

34/02

7797/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

B 814148

04 APR 2012

13214/12 350000/-

Sale Consideration	: Rs. 7,00,00,000/-
Advance Money	: Rs. 2,08,00,000/-
Stamp	: Rs. 14,00,100/-
Ward	: Ibrahimpur

SUMMARY OF DEED

- | | |
|------------------------|------------------------------|
| 1. Type of land | : Residential |
| 2. Ward | : Ibrahimpur |
| 3. Mohalla/Village | : Vrindavan Scheme, Sector-4 |
| 4. Detail of Property | : Group Housing P.No.4A/GH-5 |
| 5. Unit of Measurement | : Sq.mts. |

M/s FOTEC SHELTERS PVT. LTD.

GURU KIRPA INFRASTRUCTURES PVT.

Director

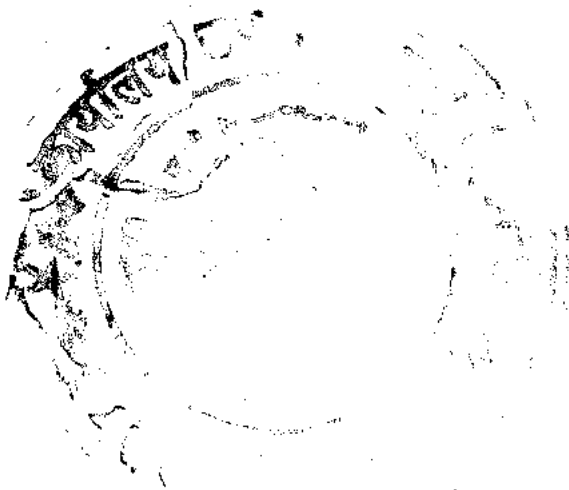
आवर्षी कोषागार

दिनांक 13/4/20

पृष्ठ 28

नाम 3694430835088m

द्वारा



(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

342

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क

2. प्रतिलिपिकरण शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यांत्रिक पता

1 से 3 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र

वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

(2)

B 814149

04 APR 2012

6	Type of Property	: Group Housing Plot
7	Total plot area	: 5722.77 Sq.mtr.
8	Sale consideration	: Rs.7,00,00,000/-
9	Advance Money	: Rs.2,08,00,000/-
10	Stamp Duty	: Rs. 14,00,100/-

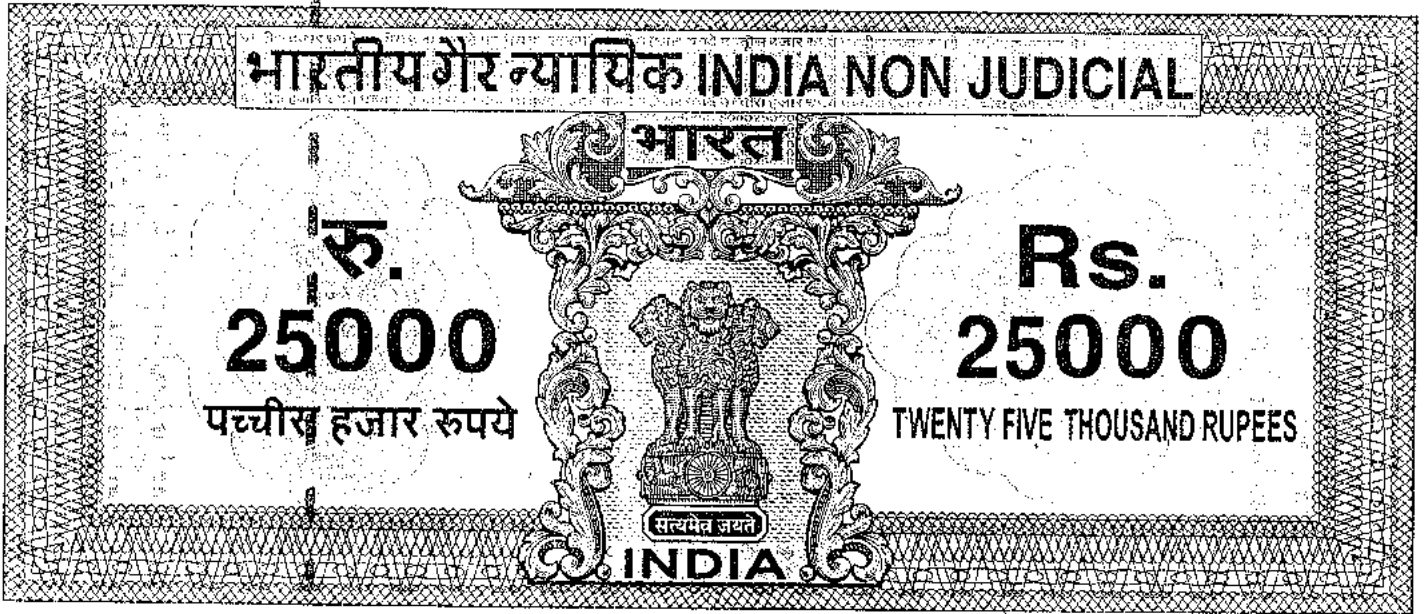
Boundaries of the Plot

EAST	-	Boundary of Seechai Vibhag
WEST	-	24.00 mts. wide road
NORTH	-	Park
SOUTH	-	Group Housing Plot No.4A/GH-4

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(3)

B 814150

05 APR 2012

AGREEMENT TO SALE WITHOUT POSSESSION

THIS DEED OF AGREEMENT TO SALE is made and
executed at Lucknow, on this 25th day of April, 2012.

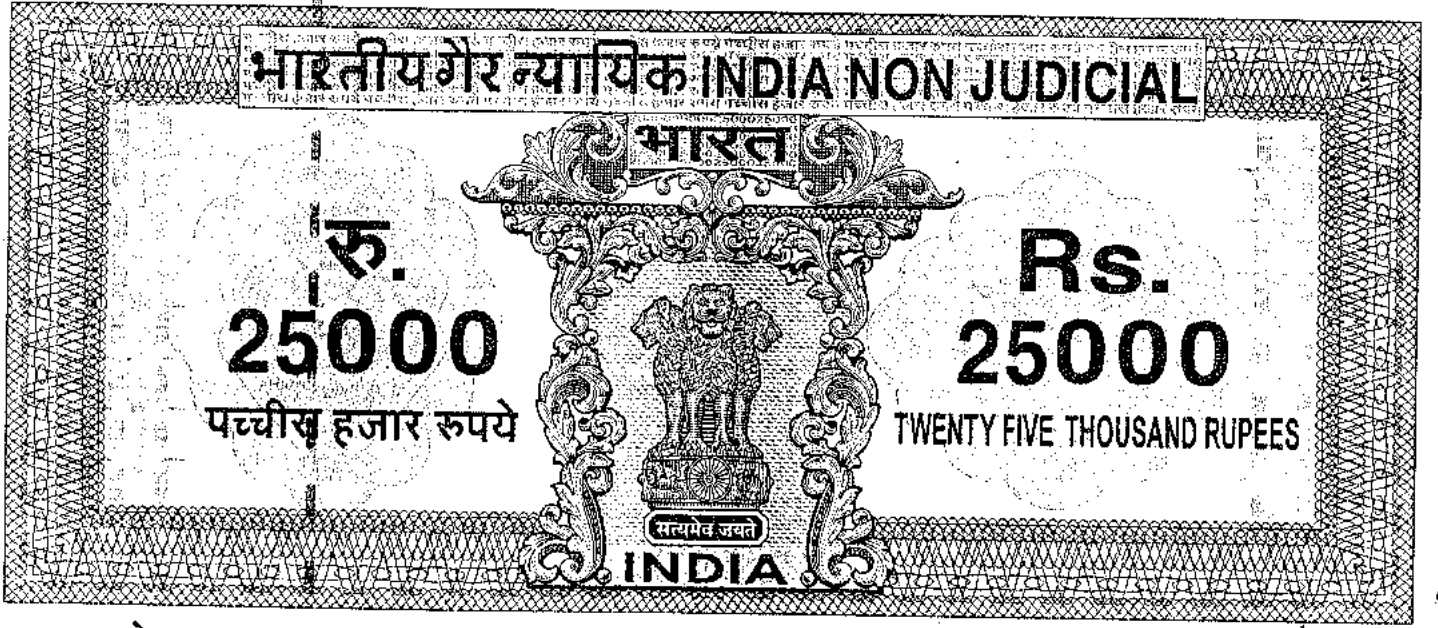
BETWEEN

M/S FUTEC SHELTERS PVT. LTD., a registered company
having its principal place of business at R-19, 3rd Floor, Near
Shakarpur, Laxmi Nagar, Vikas Marg, Delhi-110092 through its

M/S FUTEC SHELTERS
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(4)

B 814151

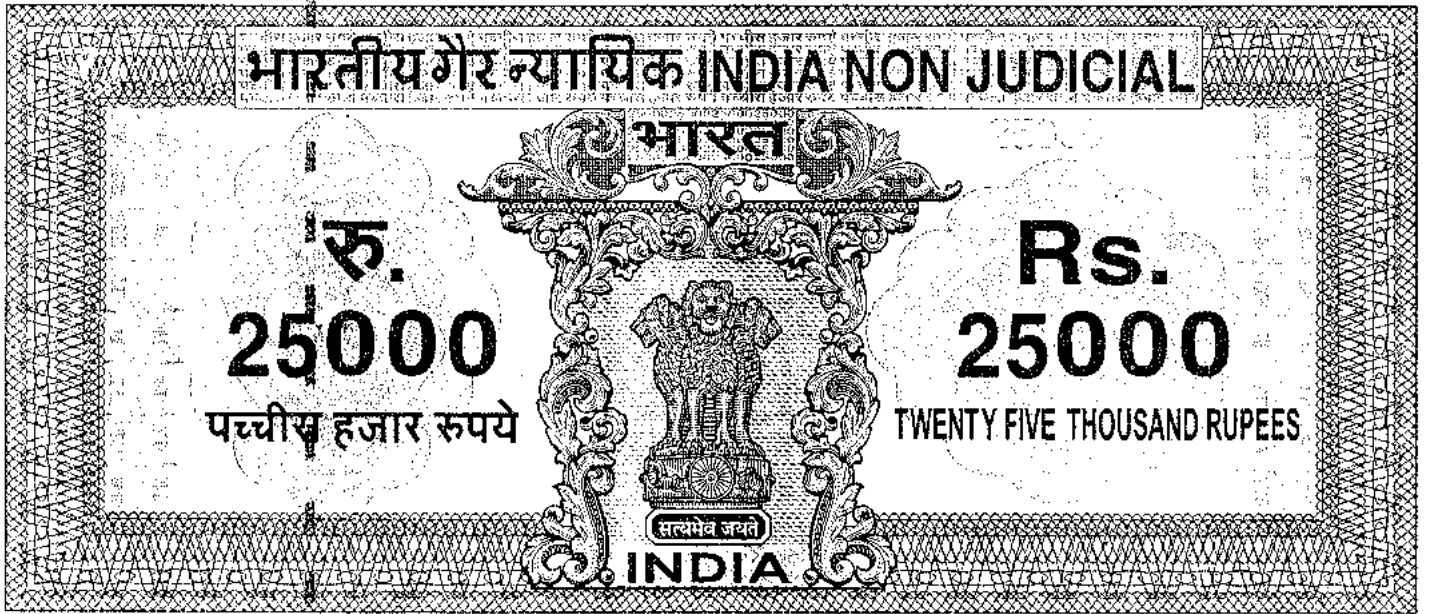
04 APR 2012

Director Manoj Kumar Ray Son of Sri. N.P. Ray Resident of-
A-218, Mangal Apartments, Vasundhra Enclave, New Delhi-
110096, (hereinafter referred to as the "Seller" which expression
unless repugnant to the context shall mean and always mean
and include his heirs, successors, legal representatives, executors
and assigns) of the **FIRST PART**.

M/s FUTEK SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(5)

B 814152

05 APR 2012

AND

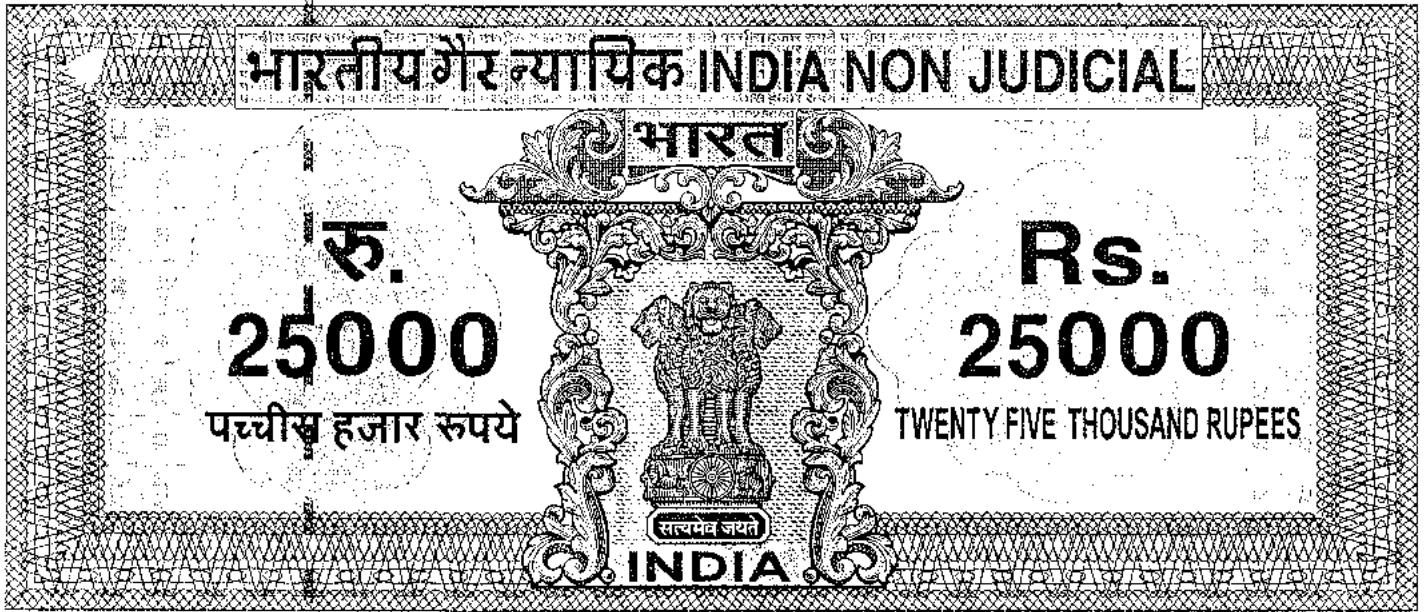
M/S GURU KRIPA DEVELOPERS & INFRASTRUCTURES
PVT. LTD., a registered company having its principal place of
business at 10, G.B. Marg, Lucknow through its Director SRI.
TEJPAL SINGH SIAL Son of Sri. Balbir Singh Sial Resident

M/s FUTECH SIAL

[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(6)

B 814153

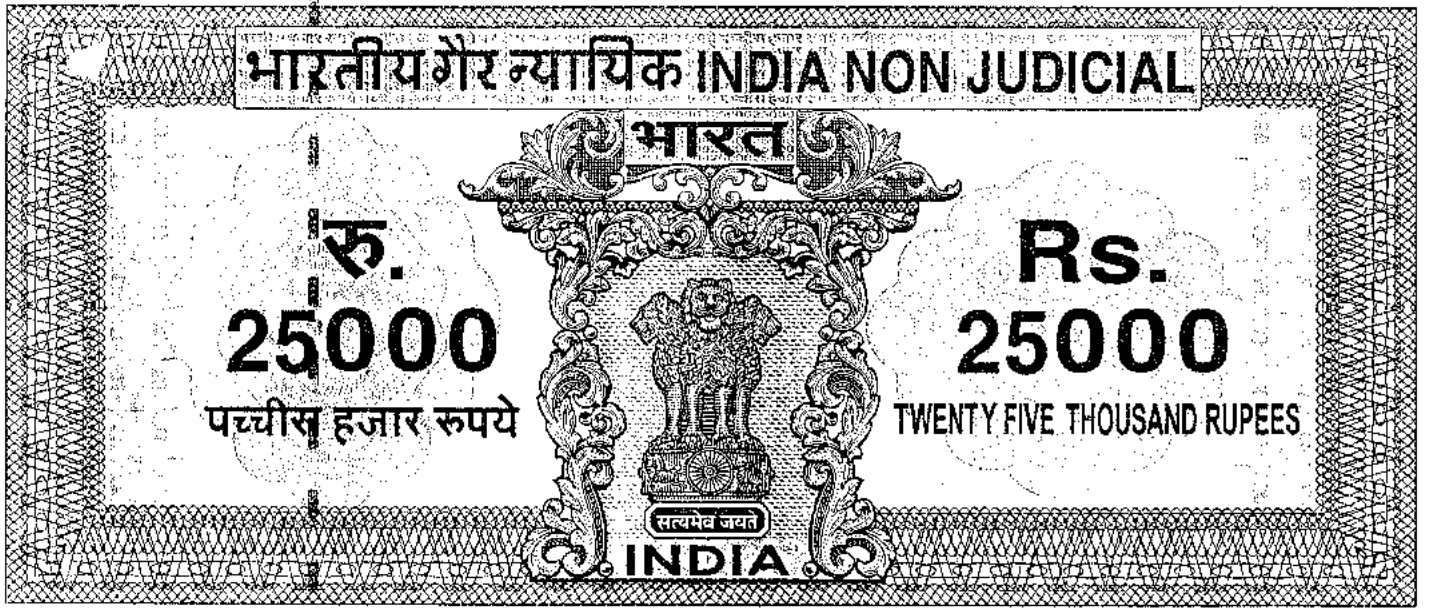
APR 2012

of- B-68, Nirala Nagar, Lucknow; (hereinafter referred to as the "Purchaser" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART.**

