

1426/10

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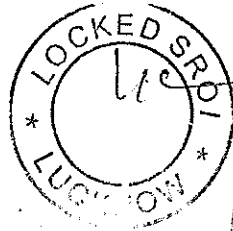
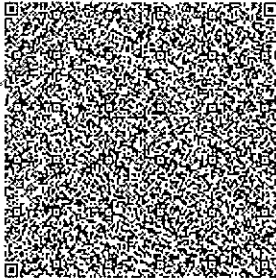


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Certificate No. : IN-UP04063144632022Q  
Certificate Issued Date : 16-Jan-2018 05:02 PM  
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0104891283563405Q  
Purchased by : SHIVAYE CONSTRUCTIONS PRIVATE LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : LAND KHASRA NO.37 Ba AND 37 Sa, VILL-JAITI KHERA,  
PARGANA-BIJNORE TEH-SAROJINI NAGAR, LUCKNOW.  
Consideration Price (Rs.) :  
First Party : GURBINDER SINGH AND OTHERS  
Second Party : SHIVAYE CONSTRUCTIONS PRIVATE LIMITED  
Stamp Duty Paid By : SHIVAYE CONSTRUCTIONS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 14,44,500  
(Fourteen Lakh Forty Four Thousand Five Hundred only)



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

*Gurinder Singh*  
For Shri S. S. S. Pvt. Ltd.

*V. V. V.*

*V. V. V.*

0005148103

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority



विद्युत

मो. - 7388 888 089

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GURBINDER SINGH  
NIRMAL SINGH  
12/04/1979  
Permanent Account Number  
BTJPS6970A

Gurbinder Singh  
Signature



03032108

Gurbinder Singh

C

C



आधार - आम आदमी का अधिकार

Unique Identification Authority of India

पता:

आत्मज: निर्मल सिंह, एच - 2 / 15,  
सेक्टर - डी, कानपुर रोड, एल डी ए  
कॉलोनी, लखनऊ, एल डी ए कॉलोनी,  
उत्तर प्रदेश, 226012

Address:

S/O: Nirmal Singh, H - 2 / 15,  
Sector - D, Kanpur road, L D A  
Colony, Lucknow, L D A Colony,  
Uttar Pradesh, 226012

6708 6107 3319



1800 300 1947



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भारत सरकार

Government of India

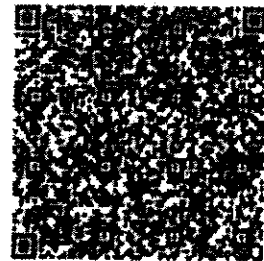


गुरबिन्दर सिंह

Gurbinder Singh

जन्म तिथि / DOB : 12/04/1979

पुरुष / Male




6708 6107 3319

आधार - आम आदमी का अधिकार

Gurbinder Singh



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SHRI SAI ANANDA INFRAESTATE PRIVATE LIMITED		
05/12/2012		
Permanent Account Number		
AASCS3662F		
		21/12/2012

For Shri Sai Ananda Infraestate Pvt. Ltd.

दिशेता

Om  
Director

MP-270 - 9415015233





DUPLICATE

भारत निर्वाचन आयोग  
पहचान पत्र

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UP/20/101/0210950



निर्वाचन क्षेत्र

मकेश गुप्ता

Electoral No.

UP/20/101/0210950

मकेश कुमार गुप्ता

Anil Kumar Gupta

पुरुष / Male

जन्म 28/03/1973

For Shri Ananda Infraestate Pvt. Ltd.

9415015233

UP/20/101/0210950

पु.म. - म.सं. 102/67,  
शिवाजी मार्ग,

हसील-लखनऊ, जिला-लखनऊ

Address- H.No.102/67,  
Shivaji Marg,

TEH-Lucknow. DIST-Lucknow

Date : 28-2-2013

174 - लखनऊ मध्य निर्वाचन क्षेत्र के  
निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
की अनुमति

Facsimile Signature of the Electoral  
Registration Officer for 174 - Lucknow  
Central Constituency

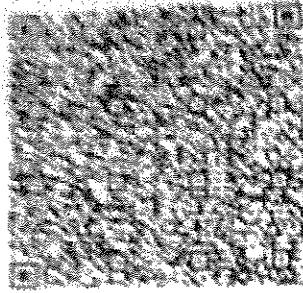
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पता बदलने पर, नये पते पर अपना नाम  
निर्वाचक नामावली में दर्ज करवाने तथा उस  
पते पर इसी नम्बर का कार्ड पाने के लिए  
सम्बन्धित फार्म में यह कार्ड नम्बर अवश्य लिखें

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.

