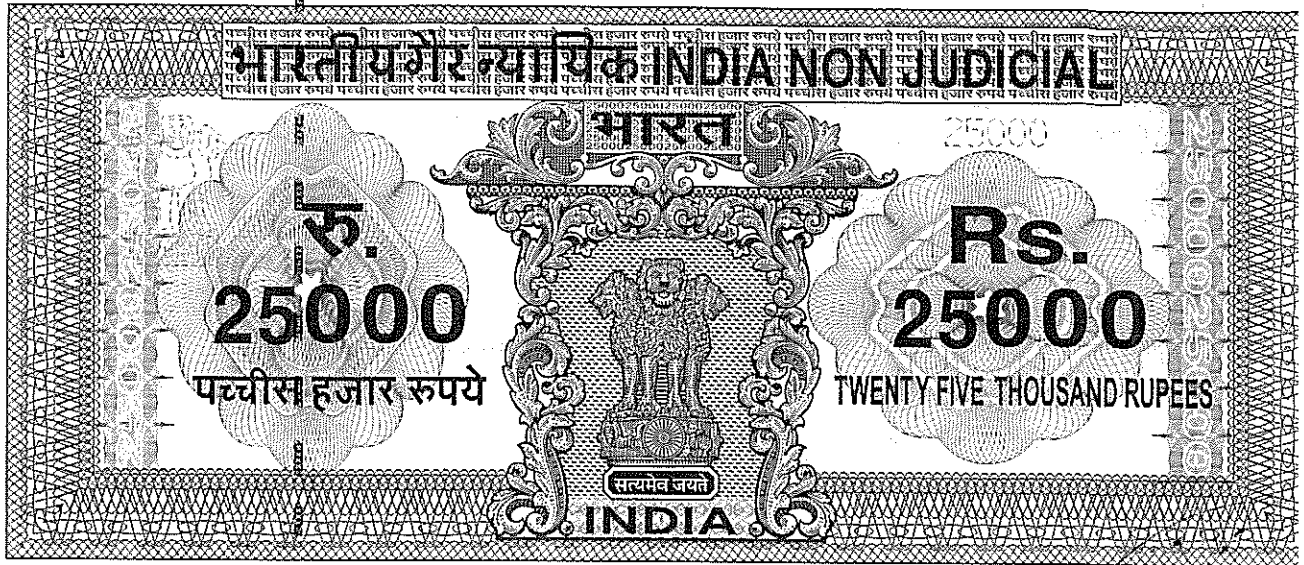
मूल्य 25/- जलशेखर स्टाप

नाम जे. मा. शर्मा पत्र-41 11. 100

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उत्तर प्रदेश UTTAR PRADESH

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same according to the true intent and meaning of these presents as shall
or may be reasonably required.

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S. Khaton

Tanil

आदर्श कोषागार, लखनऊ

दिनांक 10-5-2

मूल्य 25000/- पत्राक्षेप

नाम मेमबरी कमेटी प्र. (100)

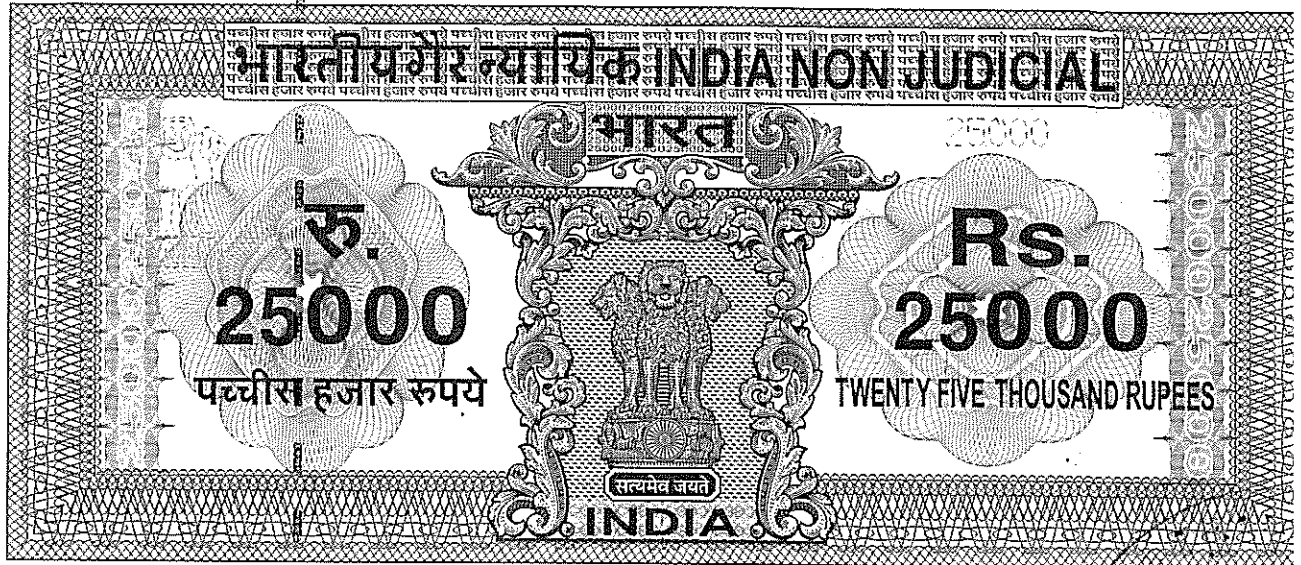
हस्ताक्षर

रोक/पत्राक्षेप



25000/-

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उत्तर प्रदेश UTTAR PRADESH

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7. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and