M/s RUTH SHelters Pvt. Ltd.
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(7)

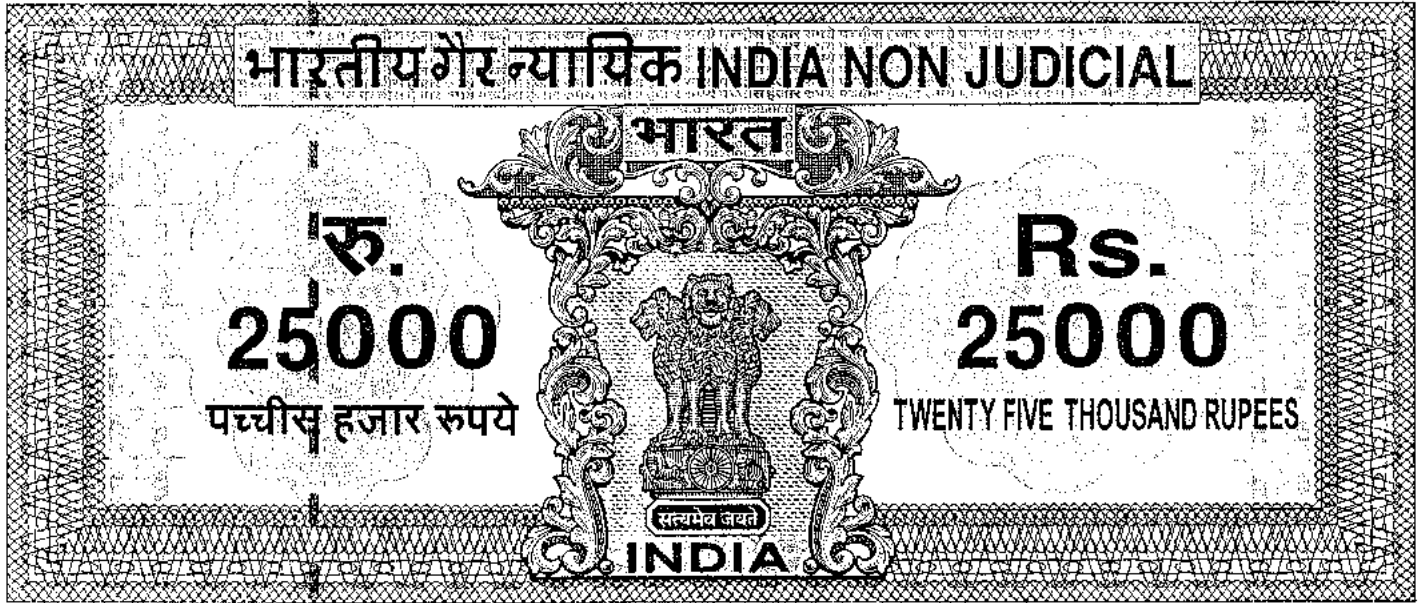
B 814154

04 APR 2012

WHEREAS the seller is the allottee of a Group Housing plot
of land no.4A/GH-5 measuring 5518.77 sq.mt. situated at
Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow

M/s FUTECH SHELLING PVT. LTD.
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(8)

B 814155

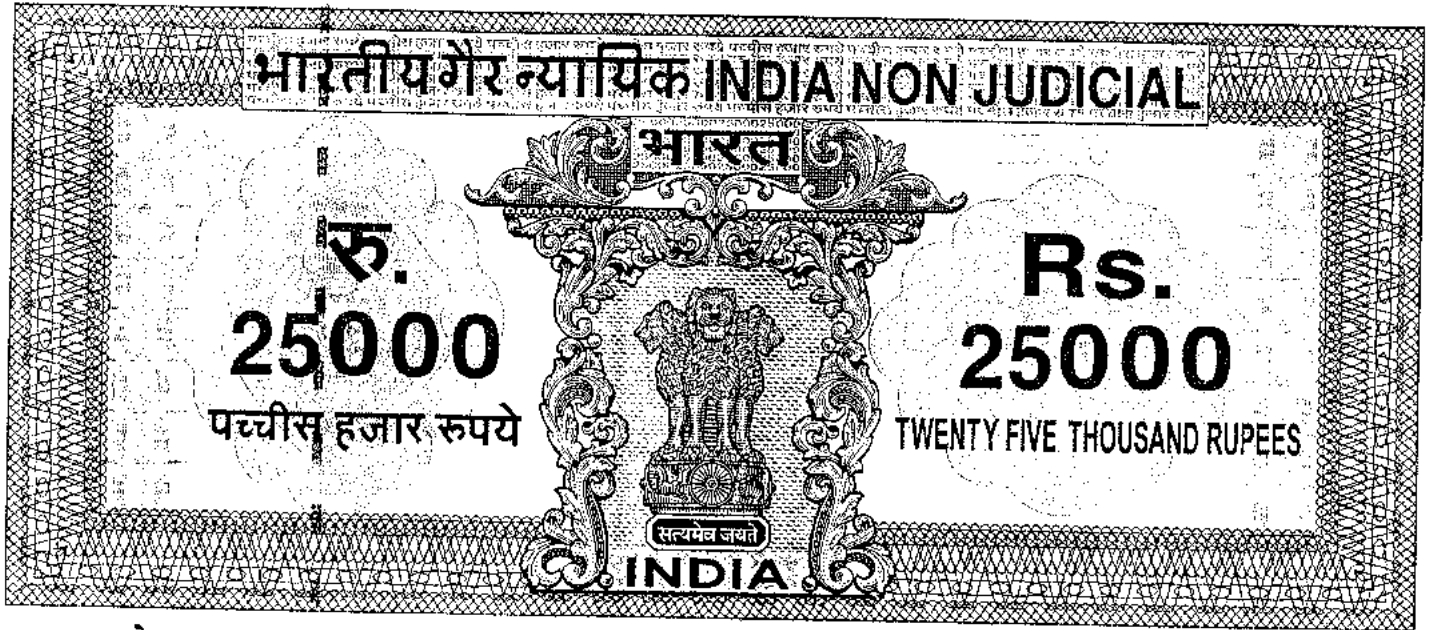
APR 2012

(hereinafter referred to as the "said property") more clearly detailed and described at the foot of this deed in the scheduled of property., which has been allotted to the seller by Uttar Pradesh Awas Avam

M/s FUTECH SHELTERS PVT. LTD.
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(9)

B 814156

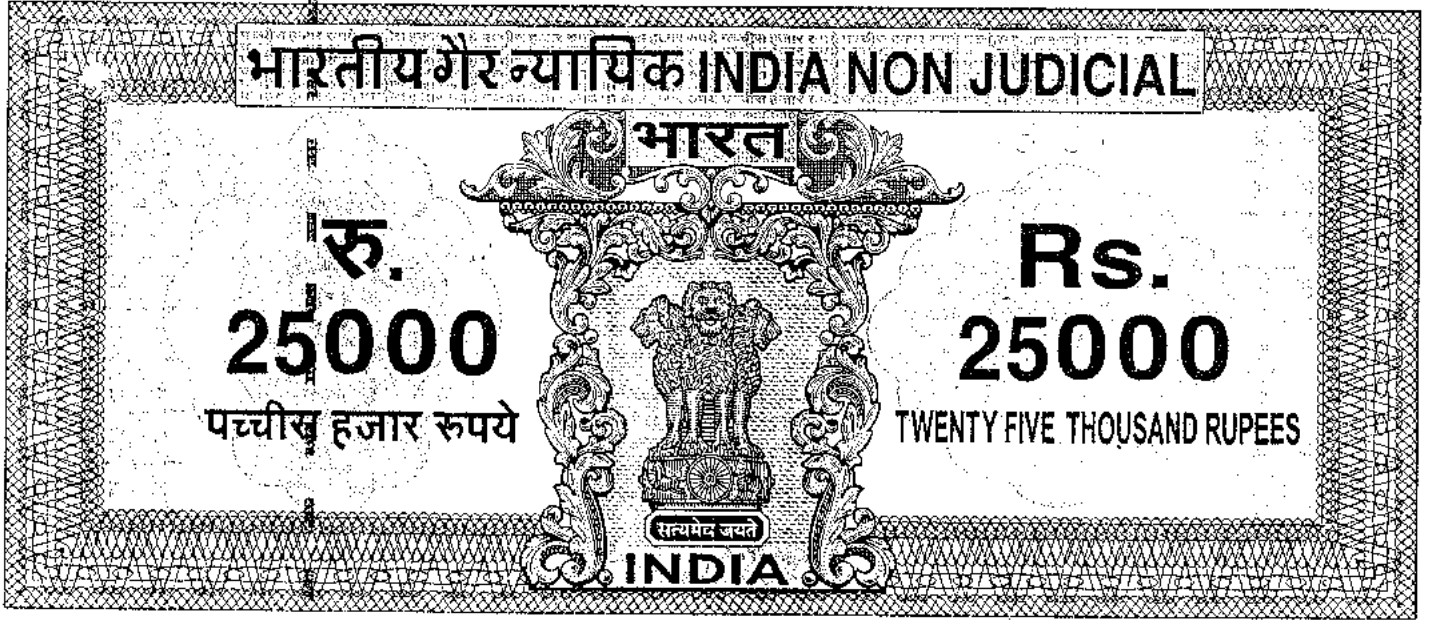
04 APR 2012

Vikas Parishad, Lucknow vide allotment dated 27-07-2007 and has been acknowledged by the seller and seller is the lawful allottee of Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and after the allotment of the aforesaid plot to the seller It found that the

Dr. PATEL SHILPABEN P. L.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814160

(10)

APR 2017

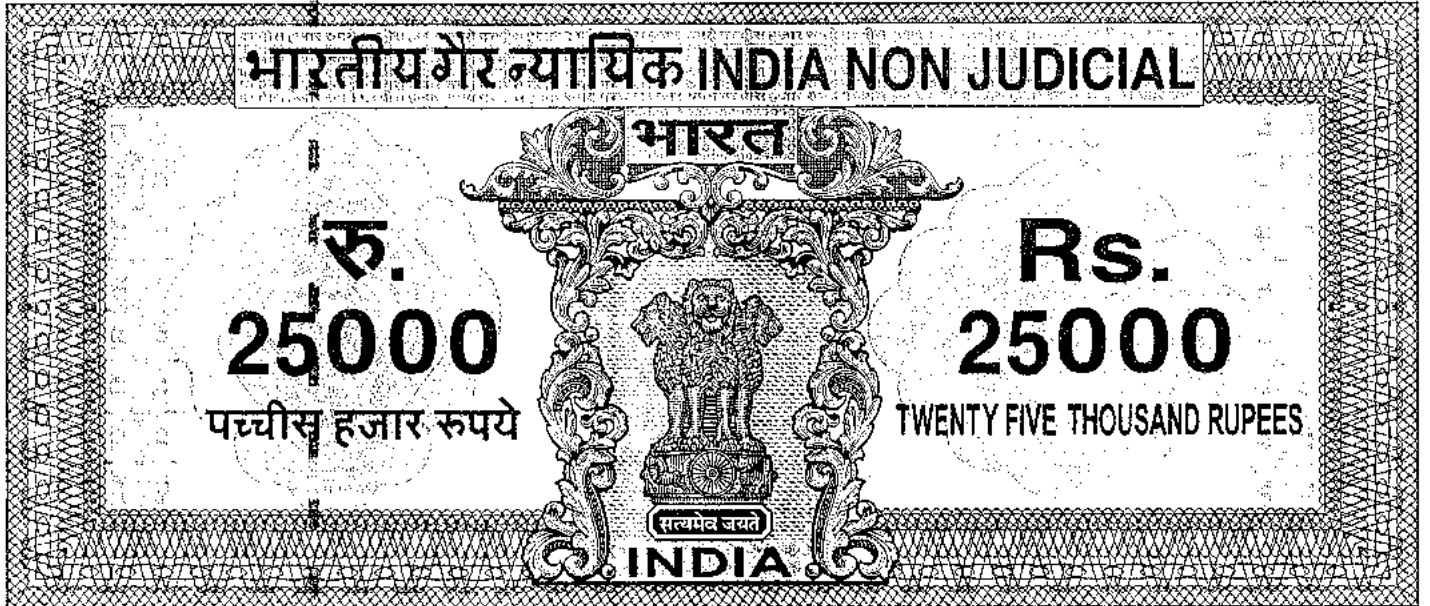
land area is 5722.77 square meters instead of actual allotted area measuring 5518.77 square meters for which seller has deposited extra amount in the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and

M/s PUNE SHILPERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(11)

B 814157

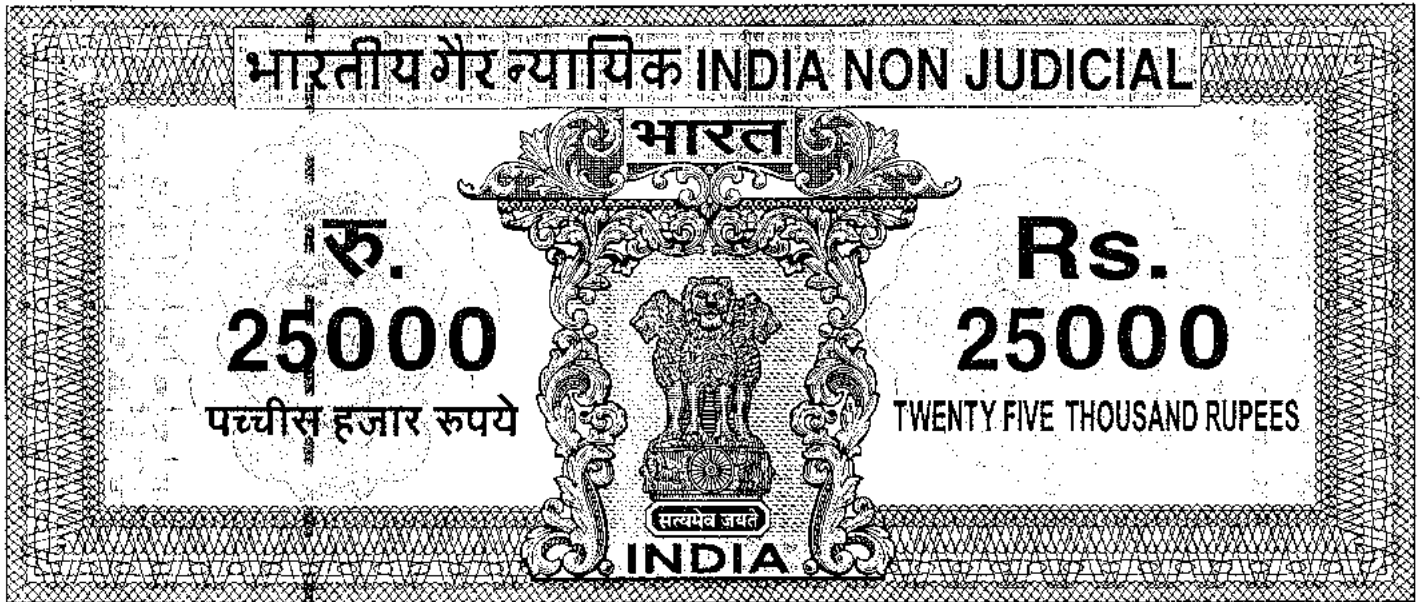
APR 2012

WHEREAS, ultimately, the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has executed a Agreement to Sale on 27-07-2007 in respect said property, in favour of M/S FUTECH

M/S FUTECH SHILTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814158

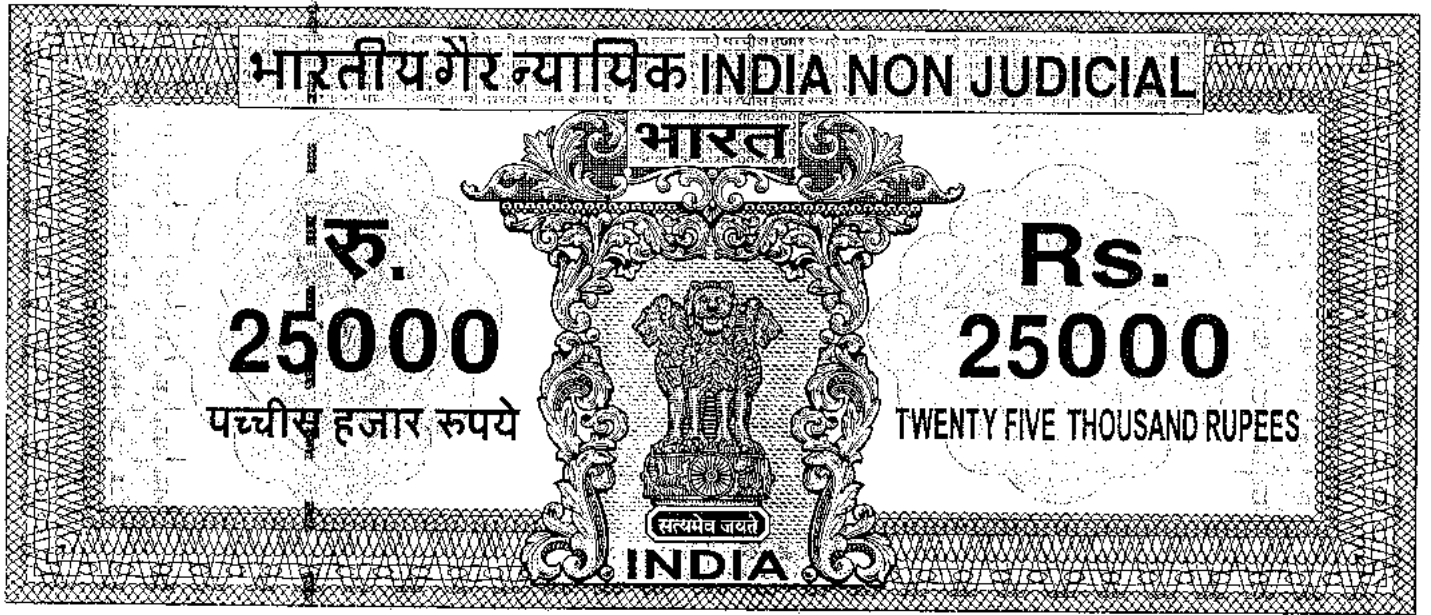
(12)

