6026/16







FIS.
25000
TWENTY FIVE THOUSAND RUPGES

उत्तर प्रदेश UTTAR PRADESH

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SALE DEED

Nature of Land

Pargana

Village

Details of Property

Agriculture

Bijnore

Noor Nagar Bhadarsa

Full share of Agriculture Land bearing Khasra No.

41 Area 0.155 Hectare,

situated at Village- Noor

Nagar Bhadarsa, Pargana-

The stand

(Prochaser)

आदर्श कोषागार, लखनऊ

विगंक 25-1-6

मूल्य कार्या कारल स्थाम webows M 4-en

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#### भारत निर्वाचन आयोग ELECTION COMMISSION OF INDIA

IDENTITY CARD





निर्वाचक का नाम Elector's Name पिता का नाम

रिंक् Rinku : महेश

Father's Name

: Mahesh

खिंग / Sex 1.1.2006 को आयु

: पुरुष Male 22

Age as on 1.1.2006





# 8948534216

पहचान पत्र संख्या :- HWY2419588 : 15

म.स. : नूरनगर भदरता यली / मोहल्ला ग्राम/नगर नूरनगरभदरसा थाना जिला : লজনক্ত

Address

H.No. 15 Strt/Mohalla: Noornagar Bhadarasa Vill/Town: Nooranagarabhadarasa PoliceStn.

Distt.

पत्ता

Lucknow

निर्वाचक रजिस्ट्रीकरण अधिकारी इस्तासर की अनुकृति निर्वाचन क्षेत्र 89- सरोजनीनगर Facsimile Signature of

Electoral Registration Officer for 89- SarojaniNagar

स्थान : लखनऊ Place: Lucknow

दिनांक : 16/10/2006 Date

इस कार्ड को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है ।

This card can be used as an identity Card under different Government Programmes. 162/713



भारत निर्वाचन आयोग ELECTION COMMISSION OF INDIA

पहचान पत्र IDENTITY CARD



HWY4570040

निर्वाचक का नाम Elector's Name

पिता का नाम Father's Name

बीना Beena महेश Mahesh

Female

लिंग / Sex (1.1.2007 को आयु Re as on 1.1.2007

89 U8 53 42!

पहचान पत्र संख्या :-HWY4570040

पता म.सं.

गली / मोहल्ला ग्राम/नगर

नूरनगर भदरसा नूरनगरभदरसा

धाना जिला

लखनऊ

15

Address

Strt/Mohalla. Noomagar Bhadarasa Nooranagarabhadarasa

Vill/Town PoliceStn. Distt.

Lucknow

निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति निर्वाचन क्षेत्र 89- सरोजनीनगर Facsimile Signature of Electoral Registration Officer

