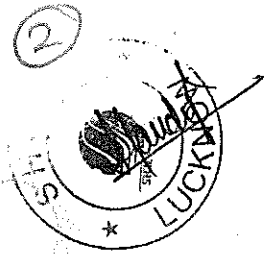


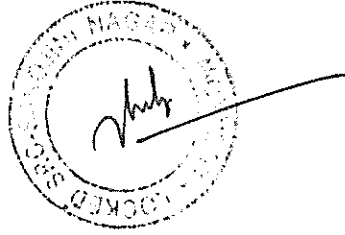
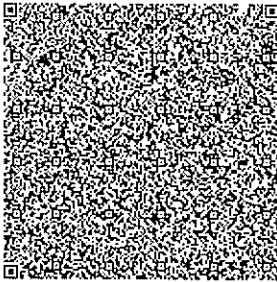
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

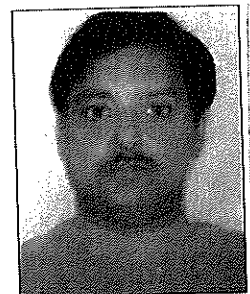
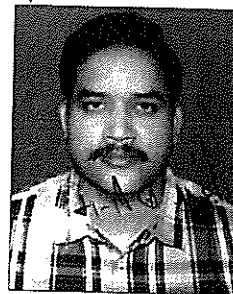
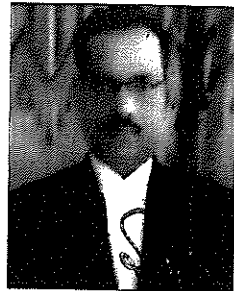
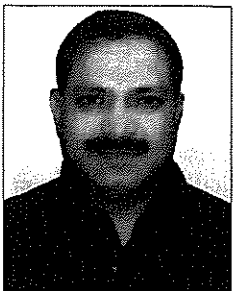
e-Stamp



Certificate No. : IN-UP04839514178409Q
Certificate Issued Date : 24-Jul-2018 12:15 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0105797698010170Q
Purchased by : SHIVAYE CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : LAND KHASRA NO. 142 MI AND 142 SA, VILL-JAITIKHEDA,
PARGANA-BIJNORE, TEHSIL-SAROJINI NAGAR, LUCKNOW.
Consideration Price (Rs.) :
First Party : MANISH KUMAR GUPTA AND OTHERS
Second Party : SHIVAYE CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : SHIVAYE CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 23,38,000
(Twenty Three Lakh Thirty Eight Thousand only)



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



Saurav

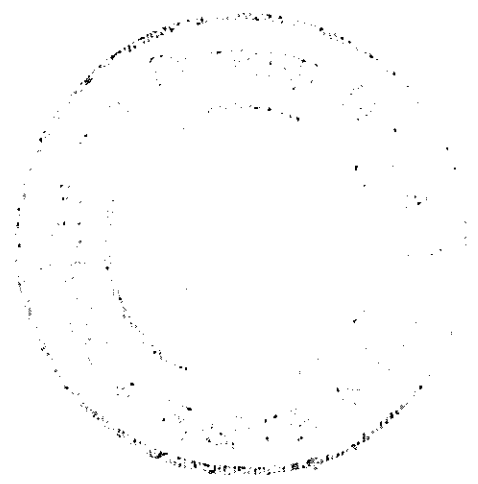
Ajay Singh

Shivaye

0005864274

Shivaye Constructions Private Limited

1. The authenticity of this Stamp Certificate should be verified at 'www.shivastamp.com'. Any discrepancy in the data of 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.



भारत सरकार
GOVERNMENT OF INDIA

संजय मौर्या
Sanjay Maurya
जन्म तिथि/ DOB: 01/07/1970
पुरुष / MALE

3112 2197 1431

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
S/O. सुन्दर लाल मौर्या, 3/
33, एचि खंड 1, थारुदा
नगर योजना, एन डी ए
कॉलोनी, गुरुग्राम,
उत्तर प्रदेश - 226012
S/O. Sundar Lal Maurya, 3/33,
Ruchi Khanda 1, Tharuda Nagar
Yojna I, D A Colony, Gurgaon,
Uttar Pradesh - 226012

3112 2197 1431

Adhaar-Aam Admi ka Adhar

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

SANJAY MAURYA
SUNDAR LAL MAURYA
01/07/1970
Permanent Account Number
AFVPM7370M

Signature

Sanjay

B



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भारत सरकार
प्रजोत सिंह मौर्य
Ajai Singh Maurya
जन्म तिथि/DOB: 24/12/1974
पुरुष / MALE

8358 9670 9618

आधार-आम आदमी का अधिकार

भारत सरकार
आधार-आम आदमी का अधिकार
भारत सरकार, नई दिल्ली

पता:
S/O बनबारी लाल मौर्य,
एन-89, कानपुर रोड,
सेक्टर-एन, एल डी ए
कोलोनी, लखनऊ,
उत्तर प्रदेश - 226012

Address:
S/O Banwari Lal Maurya L-89,
Kanpur Road, Sector-L, L D A
Colony, Lucknow,
Uttar Pradesh - 226012

8358 9670 9618

Aadhaar-Aam Admi ka Adhikar

A. J. J. J.

H. J. Singh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJEET SINGH
BANWARI LAL
24/12/1974

Permanent Account Number
BDJPS6504G

Ajeet Singh
Signature

भारत सरकार
GOVT. OF INDIA

24/12/1974

Ajeet Singh

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: सिद्धनाथ गुप्ता, 588 /
636 ए, बंगला बाजार,
शारदा नगर बोर्ड, लखनऊ
कैंटोनमेंट, लखनऊ,
उत्तर प्रदेश - 226002

Address:

S/O: Siddhanath Gupta, 588 / 636 A,
Bangle Bazar, Sharda Nagar Ward,
Lucknow Cantonment, Lucknow,
Uttar Pradesh - 226002