1 APR 2012

SHELTERS PVT. LTD. The said deed of agreement to sale is duly admitted and registered in Book-1, Volume-8481, pages-175/510, Serial No6933, on 27-07-2007 in the office of Sub-Registrar- (First), Lucknow, and

M/s PUTEC SHELTERS PVT. LTD.
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(13)

B 814159

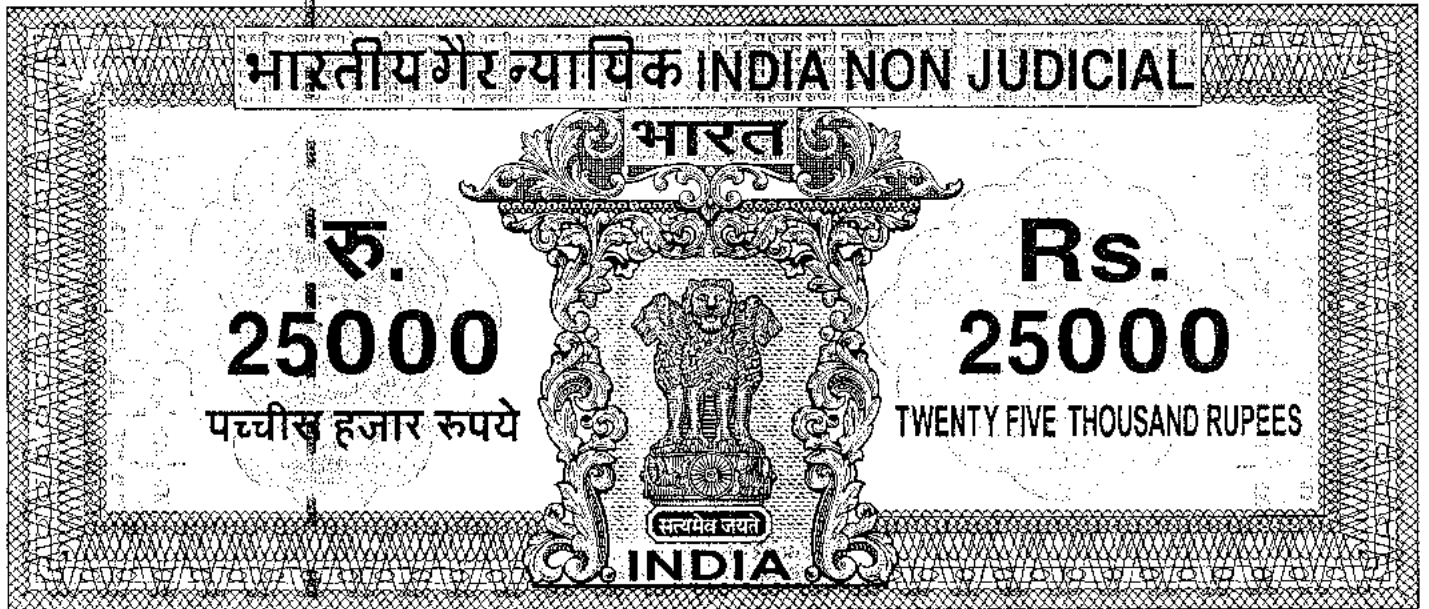
15 APR 2017

WHEREAS Uttar Pradesh Awas Avam Vikas Parishad,
Lucknow has claimed from the seller, balance amount of the above
said plot plus interest. and

M/s HITEC SHILP
[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814161

(14)

2012

WHEREAS the purchaser being desirous of purchasing a group housing plot and seller being unable to deposit the amount to the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow. Seller decided to dispose of the said property and contacted the

GURU KIRPA DEVELOPERS PVT. LTD.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director

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Rs.
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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

(15)

B 814136

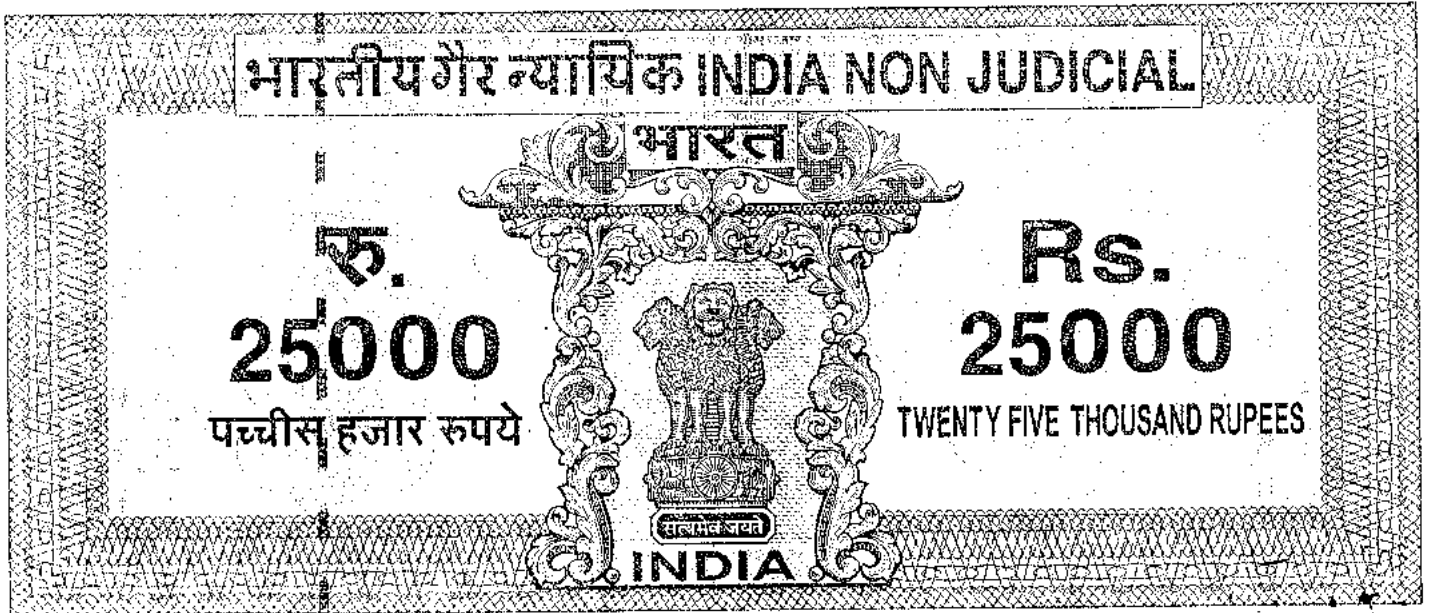
24 APR 2012

purchaser for sale of above said property and seller has agreed to sell his above said property mentioned hereinbefore to the purchaser, and purchaser being interested to purchase it has

M/s. KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
[Signature]

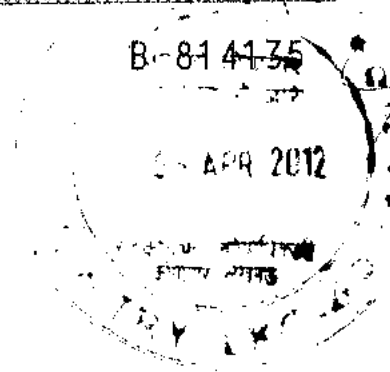
GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(16)



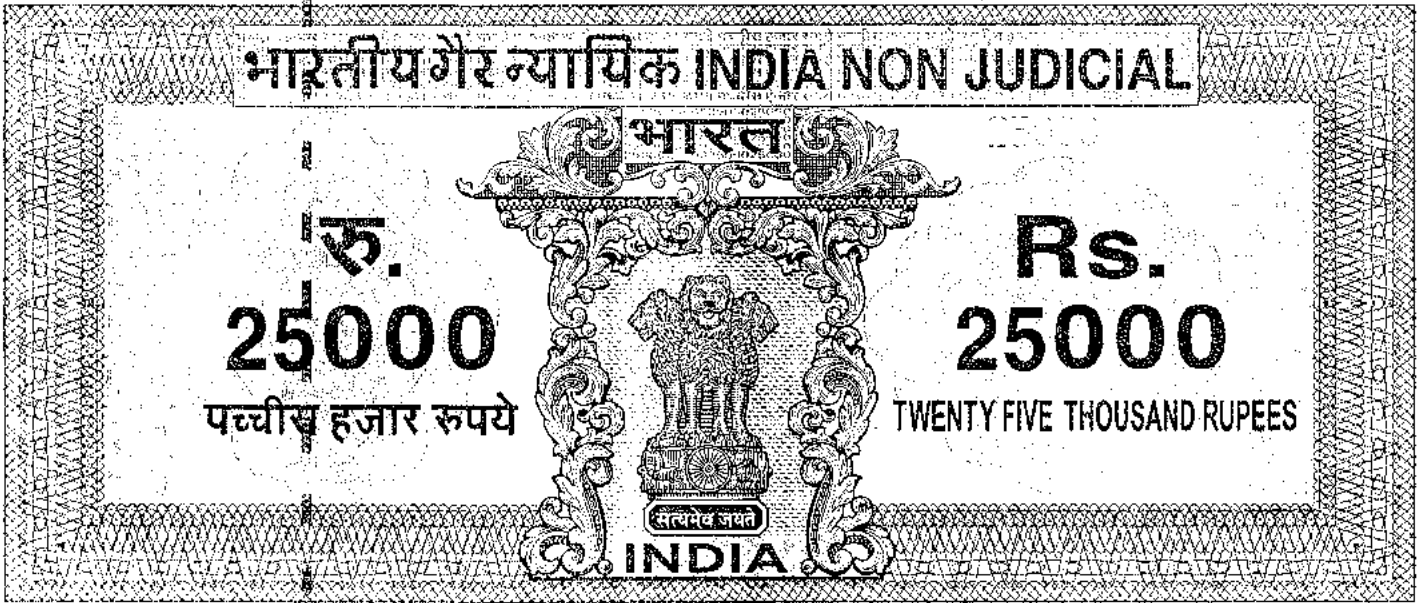
offered sale consideration of Rs.7,00,00,000/- (Rupees Seven Crore only) and seller has given his consent on the sale consideration amount of Rs.7,00,00,000/- (Rupees Seven Crore

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
[Signature]

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]

Director



उत्तर प्रदेश UTTAR PRADESH

B. 814190

(17)

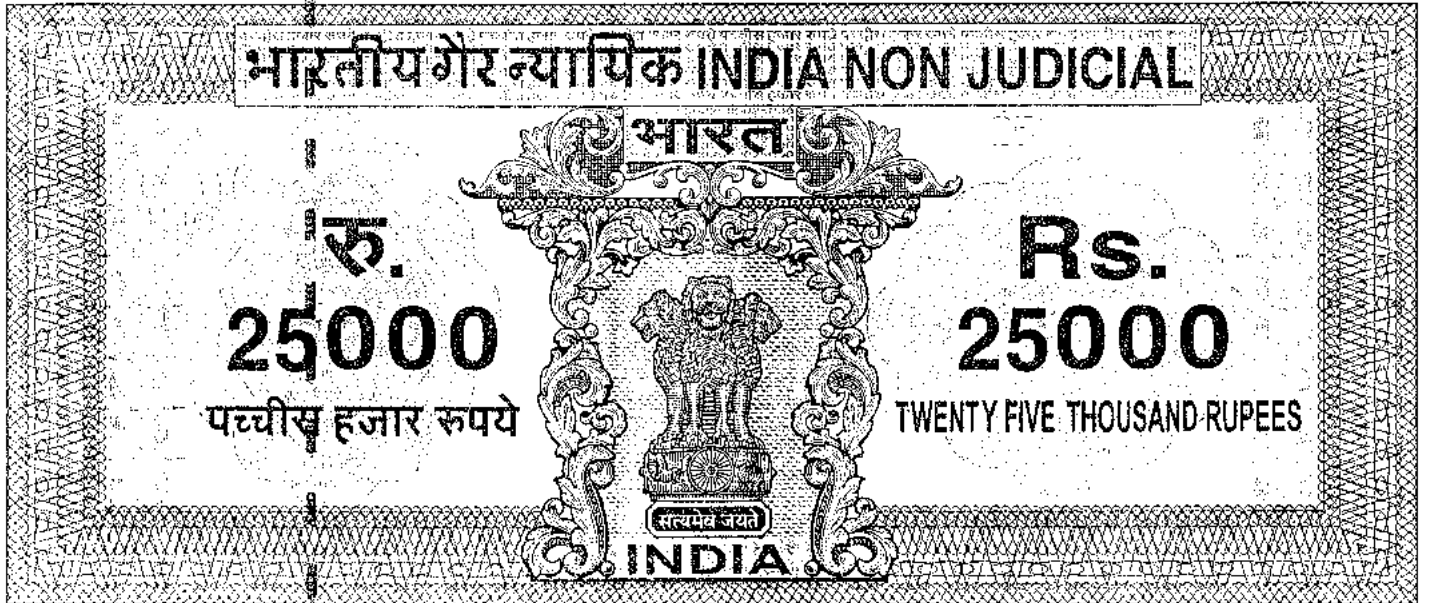
20

only) in his sound disposition of mind without any pressure, compulsion, undue influence and coercion and agree to sell and transfer the said property mentioned above, in favour of purchaser by way of **ABSOLUTE SALE**. and

Dr. RUTEC SHEL...

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

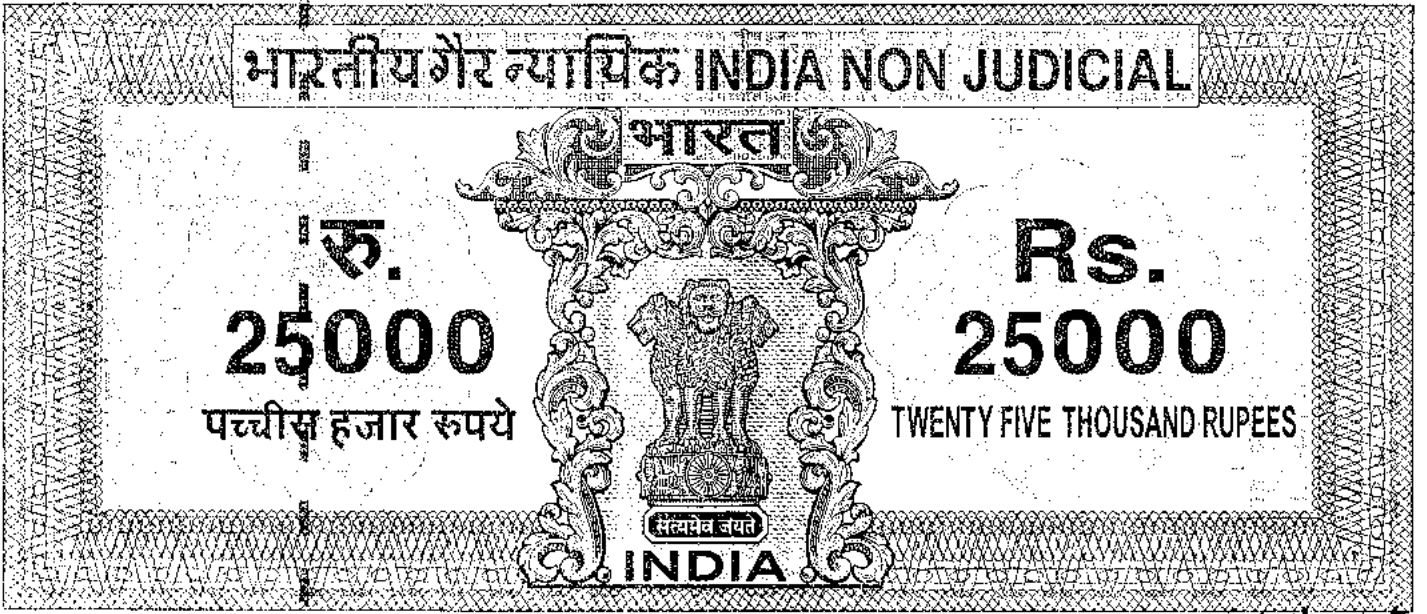
(18)

B 814189

WHEREAS the Seller assured the purchaser that he is the lawful allottee/owner of the said plot of land and the said property is free from all encumbrances, transfers, charges, lien and the same is not subject to litigation or court attachment etc. This agreement is subject to terms and condition of allotment letter issued by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow and subject to permission if any required by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow

M/s FUTEK SHELL
Director

GIRI KIRPA DEVELOPERS &
RE-STRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

(19)

