

1367/2018

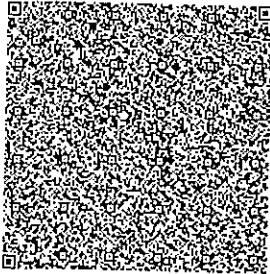
INDIA NON JUDICIAL  
Government of Uttar Pradesh



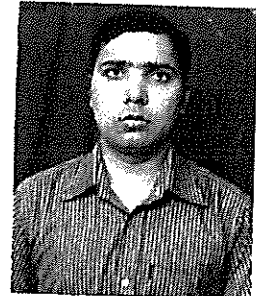
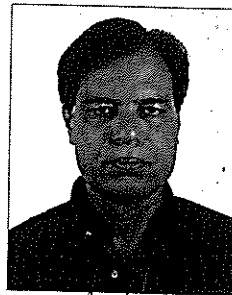
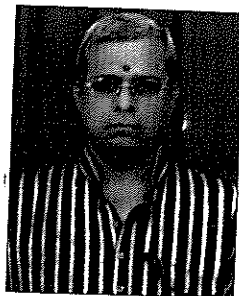
e-Stamp

स जयते

Sued Date : IN-UP04839503795361Q  
Reference : 24-Jul-2018 12:14 PM  
Doc. Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN  
Issued by : SUBIN-UPUPSHCIL0105797759791753Q  
Description of Document : SHIVAYE CONSTRUCTIONS PVT LTD  
Property Description : Article 23 Conveyance  
Consideration Price (Rs.) : LAND KHASRA NO. 31, VILLAGE-JAITIKHEDA, PARGANA-BIJNORE, TEHSIL-SAROJINI NAGAR, LUCKNOW.  
First Party : AMIT SHUKLA AND OTHERS  
Second Party : SHIVAYE CONSTRUCTIONS PVT LTD  
Stamp Duty Paid By : SHIVAYE CONSTRUCTIONS PVT LTD  
Stamp Duty Amount(Rs.) : 5,82,500  
(Five Lakh Eighty Two Thousand Five Hundred only)



Please write or type below this line



Shukla



P. Singh



Shivaye

0005864273

Shivaye

1. The e-stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com)  
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

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UNIT 107, TOWER 3

POWELL CO. DEVELOPMENT

ANIT SHUKLA

DAYA PRAKASH SHUKLA

20001976

PROPERTY ACCOUNT NO.

AOEP57521M

*[Signature]*

*Ashutosh*

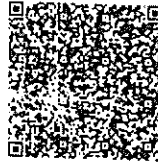




भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 1421/77783/01006

To  
महादेव प्रसाद गुप्ता  
Mahadev Prasad Gupta  
S/O. Jagannath Prasad Gupta  
364 / 129 Chudi Wali Gali  
Saadataganj  
Lucknow  
Chowk  
Lucknow Lucknow  
Uttar Pradesh 226003  
9235799711  
170387057  
ML703870570FT



महादेव प्रसाद गुप्ता

आपका आधार क्रमांक / Your Aadhar No.:

**6030 7037 3173**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



महादेव प्रसाद गुप्ता  
Mahadev Prasad Gupta  
जन्म तिथि / DOB 01/01/1954  
पुरुष / Male



**6030 7037 3173**

आधार - आम आदमी का अधिकार



**"FORM NO. 60 (See second proviso to rule 114B)**  
 for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent  
 account number and who enters into any transaction specified in rule 114B

First Name	MAHABDEV										2		Date of Birth/ Incorporation of declarant										
Middle Name	PRASAD																						
Surname	GUPTA																						
3		Father's Name (in case of individual)										First Name		JAGANNATH									
												Middle Name		PRASAD									
												Surname		GUPTA									
4		Flat/ Room No. 366/129										5		Floor No.									
6		Name of premises										7		Block Name/No.									
8		Road/ Street/ Lane										9		Area/ Locality CHODI WALI GOLI SADAT GANJ									
10		Town/ City LUCKNOW										11		District LUCKNOW									
13		Pin code										14		Telephone Number (with STD code)									
														15 Mobile Number									
16		Amount of transaction (Rs.) 10,000.00																					
17		Date of transaction												18 In case of transaction in joint names, number of persons involved in the transaction									
19		Mode of transaction: <input type="checkbox"/> Cash, <input checked="" type="checkbox"/> Cheque, <input type="checkbox"/> Card, <input type="checkbox"/> Draft/Banker's Cheque, <input type="checkbox"/> Online transfer, <input type="checkbox"/> Other																					
20		Aadhaar Number issued by UIDAI (if available)												6030 7037 3173									
21		If applied for PAN and it is not yet generated enter date of application and acknowledgement number																					
22		If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held																					
		a Agricultural income (Rs.)																					
		b Other than agricultural income (Rs.)																					
23		Details of document being produced in support of identify in Column 1 (Refer Instruction overleaf)										Document code		Document identification number									
														Name and address of the authority issuing the document									
24		Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)										Document code		Document identification number									
														Name and address of the authority issuing the document									