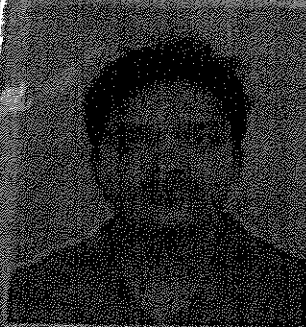
8821 7045 8553

Aadhaar-Aam Admi ka Adhikar

४४५ ७३४३



भारत सरकार
GOVERNMENT OF INDIA



मनीष कुमार गुप्ता

Manish Kumar Gupta

जन्म तिथि/DOB: 29/04/1975

पुरुष / MALE

8821 7045 8553

आधार-आम आदमी का अधिकार

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

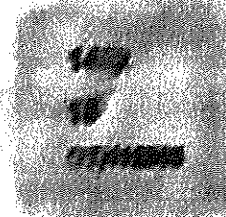
MANISH KUMAR GUPTA
SIDDH NATH GUPTA

29/04/1975

Permanent Account Number

AKIPG1058Q

Manish Gupta
Signature



44/423/43

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: सिद्ध नाथ गुप्ता, 588
/ 636 ए, बंगला बाजार,
शारदा नगर बॉर्ड, लखनऊ
कैंटोनमेंट, लखनऊ,
उत्तर प्रदेश - 226002

Address:

S/O: Siddh Nath Gupta, 588 / 636 A,
Bangla Bazar, Sharda Nagar Ward,
Lucknow Cantonment, Lucknow,
Uttar Pradesh - 226002

9283 9938 8695

Aadhaar-Aam Admi ka Adhikar

हरीश कुमार गुप्ता



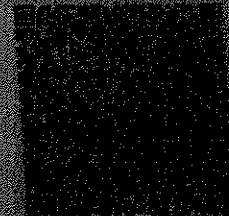
भारत सरकार

हरीश कुमार गुप्ता

Harish Kumar Gupta

जन्म तिथि/ DOB: 07/10/1969

पुरुष / MALE



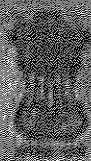
9283 9938 8695

आधार-आम आदमी का अधिकार

B



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

HARISH KUMAR GUPTA
SIDDH NATH GUPTA

7/10/1969

Permanent Account Number

AKIPG1059R


Signature



हरिश कुमार गुप्ता

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आयकर विभाग
INCOME TAX DEPARTMENT



मान्य सरकार
GOVT. OF INDIA

SHIVAYE CONSTRUCTIONS PRIVATE
LIMITED



03/02/2012

Permanent Account Number

AARCS0030J

03/02/2012

Shivaye Constructions Private Limited

[Handwritten signature]

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Khanna No 112

भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



उमेश चन्द्र मौर्य

Umesh Chandra Maurya

जन्म तिथि/ DOB: 16/07/1982

पुरुष / MALE



3789 6104 5424

मेरा आधार, मेरी पहचान

पता:

Address:

S/O राम नवल मौर्य, 148,

S/O Ram Nawar Maurya, 148,

निजामपुर मल्हौर, निकट

NIJAMPUR MALHAUR, NEAR

बाबा कुटिया मंदिर, चितहट,

BABAIUTIYA TEMPLE

CHIHAT, Lucknow, Uttar Pradesh

Uttar Pradesh - 226028

लखनऊ, लखनऊ,

उत्तर प्रदेश - 226028

3789 6104 5424

MEERA AADHAAR, MERI PEHACHAN

Umesh

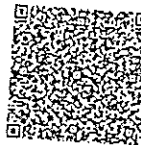
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भारत सरकार
Government of India
अवतार सिंह
Awatar Singh
जन्म तिथि / DOB 04/07/1975
पुरुष / Male



3955 1419 8434

आधार - आम आदमी का अधिकार



738888411



आधार

भारत सरकार
Government of India
Unique Identification Authority of India

पता:

आत्मज: जगदीश सिंह, 169, खटोला,
ए. एफ. स्टेशन के पास, खटोला,
लखनऊ, जैतीखेड़ा, उत्तर प्रदेश
227305

Address

S/O: Jagdish Singh, 169, Khatola,
Near A. F. Station, Khatola,
Lucknow, Jaitikhera Uttar
Pradesh, 227305

3955 1419 8434

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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DUPLICATE

भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UP/21/105/0522103



निर्वाचक का नाम : रणवीर सिंह यादव
Elector's Name : Ranaveer Singh Yadav
पिता का नाम : बाबू लाल
Father's Name : Babu Lal
लिंग / Sex : पुरुष / Male
जन्म की तारीख
Date Of Birth : XX/XX/1973

Bojwala

9936426337

UP/21/105/0522103

पता : 39, नूरनगर भदरसा ,

तहसील - लखनऊ

जिला - लखनऊ (उ.प्र.)-226002

Address : 39, Noornagar Bhadarasa ,

Distt. Lucknow

Distt. Lucknow (UP)-226002

Date : 25-04-2009

170-सरोजनी नगर निर्वाचन क्षेत्र

के निर्वाचक रजिस्ट्रीकरण

अधिकारी के हस्ताक्षर की

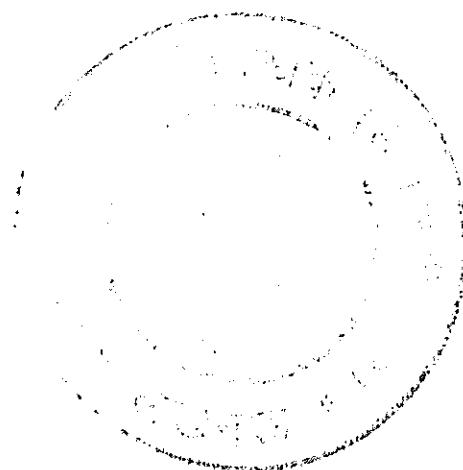
Facsimile Signature of Electoral

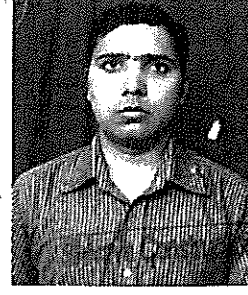
Registration Officer

for 170- Sarojani Nagar

246/192

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली में दर्ज करवाने तथा उस पते पर इसी नम्बर का कार्ड पाने के लिए सम्बंधित फार्म में यह कार्ड नम्बर अवश्य लिखें
In case of change in address, mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with the same number.