B 814188

APR 2012

NOW THIS AGREEMENT TO SALE WITNESSETH AS

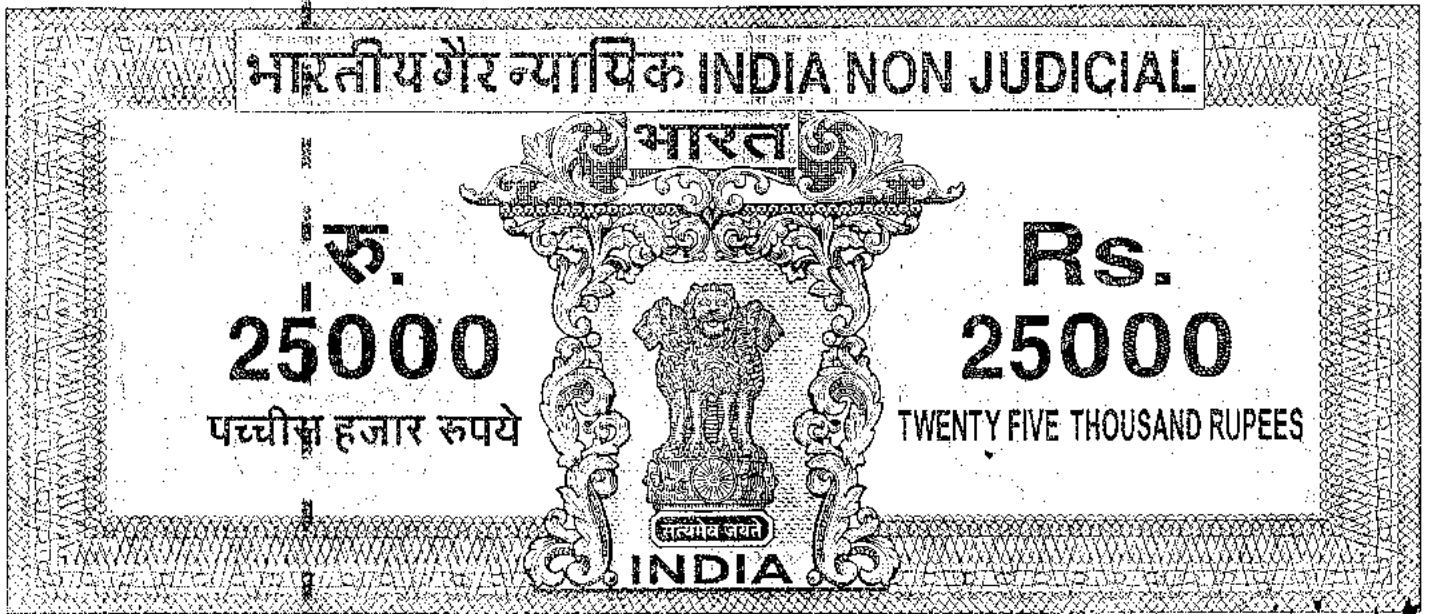
FOLLOWS

- 1- THAT, the sale consideration of the above Group Housing plot of land no.4A/GH-5 measuring 5722.77sq.mt. situated

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
[Signature]

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(20)

B. 814186

1 APR 2012

at Vrindavan Scheme, Sector-4, Raibareilly road,

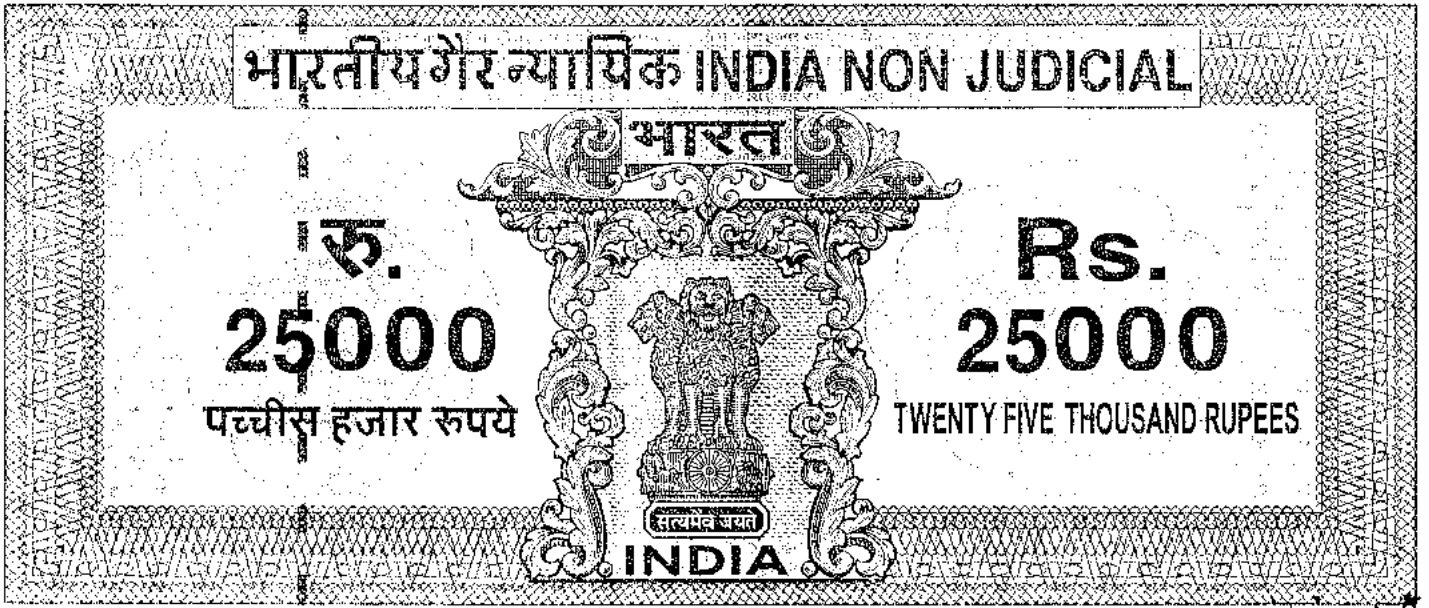
Lucknow has been settled at Rs.7,00,00,000/- (Rupees

Seven Crore only) between the seller and purchaser.

[Handwritten signature]
GURU KIRPA DEVI & SONS

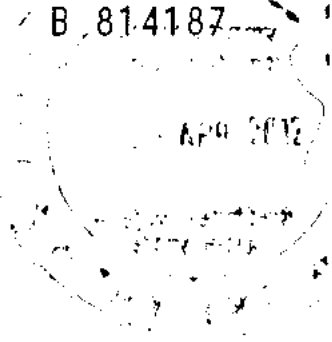
GURU KIRPA DEVI & SONS
INFRASTRUCTURES PVT. LTD.

[Handwritten signature]
Director



उत्तर प्रदेश UTTAR PRADESH

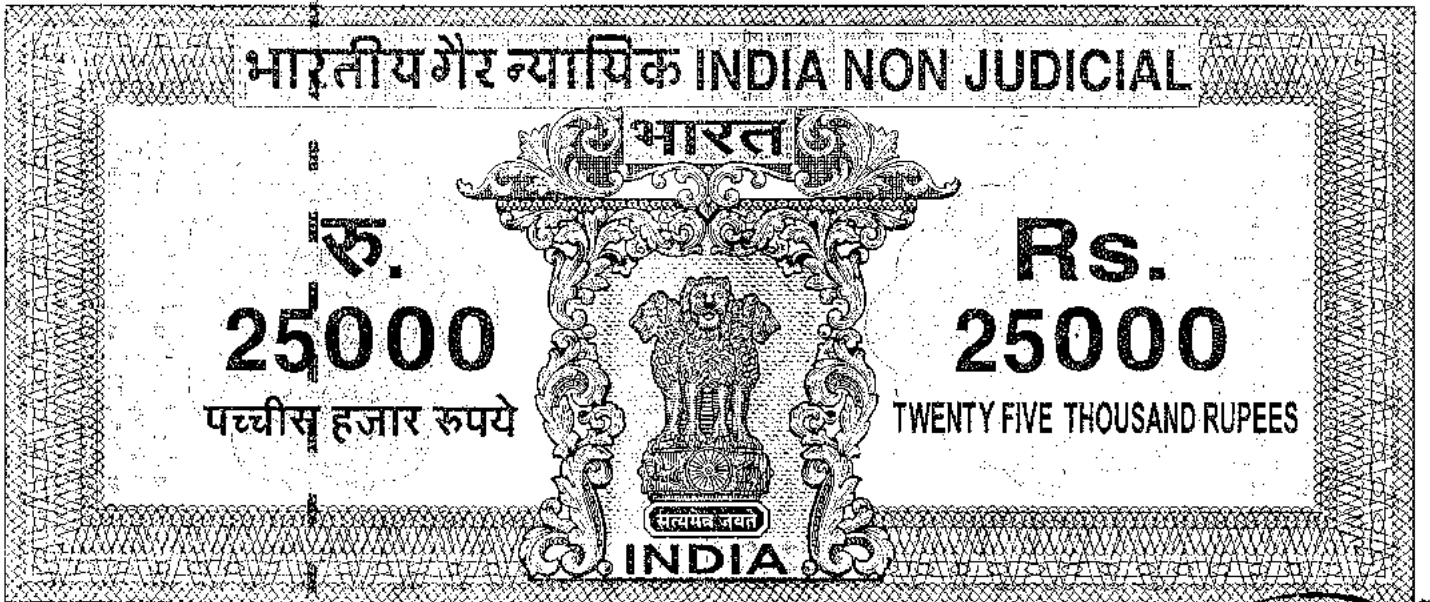
(21)



2- THAT, the seller has agreed to transfer/sell to the purchaser
all his right, interest and title in the said property mentioned
above which is to be transferred through sale deed for total

MR. PATEL SHELTERS PVT. LTD.
[Signature]
[Stamp]

**GURU KIRPA DEVELOPMENTS
INFRASTRUCTURES PVT. LTD.**
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(22)



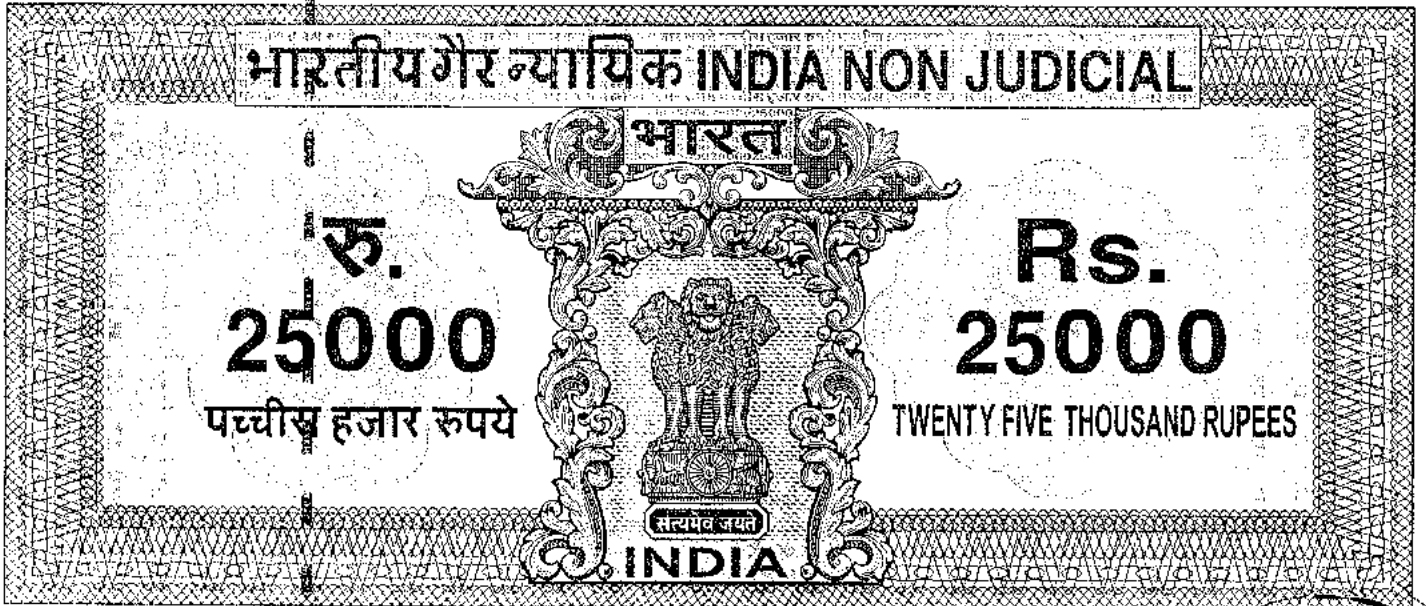
sale consideration amount of Rs.7,00,00,000/- (Rupees

Seven Crore only).

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
[Signature]

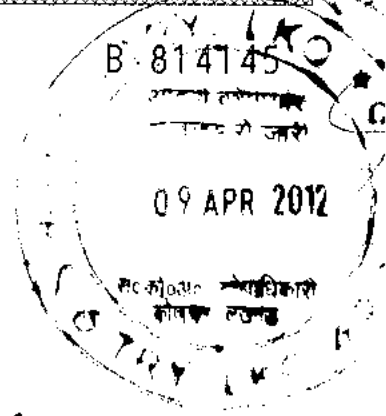
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(23)

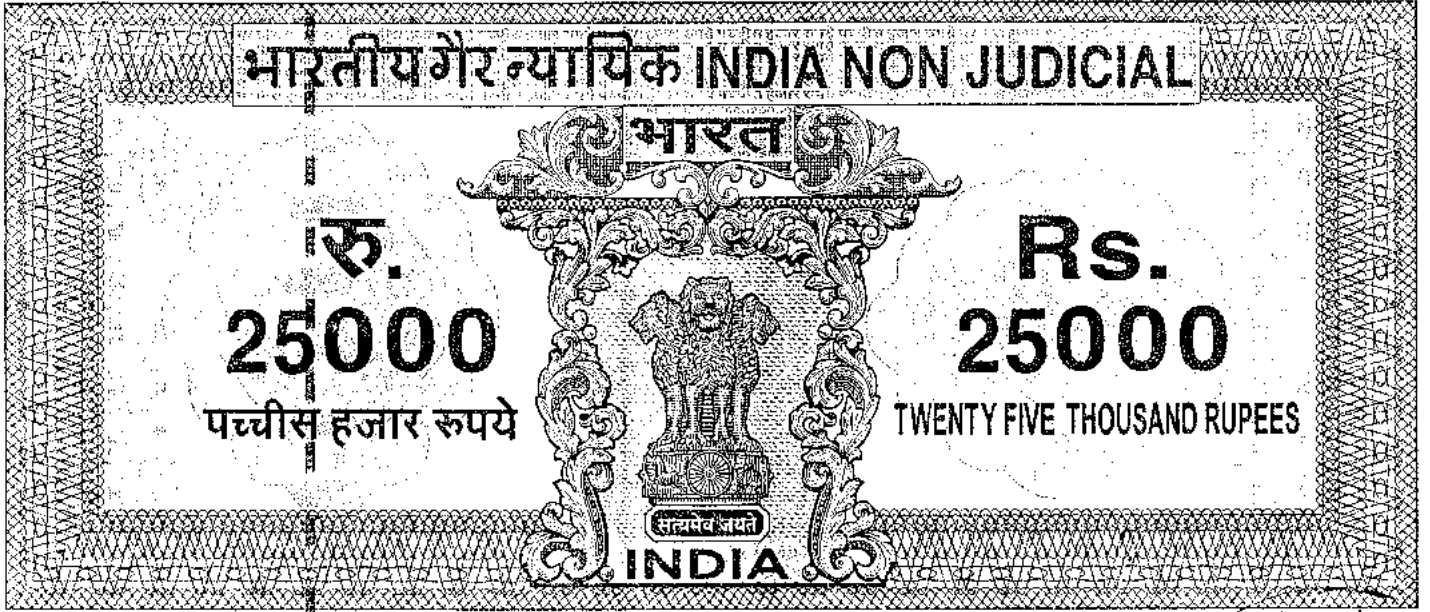


- 3- THAT, the purchaser has paid a sum of Rs. 2,08,00,000/-
(Rupees Two Crore Eight Lacs only) as an earnest money/
advance money to the seller which has been paid by

[Signature]
GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

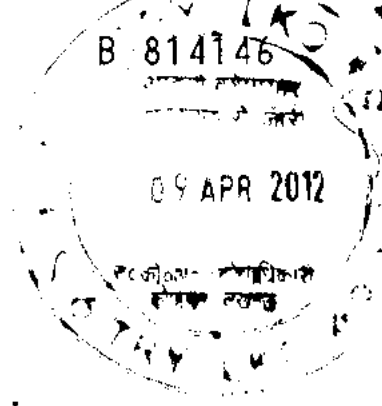
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(24)



purchasers to the seller as per details given below, the receipt
of which the seller hereby acknowledge.