Verification

I, Mahadev Basad Gupta do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Place: Bareilly

NEELKANTH  
 (Signature)

Note:

- Before signing the declaration the declarant should satisfy himself that the information furnished in this form is true and complete in all respects. Any person making a false statement in the declaration shall be liable for prosecution under section 190A and on conviction shall be liable to imprisonment for a term not exceeding six months but which may extend to seven years and with fine, or with rigorous imprisonment which may extend to six months but which may extend to seven years and with fine, or with both.

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भारत सरकार

GOVERNMENT OF INDIA



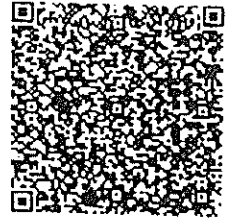
सुनील गोस्वामी

Sunil Goswami

जन्म तिथि/ DOB: 02/12/1966

पुरुष / MALE

6896 4144 8902



आम आदमी का अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: बी.एन.गोस्वामी,  
10-एबी, आदर्श नगर,  
आलमबाग, लखनऊ,  
उत्तर प्रदेश - 226005

Address:

S/O: B.N. Goswami, 10-AB, Adarsh  
Nagar, Alambagh, Lucknow,  
Uttar Pradesh - 226005



1947

1800-300-1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



आयकर विभाग

INCOME TAX DEPARTMENT

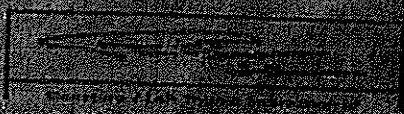
SUNIL GOSWAMI

BADRI NATH GOSWAMI

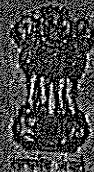
01/12/1966

Permanent Account Number

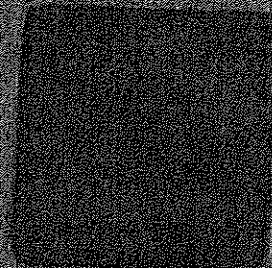
AEOPG6924M



Signature



भारत सरकार  
GOVT. OF INDIA



*Sunil Goswami*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHIVAYE CONSTRUCTIONS PRIVATE  
LIMITED



03/02/2012

Permanent Account Number

AARCS0030J

03/02/12

*Handwritten signature*

0522-4039999

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Khanna No. 121

भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण

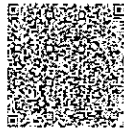


उमेश चन्द्र मौर्य

Umesh Chandra Maurya

जन्म तिथि/ DOB: 16/07/1982

पुल्लय / MALE



3789 6104 5424

मेरा आधार, मेरी पहचान

पता:

Address:

S/O राम तेवरल मौर्या, 148,

S/O Ram Navar Maurya, 148,

HIJANPUR MALHAUR, NEAR

निजामपुर मन्दिर, चित्तूर

BASAMUTTA TEMPLE

ब्राह्म कुटिया मंदिर, चित्तूर,

CHINAT, Jharkhand, India

Uttar Pradesh - 226028

बल्लभनगर, बल्लभनगर,

उत्तर प्रदेश - 226028

3789 6104 5424

MERA AADHAAR, MERI PEHACHAN

*Umesh*

0522-4039999

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भारत सरकार

Government of India

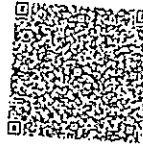


अवतार सिंह

Awtar Singh

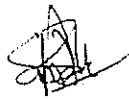
जन्म तिथि / DOB : 04/07/1975

पुरुष / Male



3955 1419 8434

आधार - आम आदमी का अधिकार



738888411



आधार

भारत सरकार

Unique Identification Authority of India

पता

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

Address

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

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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 : XX/XX/1973  
Date Of Birth : XX/XX/1973