for 89-Sarojini Nagar

स्थान : लखनऊ

दिनांक

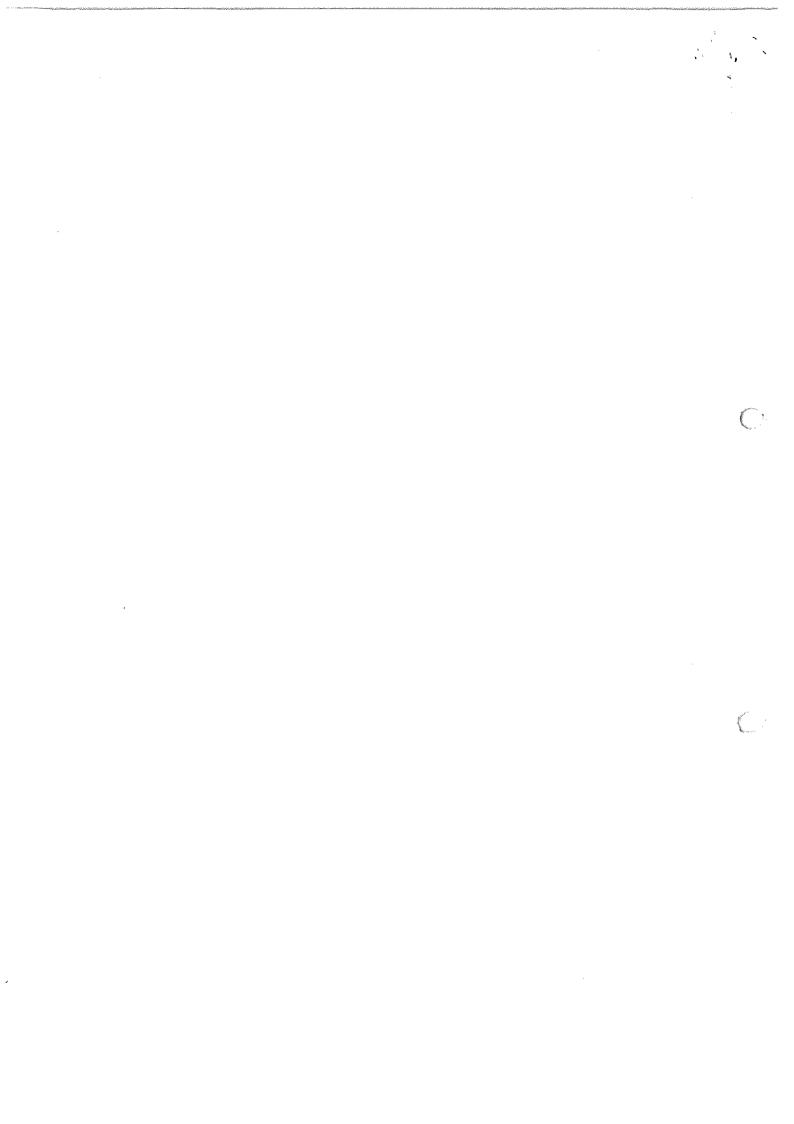
24/06/2007

Place Lucknow

Date

इस कार्ड की यिभिन्न सरकारी योजनाओं के अन्तर्गत पहचान एत्र के रूप में प्रयोग किया जा सकता है ।

This card can be used as an Identity Card 162/62 under Jifferent Government Programmes.



### भारत निर्वाचन आयोग ELECTION COMMISSION OF INDIA

पहचान पत्र





निर्वाचक का नाम Elector's Name पिता का नाम Father's Name

नीतू Neetu महेश Mahesh

19

लिंग / Sex 1.1.2007 को आयु Age as on 1.1.2007

स्त्री Female



9369 515863

पहचान पत्र संख्या :- HWY4570057 15

गली/मोहल्ला ग्राम/नगर

नूरनगर भदरसा नूरनगरभदरसा

याना जिला

लखन्ऊ

Address

Vill/Town PoliceStn.

H.No. Strt/Mohalla Noornagar Bhadarasa Nooranagarabhadarasa

Distt. Pin

Lucknow

निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताधर की अनुकृति निर्वाचन क्षेत्र 89- सरोजनीनगर Facsimile Signature of Electoral Registration Officer

for 89- Sarojini Nagar

स्थान : लखनऊ Place: Lucknow दिनांक

Date

24/06/2007

इस कार्ड को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है ।

This card can be used as an Identity Card under different Government Programmes.



# भारत सरकार GOVERNMENT OF INDIA

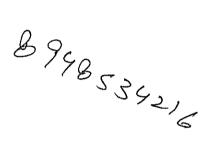


Shrimati . जन्म वर्ष / Year of Birth : 1953 महिला / Female



3619 0718 5362

आधार — आम आदमी का अधिकार







# नारतीय विशिष्ट पहचान प्राधकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O महेश, नूर नगर भदरसा, नूर Address: W/O Mahesh, noor नगर भदरसा, चंद्रावल, चंद्रावल, लखनऊ, nagar bhadarsha, noor nagar उत्तर प्रदेश, 226002

