T-9122/1,



उत्तर प्रदेश UTTAR PRADESH











055815





Stamp: ₹98,000/-

Contd.....2..

SALE DEED

Nature of Land Pargana Village

Agriculture Mahona Mubarakpur













सुर हा याम

अवर्ध कोषामाः, लयनक हिन्द २-3-9-11 हिन्द १५००० - स्टब्स् नाम. द्वार ३३४० ८०१-स्टब्स्यान् छ स्टि.





-2-

Details of Property

Land bearing Khasra No. 498 Mi

Area

In Hectare

Area of the Property

0.1920 Hectare

Road

More than 200 meters away from

IIM Road

Type of Property

Agriculture

Consideration

₹14,00,000/-

Valuation

₹ 12,09,600/-

BOUNDARIES OF LAND KHASRA NO. 498 Mi

East

Nala & Land of Khasra No. 497

West:

Land of Khasra Nos. 470 & 471

North:

Land of Khasra Nos. 497, 494 & 496

South:

Land of Khasra Nos. 499 & 500



आदर्श कोषागार, लखनऊ जिंक 2-3-9-1/

हारा उरेगा जा-6291219 9. की

रीक ड़िया





-3-

Sellers (6)

Name of the Sellers-

(1) RAMESH KUMAR, (2) RAJENDRA KUMAR (3) SURESH KUMAR (4) SUSHIL KUMAR (5) HARI RAM, all sons of LATE SRI KANHAI and (6) SMT. KAILASHA, wife of LATE SRI KANHAI, all R/o Gram- Mubarakpur, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District- Lucknow.

Name of the Purchaser-

M/S. DUA CONSTRUCTIONS PVT., LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhati, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sector-A, Sitapur Road Scheme, SBI Colony, Jankipuram, Lucknow.

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23-9-1/ 10000-1



THIS DEED OF SALE is executed this the 23rd day of Sept. 2011 by (1) RAMESH KUMAR, (2) RAJENDRA KUMAR (3) SURESH KUMAR (4) SUSHIL KUMAR (5) HARI RAM, all sons of LATE SRI KANHAI and (6) SMT, KAILASHA, wife of LATE SRI KANHAI, all R/o Gram- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, (hereinafter jointly referred to as the Sellers) which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, favour M/S. DUA assignees of executors. transferees, etc. CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhati, S/o Sri Ved Prakash Bhatia, R/o 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, shall mean and include it's legal representatives, administrators, executors, transferees, assignees Chr Get B3(17) etc.

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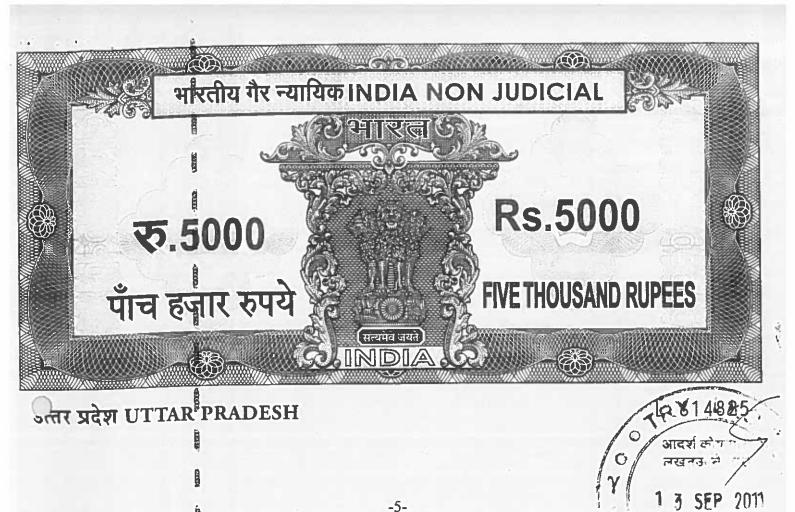


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युक्ता कानसदुन्यन् धारके.

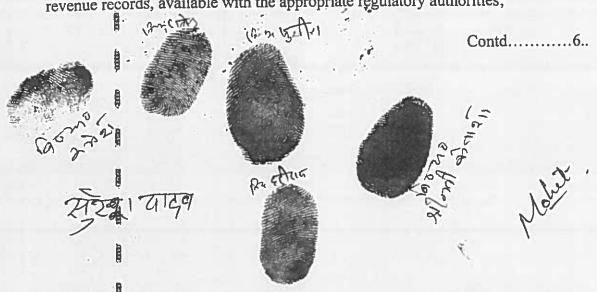
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AND WHEREAS the Sellers are the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00184 Khasra No. 498 Mi, measuring 0.1920 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, as mentioned above (hereinafter referred to as the said "Property") the said property is the ancestral property of the Sellers;