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S. Khatoun

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आदर्श कॉमर्स, रायचूर

आ.क्र. 10-572

मूल 25000/-

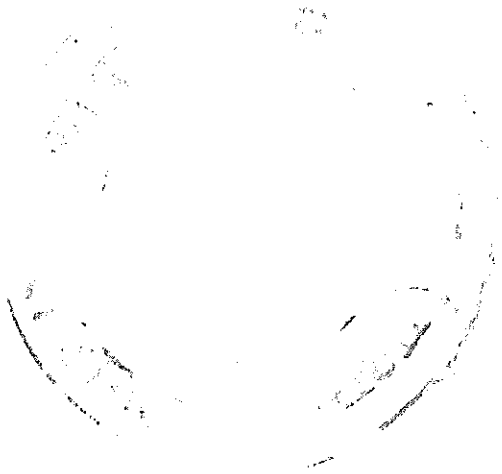
मार्ग 25000/-

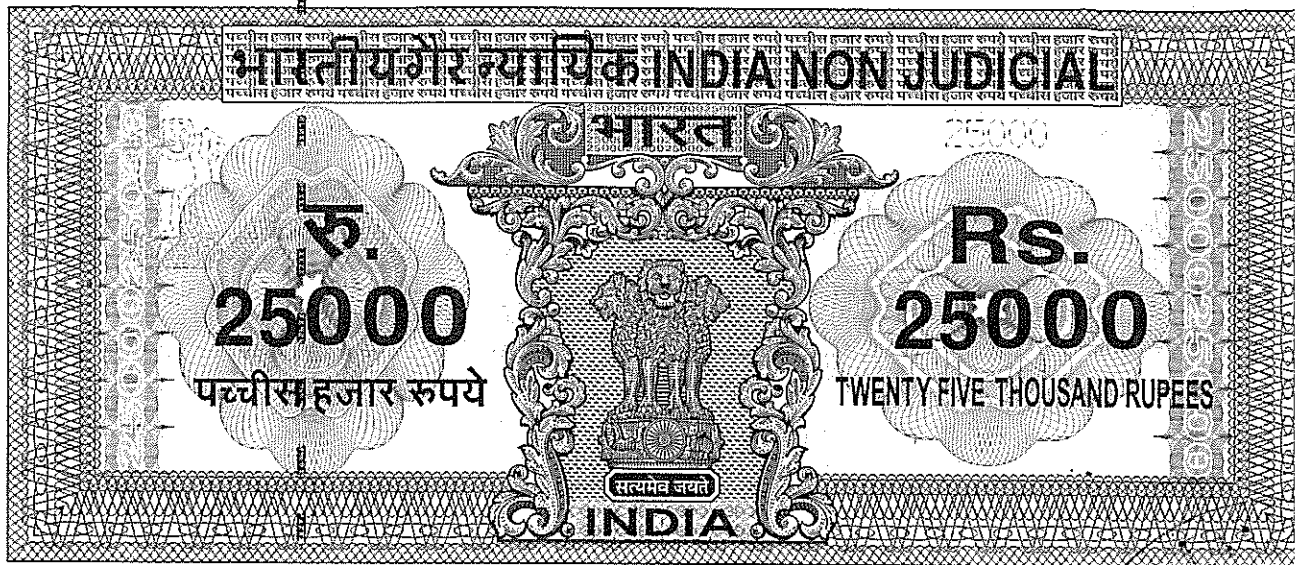
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उत्तर प्रदेश UTTAR PRADESH

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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.

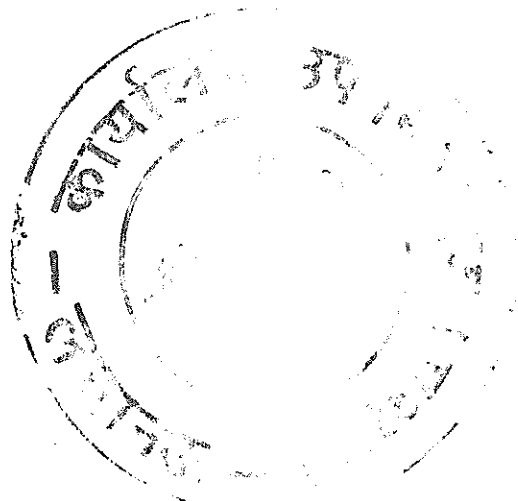
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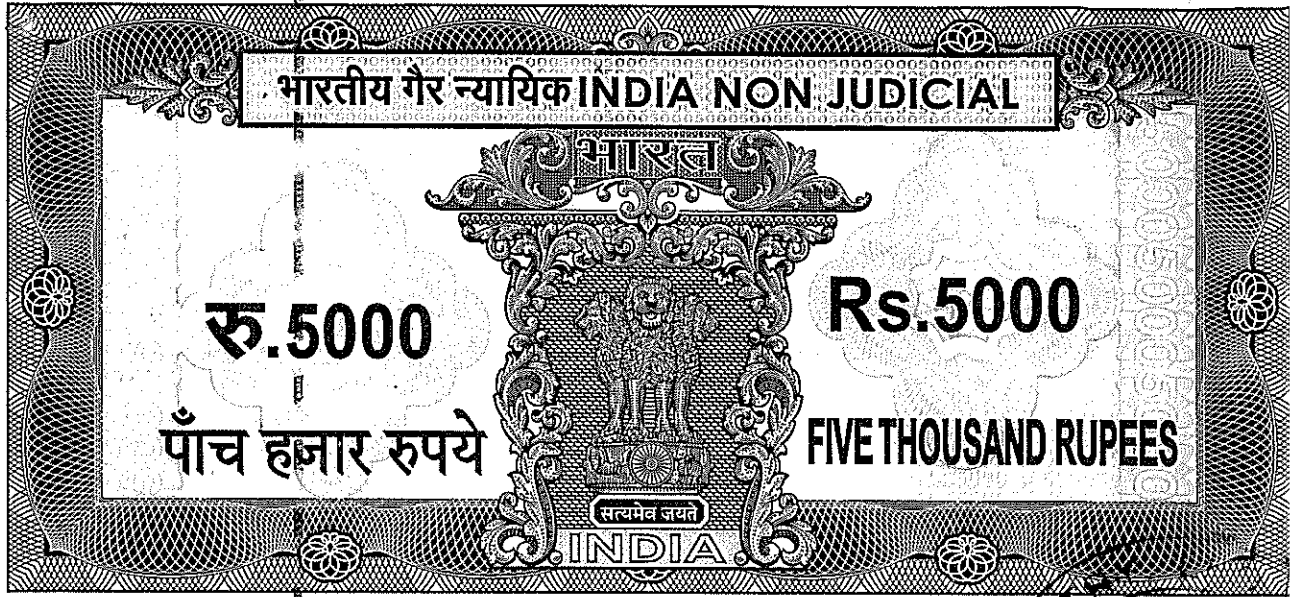
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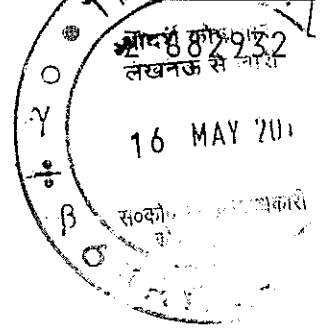
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उत्तर प्रदेश UTTAR PRADESH

-41-



8. That the property transferred under this deed is not situated on any National Highway, State Highway, nor any trees, wells, constructions or

Contd.....42..