RMS





\* To establish ID  
 \* This is electronic

# आधार-आम आदमी का अधिकार

- आधार कार्ड का उपयोग है
- आधार कार्ड के बिना आपकी एक ही बार सामाजिक दुरुवर्तियों की पहचान नहीं हो सकती है
- आपका आधार कार्ड आपकी पहचान करने तथा ई-गवर्नर सेवाएँ प्राप्त करने में मदद करता है

\* Aadhar card is an  
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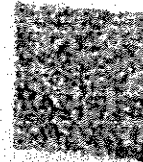
भारत सरकार  
GOVERNMENT OF INDIA



विनय रंजन श्रीवास्तव  
 Vinay Ranjan Srivastava  
 जन्म तिथि/DOB: 01/07/1970  
 लिंग / GENDER: MALE



S/O के. सी.  
 26, मन्दिरी  
 नगर, जयपुर  
 राजस्थान  
 भारत



2977 4496 5046

विनय रंजन

मोबा. - 8005088888

*V.ally*



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IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.11.21 17:22:15 IST

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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

S/O K. C. श्रीवास्तव, 1 /

S/O K. C. Srivastava, 1 / 26, Ruchi

26, अचि गुरु, शारदा

Ranch-I, Sharda Nagar, Lucknow

नगर, लखनऊ, केरानमेट,

Carpetment, Lucknow.

लखनऊ,

पिन कोड - 226002



Utt Pradesh - 226002

2977 4496 5046

Aadhaar-Aam Admi ka Adhikar

*J. Singh*



भारतीय रिजर्व	भारत सरकार
INCOME TAX DEPARTMENT	GOVT OF INDIA
श्री श्री राजन श्रिवस्तवा	
कृष्णा चन्दर श्रिवस्तवा	
01/07/1970	
परमाणु अंकित संख्या	
ANGP2334F	
	

V. abey





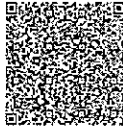
भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN UNIQUE IDENTIFICATION AUTHORITY



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 मौर्या, 148,  
निजामपुर मल्हौर, निकट  
बाबा कुटिया मंदिर, चिनहट,  
लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226028

S/O Ram Nawal Maurya, 148,  
NIJAMPUR MALHAUR, NEAR  
BABA KUTIYA TEMPLE,  
CHINHAT, Lucknow, Lucknow,  
Uttar Pradesh - 226028

3789 6104 5424

MEERA AADHAAR, MERI PEHACHAN

*उमेश चन्द्र मौर्य* - *Umesh*

0522 - 4039999

*Umesh Chandra Maurya*



1  
शेता

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHIVAYE CONSTRUCTIONS PRIVATE  
LIMITED



03/02/2012

Permanent Account Number

AARCS0030J

06032012

Unesh

SHIVAYE CONSTRUCTIONS PRIVATE LIMITED





# LUCKNOW BAR ASSOCIATION

LUCKNOW

Ph : 0522-2619789 Website : [www.lucknowbarassociation.com](http://www.lucknowbarassociation.com)

## LAWYER'S PROFESSIONAL IDENTITY CARD

Ledger Number : A-213

Enrolment NO : 829/2000

Member's Name : AJEET SINGH MAURYA

Father's Name : Sh. Banwari Lal

Date of Birth : 24-12-1974

Address : L-99, Sec. L, L.D.A. Colony,

Kanpur Road, Lucknow.

Mobile Number : 9415790027



Jitendra Singh Yadav "Jeetu"  
Gen. Secretary

*AS*  
*AW*  
9415790027





भारत सरकार  
GOVERNMENT OF INDIA



रणवीर सिंह यादव  
Ranveer Singh Yadav  
जन्म तिथि/ DOB: 25/07/1974  
पुरुष / MALE



5771 1717 1576

24/12 - ①

- आम आदमी का अधिकार

पुनः

9936426337



पता:

S/O बाबू लाल, 39, नूर नगर  
भदरसा, चंद्रावल, लखनऊ,  
उत्तर प्रदेश - 226002

Address:

S/O Babu Lal, 39, Noor Nagar  
Bhadersha, Chandraval,  
Lucknow,  
Uttar Pradesh - 226002

