

22236/2016



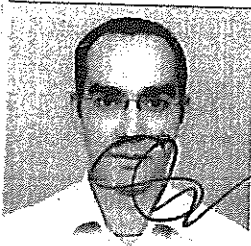
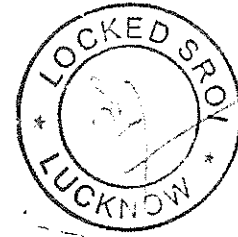
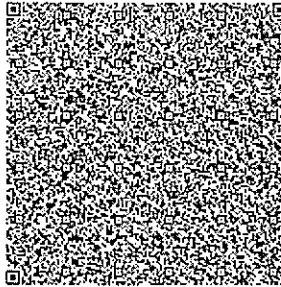
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

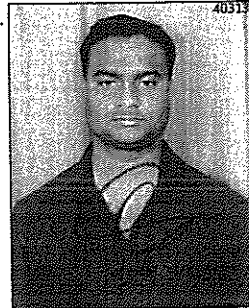


e-Stamp

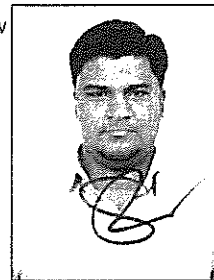
Certificate No. : IN-UP026895951580420
Certificate Issued Date : 14-Dec-2016 12:39 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL01032255471285720
Purchased by : SWARG CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : KH.NO-52 SOLD AREA-0.0807 HECT,VILL-NOORNAGAR
BHADARSA,PARGANA-BIJNORE,TEH-SAROJNI NAGAR,DISTT-
LKO
Consideration Price (Rs.) : 15,73,000
(FifteenLakh Seventy Three Thousand only)
First Party : AJAY KUMAR AND OTHERS
Second Party : SWARG CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : SWARG CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 1,10,500
(One Lakh Ten Thousand Five Hundred only)



Mohit
(Purchaser)



type below



Akash Kumar

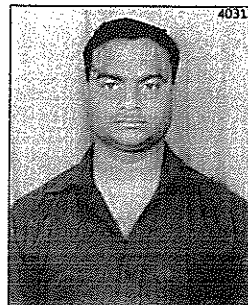
(Sellers)



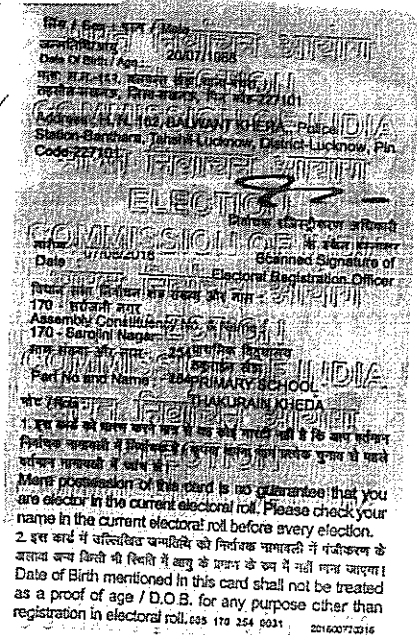
Mohit
0005311716

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.



Acry
Mob. 707/709/22



8-7056 / *unlabeled*

प्रारूप - 8
(नियम 16 (1) देखिये)

अनुज्ञापन
अनुज्ञापन धारक का नाम

का/की पुत्र/पत्नी/पुत्री नाम

अंकित किया जाये।
फोटोग्राफ
आर-पार लि
जाये।



अनुज्ञापन प्राधिक
की सील औ
उसके हस्ताक्षर व

TRANSPORT AUTHORITY
पर और **DEPT.**
यान अनुज्ञापन **REGISTRATION**
पर होना चाहिए

अनुज्ञापन धारक का नाम
हस्ताक्षर/अंगूठा निश



Arum Kumar
8032747362

8-7056 / *unlabeled*

अनुज्ञापन धारक का नाम
M.V. DEPT.