bhadarsha, Chandraval, Chandrawai, Lucknow, Uttar Pradesh, 226002







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

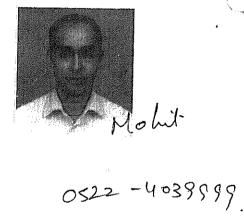




MOHIT BHATIA

LAND ACQUISITION

Non Transferable



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



INDIADRIVING	
MOTOR VEHICLE AGT 1 (Soo Rule-16 (1))	1988-8
Name of the Licenceholder Sm AShok Kul	mar
Sontwieldaughter for Delite De	en. (1369)
Namento be written prose the photograp	
	Lucknaw.
Signature of Licence holder	he denema kurbatity
Date of Issue	2001 Xumas
Son/wite/daughter of Son Dell	ta Delh
Temporary address Official address (If any) Permanent address MYNM Kher	a Jalkatara Luckho
Date of birth DS 0: S	91
Educational qualifications	
The holder of this licence is licensed drive through	out Incas vehicles of the follwing
description ;-	
MOTOR CYCLE WITHOUT GEAR MCGOTOR CYCLE WITH GEAR INVALID CARRIAGE LIGHT MOTOR VEHICLE A MOTOR VEHICLE OF THE FOLLOWING DES	
Private vehicles only from 2.11.2021	31211 to 11/2
Name & designation of the Authority who conducted	0)30200
Passed By Li Shah Nafe	Ces (RZI)
	Signature and designifien of the Licensing Authority
Authorised to dilve es on Wet en en eve	This Licence is here by Tenewed
On data con fine on me 100 120 100 000 mm 100 000	From Date
Lucknow	Lucknow





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

876 207°

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 निर्वावन क्षेत्र

के निर्वाचक रजिस्ट्रीकरण

अधिकारी के हस्ताक्षर की

Facsimile Signature of Electoral

Registration Officer

for 170- Sarojani Nagar

पता बरलने पर, नमें पते पर अपना नाम निर्माचक नानावली में दर्ज करवाने तथा उत्त परे दर्सी नम्बर का कार्ड पाने के तिए सम्बोधित फार्म में यह कार्ड नम्बर अवस्य 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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उत्तर प्रदेश UTTAR PRADESH

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Unit of Measurement

Area of the Property

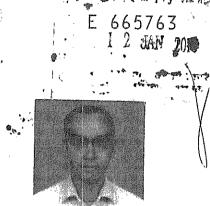
Road

Type of Property

Consideration Valuation **Stamp Duty** 



Alder Selles



Bijnore, Tehsil - Sarojani

Nagar & Distt.-Lucknow

In Hectare

0.155 Hectare

More than 200 meters away from Bijnore Road

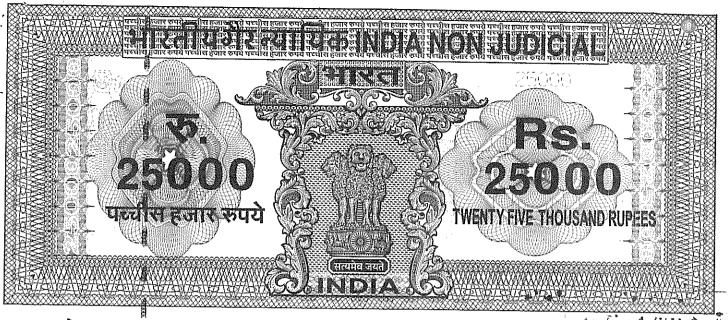
Agriculture

Rs. 22,00,000/-

Rs. 20,15,000/-

Rs. 1,54,000/-

ं अविश्व कोषागार, लखनऊ Dis. 20-1-16 Swary Constructions Por Yel



उत्तर प्रदेश UTTAR PRADESH

665761 1 2 JAN 2019

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Khand, Gomti Nagar Lucknow through its Authorised Signatory Mr. Mohit Bhatia son of Late Sri Ved Prakash Bhatia resident of B-2/347 Sector A, Sitapur Road Scheme, SBI Colony Jankipuram, Lucknow.

THIS DEED OF SALE is executed this the 22th day of March 2016 by

Rinku son of Late Mahesh 2) Km. Beena 3) Km. Ritu Holak Mahesh 1) 4) Km. Sheetu (minor) alomabesh through quardian mother & herself s) Shaimah woo إلماد Mahesh all resident of Village- Noor Nagar Bhadarsa, Pargana-

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Prochaser)

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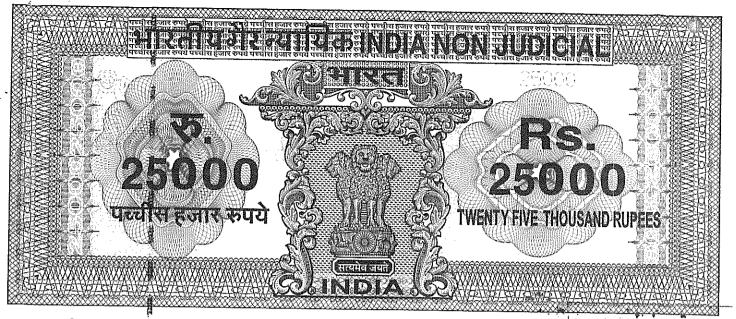
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John Den Constructions Par Wel

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2 JAN 2018

Bijnore, Tehsil-Scraight Mogar, Luckie 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 resident of B-2/347 Sector A, Sitapur Road Scheme, SBI Colony, Jankipuram, Lucknow., (hereinafter referred to as the "Purchaser") which expression, unless repugnant to the context,

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Mrs. when tien en

Rutu Rutu (Sellus) Soil.