Private Limited

SALE DEED

1. Type of Deed : Sale Deed
2. Village/city Name : Jaitikhera, Pargana Bijnore, Tehsil -
Sarojni Nagar, District - Lucknow.
3. Land area : 1.300 Hectares
4. Khasra No. : 142Mi & 142Sa
5. Transaction value : Rs. 3,33,97,000/-
6. Market Value : Rs. 70,98,000/-
7. Stamp duty : Rs. 23,38,000/-

THIS SALE DEED is executed at Lucknow on this 24TH. day of July 2018.

BETWEEN

- 1). Sanjay Maurya son of Sundar Lal Maurya Resident of 3/33, Ruchi Khand, Sharda Nagar Yojna, LDA Colony, Lucknow, PAN-AFVPM7370M (hereinafter referred to as the VENDOR NO. 1) which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)
- 2). Ajit Singh Maurya son of Banwari Lal Maurya Resident of L-99, Kanpur Road, Sector-L, LDA Colony, Lucknow PAN-BDJPS6504G (hereinafter referred to as the VENDOR NO. 2) which expression, unless repugnant to.

Sanjay
Ajit Singh

24/7/2018

24/7/2018

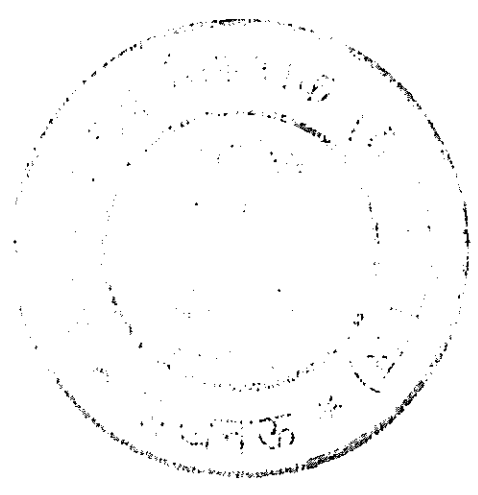
Private Constructions Private Limited

Sanjay

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the context, shall mean and include his heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)

3). Manish Kumar Gupta son of Siddha Nath Gupta Resident of 588/636A, Bangla Bazar, Sharda Nagar Ward, Lucknow PAN-AKIPG1058Q (hereinafter referred to as the VENDOR NO. 3) which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)

4). Harish Kumar Gupta son of Siddha Nath Gupta Resident of 588/636A, Bangla Bazar, Sharda Nagar Ward, Lucknow PAN-AKIPG1059R (hereinafter referred to as the VENDOR NO. 4) which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)

The VENDOR NO.1, 2, 3 and 4 have collectively been referred to as the VENDORS

IN FAVOUR OF

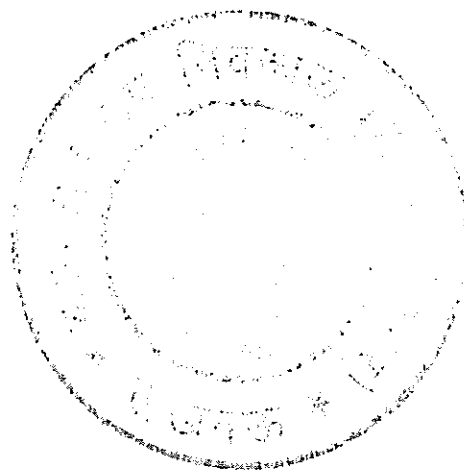
Shivaye Constructions Pvt. Ltd. PAN-AARCS0030J a Company duly incorporated under the provisions of the Companies Act,1956 having its office at 2nd Floor, Eldeco Corporate Chamber – I, Vibhuti Khand, Gomti Nagar, Lucknow through its Director/Authorised signatory Mr. **Umesh Chandra Maurya** son of Sri Ram Newal Maurya duly authorised vide resolution dated 09.01.2018 (hereinafter referred to as the VENDEE, which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors transferees, assignees. etc.)

WHEREAS

Shivaye Constructions Private Limited

Saurav
Ajay Singh
12/11/18
12/11/18

Umesh



That one Jai Prakash was recorded as the recorded as the Bhumidhar with transferable rights prior to the Fasli year 1386 of land of Khasra no. 142Mi area 0.3800 Hect & Khasra no. 142Sa area 0.9200 Hect, admeasuring 1.300 Hectares at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow.

WHEREAS

That vide a sale deed Jai Prakash sold and transferred an area of 1.300 Hectares of land of Khasra number 142 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Naiyyar Land Impressarios Pvt. Ltd and on the basis of the sale the name of Naiyyar Land Impressarios Pvt. Ltd was been mutated in the revenue records. The sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 13600 at page no. 295-365 at serial no. 19046 on 23-12-2011.