TRANSPORT ACTAR
LUCR

अनुज्ञापन प्राधिकारी के
हस्ताक्षर और पद नाम
नाम *Arum Kumar*

का/की पुत्र/पत्नी/पुत्री नाम

अस्थायी पता/कार्यालय पता (यदि कोई हो)

स्थायी पता *0070-20-20-20*

जन्म की तिथि *02.01.1980*

शैक्षिक योग्यता *74.6.82*

वैकल्पिक

रक्त समूह

आर.एच. फेक्टर

(3)

इस अनुज्ञापन के धारक को निम्नलिखित
वर्ण के वाहनों की भारत में यात्रा
चलाने की अनुज्ञापति दी जाती है।

बिना शिफ्ट वाली मोटर साइकिल
गियर वाली मोटर साइकिल

इनवेलिड गाड़ी

हल्की मोटर वाहन

परिवहन यान *Meghna*

मध्यम गाड़ी वाहन

अनुज्ञापित परिवहन यान के अतिरिक्त

संचालित करने की अनुमति केवल शैक्षणिक
परिवहन यान

पुस्तकें ले जाने की अनुमति
विधिवान्त है।

Signature



भारत सरकार
Government of India

आशा
Asha

जन्म तिथि: DOB: 01/01/1975
महिला / Female



6252 5615 6068

आधार - आम आदमी का अधिकार



आशा देवी 52794360



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: संबोधित, शिव शंकर, बलवंत
खेड़ा, मति, माटो, लखनऊ, उत्तर
प्रदेश, 226002

Address: W/O: Shiv Shankar, Balwant
Kheda, Mat, Mat, Lucknow, Uttar
Pradesh, 226002

6252 5615 6068

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWARG CONSTRUCTIONS PRIVATE
LIMITED

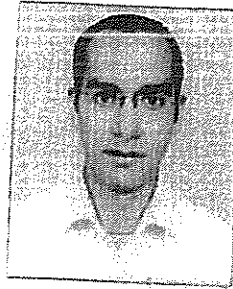


03/02/2012

Permanent Account Number

AARCS0029D

2012

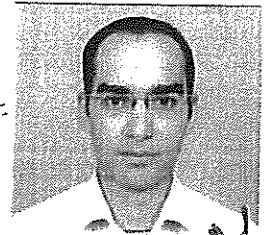


MOHIT BHATIA

LAND ACQUISITION

Non Transferable

0522-4039999



Mohit

Non Transferable

Employee No. : LKC/2

Date of Issue : 1.9.2015

Emergency Cont :
+91-522-4039999



ELDECO CITY PVT. LTD.
2nd Floor, Eldeco Corporate Chamber-I,
(Opp. Mandi Parishad), Vibhuti Khand,
Gomti Nagar, Lucknow-226010
Phone : 0522-4039999

भारत सरकार
GOVERNMENT OF INDIA



उमेश चन्द्र मौर्य
Umesn Chandra Maurya

जनम वर्ष / Year of Birth : 1982
पुन्य / Male

3739 6104 5424




आधार — आम आदमी का अधिकार



0522-4039999


Umesn

भारतीय विमान प्रमाणिकरण
INDIAN AVIATION AUTHORITY OF INDIA




पता : S/O राम नैवाल मौर्य,
प ३८क/३३, कृष्णा पल्ली, आलम्बाग,
लखनऊ, उत्तर प्रदेश, 226005


Address: S/O Ram Ndwai
Maurya, 568K/37, KRISHNA
PALLI, Alambagh, Lucknow,
Uttar Pradesh, 226005




1847
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847
Bengaluru-560 001

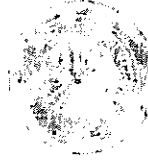


DUPLICATE

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



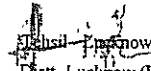
UP/21/105/0522103

पता : 39, नूरनगर भदरसा ,

तहसील - लखनऊ

जिला - लखनऊ (उ.प्र.)-226002

Address : 39, Noomagar Bhadarasa ,



Distt. Lucknow (UP)-226002

Date : 25-04-2009

170-सरोजनी नगर विधान 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 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.