(Purchaser)

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BM 618770 . BM 618772

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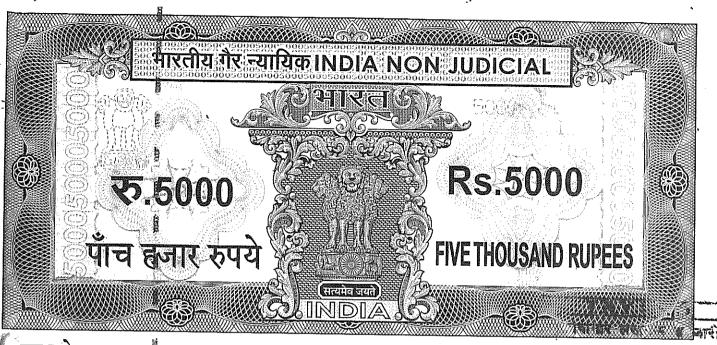
shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.

MND WHEREAS the Sellers are the absolute owner in possession with transferable rights in relation to the full share of Agriculture Land bearing Khasra No. 41 Area 0.155 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 in the revenue

dioil Ruter (Sellies)

(Purochasa)

क्रमांक 3814 विनाक 25-1.16 प्रयोजन नाम 22000 व्यक्तिमन्त्रिका पता -2000 all 480 almo 31-3-2020 Min; 2, 184.16



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BM 618773
19 JAN 2016

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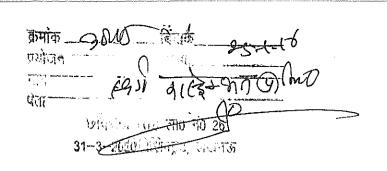
AND WHEREAS the Sellers have assured the Purchaser that they have good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Sellers in favour of the Purchaser and that the name of the Sellers are already 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;

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List.

(Prochase)



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BM 618774 BM 618774

1 9 JAN 2016 2 31. A Jan 115 or 31 10 Jan 1917 Ed 2015

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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 Ri 22,00,000/- (Rupees Twenty Two Lac Only);

AND WHEREAS the Purchaser has, on this day of the execution of the Deed of Sale, paid to the Sellers a sum of Rs 22,00,000/- (Rupees Twenty Two Lac Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the

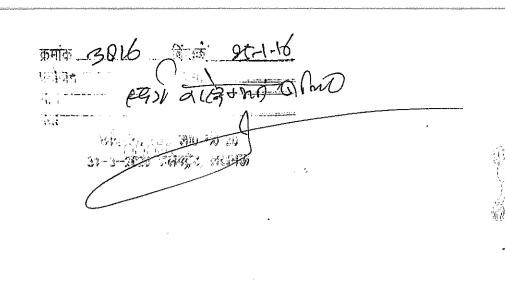
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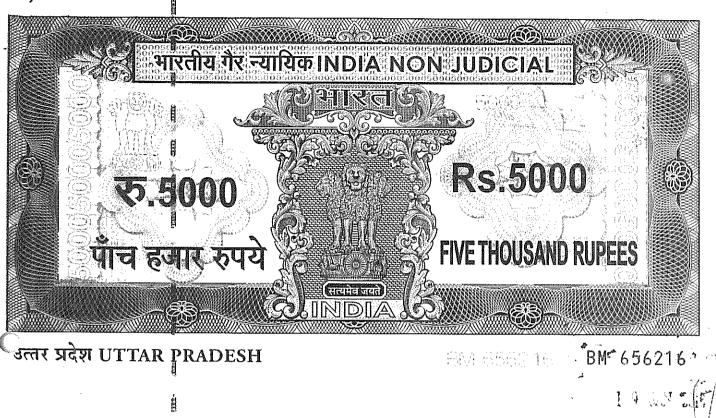
Puter

(Sellers)

(Rischaser)



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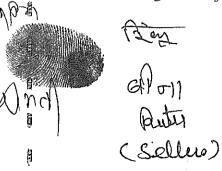
उत्तर प्रदेश UTTAR PRADESH

-9-

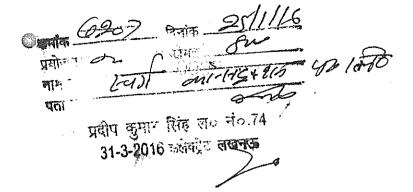
Sellers, as per details given under Schedule of Payment at the end of this Deed of Sale.