9936426337

*Signature*

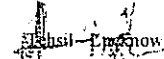
UP/21/105/0522103

पता : 39, नूरनगर भदरसा ,

तहसील - लखनऊ

जिला - लखनऊ (उ.प्र.)-226002

Address : 39, Noornagar Bhadarasa ,



Distt. Lucknow (UP)-226002

Date : 25-04-2009

170-सरोजनी नगर निर्वाचन क्षेत्र

के निर्वाचक रजिस्ट्रीकरण

अधिकारी के हस्ताक्षर की

Facsimile Signature of Electoral

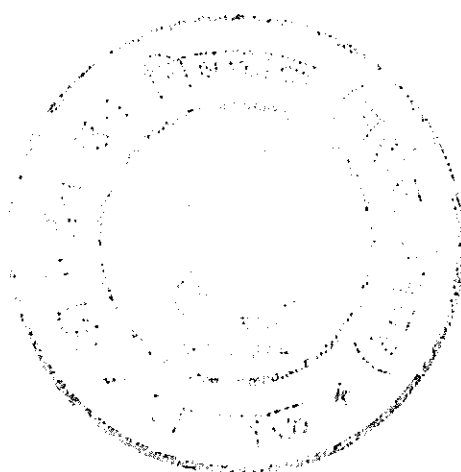
Registration Officer

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 भाने 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.

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**SALE DEED**

1. **Type of Deed** : Sale Deed
2. **Village/ city Name** : Jaitikhera, Pargana Bijnore, Tehsil  
Sarojni Nagar, District- Lucknow.
3. **Land area** : 0.3240 Hectares
4. **Khasra No.** : 31
5. **Transaction value** : Rs. 83,20,000/-
6. **Market Value** : Rs. 17,70,000/-
7. **Stamp duty** : Rs. 5,82,500/-

**THIS SALE DEED** is executed at Lucknow on this 24<sup>th</sup>. day of July 2018.

**BETWEEN**

1). **Amit Shukla** son of Daya Prakash Shukla resident of 569/Ka-9, Sneh Nagar, Alambagh, Lucknow, PAN-AODPS7521R (hereinafter referred to as the VENDOR NO. 1) which expression, unless repugnant to the context, shall mean and include his legal heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)

AND

2). **Mahadev Prasad Gupta** son of Jagannath Prasad Gupta resident of 364/129, Choori Wali Gali, Saadatganj, Lucknow (hereinafter referred to as

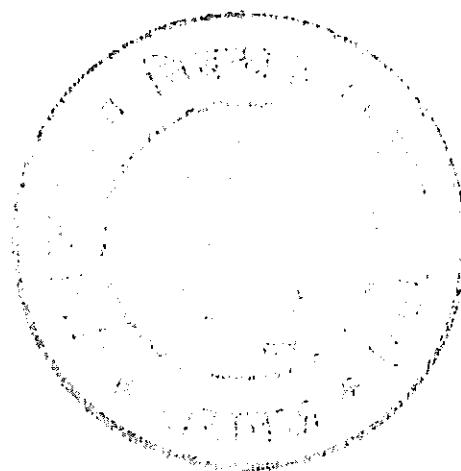
*Ashutosh*

*Sunip*

*Shivaye*

Shivaye Constructions Private Limited

*[Signature]*



the VENDOR NO. 1) which expression, unless repugnant to the context, shall mean and include his legal heirs, legal representatives, successors, administrators, executors transferees, assignees etc.)

AND

3). **Sunil Goswami** son of B.N. Goswami Resident of 10-A.B, Adarsh Nagar, Alambagh, Lucknow PAN-AEOPG6924M (hereinafter referred to as the VENDOR NO. 3) which expression, unless repugnant to the context, shall mean and include his legal 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, Gomti Nagar, Lucknow through its Director/Authorised signatory Mr. **Umesh Chanddra 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 its legal representatives, successors-in interest, administrators, executors transferees, assignees. etc.)