WHEREAS

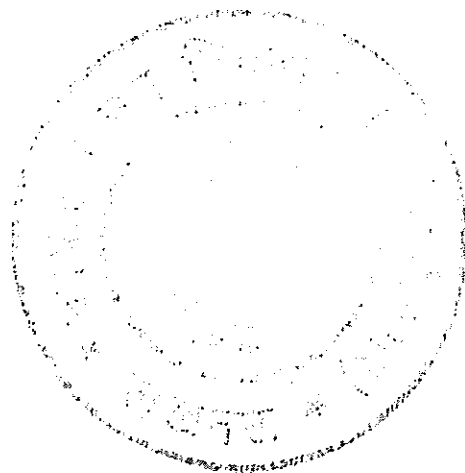
That vide a sale deed Naiyyar Land Impressarios Pvt. Ltd sold and transferred an area of 0.3800 Hectares out of the total admeasuring 1.300 Hectares of land of Khasra number 142 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Mohammed Shahid Khan and on the basis of the sale the name of Mohammed Shahid Khan was mutated in the revenue records. The sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 15091 at page no. 173-214 at serial no. 22456 on 28-12-2012.

WHEREAS

That vide a sale deed Mohammed Shahid sold and transferred an area of 0.3800 Hectares out of the total admeasuring 1.300 Hectares of land of.

Saurabh
Ajay Singh
H-14/1/1
E-12/1/1

U-12



Khasra number 142 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Harish Kumar Gupta and Manish Kumar Gupta and on the basis of the sale the names of Harish Kumar Gupta and Manish Kumar Gupta were mutated in the revenue records. The sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 22249 at page no. 337-372 at serial no. 5881 on 03-05-2017.

WHEREAS

That vide a sale deed Naiyyar Land Impressarios Pvt. Ltd sold and transferred an area of 0.9200 Hectares out of the total admeasuring 1.300 Hectares of land of Khasra number 142 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Sanjay Maurya, Ajit Singh Maurya and Manish Kumar Gupta and on the basis of the sale the names of Sanjay Maurya, Ajit Singh Maurya and Manish Kumar Gupta were mutated in the revenue records. The sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 15205 at page no. 099-136 at serial no. 1412 on 24-01-2013.

AND WHEREAS

The VENDORS have further assured the VENDEE that they have good, unencumbered and transferable right in the agricultural land comprising of Khasra no. 142Mi area 0.3800 Hect & Khasra no. 142Sa area 0.9200 Hect, admeasuring 1.300 Hectares situate at village Jaiti Khera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow (The **VENDOR No.1 Land**, **VENDOR No.2 Land**, **VENDOR No.3 Land** and **VENDOR No. 4 Land** hereinafter collectively referred to as the "**Said Land**") and there is no impediment or restriction on the transfer / selling of the Said Land by the VENDORS to the VENDEE

Saurav

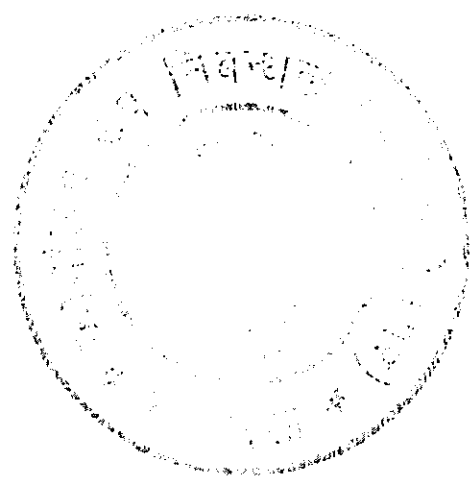
Ajit Singh

21-11-14 23:48

Edi: [Signature]

Shivaye Constructions Private Limited

[Signature]



AND WHEREAS

The VENDORS represents, declares and assures, as under:

- (i) They are the absolute owners of the Said Land, having acquired the same by virtue of sale deeds mentioned herein and since then Vendors have been in actual possession and enjoyment of the Said Land and paying taxes and levies thereon, as sole and absolute owner thereof to the extent of its share.
- (ii) The Said Land does not falls under any area declare as forest land and their no restriction from any department or authority, including Archaeology Survey of India for developing the Said Land.
- (ii) The Said Land is freehold and is free from all encumbrances and it has clear absolute, marketable and indefeasible title and ownership to the same.
- (iii) They are not in receipt of any order of attachment by the Income Tax Authorities or any other Authority under any law for the time being in force nor has it received, any notice of acquisition or requisition is pending in respect of the Said Land as on date and the same is not subject to the provisions of any applicable law, rule, regulation, notification etc.
- (iv) They have absolute ownership of the Said Land in the manner mentioned herein above with unrestricted rights of alienation of its title and interest and that other than them no other person (s) have any right, title, interest and/or claim of whatsoever, nature in the Said Land.
- (v) There is no breach, violation, or contravention of law, bye-laws, court order / judgment, statute, rules and regulations etc. as

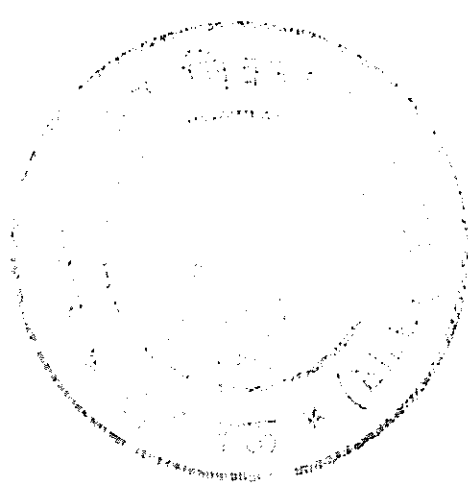
Saurav
Amit Singh
14/11/21
21/12/21

[Signature]

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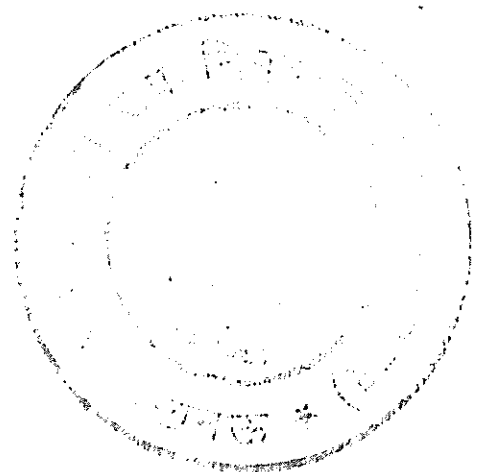


applicable to the Said Land and all demands, dues etc. pertaining to the Said Land have been deposited.