# NOW THIS DEED OF SALE WITNESETH AS UNDER:-

- That in consideration of the said sum Rs 22,00,000/- (Rupees 1.8
  - Twenty Two Lac Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth
  - 3 hereby transfers, conveys, releases and assigns by way of
  - absolute sale of the full share of agricultural land bearing Khasra 1
  - No. 41 Area 0.155 Hectare, situated at Village- Noor Nagar
    - Bhadarsa, Pargana- Bijnore, Tehsil & Distt.-Lucknow, the



Mil. (Roschasea)





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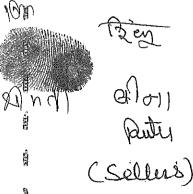
उत्तर प्रदेश UTTAR PRADESH

80/ 656215 BM 656215

19 28 200

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.

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2011 ang18+215 00 (A) प्रदोप कुमार सिंह लंध नं 0.74 व 31-3-2016 व्हाबदेट लखनाव पता



त्तर प्रदेश UTTAR PRADESH

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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.

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.

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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 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

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John .

(Purchasee)

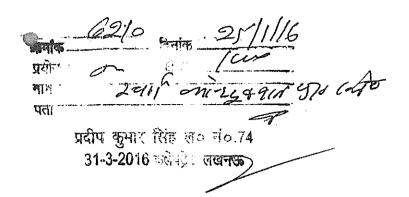
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shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

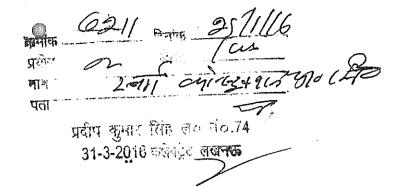
That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Sellers, the Purchaser shall be entitled to recover from the Sellers, their legal representatives, executors, administrators, successors etc. 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

(Rischarser)

9 JAN 2016

रोनेप्न अतेगः च त्रापित

LKO.



श्रीमती श्रीमती खयं व वहै0 संरक्षिका माता पत्नी श्री स्व महेश पेशा गृहिणी निवासी ग्राम नूर नगर भेंदरसा ग्रूरगना विजनीर



ने निष्पादन स्वीकार किया ।

जिनकी पहचान

अशोक कुमार

र्कृतः देवतादीन

पेशी व्यापीर

म्राम पारा मज्ञारा मुन्नूखेडा लखनऊ निवासीं

रणवीर सिंह यादव वाबूलाल यादव

व्यापार पंशा

ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ निवासी

ने की ।

द

पत्यक्षतः भर सक्षियों के निशान अंगूठे नियमानुसार निये गये हैं।





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंही

उप निबेन्धक (प्रथम)

30/3/2016

المعالمة المحاسبة



्तर प्रदेश UTTAR PRADESH

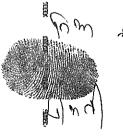
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rija Lija

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.

-14-

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



Caron Caron

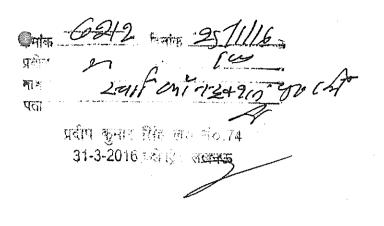
Duty

(Sellus)

John.

(fyschaser)

1 9 JAN 2018 .