#### WHEREAS

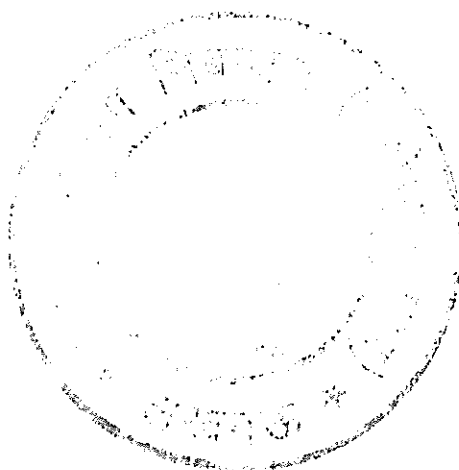
That one Vishwanath and Ramgopal were recorded as the recorded as the Bhumidhar with transferable rights prior to the Fasli year 1386 of land of Khasra no. 31 admeasuring 0.3240 Hectares at village Jaitikhara, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow.

#### AND WHEREAS

*Ashutosh*

*Sunil Goswami*

Shivaye Constructions Pvt. Ltd.  
*Umesh*





That vide a Sale Deed Vishwanath sold and transferred an area of 0.1620 Hectares out of the total admeasuring 0.3240 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Jagtar Singh and on the basis of the sale the name of Jagtar Singh was been mutated in the revenue records. 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. 10038 at page no. 235-252 at serial no. 3860 on 06-04-2009.

**AND WHEREAS**

That vide a Sale Deed Jagtar Singh sold and transferred an area of 0.1620 Hectares out of the total admeasuring 0.3240 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Monika Naiyyar and Meena Awasthi and on the basis of the sale the names of Monika Naiyyar and Meena Awasthi were mutated in the revenue records. 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. 15862 at page no. 025-046 at serial no. 7606 on 09-07-2009.

**AND WHEREAS**

That vide a Sale Deed Monika Naiyyar sold and transferred an area of 0.0810 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow 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 No. 1, Vol. No. 15862 at page no. 367-406 at serial no. 11476 on 21-06-2013.

**AND WHEREAS**

*Ashutosh*

*Pranip  
Sahay  
ME 4/5/17/21*

*V. Singh*

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That vide a Sale Deed Meena Awasthi sold and transferred an area of 0.0810 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Gurbinder Singh. 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. 22730 at page no. 277-292 at serial no. 12973 on 30-08-2017.

**AND WHEREAS**

That vide a Sale Deed Naiyyar Land Impressarios Pvt. Ltd. and Gurbinder Singh jointly sold and transferred their respective shares i.e 0.0810 and 0.0810 Hectares respectively total admeasuring 0.1620 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Amit Shukla. 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. 23694 at page no. 001-026 at serial no. 6352 on 26-03-2018.

**AND WHEREAS**

The VENDOR NO. 1 is the recorded owner in possession of land of Khasra no. 31 admeasuring 0.1620 Hectares. (herein "**Vendor No. 1 Land**")

**AND WHEREAS**

That vide a Sale Deed Ram Gopal sold and transferred an area of 0.1620 Hectares out of the total admeasuring 0.3240 Hectares of land of Khasra number 31 situate at village Jaitikhera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow in favour of Mahadev Prasad Gupta and Sunil Goswami. 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. 24205 at page no. 157-174 at serial no. 14141 on 03-07-2018.

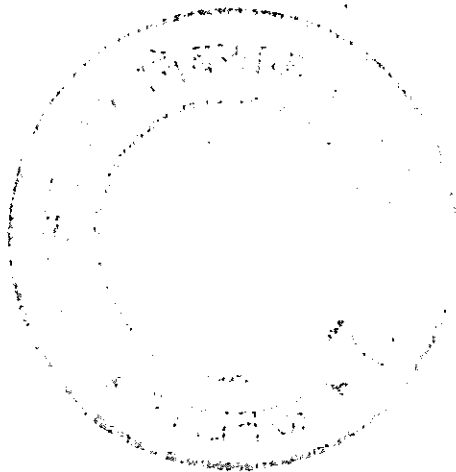
*Ashukla*  
*Sunil Goswami*  
*Mahadev Prasad Gupta*

Instructions Private Limited  
*[Signature]*

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**AND WHEREAS**

The VENDOR NO. 2 is the recorded owners in possession of land of Khasra no. 31 admeasuring 0.0810 Hectares (herein "**Vendor No. 2 Land**")

**AND WHEREAS**

The VENDOR NO. 3 is the recorded owners in possession of land of Khasra no. 31 admeasuring 0.0810 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. 31 admeasuring 0.3240 Hectares situate at village Jaiti Khera, Pargana Bijnore, Tehsil Sarojininagar, District Lucknow (The **Vendor No.1 Land, Vendor No.2 and Vendor No.3 Land** are 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 authority including Archaeology Survey of India for developing the Said Land.