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;



क्रम संख्या 460	2_
स्टाम्य विकास की लिखे 23	109/11
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स्टान्य क्रेता का नान व पूरा पता	m air 60 510 /0
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स्टम्प की घनराशि	01412

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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 shares, ownership, rights, and all interests in the property mentioned hereinabove;

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 their shares in the Property for a total sale consideration of ₹14,00,000/- (₹Fourteen Lacs Only);

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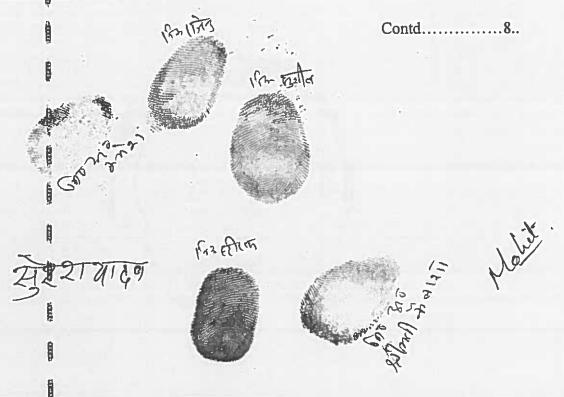
भुवनेश कुमार गुप्ता साठ नठ २०१ जनवि ३१ -०३-१४ भीतापुर रोड योजन जखनक





-7-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Sellers a sum of ₹14,00,000/- (₹Fourteen Lacs 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.



क्रम संख्या स्टाम्प दिवय की लिए 23/4/1/	2
स्ताम्य क्रयं का प्रमेतन।	9010
द्धाम्य की धनराशि ७०००	

मुवनेश कुमार गुप्ता ताठ नंठ २०१ अवधि ३१-०३-१४ सीतापुर रोड योजना, लखनऊ





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NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of the said sum of \$\frac{1}{4},00,000/-\$ (\$\frac{1}{4}\$ Fourteen Lacs Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth hereby transfer, convey, release and assign by way of absolute sale of the agriculture land of Khata No. 00184 Khasra No. 498 Mi, measuring 0.1920 hectare, situated at Village-Mubharakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District-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 Bellers 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.

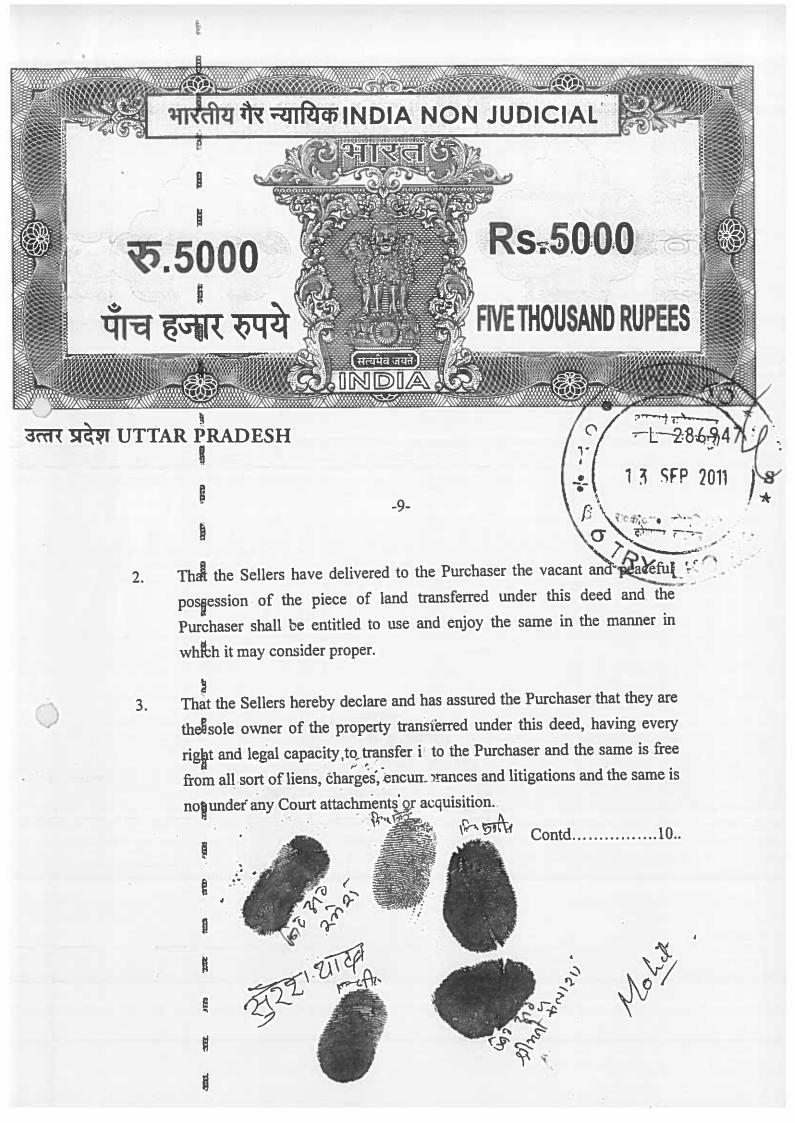
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Secretary Min