विक्रय पत्र

2,015,000.00 2,200,000.00 /

20,000.00

120 20,120.00

फीस रजिस्ट्री

नकल व प्रति शुल्क

शब्द लगभग

मालियत ैं प्रेंतिफल रिंकू पुत्र श्री

व्यवसाय कृषि

निवासी रखायी। ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ

अस्थायी पता ने.यह न्हेंग्खपत्र इस कार्यालय में

दिनांक 30/3/2016

4:10PM

वजे निचन्धन हैतु पेश कियां।

योग

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिह उप निबन्धक(प्रथम) লखनऊ

30/3/2016

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

विकेता

श्री रिंकू

पुत्र श्री यय महेश

पेशा कषि

निवासी ग्राम नूर नगर भदरसा परगना विजनौरं लखनऊ

श्री· मे0 स्वर्ग कांन्सट्र0प्रा0लि0 द्वारा अधि0ह0 मोहित

भाटिया

पुत्र श्री, उब वेद प्रकाश भाटिया

पेशा नीकर्रीह

निवासी बी-2/347 से0-ए सीतापुर रोड योजना

जानकीपुरम लेखनऊ



वीना

पुत्री श्री रव महेश

पेशा अध्यग्रन

निवासी ग्राम नूर नगर भदरसा परगंना बिजनौर लखनऊ

रितू

पुत्री श्री रव महेश पेशा अध्ययन

निवासी ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ





- 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 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 situates beyond more than 200 meters from the main IIM 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.

Puti ( Sellys)

(furchaser)

# विक्रेता

Registration No.:

6026

Year:

2,016

Book No.:

0101 रिंकू

ख महेश

ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ कृषि

0102 बीना

स्य महेश ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ अध्यग्रन

0103 रितू

रव महेश

ग्राम नूर नगर भदरसा परगना विजनौर लखनऊ अध्ययन

0104 श्रीमती खयं व वहै0 संरक्षिका माता

स्य महेश ग्राम नूर नगर भदरसा परगना विजनोर 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 seller no. 3-Ritu, Seller no. 2-Bina, have no bank account so the payment against Ritu's share is being given to her real brother Seller No. 1, Rinku and payment against Bina share is being given to their mother Shrimati. They have also given their consent for doing so and in future they shall not raise any claim regarding payment of consideration.

That the total area of the premises transferred under this deed is 0.155 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 0.155 hectare at the rate of Rs. 1,00,00,000/- per hectare plus 30% i.e Rs. 1,30,00,000/- comes to Rs. 20,15,000/-. The actual sale consideration of Rs. 22,00,000/- is more than the market value. Hence, the stamp duty on sale Consideration of Rs. 1,54,000/- has accordingly been paid by the Purchaser.

# SCHEDULE OF THE PROPERTY HEREBY SOLD

Full share of Agriculture Land bearing Khasra No. 41 Area 0.155 Hectare, situated at Village- Noor Nagar Bhadarsa, Pargana-Bijnore, Tehsil – Sarojani Nagar & Distt.-Lucknow, which is bounded as under:

## **BOUNDARIES OF LAND KHASRA NO. 41**

East: Land of

Land of Khasra No. 51 & 52

West:

Nala Khasra No. 40

North:

Boundary of Village Bijnore

South:

Land of Khasra No. 42

and

Mile

Emp

#### गवाह

Registration No.:

6026

Year:

2016

Book No.:

1

W1 अशोक कुमार

देवतादीन

ग्राम पारा मजरा मुन्नूखेडा लखनऊ

व्यापार



W2 रणवीर सिंह यादव

बाबूलाल यादव

ग्राम नूर नगर भदरसा परगना ब्रिजनौर लखनऊ

व्यापार



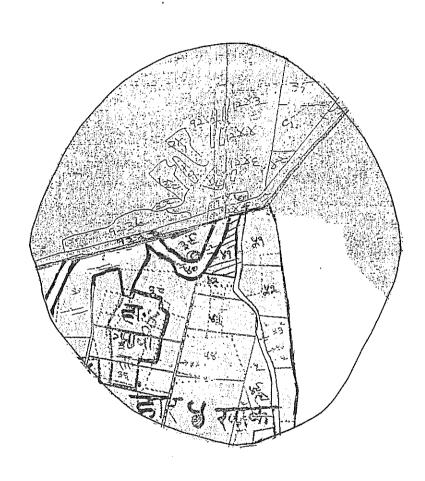


Khassa No - 41

Area - 0.1550 Hect

Village - Noor Nagas Bladares Pargana - Bijnore

Tehsil - Sarojini Nogar District - Luckuow.



SELLERS Ben allo1) Rutu (Sellys) (Mo1)

John (Puschaser)

आज दिनांक <u>30/03/2016</u> को

वही सं

1 जिल्द सं <u>20564</u>

पृष्ठ सं<u> 367</u>

से

<u>416</u>

पर कमांक

<u>6026</u>

रजिस्ट्रीकृत किया गया ।

ेरजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह

उप निब्निधक (प्रथम)

लखनर्फ 39/3/2016