GURU KIRPA DEVELOPMENTS &
INFRASTRUCTURES PVT. LTD.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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INDIA

उत्तर प्रदेश UTTAR PRADESH

(25)

B* 814147

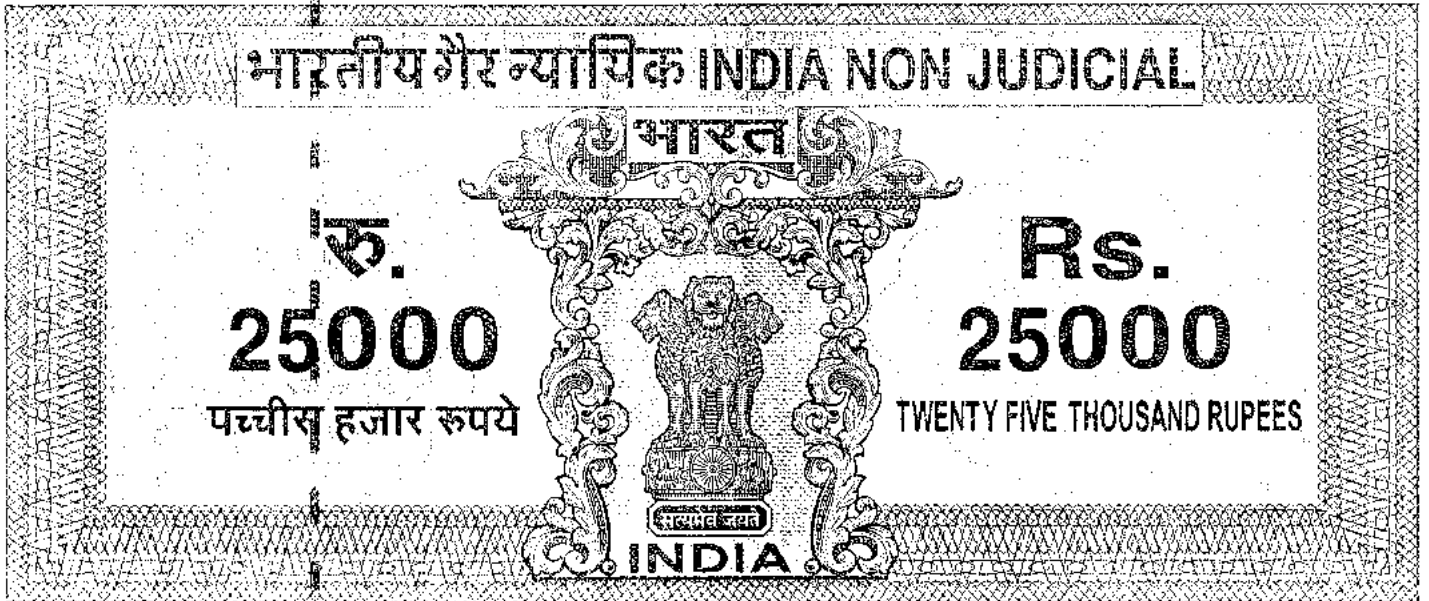
04 APR 2012

- 4- THAT, the sale deed of above said plot has not been executed by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in favour of seller till date as full and final payment has not been

[Signature]
NOTEC SIGNATURE

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814163

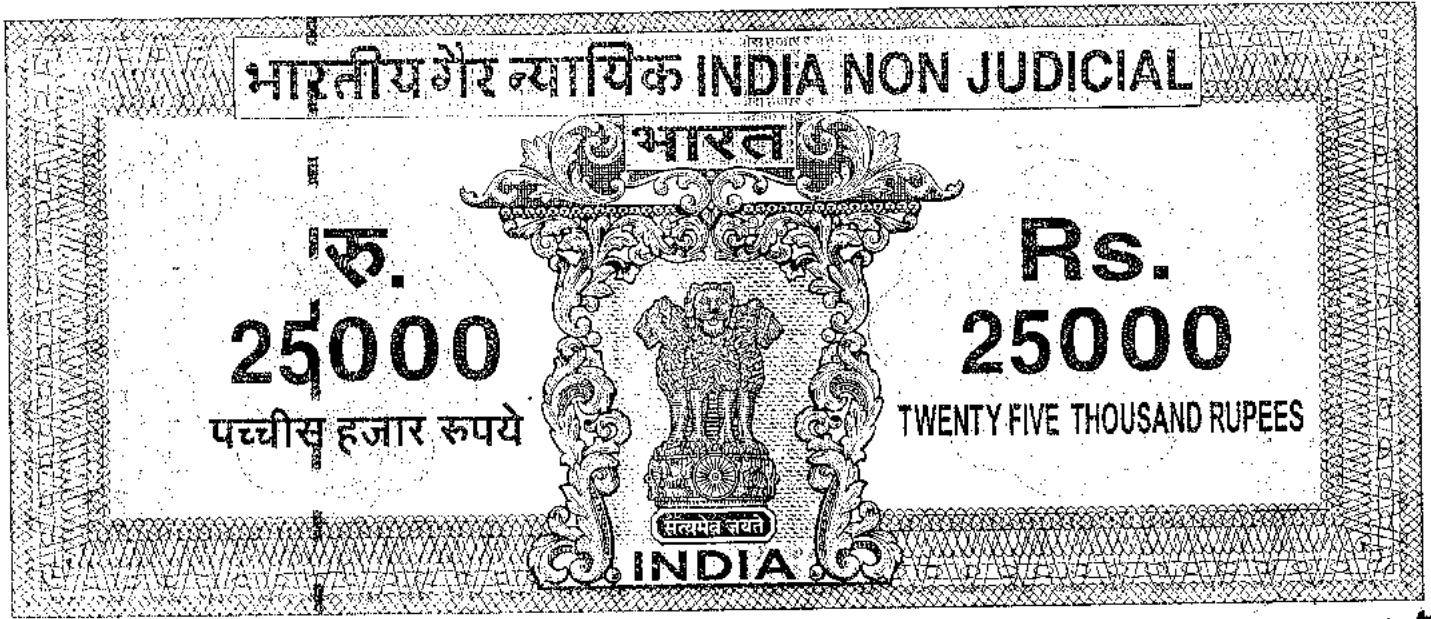
(26)

APR 2012

made by the seller to Uttar Pradesh Awas Avam Vikas
Parishad, Lucknow in respect of above said plot.

[Signature]
GURU KIRPA DWY OFFERS &
INFRASTRUCTURES PVT. LTD.
18/04/2012

GURU KIRPA DWY OFFERS &
INFRASTRUCTURES PVT. LTD.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814164

(27)

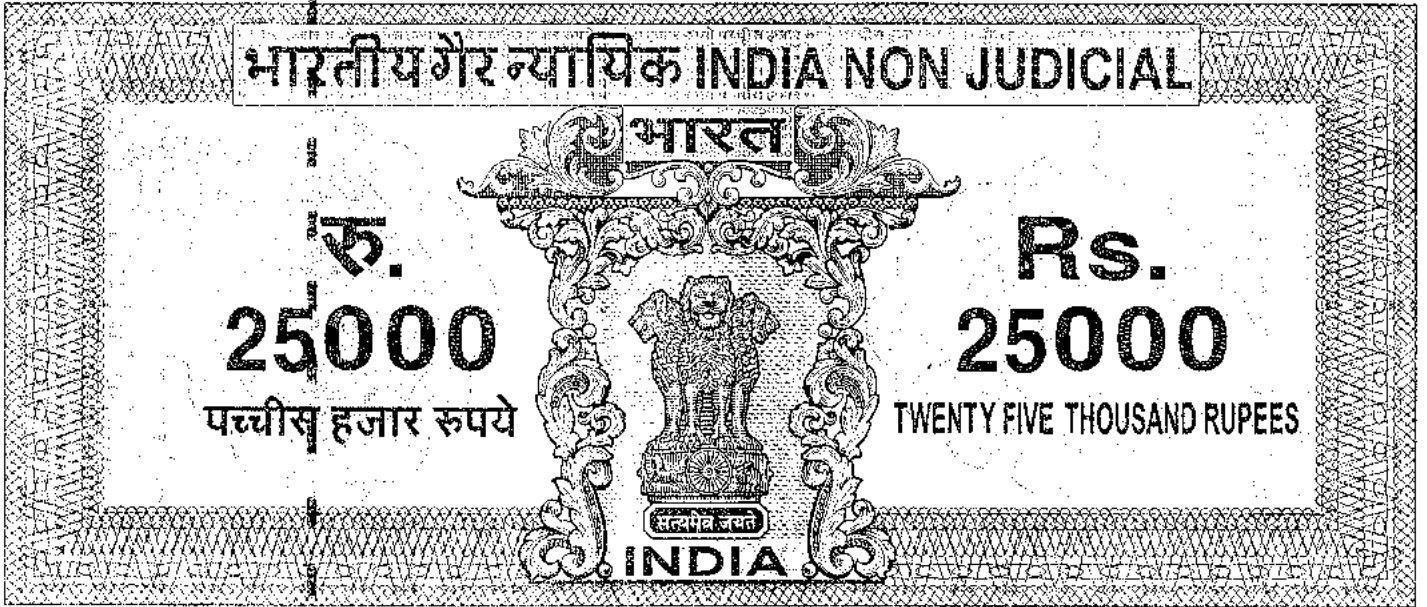
APR 2012

- 5- THAT, the purchasers will deposit the amount Rs. 2,52,90,870/- (Rupees Two Crore Fifty Two Lacs Ninety Thousand Eight Hundred Seventy Only) demanded by Uttar Pradesh Awas Evam Vikas Parishad, Lucknow vide letter on

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
[Signature]

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814165

(28)

1 APR 2012

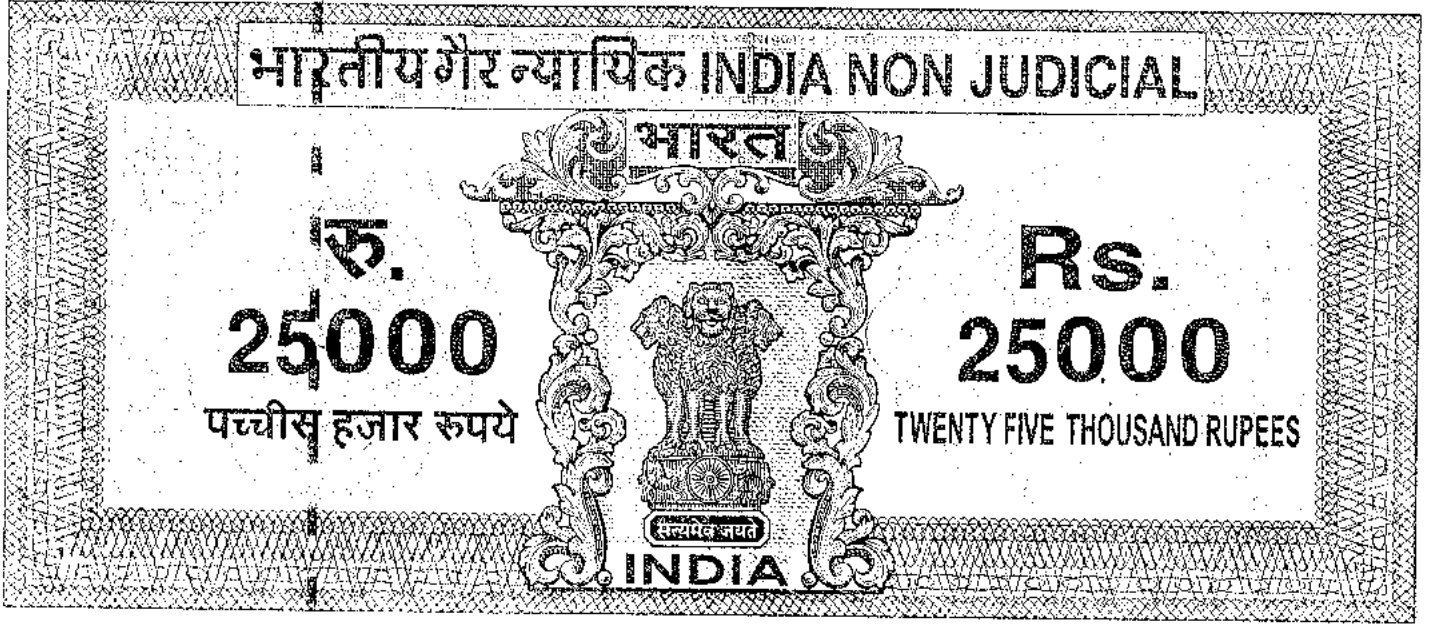
behalf of the seller within month of April Year 2012, and
balance consideration amount to be paid to the seller at the
time of execution and registration of sale deed in favour of

purchaser.

GURU KIRPA DEVELOPMENTS PVT. LTD.
[Signature]
Director

GURU KIRPA DEVELOPMENTS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

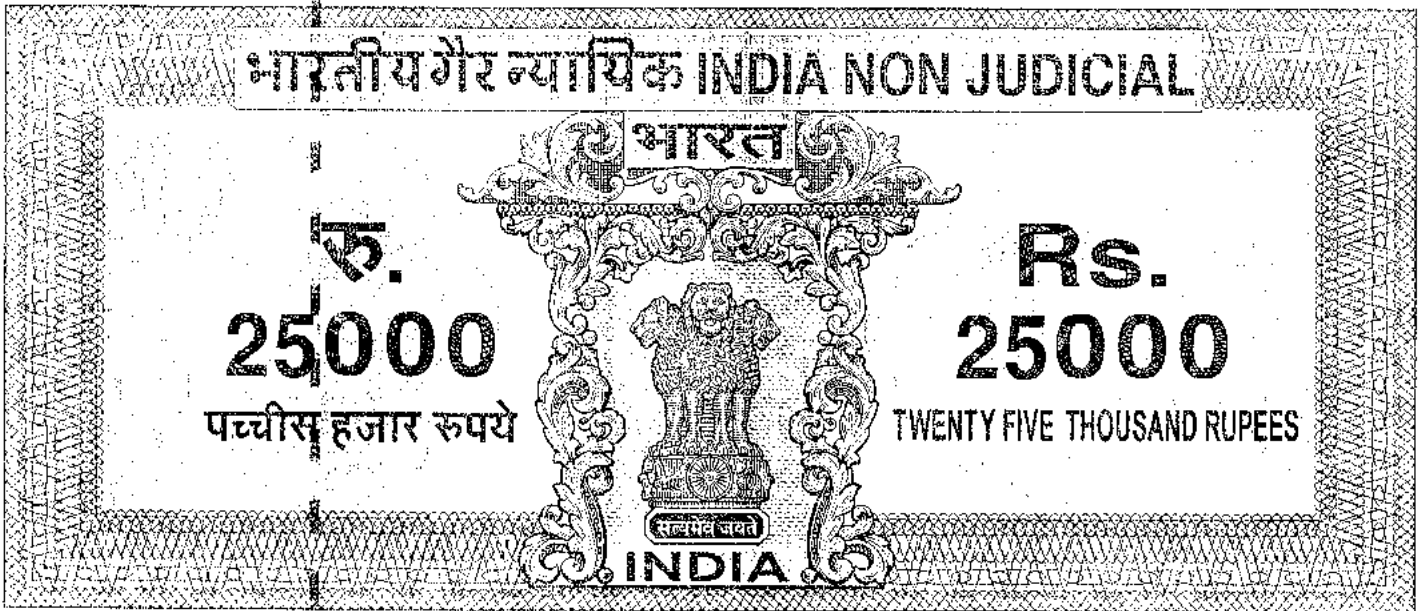
B 814166

(29)

6- THAT, after full and final payment to the Uttar Pradesh Awass
Avam Vikas Parishad Lucknow and balance consideration
amount paid to the seller in respect of above said property,

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

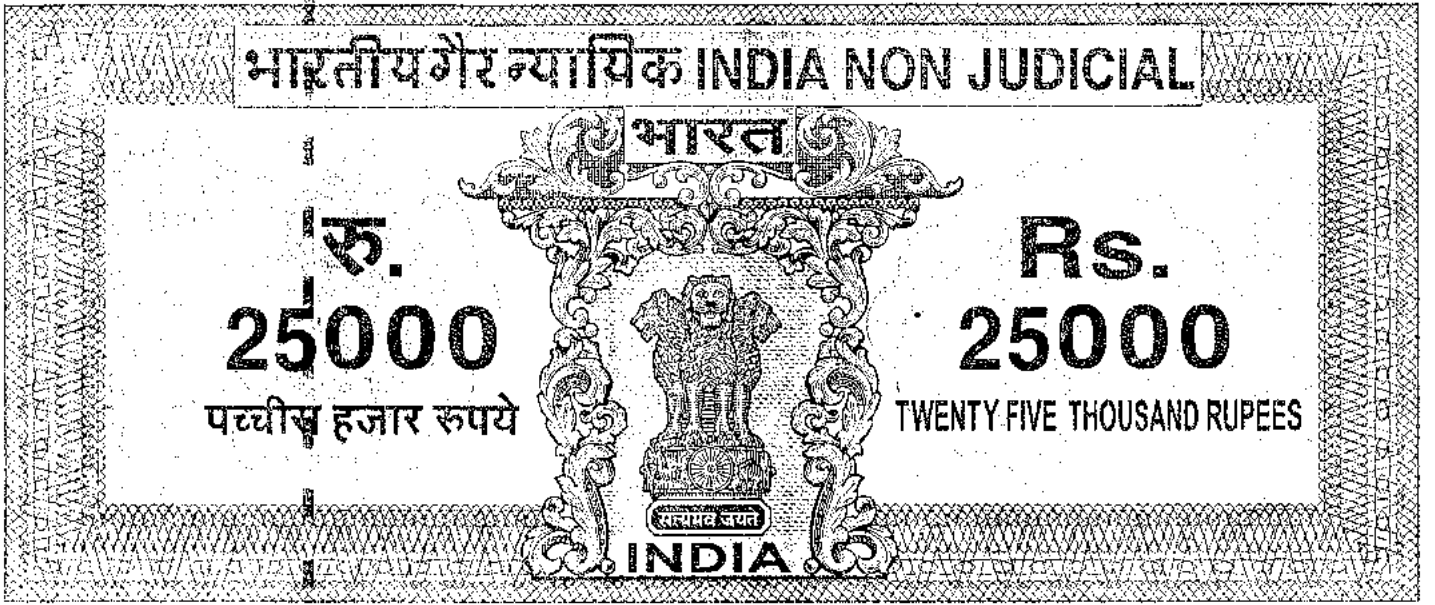
(30)

B 814167

seller will follow the procedure for execution of sale deed in
respect of above said plot from Uttar Pradesh Awas Avam
Vikas Parishad, Lucknow in his favour and will get it registered
in the office of Sub Registrar concern.