- (vi) No legal, quasi legal, administrative, litigation, arbitration, mediation, conciliation or other proceedings, claims, actions of any nature are pending or threatened before any court, tribunal, authority, body with respect to the Said Land neither the Vendors area prevented from alienating or transferring the same in any manner nor there is any kind of impediment for the same.
- (vii) There is no sort of agreement for sale, understanding, arrangement, MOU, settlement, power of attorney in respect of the Said Land or any part thereof with any other person (s)/authority/organization etc.
- (viii) The Said Land is not the subject matter of any HUF and/or any partnership and/or any joint venture and/or no minor has any right, title, interest and claim or concern of any nature whatsoever therewith.
- (ix) There are no encumbrances on the Said Land, including any prior sale, gift, mortgage, tenancy, license, will, trust, exchange, lease, possession, agreement, disputes, acquisition, attachment or any other registered or unregistered encroachment, subsisting loans, sureties, securities, liens, injunctions, litigations, stay orders, notices, charges, etc. affecting the Said Land.
- (x) There are no disputes, actions, claims or demands with any adjoining or neighboring owner or occupant with respect to any easement right or means of access to the Said Land or its use and occupation, nor the Vendors aware of any circumstance(s)

Saurav
 Afet Singh
 24/08/2021
 E/2/ 2021

Shree Constructions Private Limited
Vinay



that may lead to the same and no notices affecting the Said Land has been issued or contemplated.

- A. Pursuant to several discussions/negotiations held between the Parties hereto, the Vendors, owing to meet out its financial needs and requirements, has agreed to sell, transfer and convey the Said Land free from all encumbrances, charges, liens, lis pendens, claims, prior agreement etc. for a total consideration of Rs. 3,33,97,000/- (Rs. Three Crores Thirty Three Lacs and Ninety Seven Thousand Only) (herein "**Total Consideration**") with all its rights, easements, privileges appurtenant thereof, to the Vendee and the Vendee has agreed to purchase the same on the terms and conditions mutually agreed to between the Parties, as set out hereunder:

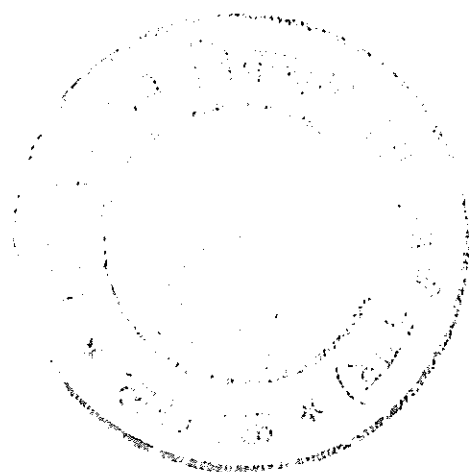
NOW, THEREFORE, THIS SALE DEED WITNESSES AS UNDER:

1. That in consideration of aggregate sum of Rs. 3,33,97,000/- (Rs. Three Crores Thirty Three Lacs and Ninety Seven Thousand Only) less TDS, the VENDORS doth hereby sell, convey and transfer the Said Land, i.e. agricultural land comprising of Khasra no. 142Mi area 0.3800 Hect & Khasra no. 142Sa area 0.9200 Hect, admeasuring 1.300 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow fully described in the Schedule mentioned below, free from all encumbrances, charges, prior agreement, and mortgage etc. in any manner whatsoever in favour of the Vendee, who shall hereafter be the absolute owner of the Said Land and shall enjoy all rights of ownership, possession, privileges, easements, all rights of ways/passages/water, appurtenant or any other things hidden in the earth belonging to or appurtenant thereto, belonging to and reputed to the Said Land.

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 Afet Singh
 4-14-2015
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Shivaye Constructions Private Limited

Vinay



(i) Sale Consideration of VENDOR 1 Land Rs.78,78,000/- being paid to VENDOR No. 1 in the following manner :

a) Rs. 5,00,000/- being paid to VENDOR No. 1 vide cheque no. 080681 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow simultaneously with the execution of this deed.

b) Rs. 78,780/- TDS will be deposited under I.T. Section 194(1)A and the same is the part of the sale consideration.

c) Balance sale consideration amount after deduction of TDS is Rs. 72,99,220/- paid through post dated cheques as under :

(i) Rs. 18,39,766/- Cheque no. 080685 Drawn on ICICI Bank, Indira Nagar, Lucknow

(ii) Rs.11,69,883/- Cheque no.080687 Drawn on ICICI Bank, Indira Nagar, Lucknow

(iii) Rs. 19,49,805/- Cheque no. 080688 Drawn on ICICI Bank, Indira Nagar, Lucknow

(iv) Rs. 23,39,766/- Cheque no. 080689 Drawn on ICICI Bank, Indira Nagar, Lucknow.

(ii) Sale Consideration of VENDOR 2 Land Rs.78,78,000/- being paid to VENDOR No. 2 in the following manner :

a) Rs. 5,00,000/- being paid to VENDOR No. 2 vide cheque no. 080680 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow simultaneously with the execution of this deed.