SALE DEED

Nature of Land	Agriculture
Pargana	Bijnore
Village	Noor Nagar Bhadarsa
Details of Property	1/3 share i.e 0.0807 hectare of Agriculture Land bearing Khasra No. 52 Area 0.242 Hectare, situated at Village- Noor Nagar Bhadarsa, Pargana- Bijnore, Tehsil – Sarojani Nagar & Distt.-Lucknow
Unit of Measurement	In Hectare
Area of the Property	0.0807 Hectare
Road	More than 200 meters away from Bijnore Road
Type of Property	Agriculture
Consideration	Rs. 15,73,000/-
Valuation	Rs. 10,49,100/-
Stamp Duty	Rs. 1,10,500/-

Sellers (3)

Name of the Sellers-

1) Ajay Kumar 2) Akash Kumar both sons
of Late Shiv Shankar 3) Smt. Asha Devi
wife of Late Shiv Shankar all resident of
Village- Balvantkhera, Mazra-Mati,
Pargana-Bijnore, Tehsil & Distt.-
Lucknow.

Ajay

Akash Kumar

03-11-2014

Mohit

Purchaser (1)

Name of the Purchaser- **M/s Swarg Constructions Private Limited**
its registered Office Second Floor Eldeco
Corporate Chamber-1, Vibhuti Khand, Gomti
Nagar Lucknow through its **Authorised**
Signatory Mr. Mohit Bhatia son of Late
Sri Ved Prakash Bhatia.

THIS DEED OF SALE is executed this the 14th day of December 2016
by 1) **Ajay Kumar** 2) **Akash Kumar** both sons of **Late Shiv Shankar**
3) **Smt. Asha Devi** wife of **Late Shiv Shankar** all resident of **Village-**
Balvantkhera, Mazra-Mati, Pargana-Bijnore, Tehsil & Distt.-
Lucknow, (hereinafter referred to as the **Sellers**) which expression,
unless repugnant to the context, shall mean and include his heirs, legal
representatives, successors, administrators, executors, transferees,
assignees etc. in favour of **M/s Swarg Constructions Private Limited**
Its registered Office Second Floor Eldeco Corporate Chamber-1, Vibhuti
Khand, Gomti Nagar, Lucknow, through its **Authorised Signatory Mr.**
Mohit Bhatia son of Late Sri Ved Prakash Bhatia, (hereinafter
referred to as the "**Purchaser**") which expression, unless repugnant to
the context, shall mean and include it's legal representatives,
administrators, executors, transferees, assignees etc.

AND WHEREAS the Sellers are the absolute owner in possession with
transferable rights in relation to the 1/3 share i.e 0.0807 hectare of
Agriculture Land bearing Khasra No. 52 Area 0.242 Hectare, situated at
Village- Noor Nagar Bhadarsa, Pargana-Bijnore, Tehsil – Sarojani Nagar
& Distt.-Lucknow, as mentioned above (hereinafter referred to as the
"**Said Property**"); The name of Sellers have been recorded as
transferable bhumidhar in the revenue records as per Khata no. 00178.

Ajay

Akash Kumar

31/12/16

Mohit

AND WHEREAS the Sellers have assured the Purchaser that they have good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on its transfer by the Sellers in favour of the Purchaser and that the name of the Sellers are already mutated in the revenue records, available with the appropriate regulatory authorities;

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

AND WHEREAS the Purchaser is willing to buy the Property from the Sellers, and the Sellers are willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Sellers for the absolute sale of all his rights in the said Property for a total sale consideration of Rs. 15,73,000/- (Rupees Fifteen Lac Seventy Three Thousand Only);

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Sellers a sum of Rs. 15,73,000/- (Rupees Fifteen Lac Seventy Three Thousand Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Sellers, as per details given under Schedule of Payment at the end of this Deed of Sale.

NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in consideration of the said sum Rs. 15,73,000/- (Rupees Fifteen Lac Seventy Three Thousand Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth hereby transfers, conveys, releases and assigns by way of absolute sale of the 1/3 share i.e 0.0807

Acey


Akash Kumar

3-12-14

Mohit

hectare of Agriculture Land bearing Khasra No. 52 Area 0.242 Hectare. situated at Village- Noor Nagar Bhadarsa, Pargana- Bijnore, Tehsil – Sarojani Nagar & Distt.-Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Sellers in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

2. That the Sellers have delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Sellers hereby declare and have assured the Purchaser that they are the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
4. That the Sellers have further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are