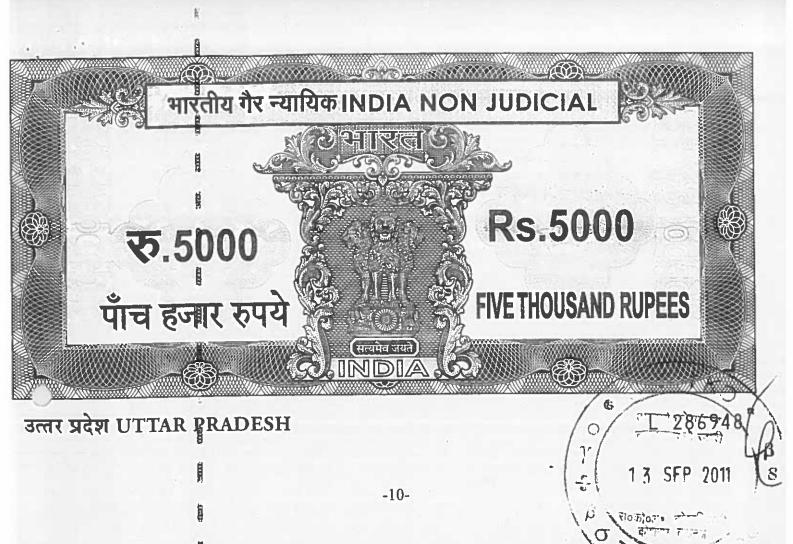
क्रम संख्या. २२०>१ साम दिवल करने की विश्व. स्याम क्रम करने का प्रयोगने कि. स्याम क्रम क्रम प्रयोगने कि. स्याम क्रम क्रम प्रयोगी. अविश्व क्रम क्रम विश्वेता। मोह्मस्य अञ्चल अविश्व क्रम विश्वेता। लाइसेंस नंग-24 लाइसेंस वर्ग अविश्व 31-3-2015 कलेक्ट्रेट कोर्ट. लखनऊ



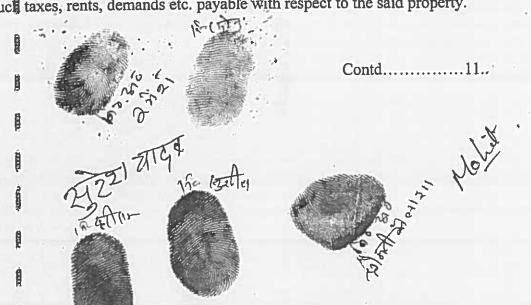


हाम संस्था २२० ५०
स्राम विक्रम करने की तिथि
स्राम का करने का तिथि
स्राम का करने का त्योजन
स्राम की कारामि
मो हम्मान असुमन स्राम्म विक्रमा
लाइसेंस की अवधि 31–3–2015
कलेक्ट्रेट कोर्ट, लखनऊ





That the Sellers have further assured the Purchaser that all dues, taxes, rentil, 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, rente demands etc. pertaining prior to the date of execution of this deed of sales the Sellers shall 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.



मा संख्या २२०६/ स्ताम दिक्य करने की तिथि स्ताम त्रिय करने की तिथि स्ताम द्रिय करने का प्रयोगनी स्ताम द्रिय का प्रयोग प्रयोग कि के ति मो सुम्पाद हुन्साद श्लाम कि कि ति लाइसेंस नं0-24 लाइसेंस की अवधि 31-3-2015 कलेक्ट्रेट कोर्ट, लखनऊ







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That, in case the Purchaser is deprived of whole or any portion of the 5. 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 Seller 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.

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कम संस्या 1703 के स्टाम्प विक्रम को तिथि 23191 का निर्मा करा करमें की प्रयोजन स्टाम्प क्रेस को नाम व प्रतापकी 2300 स्टाम्प की प्रमाशि 3000 स्टाम्प की प्रमाशि कियार स्टाम्प विक्रता लाइसेंस मं० 62 लाइसेंस की अवधि 31-03-2015 कलेवच्ट्रेट कोर्ट, लखनऊ



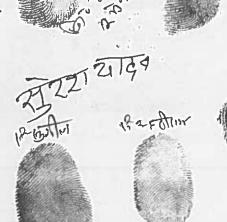


6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.