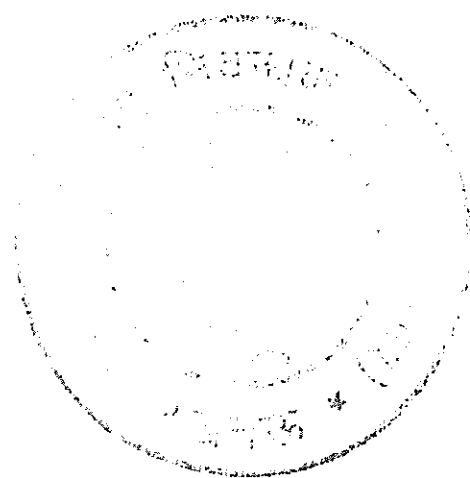
Saurav
Ajit Singh
 24/7/2018
 E/2/2018

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- b) Rs. 78,780/- TDS will be deposited under I.T. Section 194(1)A and the same is the part of the sale consideration.
- c) Balance sale consideration amount after deduction of TDS is Rs. 72,99,220/- paid through post dated cheques as under :
- (i) Rs. 18,39,766/- Cheque no.080690 Drawn on ICICI Bank, Indira Nagar, Lucknow
 - (ii) Rs.11,69,883/- Cheque no. 080691 Drawn on ICICI Bank, Indira Nagar, Lucknow
 - (iii) Rs. 19,49,805/- Cheque no. 080692 Drawn on ICICI Bank, Indira Nagar, Lucknow.
 - (iv) Rs. 23,39,766/- Cheque no. 080693 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iii) Sale Consideration of VENDOR 3 Land Rs.1,27,59,500/- being paid to VENDOR No. 3 in the following manner :
- a) Rs. 5,00,000/- being paid to VENDOR No. 3 vide cheque no. 080678 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow, simultaneously with the execution of this deed.
 - b) Rs. 1,27,595/- TDS will be deposited under I.T. Section 194(1)A and the same is the part of the sale consideration.
 - c) Balance sale consideration amount after deduction of TDS is Rs. 1,21,31,905/- paid through post dated cheques as under :

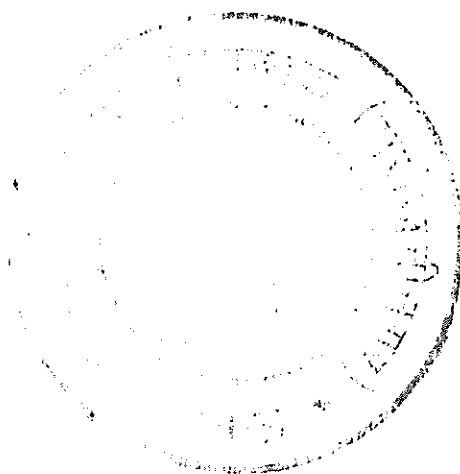
Saurav
Ajeet Kumar
 24.07.2018
 24.07.2018

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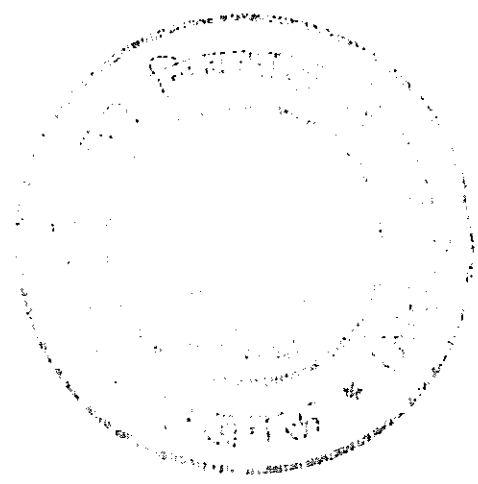


- (i) Rs. 32,89,572/- Cheque no. 080695 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (ii) Rs.18,94,786/- Cheque no. 080696 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iii) Rs. 31,57,976/- Cheque no. 080698 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iv) Rs. 37,89,571/- Cheque no. 080699 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iv) Sale Consideration of VENDOR 4 Land Rs.48,81,500/- being paid to VENDOR No. 4 in the following manner :
- a) Rs. 5,00,000/- being paid to VENDOR No. 4 vide cheque no. 080679 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow, simultaneously with the execution of this deed.
- b) Balance sale consideration amount is Rs. 43,81,500/- paid through post dated cheques as under :
- (i) Rs. 9,64,450/- Cheque no. 080700 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (ii) Rs.7,32,225/- Cheque no. 080701 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iii) Rs. 12,20375/- Cheque no. 080702 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iv) Rs. 14,64,450/- Cheque no. 080703 Drawn on ICICI Bank, Indira Nagar, Lucknow.

"The Vendors shall be entitled to present the post dated cheques/s issued by Vendee after every six months to be commenced from the date of approval of the lay out plan of the Said Land by the competent

Saurabh
Ajeet Singh
 24.07.2018
24.07.2018

Shriya Constructions Private Limited
Shriya



authority". Further in case the approval of the layout is not granted within validity period of the aforesaid cheque/s than the Vendee shall replace the cheque/s by fresh cheque/s one week prior to expiry of validity of cheque".

2. That the vacant, peaceful and physical possession of the Said Land has been delivered by the VENDORS to the VENDEE simultaneously with the execution and registration of this Sale Deed.
3. That now the VENDORS has been left with no right, title, interest, claim or concern of any nature with the Said Land and the VENDEE has become the absolute owner of the same and shall be entitled to deal with, develop and/or dispose of the Said Land as deems fit without any interference, obstruction or hindrance from the Vendors or any one claiming under, through or in trust for them.
4. That the VENDORS hereby confirms that it has paid all the taxes, rates and other outgoings due to local bodies, revenue and other authorities in respect of the Said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDORS.
5. That the VENDORS assures the VENDEE that the Said Land is free from all encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any Court, notice lien, Court injunction, lease in any manner whatsoever nor the same is subject matter of HUF and if it is ever proved otherwise, and if the whole or any portion of the Said Land is taken away or goes from the possession of the VENDEE on account of any defect in the ownership and title of the VENDORS on account of the above, then, the VENDORS shall be liable and responsible to make good the losses suffered by the VENDEE. The VENDORS undertakes to keep the

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Affected Party
 H.A. 11/4/17
 - A. C. M.L.