S. Khaton

Parl

क्रम संख्या..... 3308

स्टाम्प विक्रय की तिथि..... 10-5-12

स्टाम्प क्रय का प्रयोग.....

स्टाम्प क्रय का नाम व पूरा पता..... समिति का-12 वरुणा

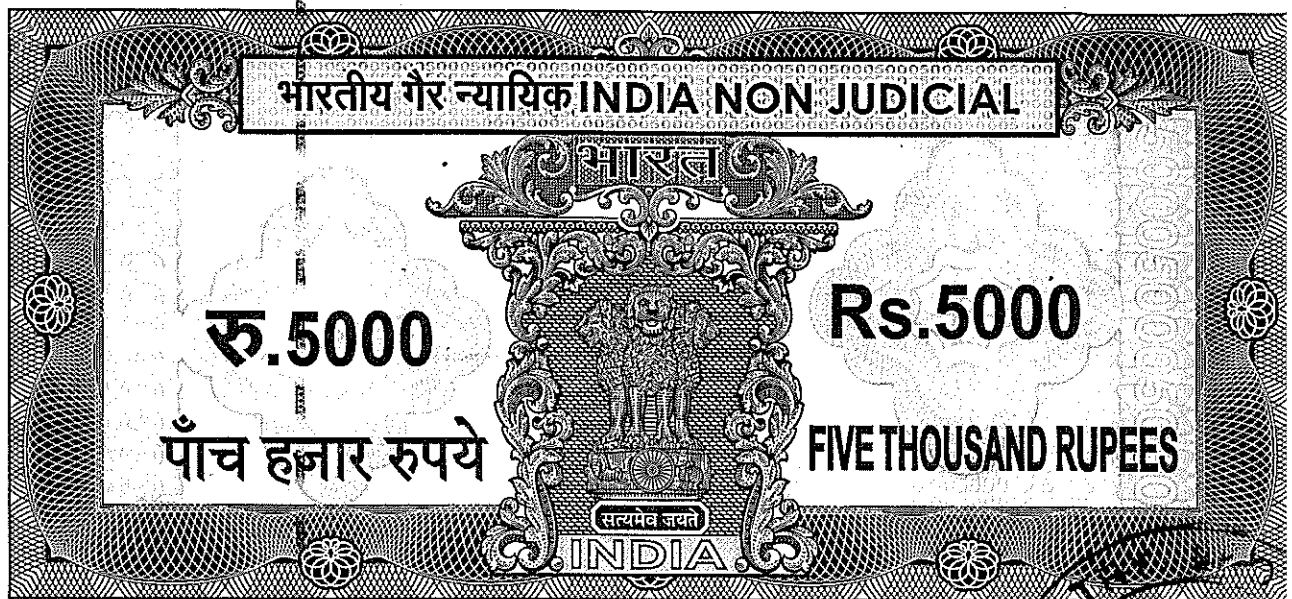
स्टाम्प धनराशि..... 5000

हंसराज यादव स्टाम्प विक्रेता

लाइसेन्स नं-229 लखनऊ 14-8-2014

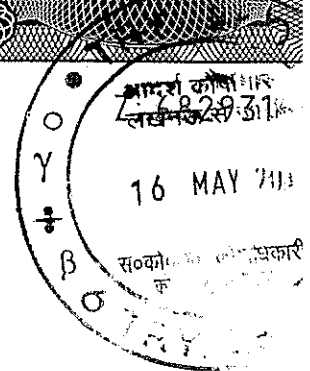
कलेक्टर कार्यालय

5/5/12



उत्तर प्रदेश UTTAR PRADESH

-42-



tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 2 KM from the main

Contd.....43..

S. Khatun

[Signature]

क्रम-संख्या..... 338P

10-5-12

स्वागत विज्ञापन की तिथि.....

स्वागत विज्ञापन का प्रयोजन.....

स्वागत विज्ञापन का अंक संख्या.....

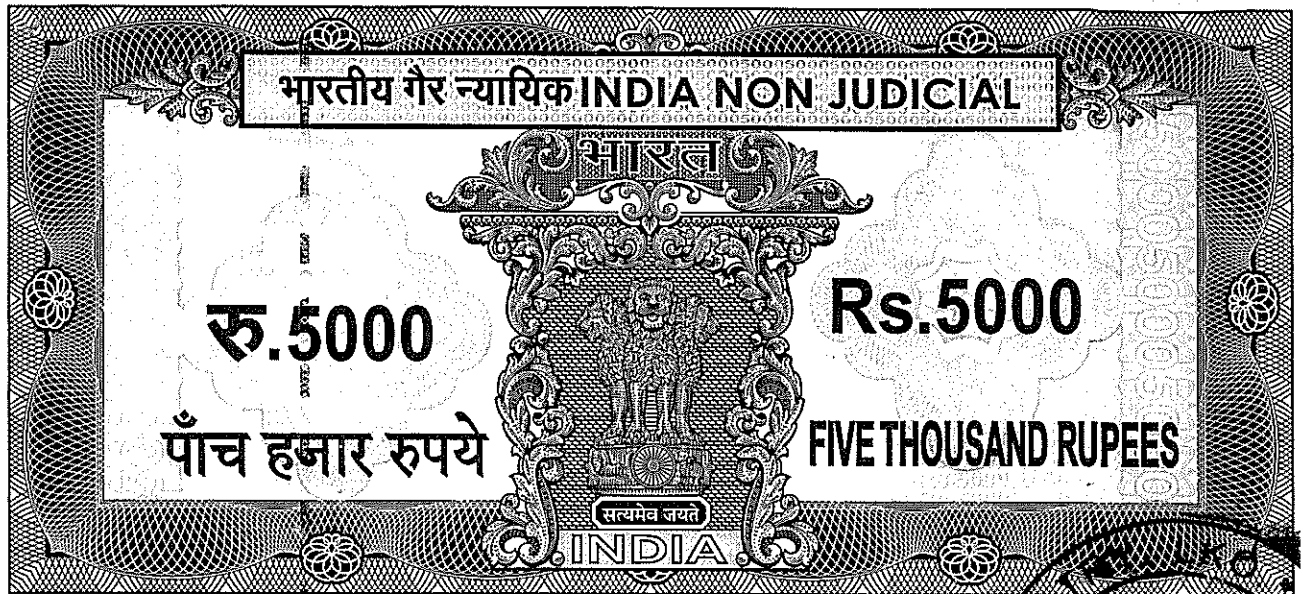
स्वागत विज्ञापन का नाम.....