[Signature]
RUPTEC SHELL

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. L. D.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814169

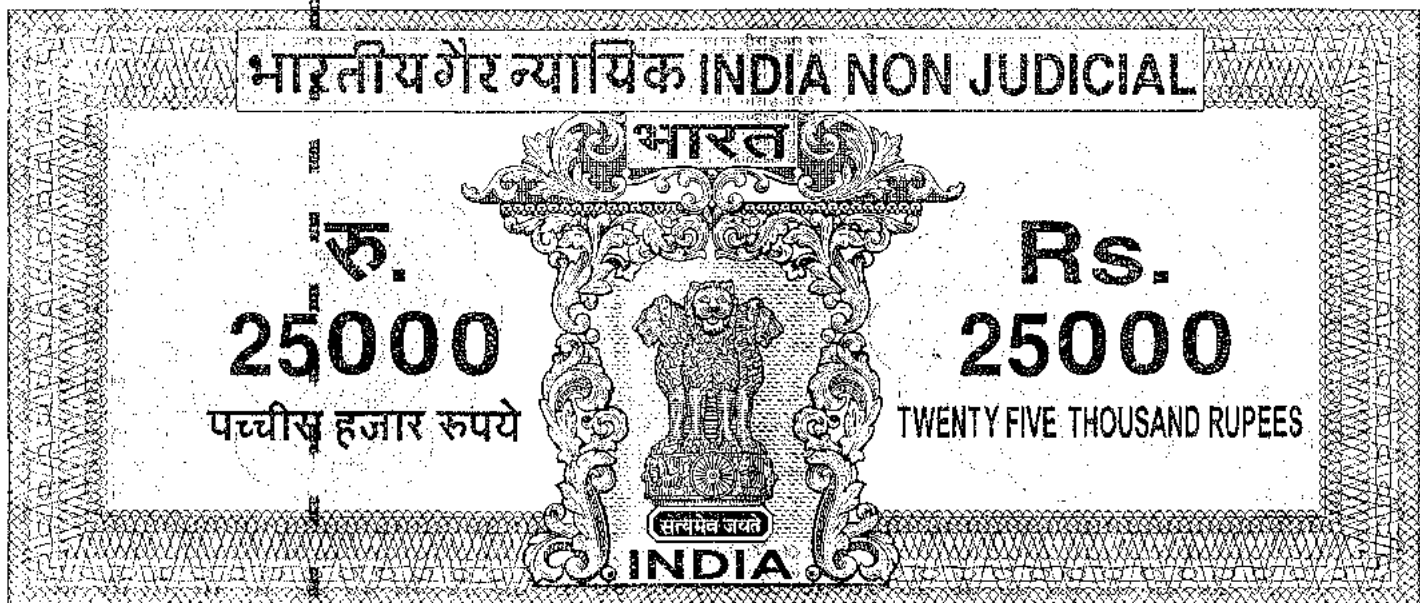
(31)

7- THAT, all the expenses in respect of execution and registration of this agreement and sale deed has been borne by the purchaser and expenses in respect of execution and

[Handwritten signature]
14/08/2012

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Handwritten signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(32)

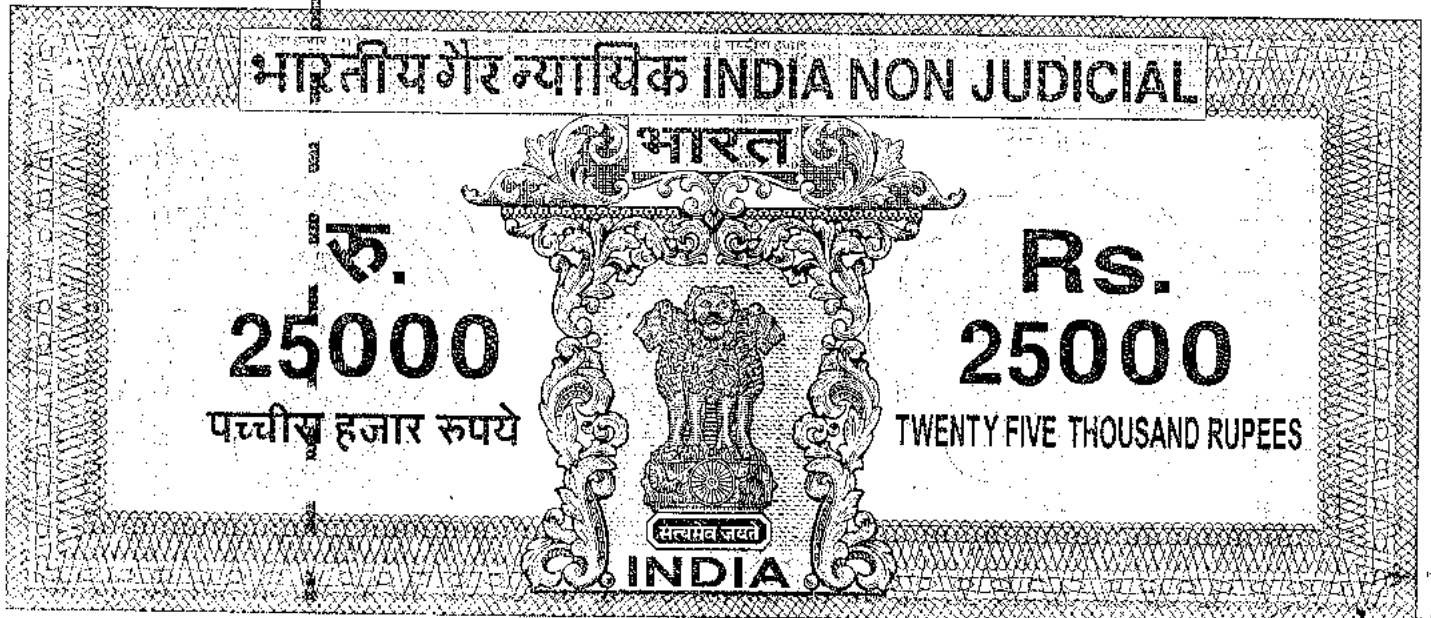
B 814168*

registration of sale deed for First Sale by Uttar Pradesh Awas
evam Vikas Parishad Lucknow shall be borne by the seller
only and Second Sale shall be borne by the purchaser only.

SHRI PATEL SHANTI
[Signature]

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B 814170

(33)

6 APR 201

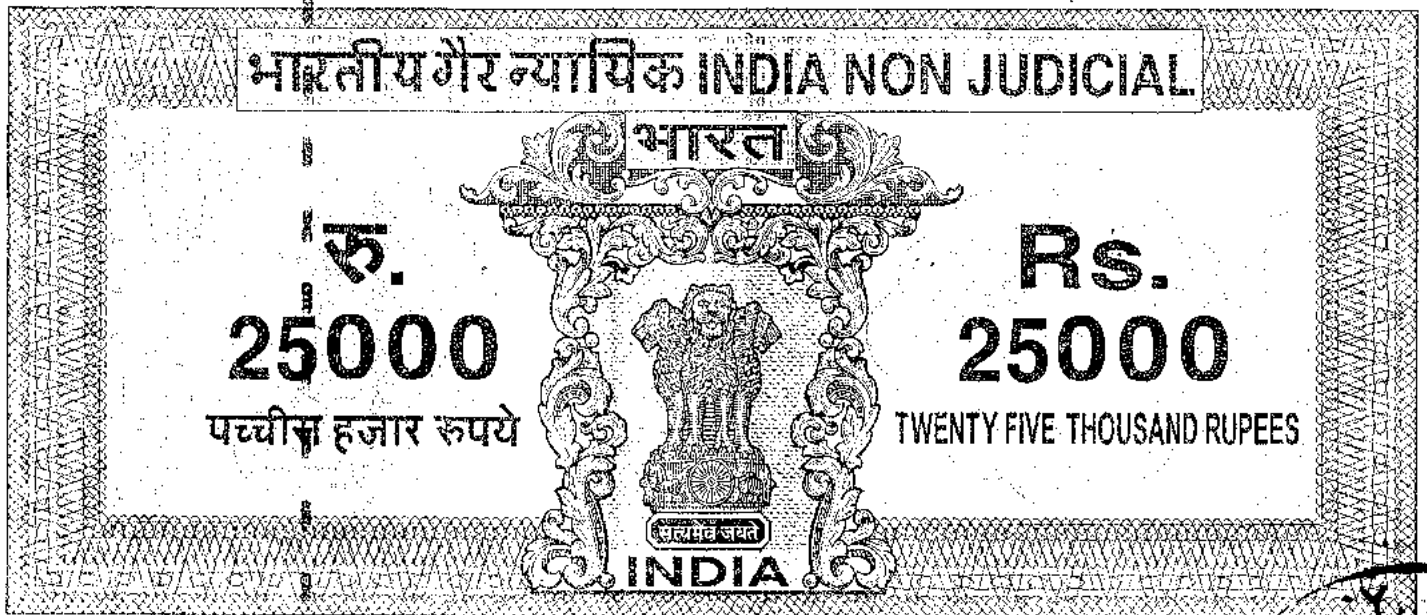
8- THAT, the seller do hereby declare that the said property is free from all sorts of registered or unregistered encumbrances

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B' 8141741 कोषा

(34)

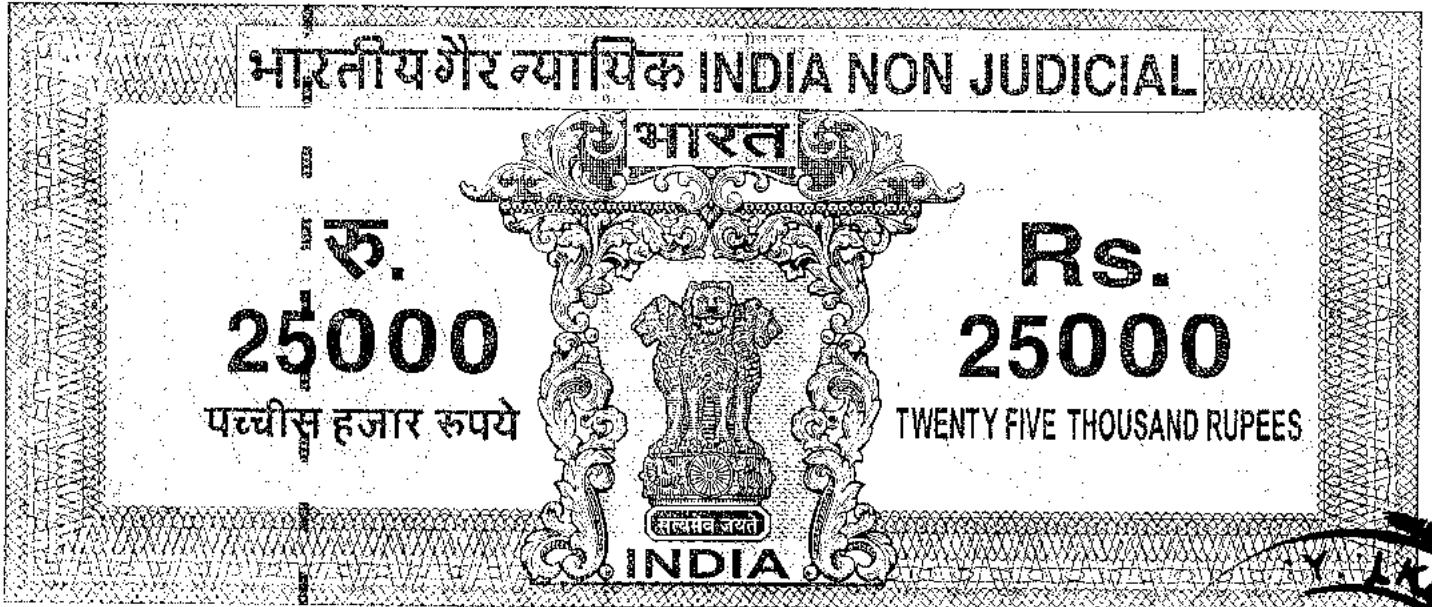
APR 20

viz. sale, gift, mortgage and the said property has never been
attached to the Court and there in no legal dispute in respect
of the said property.

M/s FITEC SHELTERS PVT. LTD.

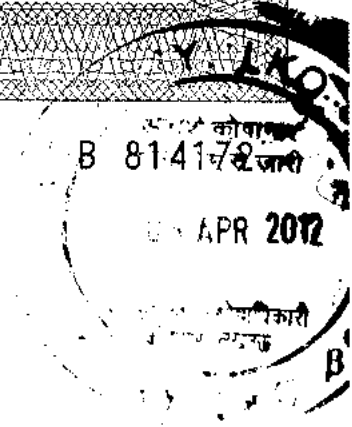
GURU KIRPA DEV
INFRASTRUCTURES PVT.

Director



उत्तर प्रदेश UTTAR PRADESH

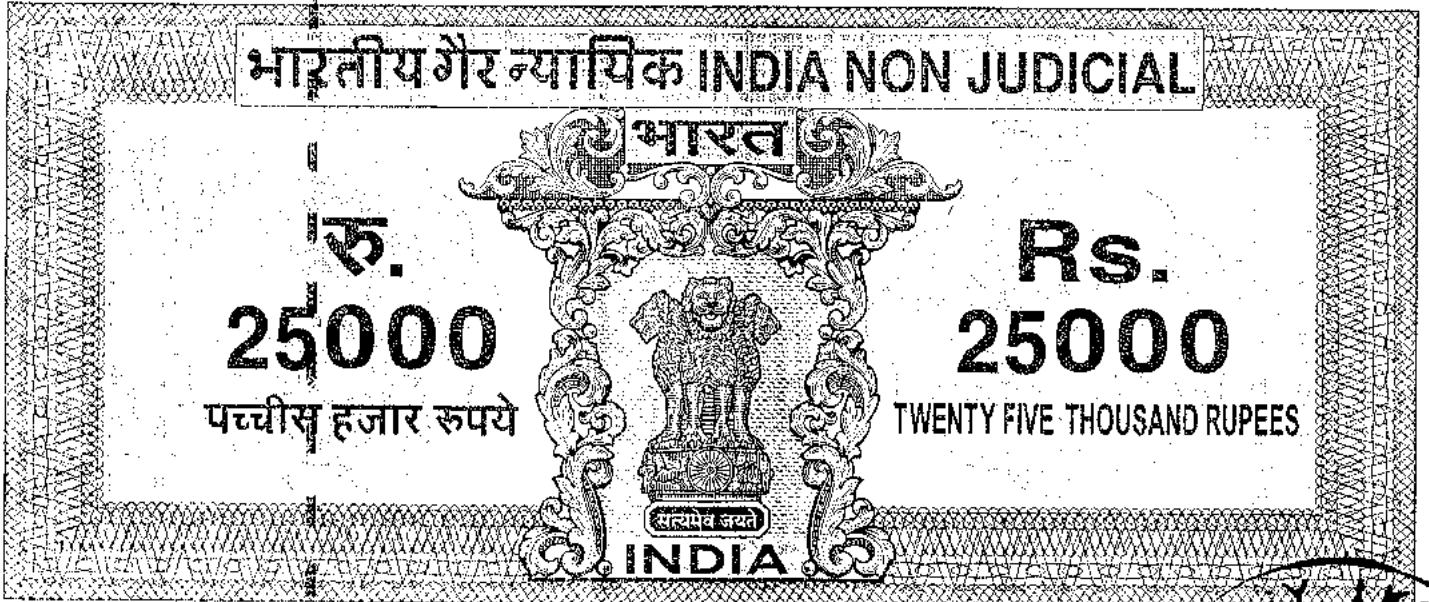
(35)



- 9- THAT, the seller has further assured the purchaser that the said land or part thereof is not subject matter of any acquisition or requisition nor is in know of any acquisition or requisition proceedings, if any, in respect of the said property.

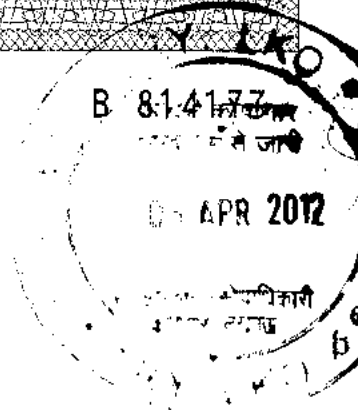
SHYAM SHELTERS PVT. LTD.
[Signature]
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(36)

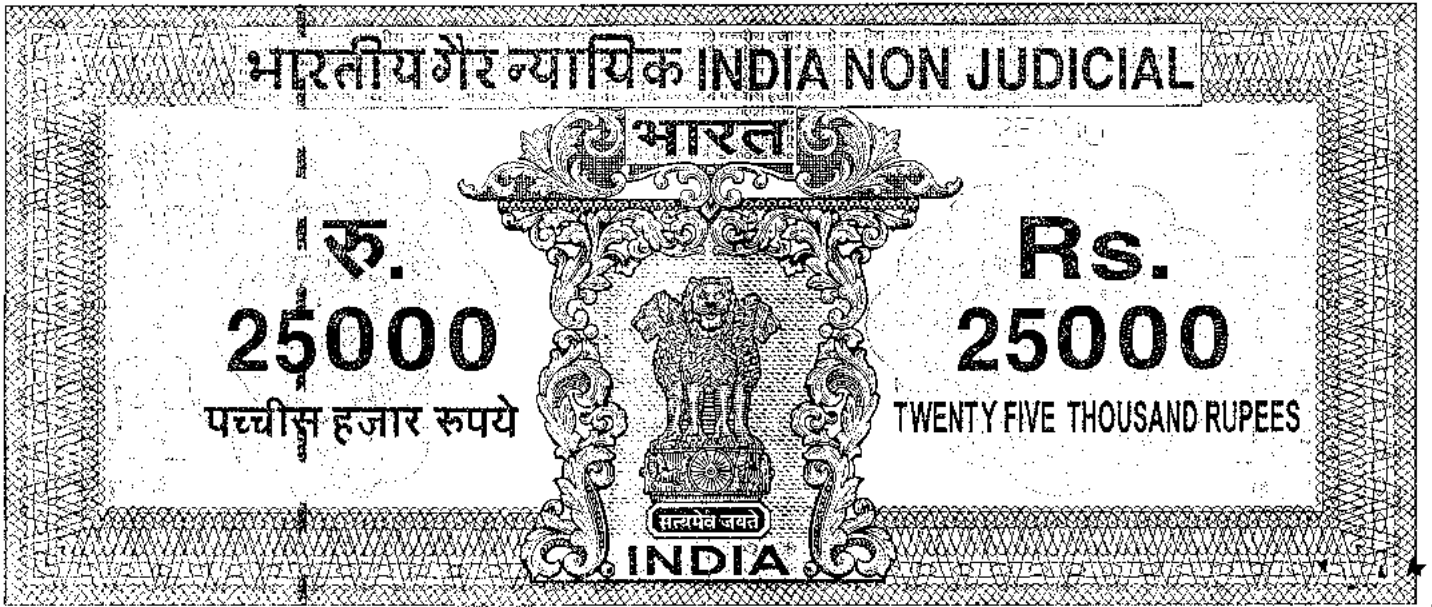


10- THAT, the seller hereby further declare that he has subsisting
right to sell the aforesaid property.