*Shukla*  
*Sanjay Kumar*  
*Sanjay Kumar*

*Sanjay Kumar*



- (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 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.

Srinivas Constructions Private Limited

*Shukla*  
*Srinivas Constructions Private Limited*  
*18/05/2014*

*Joseph*



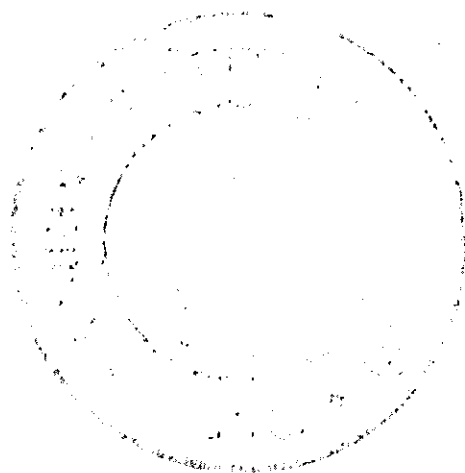


- (viii) The Said Land is not the subject matter of any HUF and/or any partnership and/or any joint venture and/or no minor has any right, title, interest and claim or concern of any nature whatsoever therewith.
  - (ix) There are no encumbrances on the Said Land, including any prior sale, gift, mortgage, 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 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. 83,20,000/-** (Rupees Eighty Three Lacs Twenty 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:

Shri. R. S. Srinivas Private Limited

*Ashtak*  
*Sunip*  
*Madan Singh*

*Shri*



**NOW, THEREFORE, THIS SALE DEED WITNESSES AS UNDER:**

1. That in consideration of aggregate sum of **Rs. 83,20,000/-** (Rupees Eighty Three Lacs Twenty Thousand Only). less TDS, the VENDORS doth hereby sell, convey and transfer the Said Land, i.e. agricultural land comprising of Khasra no. 31 admeasuring 0.3240 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.

(i) Sale Consideration of Vendor 1 Land Rs. 41,60,000/- being paid to VENDOR 1 in the following manner :

a) Rs. 2,50,000/- being paid to VENDOR 1 vide cheque no.080682 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow, simultaneously with the execution of this deed.

b) Balance sale consideration Rs. 39,10,000/- paid through post dated cheques as under:

(i) Rs. 9,98,000/- Cheque no. 080704 Drawn on ICICI Bank, Indira Nagar, Lucknow.

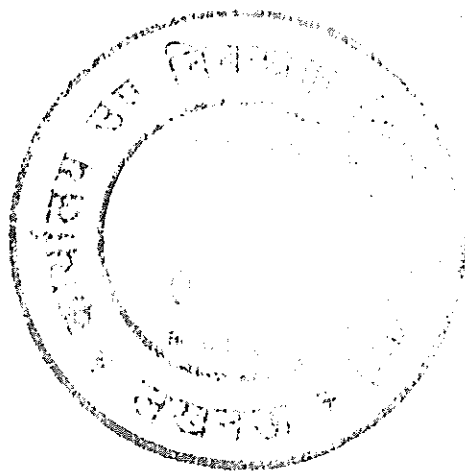
(ii) Rs. 6,24,000/- Cheque no. 080705 Drawn on ICICI Bank, Indira Nagar, Lucknow

(iii) Rs.10,40,000/- Cheque no. 080706 Drawn on ICICI Bank, Indira Nagar, Lucknow.

(iv) Rs.12,48,000/- Cheque no. 080707 Drawn on ICICI Bank, Indira Nagar, Lucknow.