सिद्धि का-महाराष्ट्र राज्य

हंसराज जादव स्वराज विक्रेता

लाइसेंस नं-229 लाइसेंस अंक 24/3-2014

कलेक्ट्रेट कार्ड, लखनऊ



उत्तर प्रदेश UTTAR PRADESH

-43-



Raibareilly Road. The property hereby conveyed is an agricultural land.

Further, the property hereby conveyed situates beyond the Municipal Limits.

Contd.....44..

S. Khatoun

[Signature]

कम संख्या 3380

स्टाम्प विक्रय की तिथि 10-5-12

स्टाम्प क्रय का प्रयोग

स्टाम्प क्रय का नाम व पता

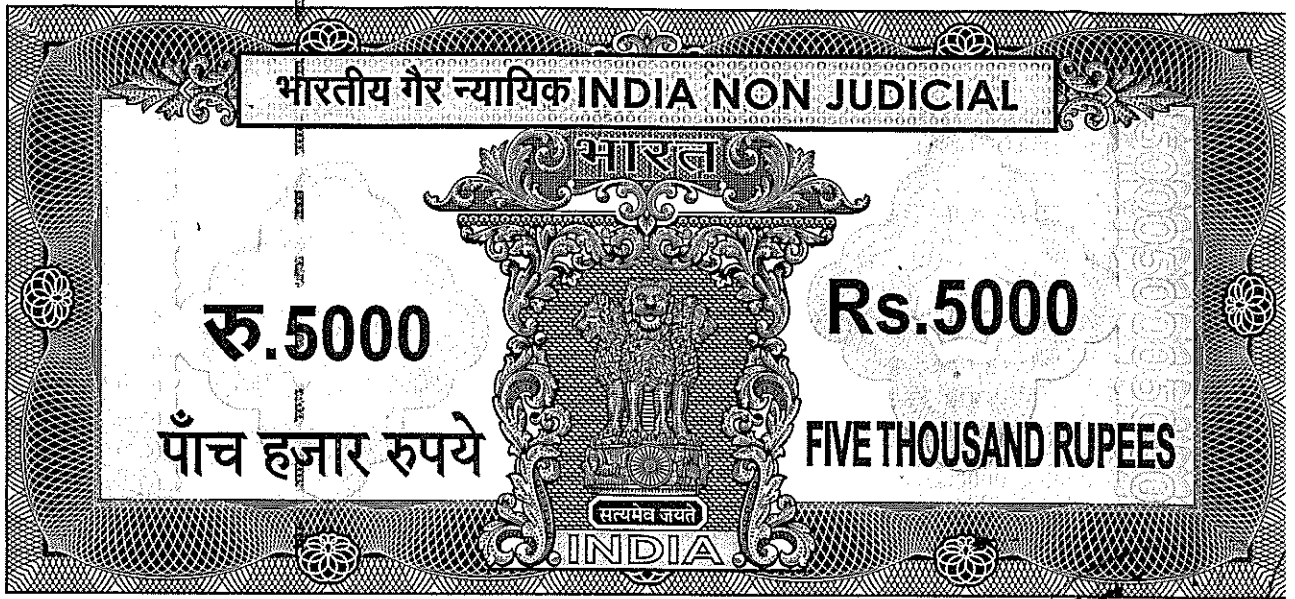
स्टाम्प प्राप्त दि. Jan 2014

NC 24/11/12 21/12/17 97788

हंसराज यादव स्टांप विक्रेता

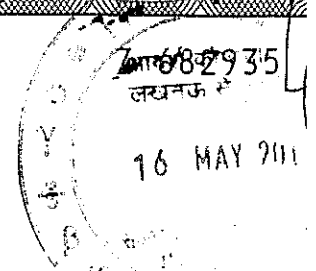
आइसो-229 तारिख 11-3-2014

कलकत्ता का. लखन.



उत्तर प्रदेश UTTAR PRADESH

-44-



It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this

Contd.....45..

S. Khatoon

[Signature]

2839

अध. क्रमांक.....

स्टाम्प विक्रय करने की तिथि

स्टाम्प क्रय करने का प्रमाण

स्टाम्प केला का नाम व पूरा पता

द्वारा.....

स्टाम्प की अनुराधि.....

जी० पी० बाकर रिजवी

लाइसेंस नम्बर-8

लाइसेंस की अवधि 31-3-2015

फलेबदेट कोर्ट, सबका

1828712

918

कानून मन्त्री

8/5/15

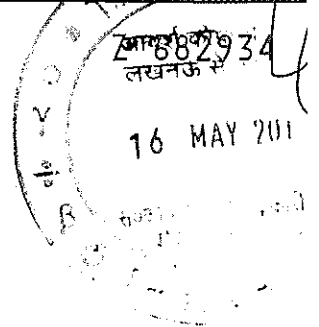
8/5/15





उत्तर प्रदेश UTTAR PRADESH

-45-



deed has not been acquired by Government or any Authority like LDA
& U.P. Avas Evam Vikas Parishad.