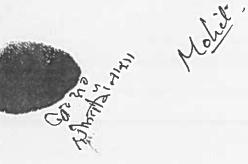
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7. That the Sellers and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things 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.

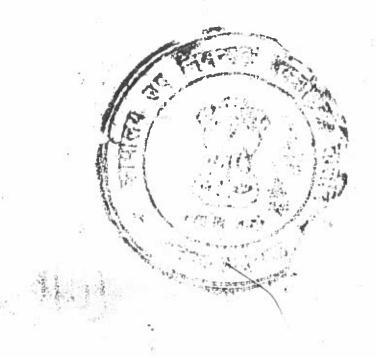
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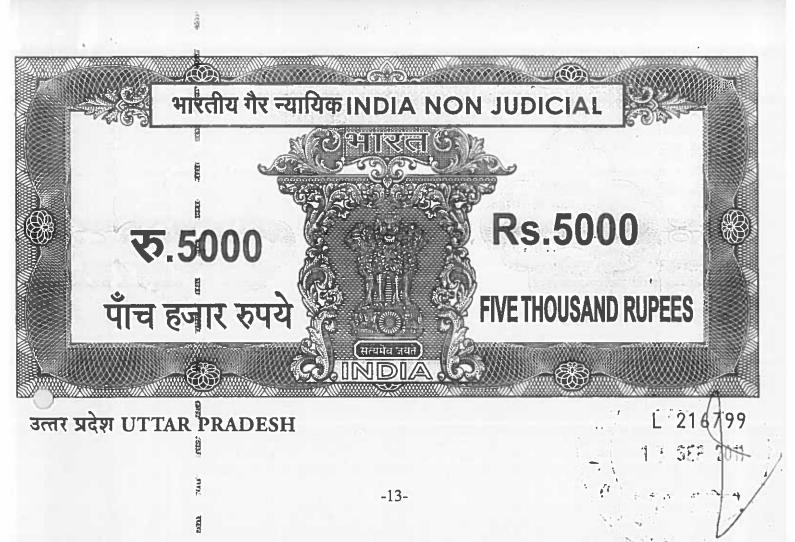


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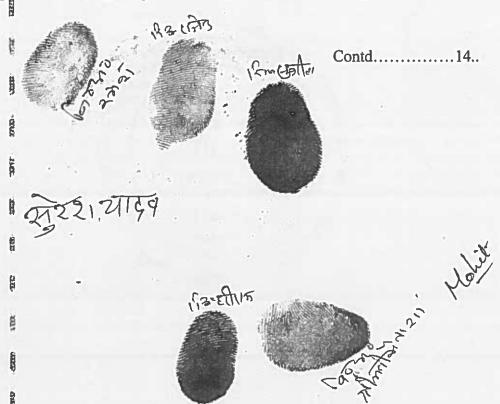


कम शंख्या कि हिथि 23191 कि हिथि रहाम विक्रम की स्थापन कि प्रणंजन कि प्रणंजन





8. Proceded 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.



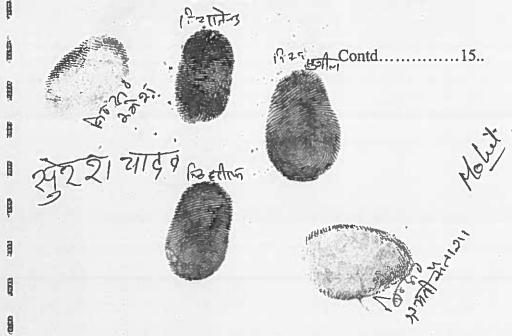
क्षा संदात किया के छोटा राज्य के काम के कार्य राज्य के काम के कार्य राज्य के कार्य के कार्य राज्य के कार्य के कार्य लाइसेस की अर्थाव अप-03-2015 कलेक्ट्रेट कोट, लक्ष्यनक

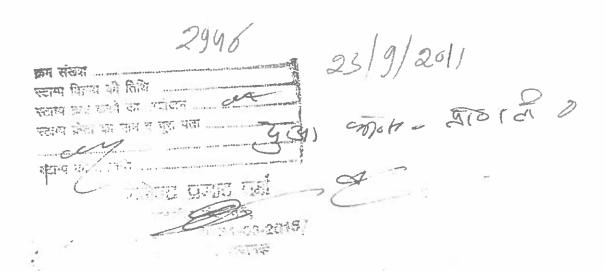




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9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, there are no trees on the said land, and there are no wells, constructions or tube-wells whatsoever on the aforesaid 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. There is residential activities within the periphery of 50 meter of the said land.