*Ashutosh*  
*Sunip*  
*Sanjay Kumar*

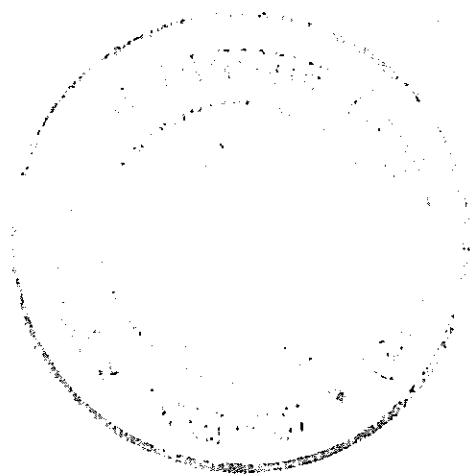
*V. Ash*



- (ii) Sale Consideration of Vendor 2 Land Rs. 20,80,000/- being paid to VENDOR 2 in the following manner :
- a) Rs. 1,25,000/- being paid to VENDOR 2 vide cheque no. 080683 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow, simultaneously with the execution of this deed.
  - b) Balance sale consideration Rs. 19,55,000/- paid through post dated cheques as under:
    - (i) Rs. 4,99,000/- Cheque no. 080708 Drawn on ICICI Bank, Indira Nagar, Lucknow.
    - (ii) Rs. 3,12,000/- Cheque no. 0800709 Drawn on ICICI Bank, Indira Nagar, Lucknow.
    - (iii) Rs. 5,20,000/- Cheque no. 080717 Drawn on ICICI Bank, Indira Nagar, Lucknow
    - (iv) Rs. 6,24,000/- Cheque no. 080718 Drawn on ICICI Bank, Indira Nagar, Lucknow.
- (iii) Sale Consideration of Vendor 3 Land Rs. 20,80,000/- being paid to VENDOR 3 in the following manner :
- a) Rs. 1,25,000/- being paid to VENDOR 3 vide cheque no. 080684 dated 24.07.2018 Drawn on ICICI Bank, Indira Nagar, Lucknow, simultaneously with the execution of this deed.
  - b) Balance sale consideration Rs. 19,55,000/- paid through post dated cheques as under:
    - (i) Rs. 4,99,000/- Cheque no. 080712 Drawn on ICICI Bank, Indira Nagar, Lucknow.
    - (ii) Rs. 3,12,000/- Cheque no. 080713 Drawn on ICICI Bank, Indira Nagar, Lucknow.
    - (iii) Rs. 5,20,000/- Cheque no. 080714 Drawn on ICICI Bank, Indira Nagar, Lucknow.
    - (iv) Rs. 6,24,000/- Cheque no. 080715 Drawn on ICICI Bank, Indira Nagar, Lucknow.

*Ashu b6*  
*Sunip*  
*Shivaye*

Shivaye Constructions Private Limited  
*[Signature]*

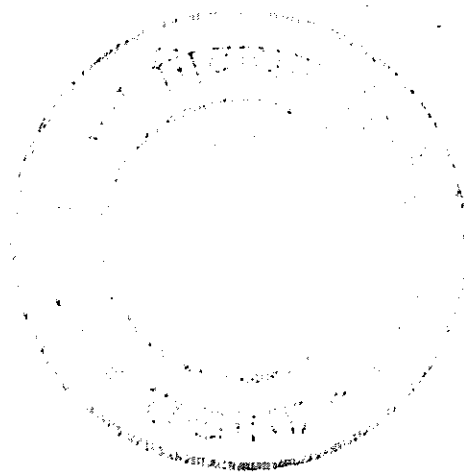


The VENDORS shall be entitled to present the post dated cheques/s issued by VENDEE as mentioned herein above only after every six months to be commenced from the date of approval of the lay out plan of the Said Land by the competent authority. Further in case the approval of the layout is not granted 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

*Ashutosh*  
*Sumit*  
*Subramani*  
*neelamurthy*

Shree Construction Pvt. Ltd.  
*Shree*



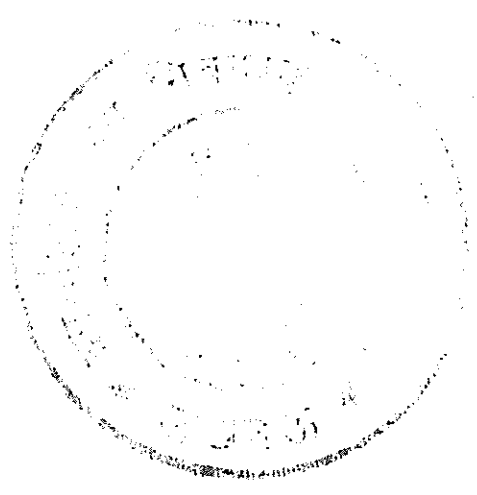
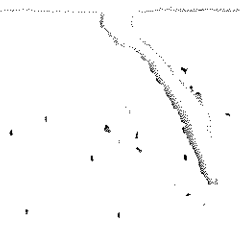


possession of the VENDEE on account of any defect in the ownership and title of the VENDORS on account of the above, then, the VENDORS shall be liable and responsible to make good the losses suffered by the VENDEE. The VENDORS undertakes to keep the VENDEE indemnified and harmless against all consequences 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.