5771 1717 1576

1800 300 1047

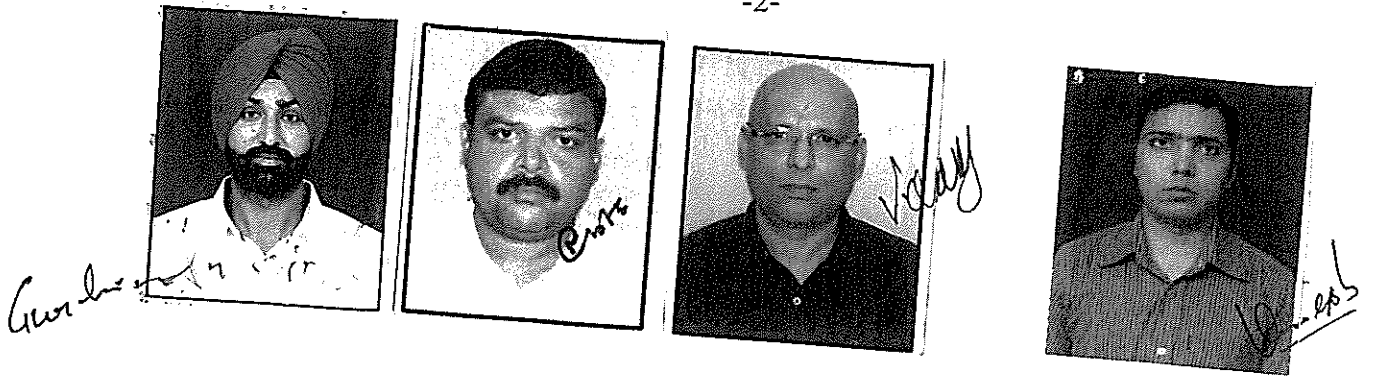
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1917,  
Bangalore-560 001







**SALE DEED**

1. Type of Deed : Sale Deed
2. Village/City Name & Code : Jaithi Khera, Pargana Bijnore,  
Tehsil Sarojini Nagar, District  
Lucknow.
3. Land area : 0.8030 Hectares
4. Khasra No. : 37 Ba and 37 Sa
5. Transaction value : Rs. 2,06,31,000.00 (Rs. Two  
Cores Six Lacs  
Thirty One Thousand Only)
6. Market Value : Rs.43,85,000/-
6. Stamp duty : 14,44,500.00

THIS SALE DEED is executed at Lucknow on this 22<sup>nd</sup> day of January, 2018 in

**BETWEEN**

1). **Mr. Gurbinder Singh** son of Mr. Nirmal Singh, resident of House No. H-2/15, Sector – D, LDA Colony, Kanpur Road, Lucknow, (hereinafter referred to as the “**VENDOR NO. 1**”) which expression, unless repugnant to the context, shall mean and include his legal heirs, legal

Gurbinder Singh  
For Shri Sai Ananda Industries Pvt. Ltd.  
Rohit  
V. Singh  
Director  
V. Singh  
Shri Sai Ananda Industries Pvt. Ltd.



representatives, successors, administrators, executors transferees, assignees etc.)

AND

2). **Shri Sai Ananda Infraestate Pvt. Ltd.**, a Company duly incorporated under the provisions of the Companies Act, 1956 having its registered office at at 67 Shivaji Marg, Lucknow, through its Director/Authorised signatory **Mr. Mankesh Gupta** son of Mr. Mithilesh Kumar Gupta resident of House No. 102/67, Shivaji Marg, Tahsil & District Lucknow, duly authorised vide resolution dated 8-12-2017 (hereinafter referred to as the **VENDOR NO. 2**) which expression, unless repugnant to the context, shall mean and include its its successors-in-interest and assigns etc.



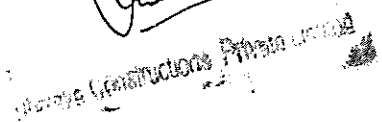
AND

3). **Mr. Vinay Ranjan Srivastava**, son of late K. C. Srivastava resident of 1/26, Ruchi Khan-1, Sharda Nagar Yojana, L.D.A. Colony Rai Bareilly Road, Lucknow (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.

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

IN FAVOUR OF

**Shivaye Constructions Pvt. Ltd.**, a Company duly incorporated under the provisions of the Companies Act, 1956 having its office at 2<sup>nd</sup>. Floor, Eldeco Corporate Chamber – I, Vibhuti Khand, Gomtinagar, Lucknow through its Director/Authorised signatory **Mr. Umesh Chandra Maurya** son of Mr. Ram Newal Maurya, duly authorised vide resolution dated 09.01.2018 (hereinafter referred to as

For Shri Sai Ananda Infraestate Pvt. Ltd.   
  




the "VENDEE", which expression, unless repugnant to the context, shall mean and include its successors-in-interest and assigns etc.