The present as well as the permanent addresses of the Sellers and the Purchaser are the same as mentioned above.

10. That the total area of the land transferred under this deed is 0.1920 Hectare (Zero Point One Nine Two Zero), the value of the property as fixed by the Collector, Lucknow, is ₹45,00,000/- per hectare, according to which the market value of the property comes to ₹8,64,000/- (₹Eight Lacs Sixty Four Thousand Only). In view of the fact that development work/construction work within the periphery of 50 meter of land are being carried out by the Developer, hence the valuation is enhanced by 40% as per rules notified by

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It is further declared that the Sellers are NOT a member of the Scheduled Caste/Scheduled Tribe. 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.

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 property hereby sold is an agricultural land and the land use newer changed by any competent authority.

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Collector, hence the enhanced value comes to ₹12,09,600/- (₹Twelve Lacs Nine Thousand Six Hundred only), hence the total valuation of the property hereby sold comes to ₹12,09,600/- (₹Twelve Lacs Nine Thousand Six Hundred only). The actual sale consideration of ₹14,00,000/- (₹Fourteen Lacs Only) is higher than the market value of ₹12,09,600/- (₹Twelve Lacs Nine Thousand Six Hundred Only). Hence, the stamp duty on sale consideration of ₹14,00,000/- (₹Fourteen Lacs Only) i.e. on the actual value paid for the transfer of the property comes to ₹98,000/- (₹Ninety Eight Thousand Only) and has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agricultural land of Khata No. 00184 Khasra No. 498 Mi, measuring 0.1920 hectare, situated at Village- Mubharakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

BOUNDARIES OF LAND KHASRA NO. 498 Mi

East: Nala & Land of Khasra No. 497

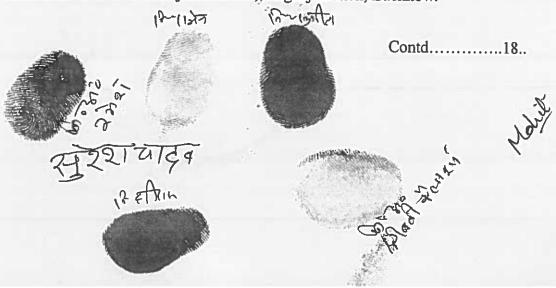
West: Land of Khasra Nos. 470 & 471

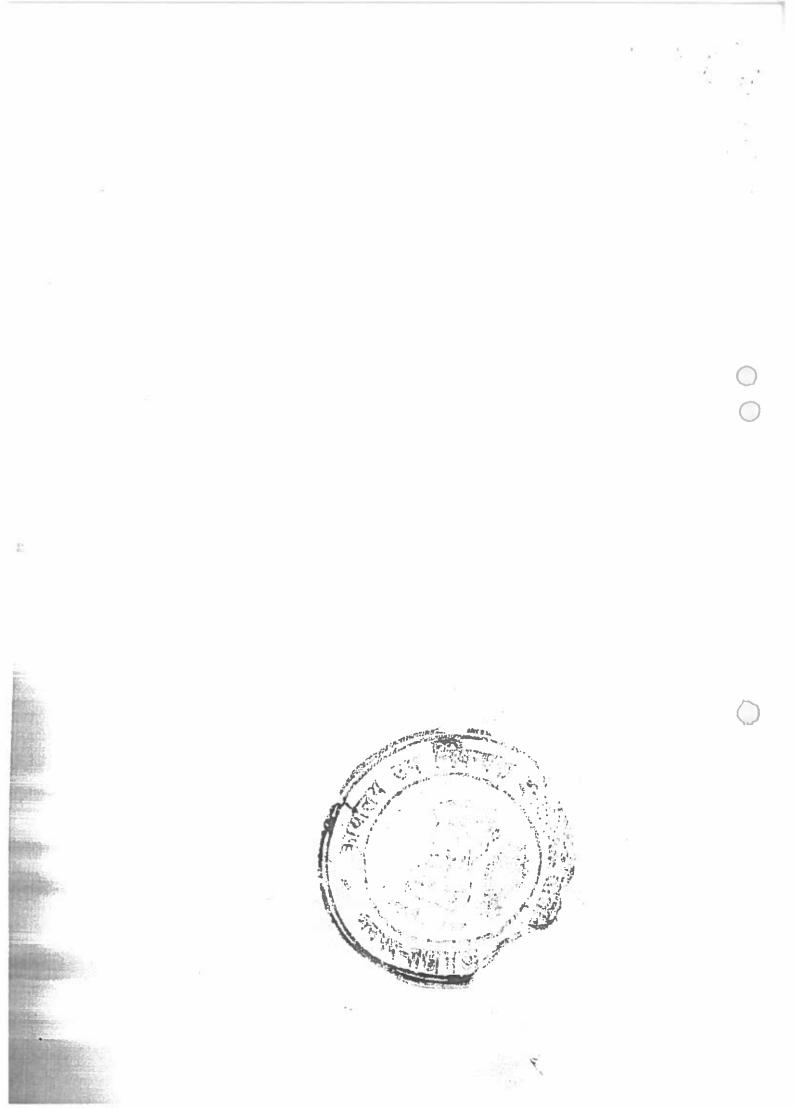
North: Land of Khasra Nos. 497, 494 & 496