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 this 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.

*Ashulda*  
*Pursh Janani*  
*12/10/2019*

*V. S. H.*



10. 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.
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.

*Ashutosh*  
*Sunil Kumar Singh*

Shivaye Constructions Private Limited

*[Signature]*

विक्रय पत्र

प्रतिफल- 8320000 स्टाम्प शुल्क- 582500 बाजारी मूल्य - 1770000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

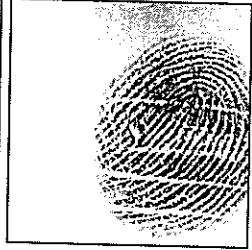
श्री शिवाय कान्सट्रक्शन्स प्रा०लि० द्वारा

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



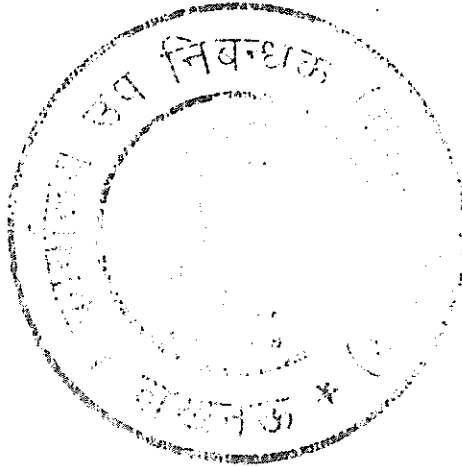
श्री, शिवाय कान्सट्रक्शन्स प्रा०लि० द्वारा

उमेश चन्द्र मौर्य अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

25/07/2018 एवं 01:15:17 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

निर्मल सिंह .

उप निबंधक :सरोजनीनगर

लखनऊ

25/07/2018

विनीत दीक्षित .

कनिष्ठ सहायक (निबंधन) - नियमित

14. That all the expenses of the sale deed viz. Stamp duty, registration fee etc, have been borne and paid by the VENDEE.
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'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 0.3240 Hectares comes to Rs. 17,69,040/- rounded to Rs. 17,70,000/-. However, the actual sale consideration is Rs. 83,20,000/- (Rs. Eighty Three Lacs Twenty Thousand Only) which is higher than the market value hence a stamp duty of Rs. 5,82,500/- has been affixed hereto vide e-stamp no. IN-UP04839503795361Q issued on 24.07.2018.

#### **SCHEDULE OF SAID LAND**

Agricultural land comprising of Khasra no. 31 admeasuring 0.3240 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil - Sarojni Nagar, District - Lucknow, which is bounded as under:

#### **BOUNDARIES OF KHASRA NO. 31**

East : Land Khasra No. 155.  
 West : Land Khasra No. 29 & 29/1634.  
 North : Land Khasra No. 32 & 33.  
 South : Land Khasra No. 30

SARVATTA CONSTRUCTORS PRIVATE LIMITED

Ashutosh  
 Purnip  
 24/07/2018

Vishal

पहचानकर्ता : 2

श्री रणवीर सिंह यादव, पुत्र श्री बाबू लाल

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

व्यवसाय: व्यापार



*Handwritten signature*

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
*Handwritten signature*

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

टिप्पणी :

निर्मल सिंह .

उप निबंधक : सरोजनीनगर  
लखनऊ

विनीत दीक्षित .

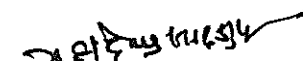
कनिष्ठ सहायक (निबंधन) -  
नियमित



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 24<sup>th</sup> day of July 2018 at Lucknow.

**VENDORS**

  
1. Amit Shukla

  
2. Mahadev Prasad Gupta


  
3. Sunil Goswami

**VENDEE**

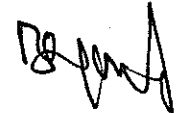
Shivaye Constructions Private Limited

  
Shivaye Constructions Pvt. Ltd.