**WHEREAS**

That one Kamla Devi was recorded as the Bhumidhar with transferable rights of Khasra number 37 Ba admeasuring 0.3600 Hectares of land situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow since the Fasli year 1386 and after the demise of Kamla Devi the names of Jyotishkant, Ravikant, Chandrakant, Shivam, Nishant (minor) through their natural guardian Shashi Dixit were mutated in the revenue records.

**WHEREAS**

That vide a duly registered sale deed dated 09-01-2009 Jyotishkant, Ravikant, Chandrakant, Shivam, Nishant (minor) through their natural guardian Shashi Dixit sold and transferred the land of Khasra number 37 Ba admeasuring 0.3600 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Meena Awasthi and Monica Naiyyar and on the basis of the aforesaid sale their names have been mutated in the revenue records i.e. Khetauni for fasli year 1410-1415. The aforesaid 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. 9812 at page no. 135-170 at serial no. 314 on 09-01-2009.

**WHEREAS**

That vide a duly registered sale deed dated 21-06-2013 Monica Naiyyar sold and transferred her undivided share i.e. an area of 0.1800 Hectares of Khasra no. 37 Ba in favour of Naiyyar Land Impressarios Pvt. Ltd. The aforesaid sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book

Gurinder Singh  
For Shri Sai Anand Infrastructure Pvt. Ltd.

Director

Shri Sai Anand Infrastructure Pvt. Ltd.



No. 1, Vol. No. 15862 at page no. 367-406 at serial no. 11476 on 21-06-2013.

**WHEREAS**

That vide a duly registered sale deed dated 21-06-2013 Naiyyar Land Impressarios Pvt. Ltd. sold and transferred an area of 0.2530 Hectares of Khasra no. 37 Ba in favour of Swaraj Infraestate and Allied Ltd. 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. 15863 at page no. 133-166 at serial no. 11483 on 21-06-2013.

**WHEREAS**

That vide a duly registered correction deed dated 06-06-2017 the typographical error in respect to the area in the aforesaid sale deed dated 21-06-2013 was rectified and the land area was corrected to 0.1800 Hectares in place of 0.2530 Hectares. The correction 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. 22385 at page no. 013-024 at serial no. 7907 on 06-06-2017.

**WHEREAS**

That vide a duly registered sale deed dated 30-08-2017 Meena Awasthi sold and transferred an area of 0.0315 Hectares of Khasra no. 37 Ba in favour of Vinay Ranjan Srivastava. 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. 22730 at page no. 211-232 at serial no. 12970 on 30-08-2017.

**WHEREAS**

That vide a duly registered sale deed dated 30-08-2017 Meena Awasthi sold and transferred an area of 0.0785 Hectares of Khasra no. 37 Ba in favour of Gurbinder Singh. The sale deed is duly registered with the

*Gurbinder Singh*

For Shri Sai

*V. Awasthi*

*Gurbinder Singh*

Shri Sai Infraconstructions Private Limited





concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 22730 at page no. 277-292 at serial no. 12973 on 30-08-2017.

WHEREAS

That one Ram Kishore was recorded as the Bhumidhar with transferable rights of Khasra number 37 Sa admeasuring 0.4430 Hectares of land situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow since the Fasli year 1386.

WHEREAS

That vide a duly registered sale deed dated 09-01-2009 Ramkishore sold and transferred the land of Khasra number 37 Sa admeasuring 0.4430 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Meena Awasthi and Monica Naiyyar and on the basis of the aforesaid sale deed their names have been mutated in the revenue records i.e. Khetauni for Fasli Years 1422-1427. The aforesaid 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. 9812 at page no. 099-134 at serial no. 313 on 09-01-2009.

**WHEREAS**

That vide a duly registered sale deed dated 21-06-2013 Monica Naiyyar sold and transferred her undivided share i.e. an area of 0.2215 Hectares of Khasra no. 37 Sa in favour of Naiyyar Land Impressarios Pvt. Ltd. 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. 15862 at page no. 367-406 at serial no. 11476 on 21-06-2013.

**WHEREAS**

WHEREAS Shri Sai Anand Infraestate Pvt. Ltd.