 Akash Kumar

31/12/2019
Mohit

ने निष्पादन स्वीकार किया ।

जिनकी पहचान रनवीर सिंह यादव

बाबूलाल

पेशा व्यापार

निवासी 39 नूर नगर भदरसा लखनऊ

व उमेश चन्द्र मौर्य

रामनेवल मौर्य

पेशा नौकरी


निवासी 538के/37 कृष्णापल्ली आलमबाग लखनऊ

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.बी.सिंह
उप निबन्धक(प्रथम)
लखनऊ

14/12/2016

outstanding against the Sellers prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Sellers will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Sellers, the Purchaser shall be entitled to recover from the Sellers, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Sellers, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Sellers doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.
6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Sellers and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be

Asw - Akash Kumar

3/12/14

Mohit

विक्रय पत्र

1.573,000.00 / 1,049,100.00 20,000.00 60 20,060.00 20
प्रतिफल मालियन फॉय रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री स्वर्ग कान्स, प्रा, लि, द्वा, अ, ह, मोहित भाटिया
पुत्र श्री स्व० वेद प्रकाश भाटिया

व्यवसाय नौकरी

निवासी स्थायी एल्लिको कोआपरेट चेम्बर विभूतिखन्द गोमती नगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 14/12/2016 समय 2:02PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह
उप निबन्धक(प्रथम)

लखनऊ

14/12/2016

निष्पादन लेखपत्र बाद मृतने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता

क्रेता

श्री अजय कुमार
पुत्र श्री शिव शंकर
पेशा कृषि
निवासी बलवन्त खेडा माती लखनऊ



श्री स्वर्ग कान्स, प्रा, लि, द्वा, अ, ह, मोहित भाटिया
पुत्र श्री स्व० वेद प्रकाश भाटिया
पेशा नौकरी
निवासी एल्लिको कोआपरेट चेम्बर विभूतिखन्द गोमती
नगर लखनऊ



श्री आकाश कुमार
पुत्र श्री स्व० शिव शंकर
पेशा प्राइवेट नौकरी
निवासी बलवन्त खेडा माती लखनऊ



श्रीमती आशा देवी
पत्नी श्री स्व० शिवशंकर
पेशा गृहिणी
निवासी बलवन्त खेडा माती लखनऊ



done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Sellers" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, there are no trees on the said land and there are no wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property is not situated at any Segment Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits.

The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

Akash Kerman
3/12/2017
Mohit

विक्रेता

Registration No.: 22236

Year : 2,016

Book No. : 1

0101 अजय कुमार

शिव शंकर

बलपन्त खेडा माती लखनऊ

कृषि



0102 आकाश कुमार

स्व० शिव शंकर

बलपन्त खेडा माती लखनऊ

प्राइवेट नोकरी



0103 आशा देवी

स्व० शिवशंकर

बलपन्त खेडा माती लखनऊ

गृहिणी



The Sellers further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

The present as well as the permanent addresses of the Sellers and the Purchaser are the same as mentioned above. The sellers are not of Schedule Caste or Schedule Tribe. Purchaser is also co-owner of the Land Khasra no. 52 sold under this deed.

That the total area of the premises transferred under this deed is 0.0807 Hectare. There is no development/residential activity in the radius of 50 meter, but the property transferred has some development activity in radius of 50-200 Meter so value of area of 0.0807 hectare at the rate of Rs. 1,00,00,000/- per hectare plus 30% i.e Rs. 1,30,00,000/- comes to Rs. 10,49,100/-. The actual sale consideration of Rs. 15,73,000/- is more than the market value. Hence, the stamp duty on sale Consideration of Rs.1,10,500/- has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

1/3 share i.e 0.0807 hectare of Agriculture Land bearing Khasra No. 52 Area 0.242 Hectare, situated at Village- Noor Nagar Bhadarsa, Pargana-Bijnore, Tehsil – Sarojani Nagar & Distt.-Lucknow, which is bounded as under:

BOUNDARIES OF LAND KHASRA NO. 52

East : Boundary of Village Noor Nagar Bhadarsa
West : Land of Khasra No. 41, 42, 43
North : Part of purchaser's Land of Khasra No. 52
South : Land of Khasra No. 53