**WITNESSES :**

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

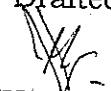


2.   
Ranveer Singh Yadav  
S/o Babu Lal  
R/o 39, Noor Nagar Bhadarsa,  
Tehsil & District Lucknow.  
Mob.9936426337, Business

Typed by :

  
(Rohit)

Drafted by :

  
(Harit Shukla)  
Advocate

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

विक्रेता: 1

श्री अमित शुक्ला, पुत्र श्री दया प्रकाश शुक्ला

निवासी: 569/का 9, स्नेह नगर, आलमबाग, लखनऊ

व्यवसाय: व्यापार

विक्रेता: 2

*Ashukla*



श्री महादेव प्रसाद गुप्ता, पुत्र श्री जगन्नाथ प्रसाद गुप्ता

निवासी: 364/129, चूड़ी वाली गली, सआदतगंज, लखनऊ

व्यवसाय: अन्य *अन्य*

विक्रेता: 3



श्री सुनील गोस्वामी, पुत्र श्री बी०एन० गोस्वामी

निवासी: 10-ए-बी, आदर्श नगर, आलमबाग, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

*Sunil*



श्री शिवाय कान्सट्रक्शन्स प्रा०लि० के द्वारा उमेश चन्द्र

मौर्य, पुत्र श्री राम नेवल मौर्य

निवासी: द्वितीय तल, एल्टिको कॉर्पोरेट चैम्बर-1, विभूति

खण्ड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

*Umesh*



श्री अवतार सिंह, पुत्र श्री जगदीश सिंह

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

व्यवसाय: व्यापार

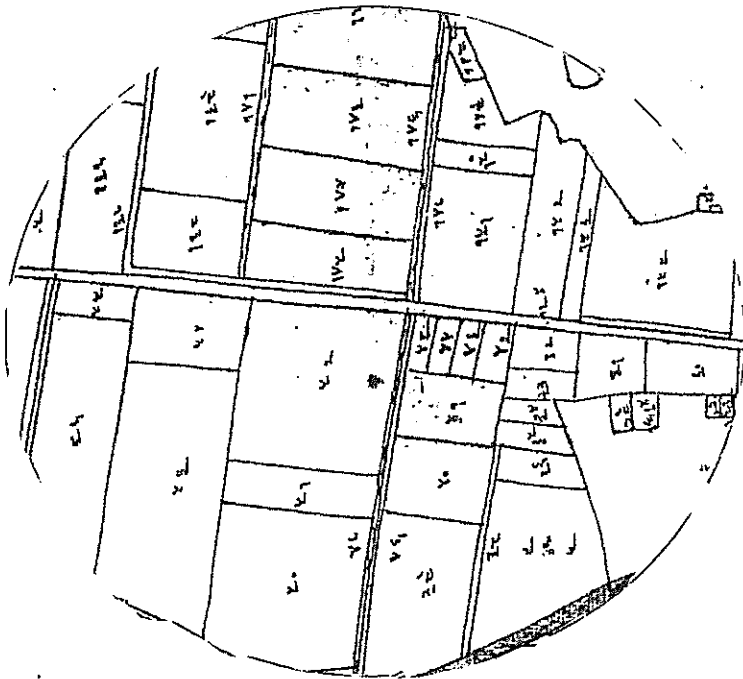
*Avtar*





## MAP

Agricultural land comprising of Khasra no. 31 admeasuring 0.3240 Hectares situate at village Jaitikhera, Pargana Bijnore, Tehsil - Sarojni Nagar, District - Lucknow..



### BOUNDARIES OF KHASRA NO. 31

East : Land Khasra No. 155.  
West : Land Khasra No. 29 & 29/1634.  
North : Land Khasra No. 32 & 33.  
South : Land Khasra No. 30

*Ashutosh*  
*Singh*  
**Sellers**

*M. K. Singh*

*[Signature]*  
**Srivaya Constructions Private Limited**

**Purchaser**

बही संख्या 1 जिल्द संख्या 95 के पृष्ठ 387 से 418 तक क्रमांक  
1367 पर दिनांक 25/07/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह.

उप निबंधक : सरोजनीनगर

लखनऊ

25/07/2018