Gurinder Singh

V. alling

Vaughan

Thayer Corporation, Inc. Limited



That vide a duly registered sale deed dated 16-07-2013 Naiyyar Land Impressarios Pvt. Ltd. sold and transferred an area of 0.2530 Hectares of Khasra no. 37 Sa in favour of Swaraj Infraestate and Allied Ltd. 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. 15989 at page no. 327-360 at serial no. 13418 on 16-07-2013.

**WHEREAS**

That vide a duly registered correction deed dated 06-06-2017 the typographical error in respect to the area in the aforesaid sale deed dated 16-07-2013 was rectified and the land area was corrected to 0.2215 Hectares in place of 0.2530 Hectares. The correction 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. 22385 at page no. 001-012 at serial no. 7906 on 06-06-2017.

**WHEREAS**

That vide a duly registered sale deed dated 04-02-2014 Meena Awasthi sold and transferred an area of 0.0700 Hectares of Khasra no. 37 Ba and 0.2210 Hectares of Khasra no. 37 Sa in favour of Shri Sai Ananda Infraestate Pvt. Ltd. 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. 16880 at page no. 083-106 at serial no. 2562 on 04-02-2014 and on the basis of the sale the name of Shri Sai Ananda Infraestate Pvt. Ltd has been mutated in the revenue records i.e. Khetauni for Fasli years 1422-1427.

**WHEREAS**

That vide a duly registered sale deed dated 19-04-2014 Swaraj Infraestate and Allied Ltd. sold and transferred an area of 0.2530 Hectares of Khasra no. 37 Ba and 0.1900 Hectares of Khasra no. 37 Sa in favour of Shri Sai Ananda Infraestate Pvt. Ltd. The sale deed is duly

Gurdeep Singh  
For Shri Sai Ananda Infraestate Pvt. Ltd.  
V. d. Singh  
Shri Sai Ananda Infraestate Pvt. Ltd.

C

C

registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 17150 at page no. 347-362 at serial no. 8534 on 19-04-2014 and on the basis of the sale the name of Shri Sai Ananda Infraestate Pvt. Ltd. has been mutated in the revenue records i.e. Khetauni for Fasli years 1422-1427.

**WHEREAS**

That vide a duly registered correction deed dated 19-06-2017 the typographical error in respect to the area in the aforesaid sale deed dated 19-04-2014 was rectified and the land area of Khasra No. 37 Ba was corrected to 0.2215 Hectares in place of 0.2530 Hectares. The correction 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. 22432 at page no. 097-114 at serial no. 8504 on 19-06-2017.

**WHEREAS**

That vide a duly registered sale deed dated 16-06-2017 Swaraj Infraestate and Allied Ltd sold and transferred an area of 0.0315 Hectares of Khasra no. 37 Sa in favour of Vinay Ranjan Srivastava. 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. 22425 at page no. 179-202 at serial no. 8484 on 16-06-2017.

**AND WHEREAS**

The VENDOR NO. 1, is the recorded owner in possession of an area admeasuring 0.0785 Hectares of land as Khasra no. 37 Ba (herein "VENDOR No.1 Land").

**AND WHEREAS**

The VENDOR NO. 2, is the recorded owner in possession of land of Khasra no. 37 Ba admeasuring 0.0700 + 0.1800 Hectares = 0.2500

Gurdeep Singh

For Shri Sai Ananda Infraestate Pvt. Ltd.

V. Singh

Gurdeep Singh

Shri Sai Ananda Infraestate Pvt. Ltd.



Hectares and land of Khasra no. 37 Sa admeasuring 0.2215 + 0.1900 Hectares = 0.4115 Hectares (herein "**VENDOR No.2 Land**")

**AND WHEREAS**

The VENDOR NO. 3, is the recorded owner in possession of land of Khasra no. 37 Sa admeasuring 0.0315 Hectares and Khasra no. 37 Ba admeasuring 0.0315 Hectares (herein "**VENDOR No.3 Land**").

**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. 37 Ba admeasuring 0.3600 Hectares and Khasra no. 37 Sa admeasuring 0.4430 Hectares total admeasuring 0.8030 Hectares situate at village Jaiti Khera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow (The **VENDOR No.1 Land**, **VENDOR No.2 Land** and **VENDOR No.3 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.

**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

Gurdeep Singh

For Shri Sai Ananda Infraestate Pvt. Ltd.