South: Land of Khasra Nos. 499 & 500

SCHEDULE OF PAYMENT

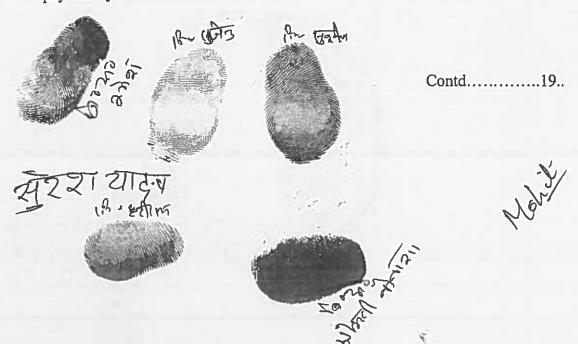
1. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. 84/502 dated 27.09-1/ drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.

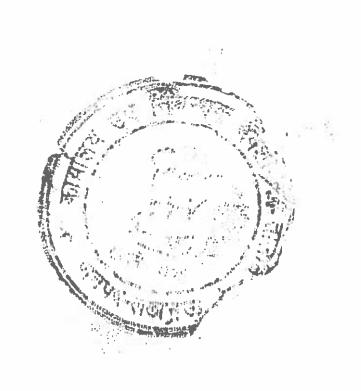




- 2. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. 84/5°3 dated 27.31/1 drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
- 3. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. 841564 dated 27.9.11 drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
- 4. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. 84/505 dated 27.9.1) drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
- 5. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. 841506 dated 27511 drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
- 6. ₹2,00,000/- (₹Two Lacs Only) vide cheque no. &41507 dated 27.9.1/n drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.
- 7. ₹2,00,000/- (₹Two Lacs Only) paid in cash.

Received a sum of ₹14,00,000/- (₹Fourteen Lacs Only) as detailed above and now nothing is payable to the Sellers by the Purchaser. Now, nothing is payable by the Purchaser to the Sellers.





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

WITNESSES:-

तिला ल्यान्ड मा भारत भी असे में इ० स्वामि रीन





स्ट्रिश रादिष

SELLERS

विरिवर्ति के न्यार थादन अ. वेजनाय प्रधान आम पन हरी लक्षन क

2.

PURCHASER PURCHASER

Drafted by:

Typed by:

(Sarvesh Kumar Gupta) Advocate विक्रय पत्र

1.400.000.00/

प्रतिफल

1,210,000.00

मालियत

रमेश कुमार

स्व0 कन्हई

व्यवसाय कृषि

निवासी स्थायी मुबारकपुर महोना लखनऊ

अग्थायी पता '

ने यह लेखपत्र इस कार्यालय में

^{दिनांक} 23/9/2011

5:51PM

वजे निवन्धन हेतु पेश किया।

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निप्पादन लेखपत्र वाद मुनने व सुमझने मजमून। व प्राप्त धनगशि 👨 प्रलेखानुसार उक्त

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विक्रेता

रमेश कुमार

स्व0 कन्हई

पेशा कृषि

निवासी मुबारकपुर महोना लखनऊ

श्री राजेन्द्र कुमार पुत्र श्री स्वं0 कन्हई पेशा कृषि निवासी मुबारकपुर महोना लखनऊ

श्री सुरेश कुमार 21221 📶 d पेशा कृषि निवासी मुबारकपुर महोना लखनऊ

श्री सुशील कुमार पुत्रश्री स्व0 कन्हई पेशा कृषि निवासी मुबारकपुर महोना लखनऊ

श्री हरीराम पुत्रश्री स्व0 कन्हई पेशा कृषि निवासी मुबारकपुर महोना लखनऊ 10,000.00

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नकल व प्रति शुल्क

योग

भव्द लगभग

(**एत्)** बी**)** चन्द्रा)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक

बक्शी का तालाब

23/9/2011

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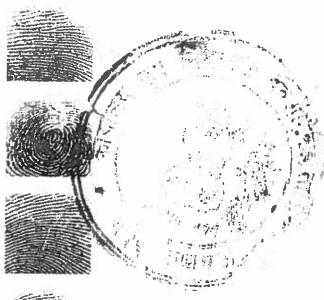
वेद प्रकाश भाटिया