Contd.....46..

S. Khatun

[Handwritten signature]

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2850

स्टाम्प विभाग की तिथि.....

7878712

स्टाम्प क्रमांक का पता.....

560

स्टाम्प क्रमांक का नाम व पूरा पता.....

रमेश चंद मिश्रा

द्वारा.....

स्टाम्प की प्रतिलिपि.....

[Signature]

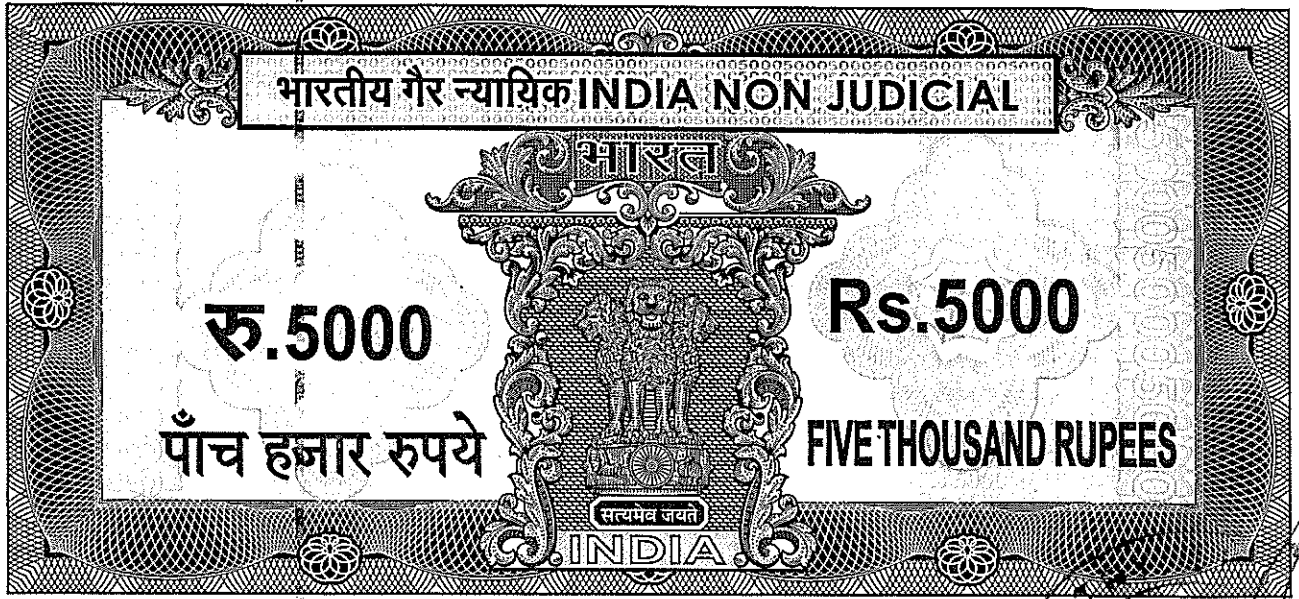
जी० पी० आकर रिज्वी

लाइसेंस नम्बर-8

लाइसेंस की अवधि 31-3-2015

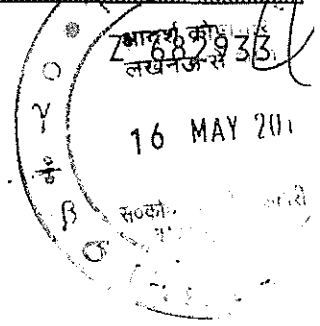
कलेक्ट्रेट कोर्ट, बखवडा

[Signature]



उत्तर प्रदेश UTTAR PRADESH

-46-



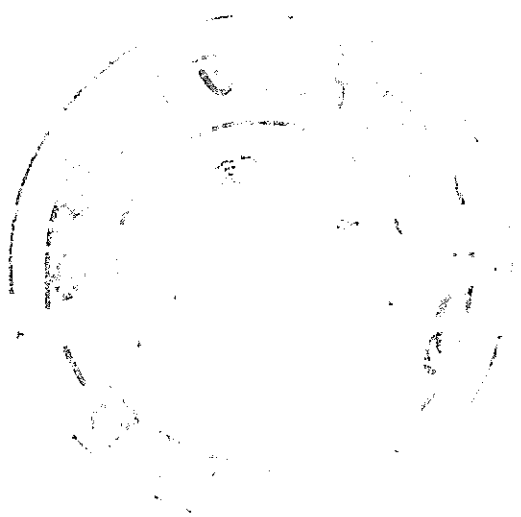
The Seller further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any

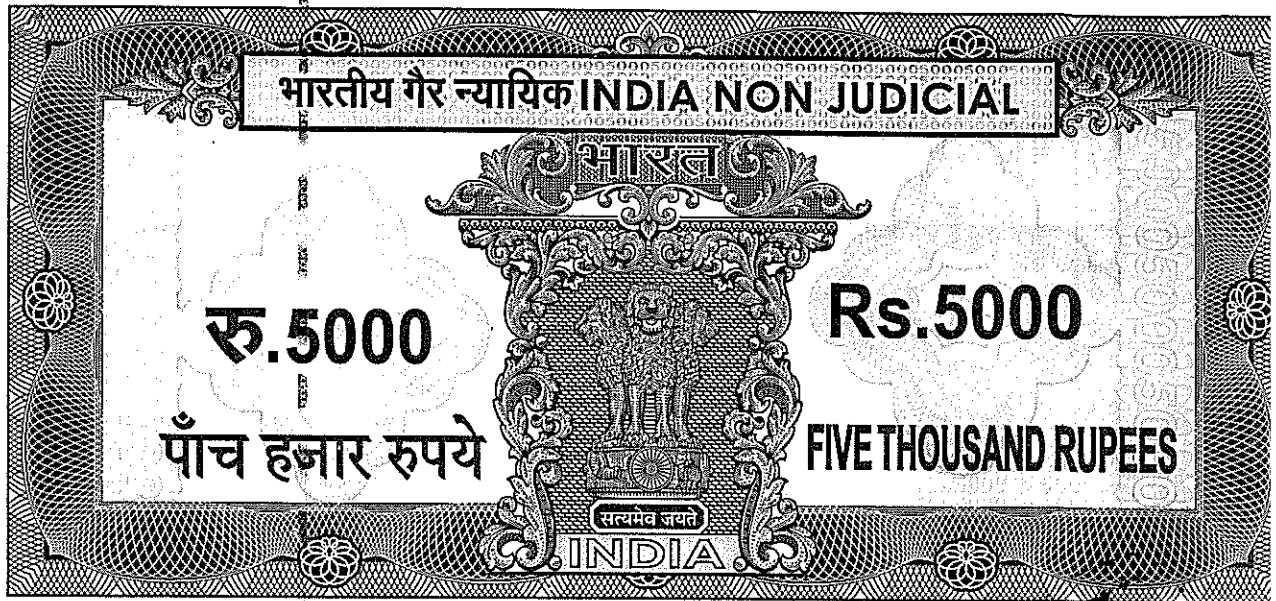
Contd.....47..