MR. NITESH SINGH PVT. LTD.
[Signature]
Director

**COAST KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]



उत्तर प्रदेश UTTAR PRADESH

(37)

B 814181

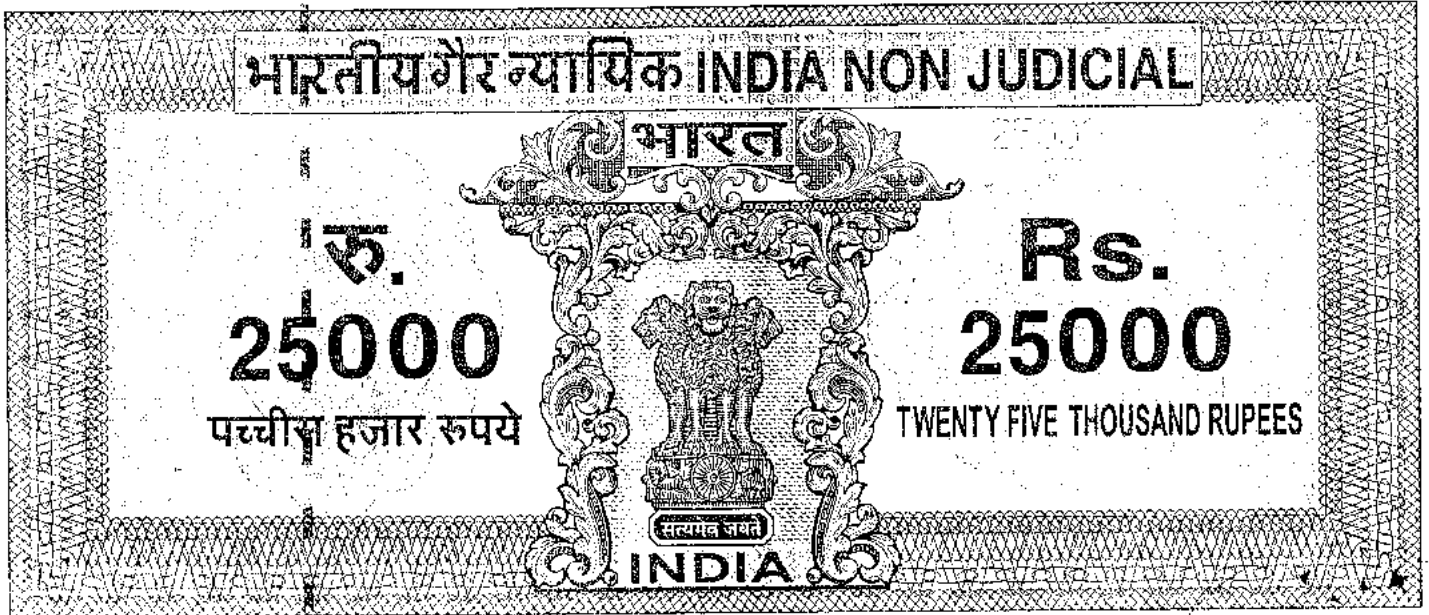
APR 2012

11- THAT, the seller assured the purchaser that he has not entered into any agreement or transaction in respect of the said property with anyone. He further assured that he will not

K/A KIRPA DEVELOPERS PVT. LTD.
[Signature]
Director

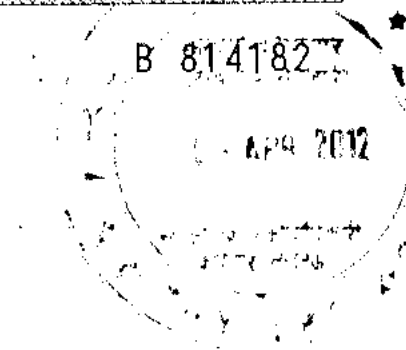
**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(38)



transact with regard to above said property nor would make
any encumbrance thereon except in favour of the purchaser.

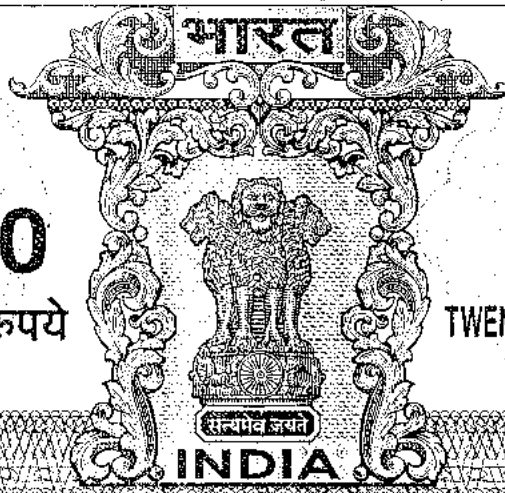
Mr. PATEL SHEETAL
[Signature]

**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

(39)

B 814179

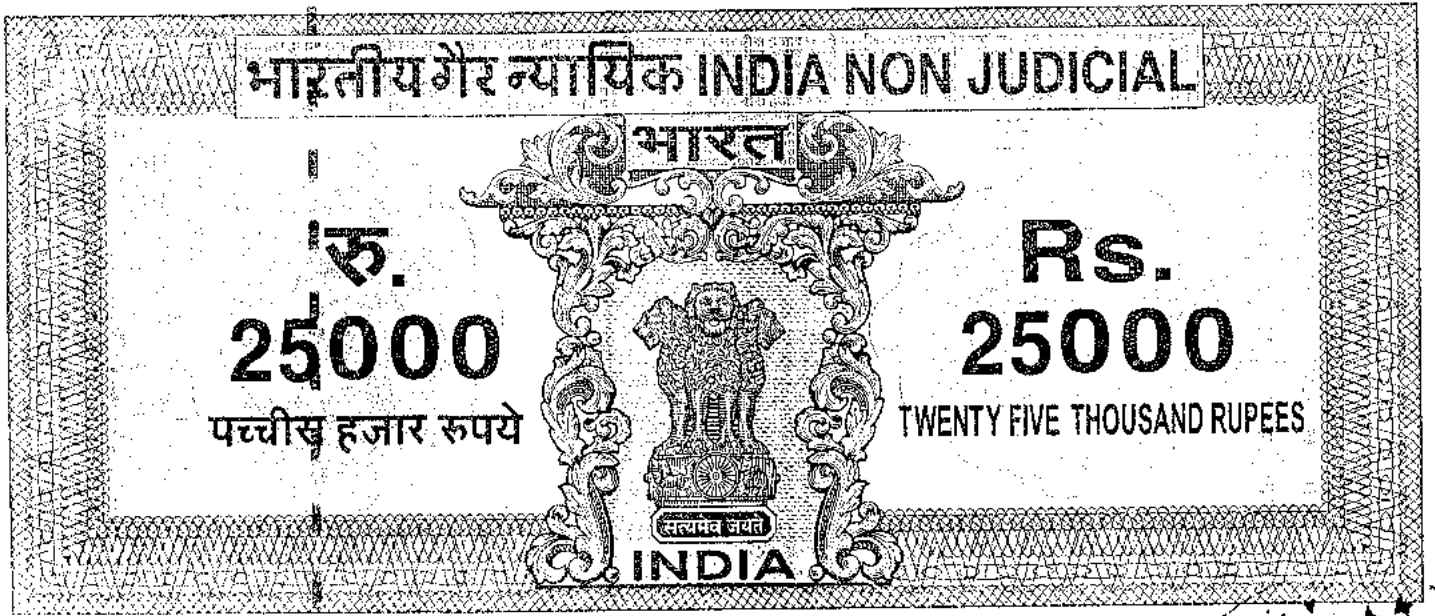
1 APR 2012

12- THAT, the seller shall transfer the marketable, unencumbered and good title in the said property mentioned above to the purchaser at the time of execution of transfer deed/sale deed.

MR. PATEL SHEETAL K. L.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(40)

B 814183

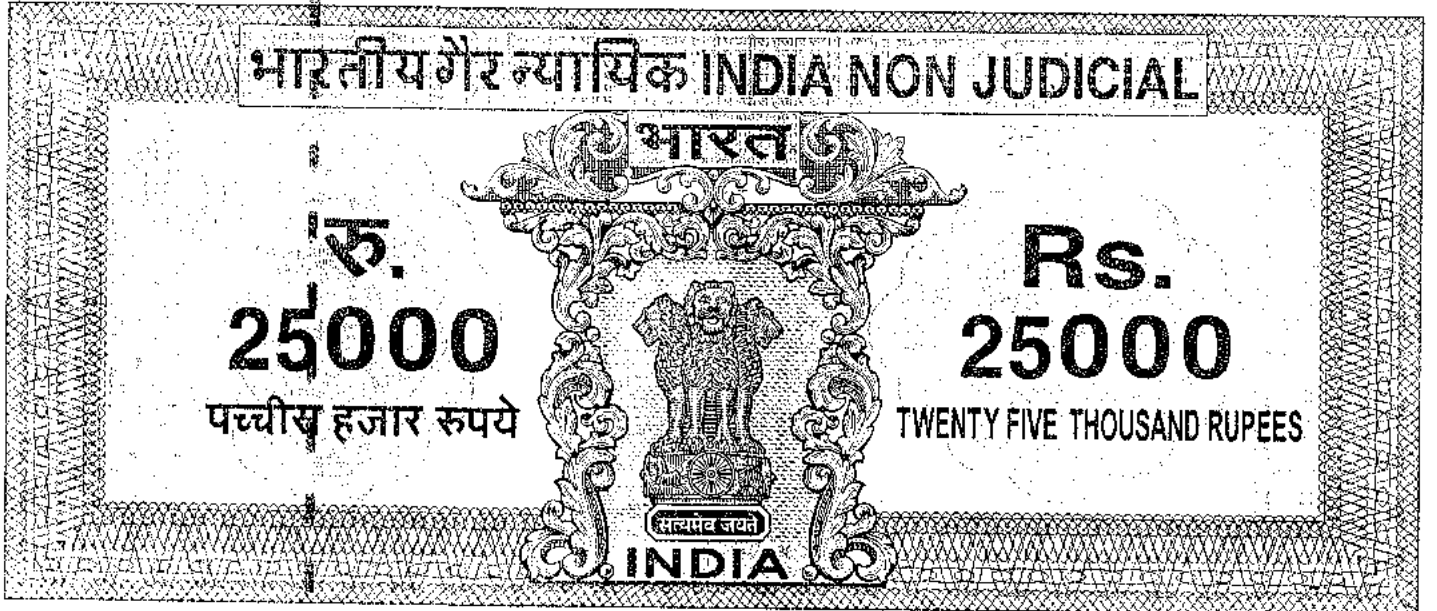
15 APR 2012

13- THAT, the area of the above plot may vary according to the lease plan of Uttar Pradesh Awas Avam Vikas Parishad, Lucknow and sale deed in favour of the purchaser shall be

Ms. RUTEC SHILTERS PVT. LTD.
[Signature]

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(41)

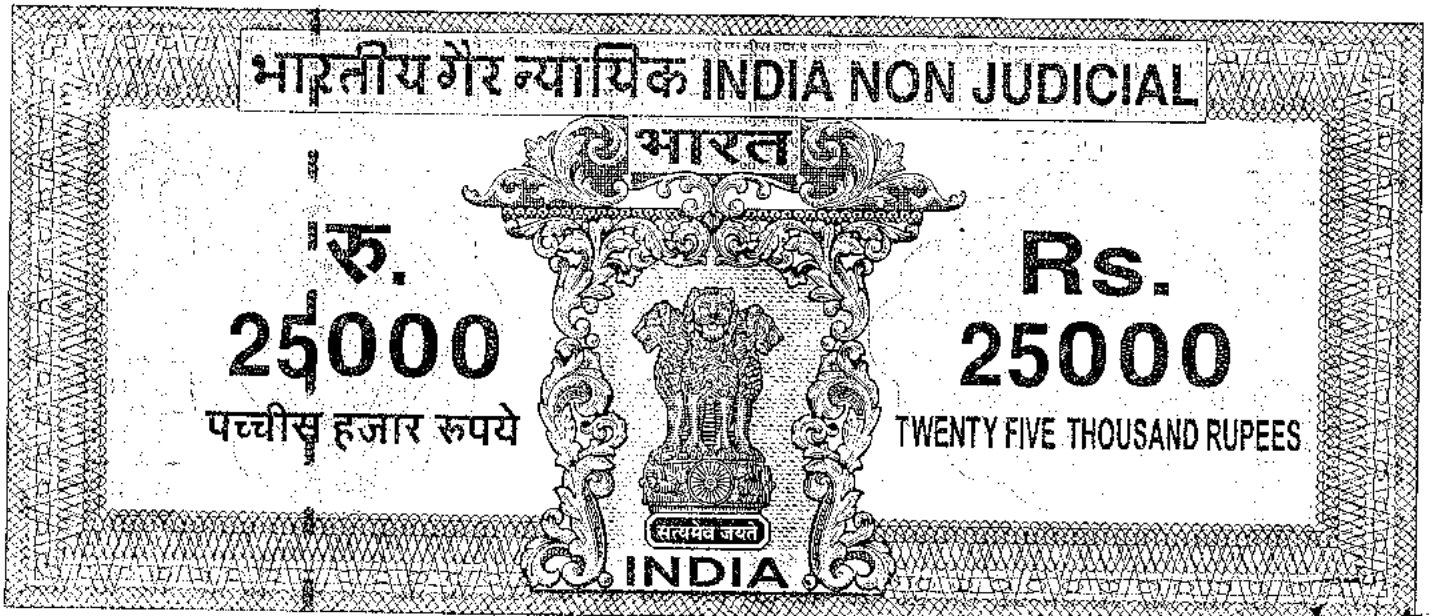


executed of that area only which will be finally allotted to the
seller by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow.

MR. PUNEK SHERIYAS PVT. LTD.
[Signature]
Director

**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(42)

B 814178

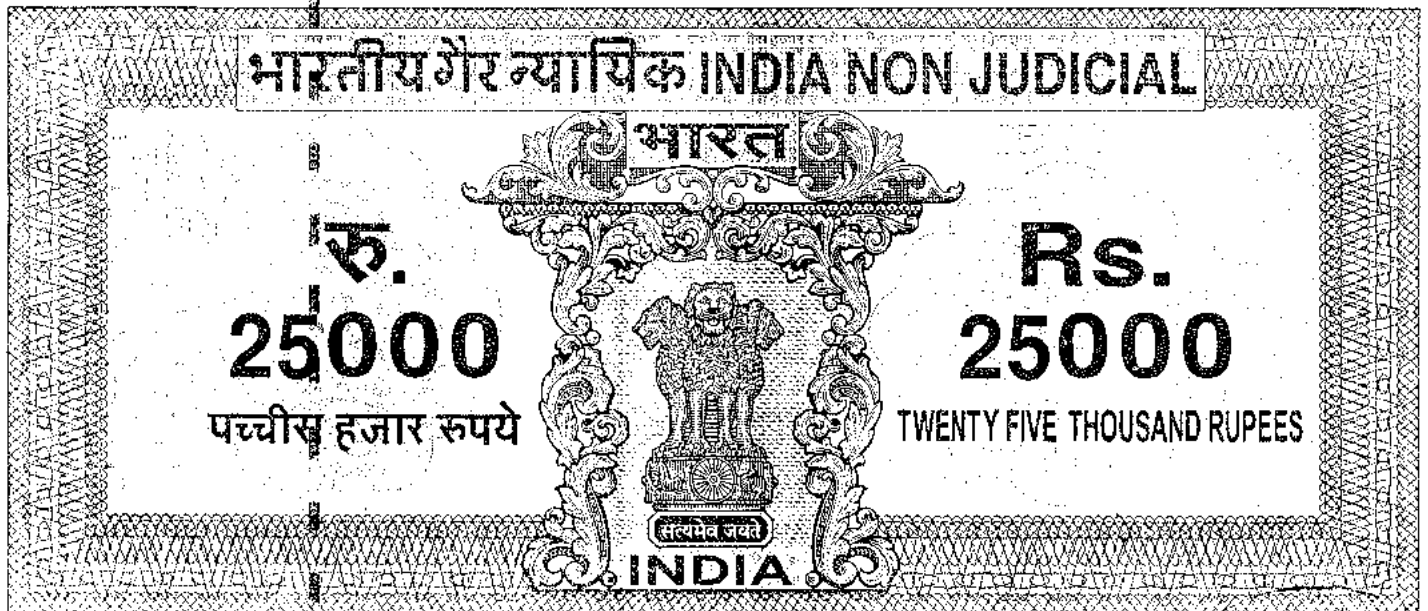
APR 2012

14- THAT, the purchaser shall get the sale deed executed and registered in his name within 45 days after the execution and registration sale deed by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in favour of seller failing which the seller shall be entitled to forfeit money received and shall be free to deal with subject property.