Are
Akash Kumar
3-11-2019
Mohit

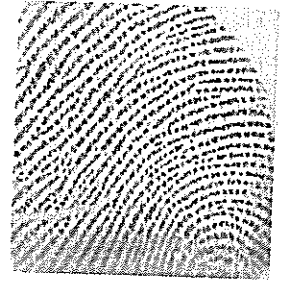
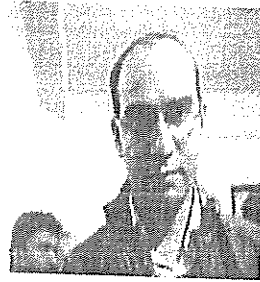
क्रेता

Registration No. : 22236

Year : 2,016

Book No. : 1

0201 स्वर्ग कान्स, प्रा, लि, द्वा, अ, ह, मोहित भाटिया
स्व0 वेद प्रकाश भाटिया
एलडिको कांआपरेंट चेम्बर विभूतिखण्ड गोमती नगर लखनऊ
नौकरी



SCHEDULE OF PAYMENT

1. Sellers have received of Rs. 5,24,333/- through Cheque No. 080420 dated 08.12.2016 ICICI Bank Branch Indiranagar, Lucknow.
2. Sellers have received of Rs. 5,24,333/- through Cheque No. 080421 dated 08.12.2016 ICICI Bank Branch Indiranagar, Lucknow.
3. Sellers have received of Rs. 5,24,334/- through Cheque No. 080422 dated 08.12.2016 ICICI Bank Branch Indiranagar, Lucknow.

Thus the Sellers have received total sale consideration **Rs. 15,73,000/- (Rupees Fifteen Lac Seventy Three Thousand Only)** from the Purchaser and nothing remains to be paid by the Purchaser to the Sellers.

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

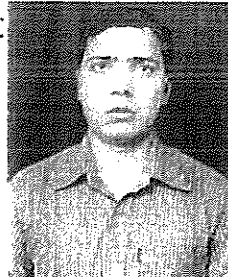
WITNESSES:-

1. Mr. Ranbir Singh Yadav
S/o Babu Lal R/o
39, Wazir Nagar Bhadrasa
LKO



SELLERS

2. Mr. Umesh Chandra Maurya
Mr. Ram Nand Maurya R/o-5301C/37
Kishore Park Adambagh
LKO



PURCHASER

PAN: AARCS0029D

Typed By

Deepak
(Deepak)

Drafted by:

B.R.S.
(Benkat Raman Singh)
Advocate

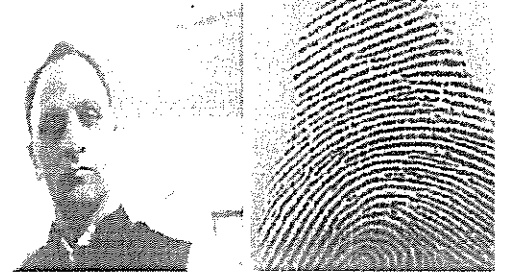
गवाह

Registration No.: 22236

Year : 2016

Book No. : 1

W1 रनवीर सिंह यादव
बाबूलाल
39 नूर नगर भदरसा लखनऊ
व्यापार



W2 उमेश चन्द्र मोर्य
रामनेवल मोर्य
538के/37 कृष्णापल्ली आलमबाग लखनऊ
नौकरी



जेजरी नक्शा

श्रीम खलरा नं०-५८

एकता - ००००७

स्थित ग्राम - बुरगल थरसा परगना - बिजनेल

तहसील - लखनौ नगला नु जिला - लखनऊ।



Arun

Arun Kumar

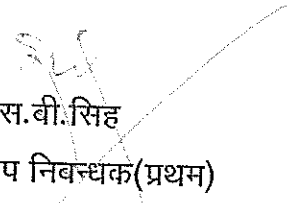
अरुणदेवी

१२
विक्रता

Mohit
मोहित

आज दिनांक 14/12/2016 को
वही सं. 1 जिल्द सं. 21829
पृष्ठ सं. 55 से 74 पर क्रमांक 22236
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.बी.सिंह

उप निबन्धक(प्रथम)

लखनऊ

14/12/2016