S. Khatoun

[Signature]

2841
स्टाम्प लिफ्ट करने की तिथि 18/5/12
स्टाम्प फस काटने की प्रतीति
स्टाम्प फस का नाम व पूरा पता
द्वारा.....
स्टाम्प की धनराशि.....
जी० पी० बाकर रिजवी
लाइसेंस नम्बर-8
लाइसेंस की अवधि 31-3-2015
कलेक्ट्रेट कोर्ट, गजियाबाद





उत्तर प्रदेश UTTAR PRADESH

-47-

description whatsoever in respect of the property hereby transferred to the Purchaser, the said property is an agricultural and no land use ever been changed by any authority.

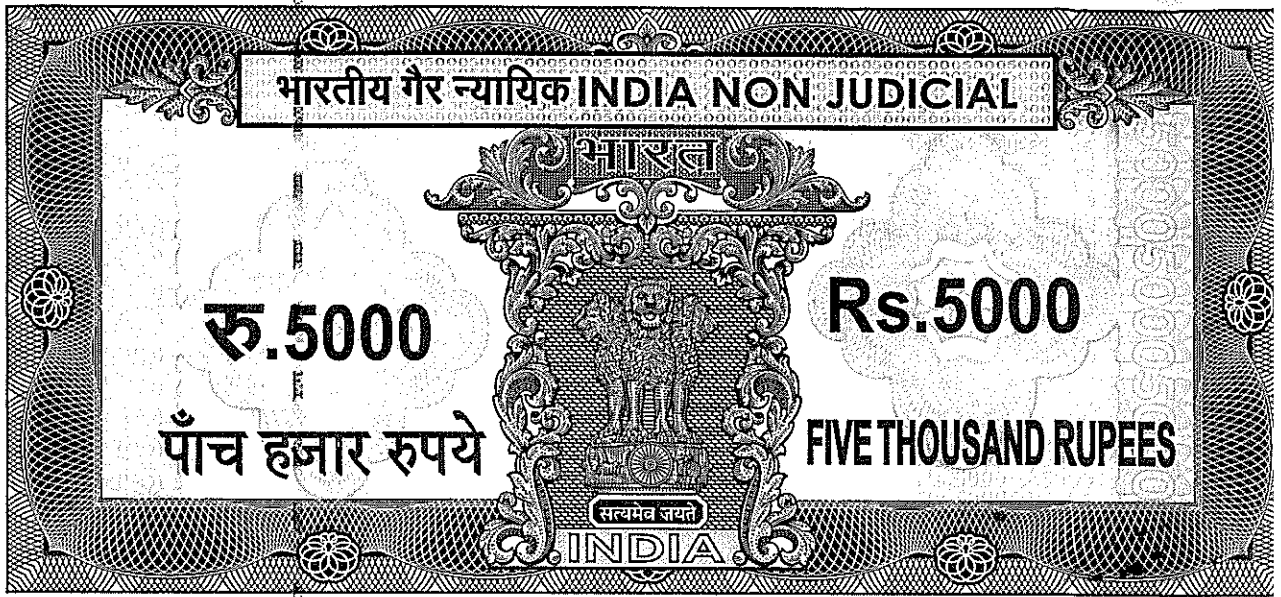
Contd.....48..

S. Khatun

Parl

क्रमांक 3453 दिनांक 10-5-11
प्रयोजन 26 कीमत
नाम 3453
पता 3453

छवि राज सिंह ला0न0 26 31/3/2015
कलेक्टर कोर्ट, लखनऊ



उत्तर प्रदेश UTTAR PRADESH

Z 682937

16 MAY 20

-48-

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

Contd.....49..

S. Khatun

[Signature]

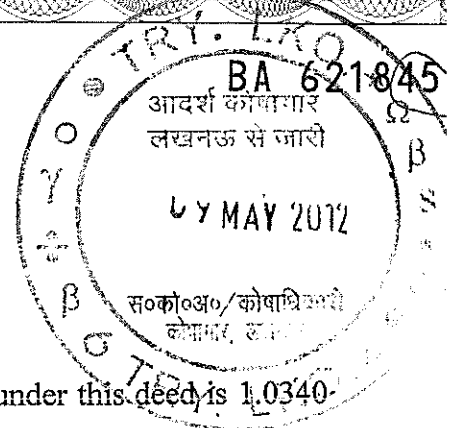
क्रमांक ३५४२ दिनांक १०.५.१८
पर्याप्त २ कोमत
नाम लमोहर नरुकराज
पता

हवियज सिंह लापन २६ ३१/३/२०१५
कलेक्टर कार्यालय, लखनऊ



उत्तर प्रदेश UTTAR PRADESH

-49-



9. That the total area of the premises transferred under this deed is 1.0340 Hectare (One Point Zero Three Four Zero), the value of the property as

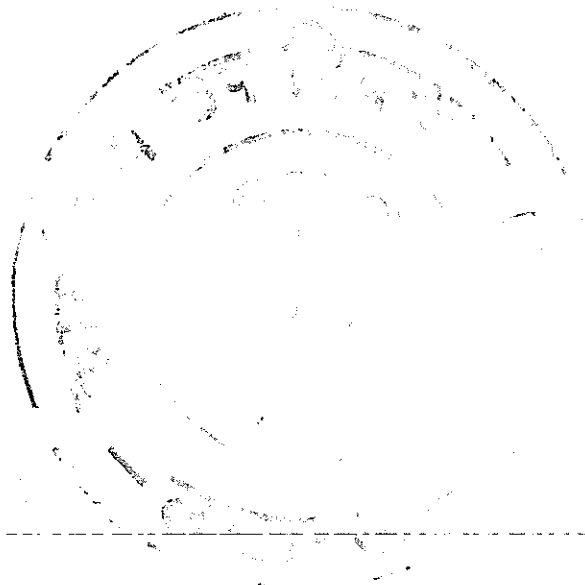
Contd.....50..