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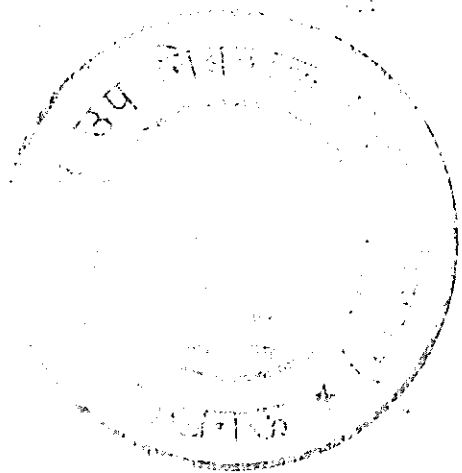


VENDEE indemnified and harmless against all consequences that may follow including but not limited to all losses, damages, cost, market price, expenses, attorney fee, proceedings, contingent liabilities known or unknown that the VENDEE may suffer or incur because of any act of omission, commission, misrepresentation or defect in the title of the VENDORS.

6. That the VENDORS solemnly declare that the Said Land has neither been declared as HUF property in income tax authorities, nor the same at any time was recorded in the revenue records. If subsequently, it proves otherwise, for all purposes this Sale Deed shall deemed to be executed and registered by VENDORS Karta of the HUF, and as such no member of any such HUF shall have any right, title, claim and interest in the Said Land, which hereto after absolutely and exclusively vest in the VENDEE.
7. That all outstanding demand that may be payable to Revenue Authority, in respect of the Said Land till the execution and registration of Sale Deed in favour of the VENDEE, shall be paid and borne by the VENDORS.
8. That upon execution of this Sale Deed all relevant documents, in original, in respect of the Said Land have been handed over by the VENDORS to the VENDEE.
9. That upon execution of the sale deed, the VENDEE is entitled to get the Said Land mutated in its own name in revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy and the VENDORS shall provide assistance for effecting the mutation of the Said Land in the name of the VENDEE.
10. That the VENDEE from this day shall have unlimited and unrestricted proprietary rights to either sell/transfer/lease/mortgage etc Said Land

Saurav
 Ajit Singh
 HUF
 - 11/01/2017

Shivaye Constructions Private Limited
Ganesh



or any portion thereof, to put the same to any use, it likes by using the same in any way or otherwise by enjoying its rents, profits, income etc., as absolute owner thereof without any interruption, claim or demand whatsoever by or on behalf of the VENDORS and its successors – in – interest, or any other person (s) claiming under or through them.

11. That the VENDORS further agrees, undertakes and assures the VENDEE that the VENDORS shall, and at the request of the VENDEE, do or cause to be done and execute or cause to be executed any/or all documents required for morefully the purpose selling and transferring and/ or giving full and complete effect to the transfer of the Said Land without any financial consideration.
12. That the Said Land transferred under this deed is not situated at any National Highway, State Highway but is situate on District Road nor are there any trees wells construction or tube-wells whatsoever on the Said Land and residential and development activities are being carried out within the periphery of 200 mts periphery. The Said Land being conveyed is an agricultural land and is being used for agricultural purposes, further the Said Land hereby conveyed is situated beyond the Municipal Limits of the Nagar Nigam, Lucknow and no development work has been carried out within the peripheral limits of 200 meters of the same. It is further declared that the VENDORS are not members of the Scheduled Caste/Scheduled Tribe.
13. That from the date of this sale deed, the VENDEE shall have all rights in the Said Land, latent or patent, which the VENDORS had in the same.
14. That all the expenses of the sale deed viz. Stamp duty, registration fee etc, have been borne and paid by the Vendee.

Suresh
Ajeet Singh
 20/4/2017
 2nd Floor

Shri. Suresh Chandra Singh
Shri. Suresh Chandra Singh

विक्रय पत्र

प्रतिफल- 33397000 स्टाम्प शुल्क- 2338000 बाजारी मूल्य - 7098000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री शिवाय कांस्ट्रक्शन प्रा० लि० द्वारा

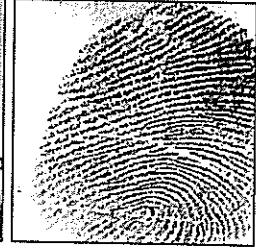
उमेश चन्द्र मौर्य अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री राम नेवल मौर्या

व्यवसाय : व्यापार

निवासी: द्वितीय तल, एलडिको कार्पोरेट चैम्बर-1, विभूति खण्ड, गोमती नगर,
लखनऊ

Umesh



श्री, शिवाय कांस्ट्रक्शन प्रा० लि० द्वारा

उमेश चन्द्र मौर्य अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

25/07/2018 एवं 01:11:41 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

Nirmal

निर्मल सिंह .

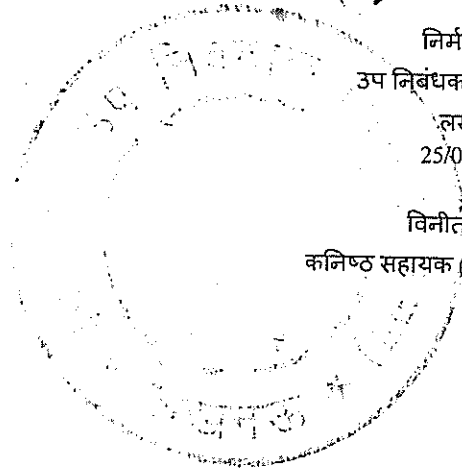
उप निबंधक : सरोजनीनगर

लखनऊ

25/07/2018

विनीत दीक्षित .

कनिष्ठ सहायक (निबंधन) - नियमित



15. The present as well as the permanent addresses of the VENDORS and the VENDEE are the same as mentioned above.
16. That the Said Land being transferred under this deed is agricultural land situated on a District Road which as per the current District Magistrate, Lucknow circle rate is valued at Rs. 42,00,000/- per Hectare and residential and development activities are being carried out within the periphery of 200 mts. hence 30 % escalation comes to Rs. 54,60,000/- per Hectare and as such the market value of the area of 1.300 Hectares comes to Rs. 70,98,000/-. However, the actual sale consideration is Rs. 3,33,97,000/- (Rs. Three Crore Thirty Three Lacs Ninty Seven Thousand Only) which is higher than the market value hence a stamp duty of Rs. 23,38,000/- has been affixed hereto vide e-stamp No. IN-UP04839514178409Q issued on 24.07.2018.