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Shri Sai Ananda Infraestate Limited

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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 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 are 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

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For Shri Sai Anand

V. S. S. S.

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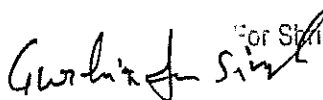
Shri Sai Anand





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) 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 VENDORS and VENDEE, the VENDORS, owing to meet out their 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. 2,06,31,000.00 (Rs. Two Cores Six Lacs Thirty One Thousand Only), subject to deduction of TDS 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:

For Sri Sai Anand Infocreate Pvt. Ltd. 

  
  
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- For Shri S. Anand's info. V.ally
- Shriye Construction Private Limited



- b) Rs.1,69,910/- 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.1,31,31,000/-, paid through post dated cheques as under :
  - (i) Rs. 12,37,300/- Cheque no. 080171 drawn on ICICI Bank, Indra Nagar, Ring Road, Lucknow.
  - (ii) Rs. 25,48,650/- Cheque no. 080172 drawn on ICICI Bank, Indra Nagar, Ring Road, Lucknow
  - (iii) Rs. 42,47,750/- Cheque no. 080173 drawn on ICICI Bank, Indra Nagar, Ring Road, Lucknow.
  - (iv) Rs. 50,97,300/- Cheque no. 080175 drawn on ICICI Bank, Indra Nagar, Ring Road, Lucknow.
- (iii) Sale Consideration of VENDOR 3 Land Rs. 16,25,000/-, being paid to VENDOR No.3 vide Cheque no. 500588 drawn on ICICI Bank, Indra Nagar, Ring Road, Lucknow.

The each of the aforesaid post dated cheque shall be presented by VENDOR No.2 after every six months to be commenced from the date of approval of the lay out plan of the Said Land by the competent authority.

- 3. That the physical possession of the Said Land has been handed over by the VENDORS to the VENDEE simultaneously with the execution and registration of this Sale Deed.
- 4. 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

Gurdeep Singh

For Shri Sai Anandia Infrastructure

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Shri Sai Anandia Infrastructure

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from the Vendors or any one claiming under, through or in trust for them.

5. 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.
6. 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 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.
7. 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

For Shri Sai Anand Infraestate Pvt. Ltd.

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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.

8. 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 .
9. 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.
10. 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.
11. That the VENDEE from this day shall have unlimited and unrestricted proprietary rights to either sell/transfer/lease/mortgage etc Said Land 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.
12. 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

*Gurinder Singh*  
for Shri Sai Ananda

*V. allu*

*19/05/2018*  
19/05/2018



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.

13. 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 a member of the Scheduled Caste/Scheduled Tribe.
14. 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.
15. That all the expenses of the sale deed viz. Stamp duty, registration fee etc, have been borne and paid by the Vendee.
16. The present as well as the permanent addresses of the VENDORS and the VENDEE are the same as mentioned above.
17. 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's 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 0.8030 Hectares comes to Rs. 43,84,380/- rounded to Rs. 43,85,000/-. However, the actual

*Guarantee Sign*

For Shri Sai Ananda Infraestate Pvt. Ltd.

*V. d. d. d. d.*

*Guarantee*

Shri Sai Ananda Infraestate Pvt. Ltd.

## विक्रय पत्र

प्रतिफल- 20631000 स्टाम्प शुल्क- 1444500 बाजारी मूल्य - 4385000 पंजीकरण शुल्क - 20000-प्रतिलिपिकरण शुल्क - 100 योग : 20100

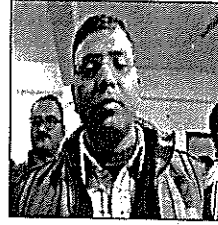
श्री शिवाय कन्स्ट्रक्शनस् प्रा० लि० द्वारा

उमेश चन्द्र मौर्य अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री राम नवल मौर्य

व्यवसाय : नौकरी

निवासी: दूसरा तल, एन्डिको कार्पोरेट चैम्बर-1, विभूति खण्ड, गोमती नगर, लखनऊ।

श्री, शिवाय कन्स्ट्रक्शनस् प्रा० लि० द्वारा

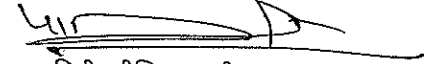
उमेश चन्द्र मौर्य अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