S. Khaton

Tail

क्रमांक 344 दिनांक 10.5.12
परीक्षा 2 कक्षा
नाम लक्ष्मी नारायण
पता नारायण नगर, गौरीगढ़

छवि राज सिंह सानं 26 31/3/2015
कलेक्टर कोट, लखनऊ



fixed by the Collector Lucknow is ₹40,00,000/- per hectare but the land situated on link road and there is construction within the periphery of 50 meter, hence the enhancement in Circle rate by 65%, hence the enhanced Circle Rate applicable is ₹66,00,000/- per hectare, hence the enhanced value comes to ₹68,24,400/- (₹Sixty Eight Lacs Twenty Four Thousand Four Hundred only). The actual sale consideration of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only) is higher than the market value of ₹68,24,400/- (₹Sixty Eight Lacs Twenty Four Thousand Four Hundred only). Hence, the stamp duty on sale consideration of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only) i.e. on the actual value paid for the transfer of the property comes to ₹10,40,100/- (₹Ten Lacs Forty Thousand One Hundred Only) and has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture land of **Khasra No. 631** measuring 0.3670 hectare, and **Khasra No. 638** measuring 0.6670 hectare, total 2 kita, total measuring 1.0340 hectare, situated at Village- Natkur, Pargana-Bijnaur, Tehsil & District-Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 631

East : Land of Khasra No. 625
West : Land of Khasra No. 635
North : Land of Khasra No. 615
South : Land of Khasra Nos. 629, 630, 632 & 633

Contd.....51..

S. Khaton

✓
[Signature]

विक्रय पत्र

4,858,000.00 / 6,824,400.00

10,000.00

40

10,040.00

2,000

प्रतिफल मालियत
श्रीमती साबिहा खातून
पत्नी श्री मो.इसरार

S. Khatoun

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

व्यवसाय गृहिणी

निवासी स्थायी 529क/35 ओल्ड खुरमनगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 19/5/2012 समय 2:07PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह
उप निबन्धक (प्रथम)

लखनऊ

19/5/2012

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

विक्रेता

क्रेता

श्रीमती साबिहा खातून

पत्नी श्री मो.इसरार

पेशा गृहिणी

निवासी 529क/35 ओल्ड खुरमनगर, लखनऊ

S. Khatoun



श्री मे. समर्पित कान्स. प्रा. लि. द्रा. अधि. ह. मनीष चन्द्रा

पुत्र श्री स्व. डा. एस. सी. माथुर

पेशा व्यापार

निवासी बी-23 आलोक पुरी फैजाबाद रोड, लखनऊ

Tai



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री के. सी. सेठ

पुत्र श्री स्व. आर. बी. सेठ

पेशा व्यापार

निवासी विकल्प खन्ड गोमती नगर, लखनऊ

व श्री मो. इजहार हुसैन

पुत्र श्री मो. अबरार हुसैन

पेशा व्यापार

निवासी खुरम नगर, लखनऊ

ने की।

M. Husain



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह
उप निबन्धक (प्रथम)

लखनऊ

19/5/2012

BOUNDARIES OF LAND KHASRA NO. 638

East : Land of Khasra Nos.634, 636 & 637
West : Link Road
North : Land of Khasra No. 615
South : Nala

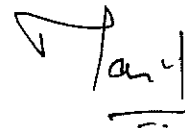
SCHEDULE OF PAYMENT

1. ₹10,00,000/- (₹Ten Lacs only) vide Cheque No. 341947 dated 10.05.2012 drawn on HDFC Bank, Aliganj, Lucknow.
2. ₹42,73,600/- (₹Forty Two Lacs Seventy Three Thousand Six Hundred only) vide Cheque No. 475909 dated 19.05.2012 drawn on HDFC Bank, Aliganj, Lucknow.
3. ₹95,84,400/- (₹Ninety Five Lacs Eighty Four Thousand Four Hundred only) vide Cheque No. 475910 dated 03.07.2012 drawn on HDFC Bank, Aliganj, Lucknow.

Received a sum of ₹1,48,58,000/- (₹One Crore Forty Eight Lacs Fifty Eight Thousand Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

Contd.....52..

S. Khaton



विक्रेता

Registration No.: 9635

Year : 2,012

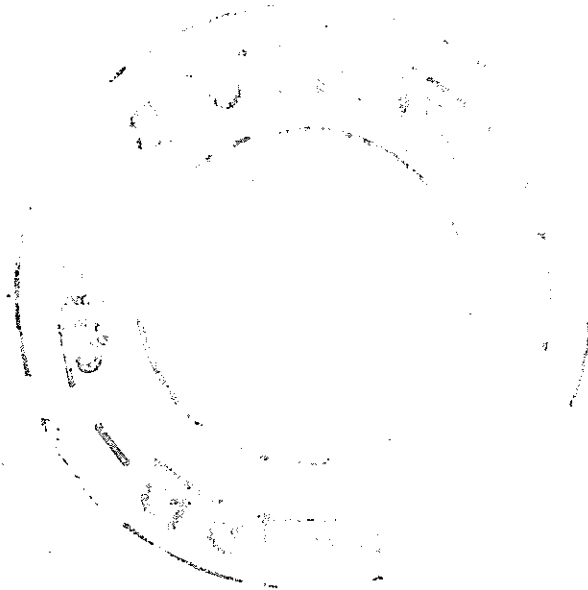
Book No. : 1

0101 साविहा खातून

मो. इसरार

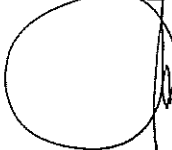
529क/35 ओल्ड खुर्रमनगर, लखनऊ

गृहिणी



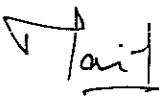
IN WITNESS WHEREOF, we the above named Seller and authorized signatory of Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES:-