पेशा नीकरी

निवासी बी 2/347 से0 ए जानकीपुरम लखनऊ



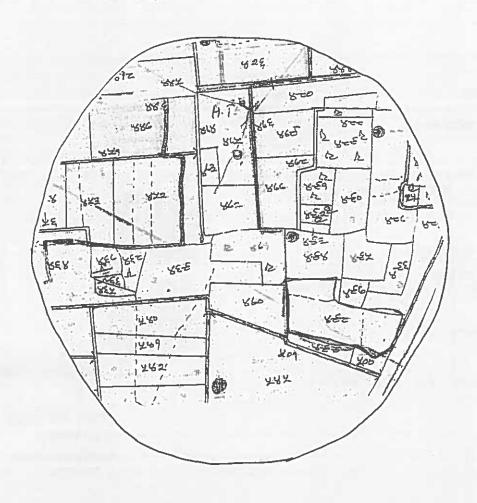






निक्शा भूमि रवसरा ने. 498 Hi रक्ता -0.192 Hect.

स्थित ग्राम - Mubarakpur परगना - Mahora तहमील - Bakhi ka Tolab.
जिला - लिलग्रे





श्रीमती कैलाशा पत्नी श्री स्व0 कन्हई पेशा गृहिणी निवासी मुबारकपुर महोना लखनऊ



ने निप्पादन स्वीकार किया ।

जिनकी पहचान

कृष्ण कुमार स्टब्ल्डिमाट

पेशा कृपि

निवामी अर्जुनपुर बी के टी लखनऊ

स्वामी दीन

व श्री मिथलेश कुमार पत्र श्री बैजनाथ

पुत्र श्री <u>बर्</u> पंजा कृपि

निवासी पल्हरी लखनऊ

. नेकी ।

प्रत्यक्षतः भद्र माक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।





रजिद्गिकरण अधिकारी के हस्ताक्षर

(एस0 बी0 चन्द्रा) उप निबन्धक बक्शी का तालाब 23/9/2011



रिजस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्दर्स

प्रस्तुतकर्ता /विकेता का नाम व पता := रमेश कुमाट प्रता भी कन्हरे किंग-मुलारक पट पर्न- महोना , तहन-केंग्ने ही लिया के बायें हाथ के अंगुतियों के चिन्ह :-वाहिनै हाथ के अंगुलियों के चिन्ह :-प्रस्तुतकर्ता / विक्रेता / केता के हस्ताकर विक्रेता / केता का नाम व पता :- याजे-न्न अलाद फुल अला का नाम व पता :-कि मुळारका ५ ८, पट० - महोना, तहा - कि के बायें हाथ के अंगुतियों के चिन्ह :-वाहिने हाथ के अंगुतियों के चिन्ह :-

विकेता/केल के इस्ताका

विक्रेता

Registration No.:

9122

Year:

2,011

Book No.:

1

0101 रमेश कुमार

स्व0 कन्हई

मुबारकपुर महोना लखनऊ

कृषि

0102 राजेन्द्र कुमार

स्व0 कन्हई

मुबारकपुर महोना लखनऊ

कृषि







0103 सुरेश कुमार

स्व0 कन्हई

मुबारकपुर महोना लखनऊ

कृषि





0104

सुशील कुमार

स्य0 कन्हई

मुबारकपुर महोना

कृषि



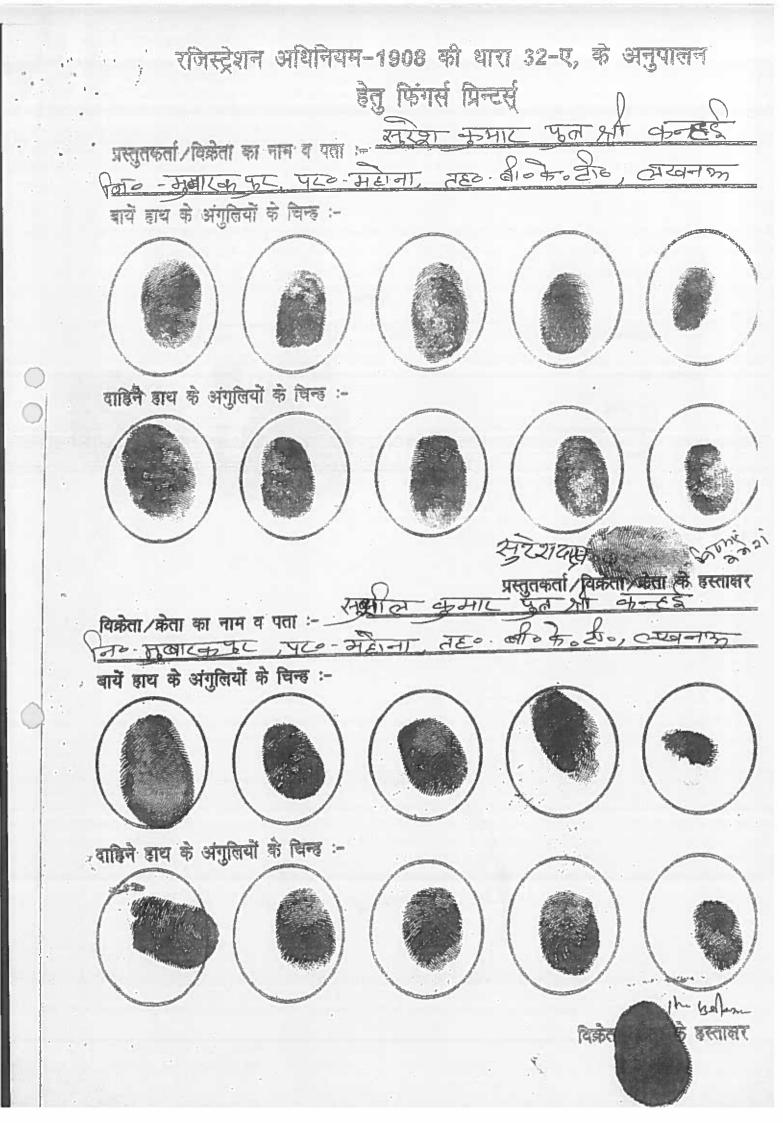
स्व0 कन्हई

मुबारकपुर महोना लखनऊ

कृषि







विक्रेता

Registration No.:

9122

Year:

2,011

Book No.:

0106 कैलाशा

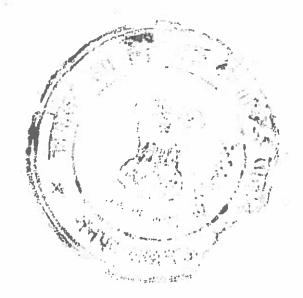
स्व0 कन्हई

मुबारकपुर महोना लखनऊ

गृहिणी







रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फ़िंगर्स प्रिन्दर्स् प्रस्तुतकर्ता/विक्रेतां का नाम व पता हिरि राम पुले १ कि ००-६5 किंग्- मुखारक दे पटा महोना , महा-की के के लिए, लिखनाक बायें हाथ के अंगुतियों के चिन्ह :-वाहिनै हाथ के अंगुतियों के चिन्ह :-No services मत्र केत्याका पत्नि ही कान्हर विक्रेता / क्रेता का नाम व पता : नि०-मुकारकपूर, पर०-महोना, तहु - की के हैं। ट्रायनक बार्ये हाथ के अंगुलियों के चिन्ह :-्वाहिने हाथ के अंगुतियों के विन्ह :-

क्रेता

Registration No. :

9122

Year:

2,011

Book No.:

दुआ कान्स0 प्रा0 लि0 द्वारा अधि0 हा0 मोहित भाटिया 0201

वेद प्रकाश भाटिया

बी 2/347 से0 ए जानकीपुरम लखनऊ

नौकरी







रिनस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्टर्स् मिटित आर्टमा पुत्र भी वेद अकाश आरिया प्रस्तुतकर्ता/विकेता का नाम व पता : 01-2/347 राउ-ए, साराप्टार यामना SBI आलोनी जाना पुरम त्यावना बायें हाथ के अंगुतियों के चिन्ह :-वाहिनै हाथ के अंगुलियों के चिन्ह :-प्रस्तुतकर्ता/विक्रेता/केता के इस्ताक्षर विक्रेता / क्रेता का नाम व पता :-बायें हाथ के अंगुलियों के चिन्ह :-्वाहिने डाथ के अंगुतियों के चिन्ह :-विकेता /केता के इस्तावर

आज दिनांक <u>23/09/2011</u> को वहीं मं <u>1</u> जिल्द मं <u>4078</u> पृप्ठ सं <u>243</u> से <u>290</u> पर कमांक <u>9122</u> रजिस्ट्रीकृत किया गया ।

> एस० बी० चन्द्रा) उप चिक्क्यक बक्शी का तालाब