22/01/2018 एवं 04:28:24 PM बजे

निबंधन हेतु पेश किया।

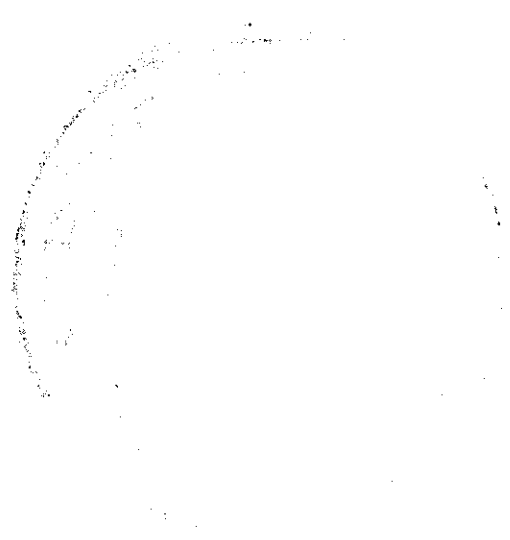
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबंधक सदर प्रथम

लखनऊ



sale consideration is Rs. 2,06,31,000/- (Rs. Two Cores Six Lacs and Thirty One Thousand Only) which is higher than the market value hence a stamp duty of Rs.14,44,500/- has been affixed hereto vide E Stamp No. IN-UP04063144632022Q issued on 16.01.2018.

**SCHEDULE OF SAID LAND**

Agricultural land comprising of Khasra no. 37 Ba admeasuring 0.3600 Hectares and Khasra no. 37 Sa admeasuring 0.4430 Hectares total admeasuring 0.8030 Hectares situate at village Jaiti Khera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow, Lucknow which is bounded as under:

**COMBINED BOUNDARIES OF KHASRA NO. 37 BA AND 37 SA  
WHICH ARE CONTIGUOUS OF EACH OTHER**

East : Land of Khasra no. 36  
West : Sisendi road  
North : Chukroad and thereafter land of Khasra no. 39 and 40  
South : Land of Khasra no. 29

**SCHEDULE – II**

**PAYMENT**

In the manner stated above in the recitals of this Sale Deed.

The VEDORS hereby acknowledge the receipt of the total sale consideration of Rs. 2,06,31,000/- (Rs. Two Cores Six Lacs and Thirty One Thousand Only) and nothing remains to be paid.

*Gurdeep Singh*  
For Shri Sai Ananda Infraestate Pvt. Ltd.  
*Anty*

*V. dally*  
Director

*Unesh*

*Shri Sai Ananda Infraestate Pvt. Ltd.*

श्री रणवीर सिंह यादव, पुत्र श्री बाबू लाल

निवासी: 39, नूर नगर भदरसा, चन्द्रावल, लखनऊ।

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक: सदर प्रथम  
लखनऊ



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 22<sup>nd</sup> day of January, 2018 at Lucknow.

VENDORS



1. **Gurbinder Singh**  
PAN-BTJPS6970A

For Shri Sai Ananda Infraestate Pvt. Ltd.

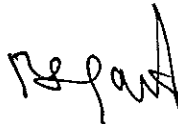
2. **Sai Ananda Infraestate Pvt. Ltd.**  
through its Director/ authorised signatory  
PAN-AASCS3662F

3. **Vinay Ranjan Srivastava**  
Pan-Angps2634f


VENDEE

Shivaye Constructions Pvt. Ltd., through  
its Director/Authorised signatory  
Mr. Umesh Chandra Maurya  
PAN-AARCS0030J

WITNESSES :



1.  
(Ranveer Singh Yadav)  
S/o Babu Lal  
R/o 39, Noornagar Bhadersa  
Chandraval, Lucknow.

2.   
(Ajeet Singh Maurya)  
S/o Banwari Lal  
R/o N-99, Sector-L, L.D.A. Colony,  
Kanpur Road, Lucknow.

TYPED BY :

  
(**Ram Sanahi**)  
Civil Court, Lucknow

DRAFTED BY :

  
(**Vivek Kumar Singh**)  
Advocate



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

विक्रेता: 1

श्री गुरबिन्दर सिंह, पुत्र श्री निर्मल सिंह

निवासी: एच-2/15, सेक्टर-डी, एल०डी०ए० कालोनी,  
कानपुर रोड, लखनऊ।

व्यवसाय: अन्य

विक्रेता: 2

*Gurinder Singh*



श्री श्री साईं आनन्दा इन्फ्रास्टेट प्रा० लि० के द्वारा मंदेश  
गुप्ता, पुत्र श्री मिथिलेश कुमार गुप्ता