1.  K.B. Seth
Mo Late R.B. Seth
705-B Tulip Residency
G-2, Vikalp Khurd,
Gomtinagar, Lucknow

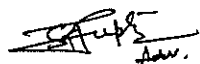
S. Khatun
SELLER
PAN No.: ASMPK4554B

MJ Husain
2. Mohd. Iqbal Husain s/o.
Late Mohd. Abrar. Husain
529 KA/35 Khuram Nagar
Lucknow


PURCHASER
PAN No.: AAMES0885N

Drafted by:

Typed by:



(Sarvesh Kumar Gupta)
Advocate

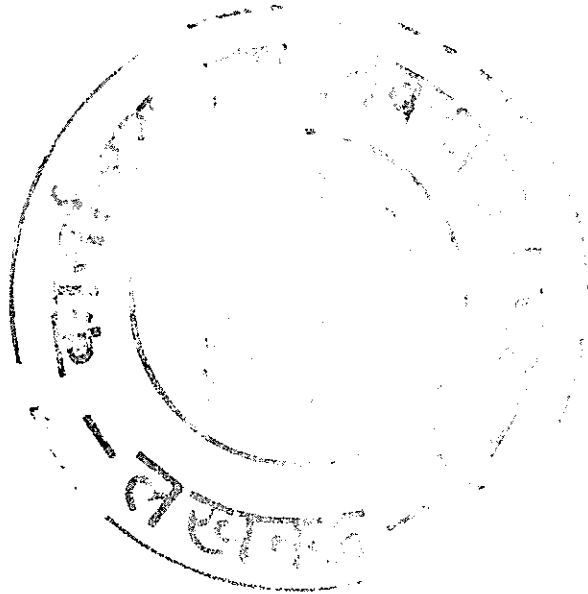
क्रेता

Registration No. : 9635

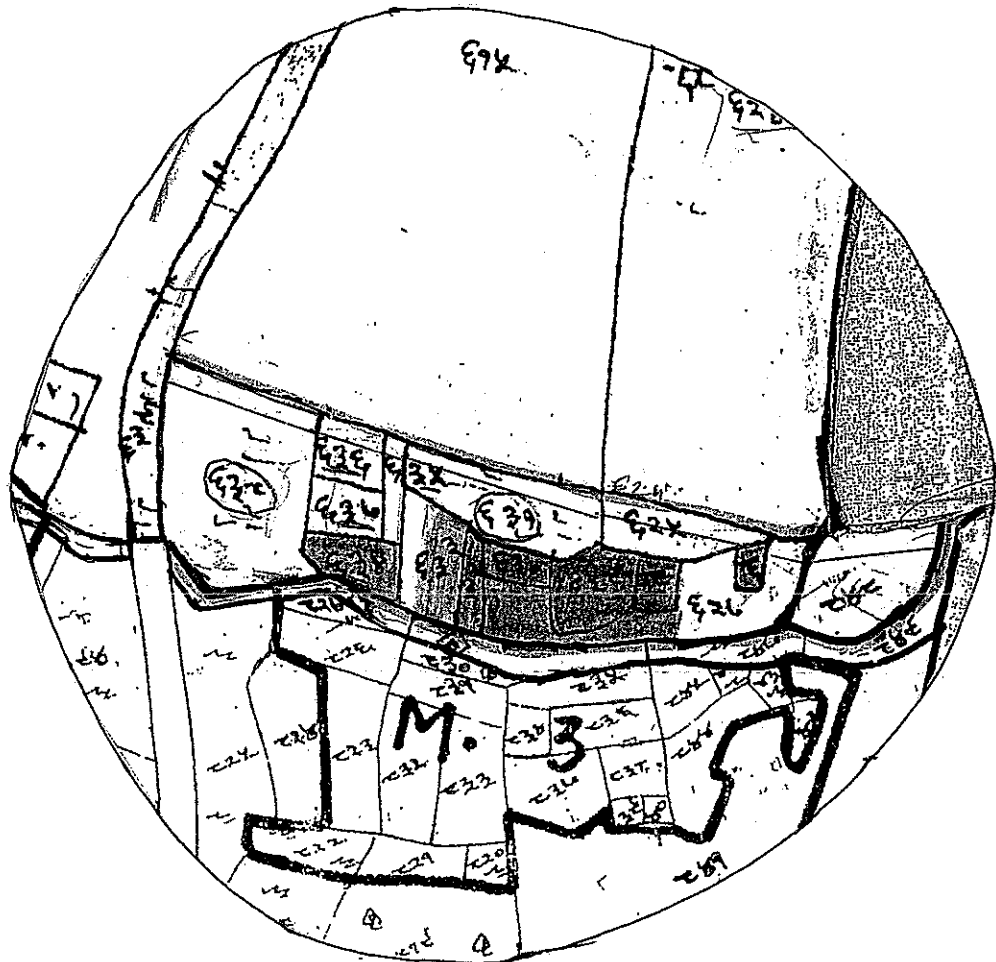
Year : 2,012

Book No. : I

0201 मे.समर्पित कान्स.प्रा.लि.द्रा.अधि.ह.मनीष चन्द्रा
स्व.डा.एस.सी.माथुर
बी-23 आलोक पुरी फैजाबाद रोड,लखनऊ
व्यापार



Map of Land of Khasra No. 631 & 638 total
measuring 1.034 Heet. Situated at Village - Natkur
Pargna - Bijnaur, Tehsil & Distt - Lucknow



Seller

S. Khatun

Purchaser

Taril

आज दिनांक 19/05/2012 को

वही सं. 1 जिल्द सं. 14255

पृष्ठ सं. 189 से 294 पर क्रमांक 9635

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह

उप निबन्धक (प्रथम)

लखनऊ

19/5/2012