SCHEDULE OF SAID LAND

Agricultural land comprising of Khasra no. 142Mi area 0.3800 Hect & Khasra no. 142Sa area 0.9200 Hect, admeasuring 1.300 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil – Sarojni Nagar, District - Lucknow, which is bounded as under:

JOINT BOUNDARIES OF KHASRA NO. 142MI & KHASRA NO. 142SA

East : Land Khasra No. 126 & 293
 West : Land Khasra No. 143
 North : Land Khasra No. 140
 South : Land Khasra No. 148, 149 & 293

Saurav
Ajeet Singh
11/11/18
Edg 02/02/18

Shivaye Constructions Private Limited
Vishesh

पहचानकर्ता : 2

श्री रणवीर सिंह यादव, पुत्र श्री बाबू लाल

निवासी: 39, नूर नगर भदरसा, तहसील व जिला-लखनऊ

व्यवसाय: व्यापार



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह .

उप निबंधक : सरोजनीनगर

लखनऊ

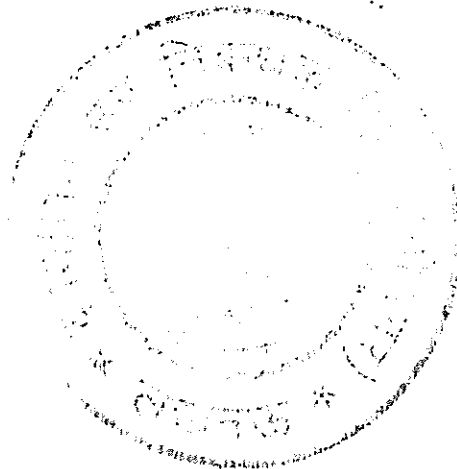
ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं ।

टिप्पणी :

विनीत दीक्षित .

कनिष्ठ सहायक (निबंधन) -

नियमित



In witness whereof the VENDORS and the VENDEE after understanding the contents of the same, have put their signature on this deed of sale on this 24th day of July 2018 at Lucknow.

**VENDORS
VENDEE**

Shivaye Constructions Private Limited

Shivaye Constructions Pvt. Ltd.

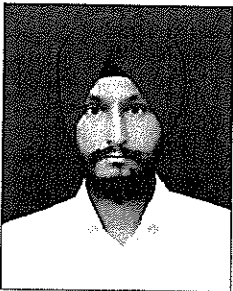
1. Sanjay Maurya

2. Ajit Singh Maurya

3. Manish Kumar Gupta

4. Harish Kumar Gupta

WITNESSES :



1.
Awtar Singh
S/o Jagdish Singh
R/o 169, Khatola, Near Air Force Station,
Jaitikhera, Lucknow.
Mob.7388883411, Business



2.
Ranveer Singh Yadav
S/o Babu Lal
R/o 39, Noor Nagar Bhadarsa,
Tehsil & District Lucknow.
Mob.9936426337, Business

Typed by :

(Rohit)

Drafted by :

(Harit Shukla)
Advocate

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

विक्रेता: 1

श्री संजय मौर्या, पुत्र श्री सुन्दर लाल मौर्या
निवासी: 333, रुचि खण्ड-1, शारदा नगर योजना,
एल०डी०ए० कालोनी, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2

Saurav



श्री अजीत सिंह मौर्य, पुत्र श्री बनवारी लाल मौर्य
निवासी: एल-99, कानपुर रोड, सेक्टर-एल, एल०डी०ए०
कालोनी, लखनऊ

व्यवसाय: वकालत

विक्रेता: 3

Ajit Singh



श्री मनीष कुमार गुप्ता, पुत्र श्री सिद्धनाथ गुप्ता
निवासी: 588/636ए, बंगला बाजार, शारदा नगर वार्ड,
लखनऊ

व्यवसाय: व्यापार

विक्रेता: 4

Manish Kumar



श्री हरीश कुमार गुप्ता, पुत्र श्री सिद्धनाथ गुप्ता
निवासी: 588/636ए, बंगला बाजार, शारदा नगर वार्ड,
लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

Harish Kumar



श्री शिवाय कांस्ट्रक्शन प्रा०लि० के द्वारा उमेश चन्द्र मौर्य,
पुत्र श्री राम नेवल मौर्या
निवासी: द्वितीय तल, एलिडको कार्पोरेट चैम्बर-1, विभूति
खण्ड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

Umesh



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री अवतार सिंह, पुत्र श्री जगदीश सिंह

निवासी: 169, खटोला, निकट एयरफोर्स स्टेशन, जैतीखेड़ा,
लखनऊ

व्यवसाय: व्यापार

Avtar Singh



MAP

Agricultural land comprising of Khasra no. 142Mi area 0.3800 Hect & Khasra no. 142Sa area 0.9200 Hect, admeasuring 1.300 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil – Sarojni Nagar, District - Lucknow..



JOINT BOUNDARIES OF KHASRA NO. 142MI & KHASRA NO. 142SA

East : Land Khasra No. 126 & 293
West : Land Khasra No. 143
North : Land Khasra No. 140
South : Land Khasra No. 148, 149 & 293

Sany
Asit Sany
21.10.14 23.11

Sellers

Edix @mogen

Shivya Constructions Private Limited

[Signature]
Purchaser

बही संख्या 1 जिल्द संख्या 95 के पृष्ठ 353 से 386 तक क्रमांक
1366 पर दिनांक 25/07/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह.

उप निबंधक : सरोजनीनगर

लखनऊ

25/07/2018