निवासी: 102/67, शिवाजी मार्ग, लखनऊ।

व्यवसाय: व्यापार

विक्रेता: 3

*Purbh*



श्री विनय रंजन श्रीवास्तव, पुत्र श्री के०सी० श्रीवास्तव

निवासी: 1/26, रुचि खण्ड-1, शारदा नगर, लखनऊ।

व्यवसाय: अन्य

क्रेता: 1

*V. Singh*



श्री शिवाय कन्स्ट्रक्शनस् प्रा० लि० के द्वारा उमेश चन्द्र  
मौर्य, पुत्र श्री राम नेवल मौर्य

निवासी: दूसरा तल, एल्टिको कार्पोरेट चैम्बर-1,  
विभूति खण्ड, गोमती नगर, लखनऊ।

व्यवसाय: नौकरी

*Umesh*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अजीत सिंह मौर्य, पुत्र श्री बनवारी लाल

निवासी: एन-99, सेक्टर-एल, एल०डी०ए० कालोनी,  
कानपुर रोड, लखनऊ।

व्यवसाय: वकालत

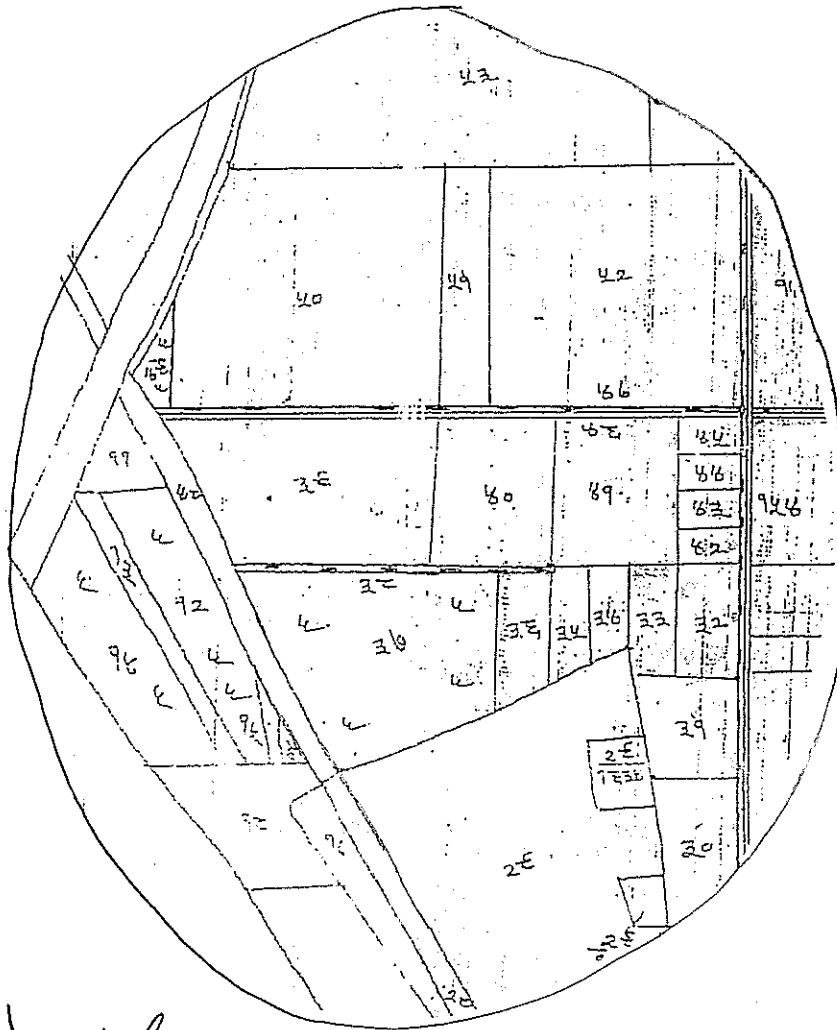
पहचानकर्ता : 2

*Ajit Singh*



## Map

Agricultural land comprising of Khasra no. 37 Ba admeasuring 0.3600 Hectares and Khasra no. 37 Sa admeasuring 0.4430 Hectares total admeasuring 0.8030 Hectares situate at village Jaiti Khera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow, Lucknow



Geetika Singh

For Shri Sai Ananda Infraestate Pvt. Ltd.

Q3H

Director

Vendor

V. Kelly

✓

Vendee

बही संख्या 1 जिल्द संख्या 23373 के पृष्ठ 181 से 218 तक  
क्रमांक 1426 पर दिनांक 22/01/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबंधक : सदर प्रथम

लखनऊ