MA. PATEL SHELTHA

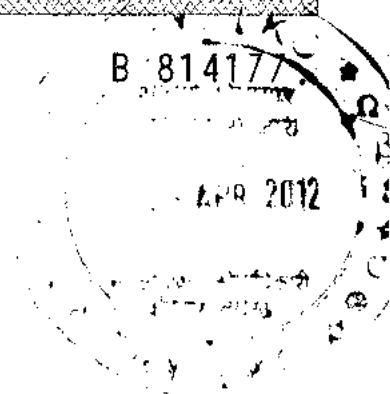
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(43)

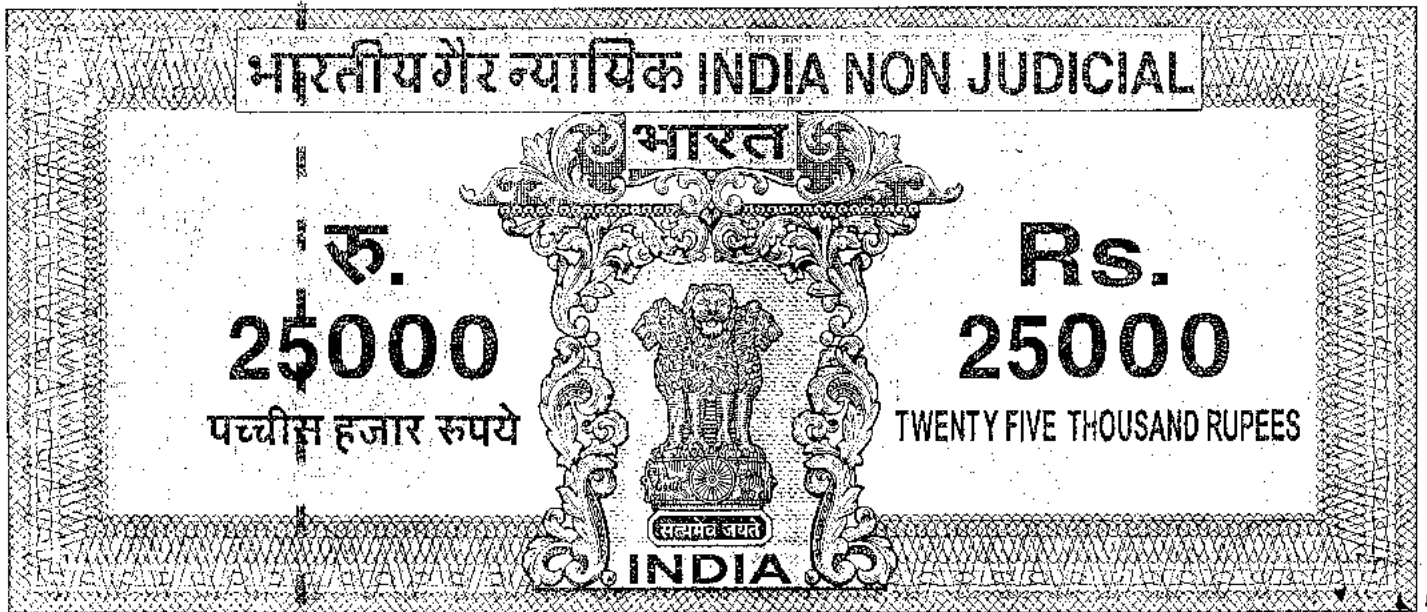


15- THAT, the possession of the said property has not been transferred/delivered to the purchaser by the seller through this agreement and peaceful vacant possession of the said

PATEL SHRUTIS PVT. LTD.
[Signature]
[Stamp]

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

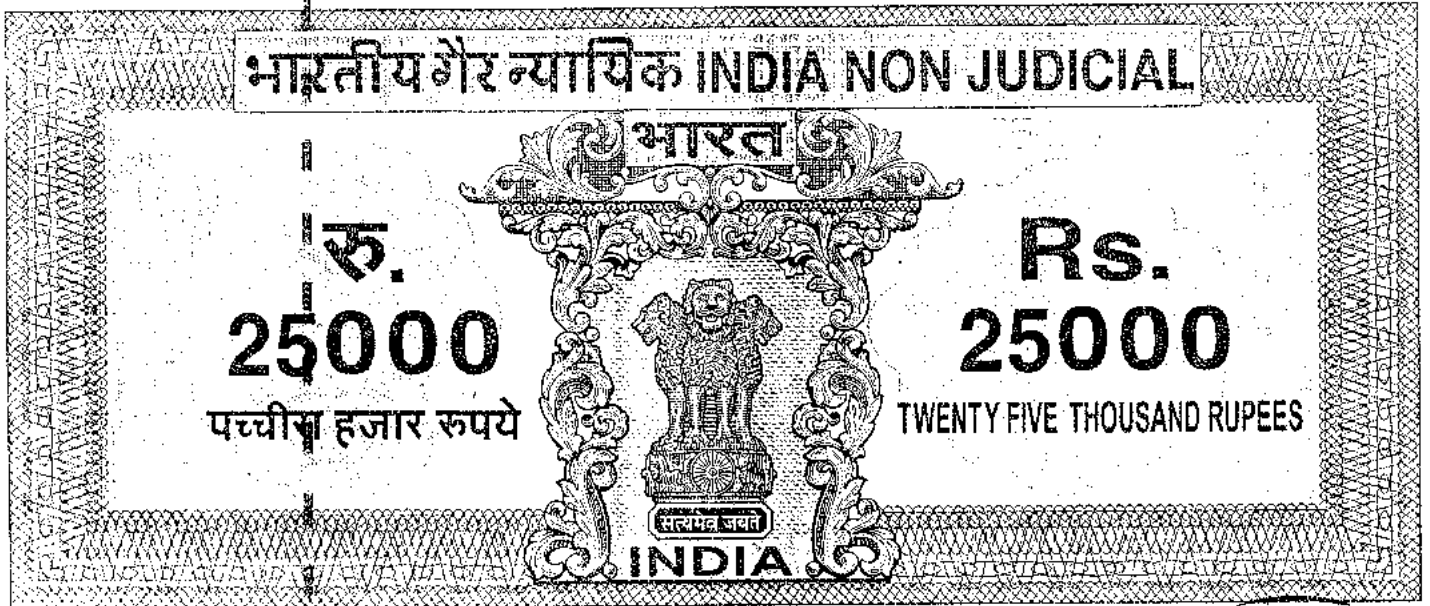
(44)

B 814180
APR 2012

property shall be handed over to the purchaser by the seller
on execution and registration of sale deed after payment of
balance sale consideration.

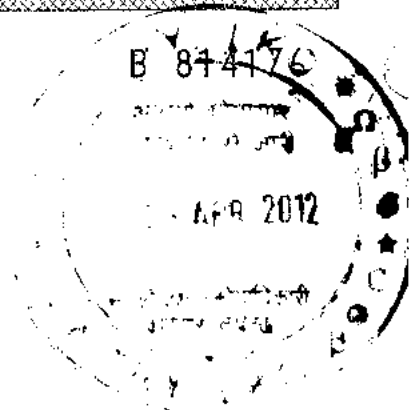
MR. PUNECHILTERS PVT. LTD.
[Signature]
Director

**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(45)

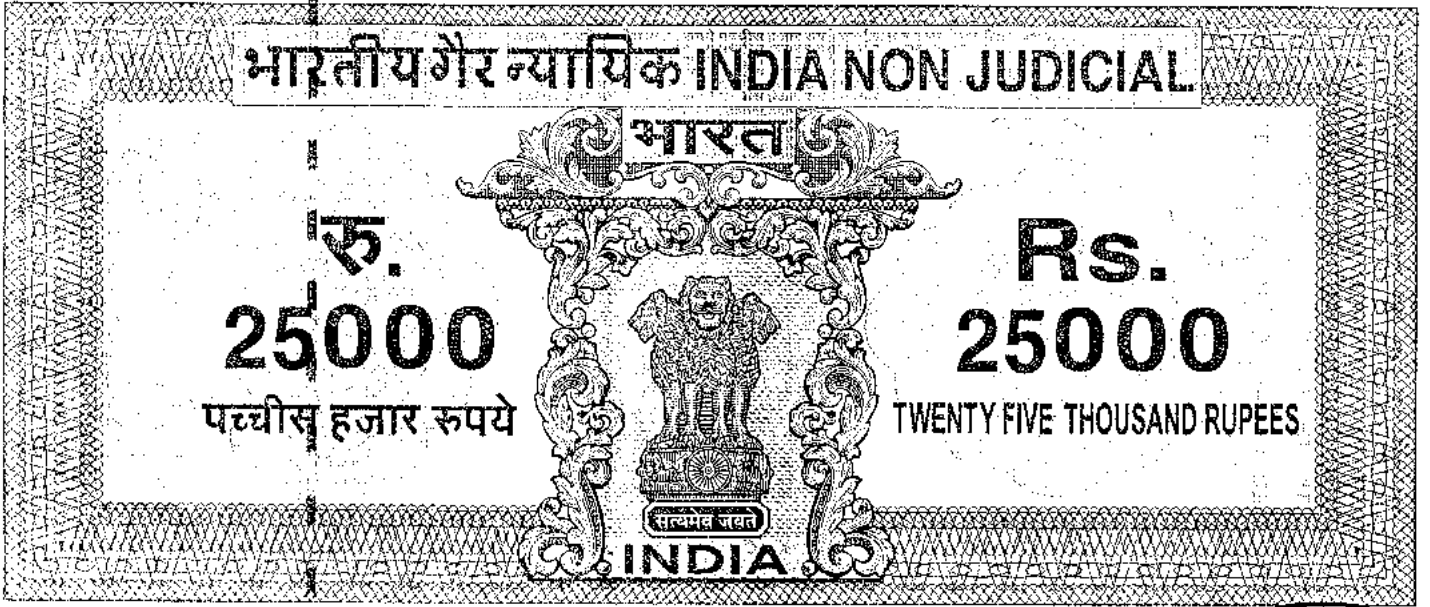


16- THAT, in case the seller fails to or neglects to or refuses to execute the sale deed in favour of the purchaser in respect of said property mentioned hereinbefore the purchaser shall have the right to get the sale deed executed and registered through Competent Court of Law at the cost, risk and expenses of the seller.

MR. RUPAK SHUKLA
[Signature]
[Stamp]

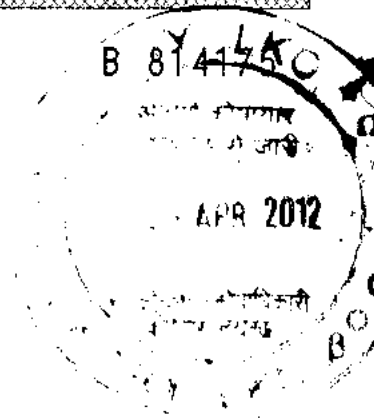
**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(46)

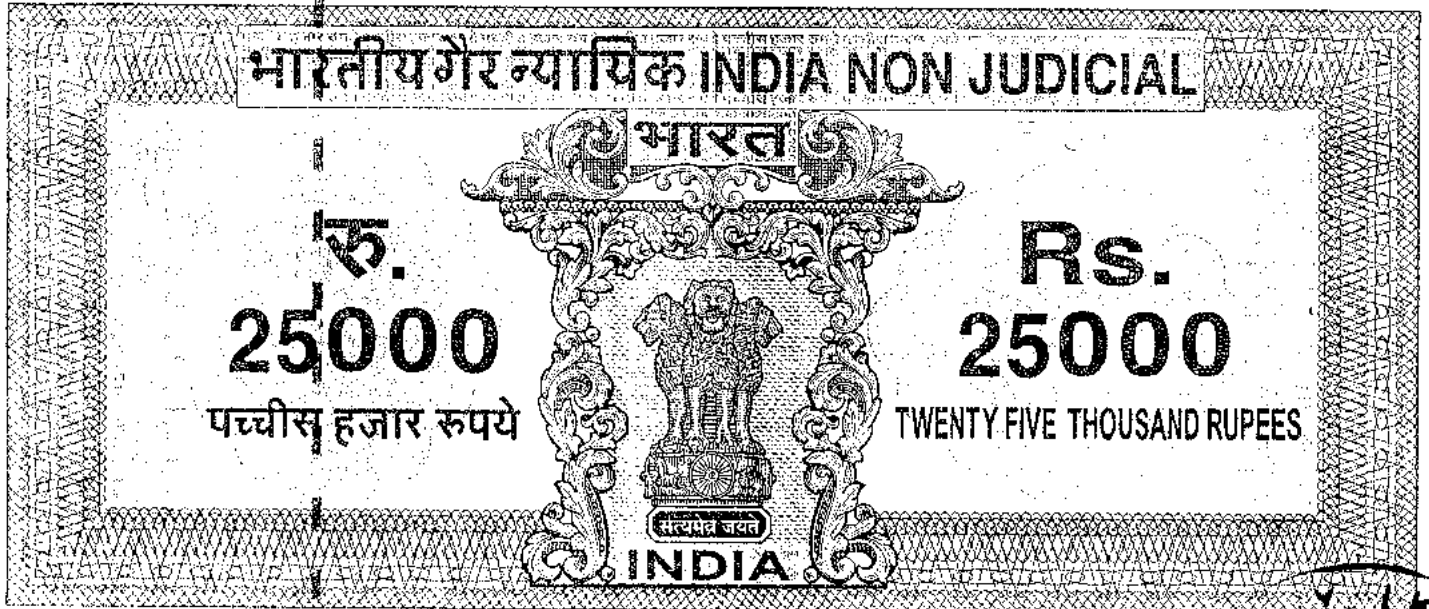


17- THAT, all correspondence between the parties hereto will be done on the addresses notified above unless the change in their respective addresses is notified to them.

Handwritten signature
M/s. KIRPA DE
INFRASTRUCTURES PVT. LTD.

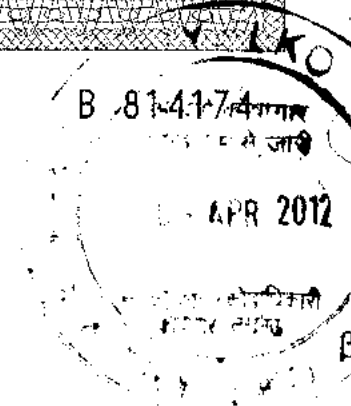
GURU KIRPA DE
&
INFRASTRUCTURES PVT. LTD.

Handwritten signature
Director



उत्तर प्रदेश UTTAR PRADESH

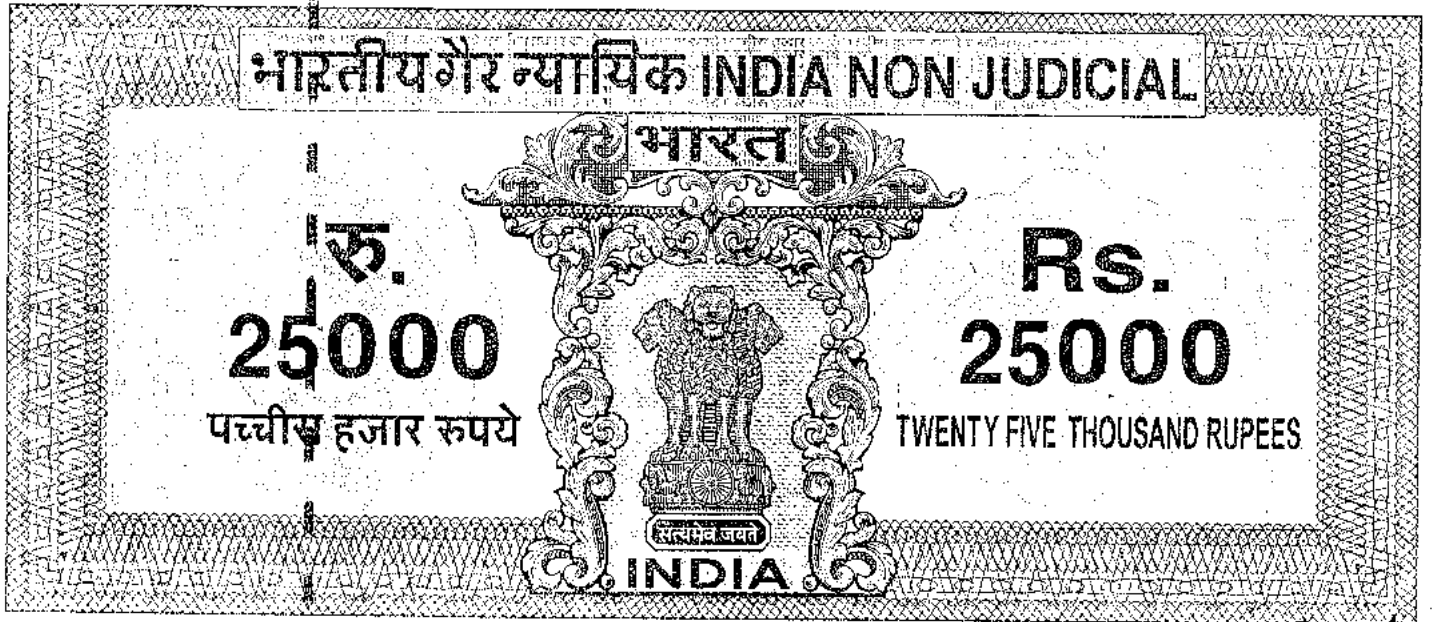
(47)



18- THAT, all the terms and conditions of this agreement to sale, shall be binding upon the seller and the purchaser and their respective heirs, successors, legal representatives, executors, administrators, assigns etc.

[Signature]
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

B. 814185

(48)

APR 2012

SCHEDULE OF PROPERTY

Group Housing plot of land no.4A/GH-5 measuring
5722.77sq.mt. situated at Vrindavan Scheme, Sector-4,
Raibareilly road, Lucknow, which is bounded as under :-

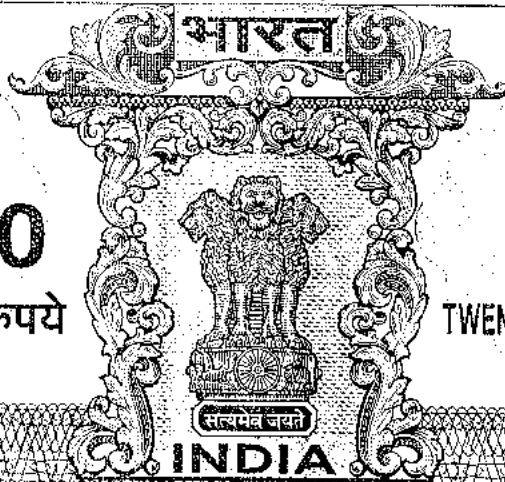
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

(49)

B. 814138

05 APR 2012

EAST - Boundary of Seechai Vibhag

WEST - 24.00 mts. wide road

NORTH - Park

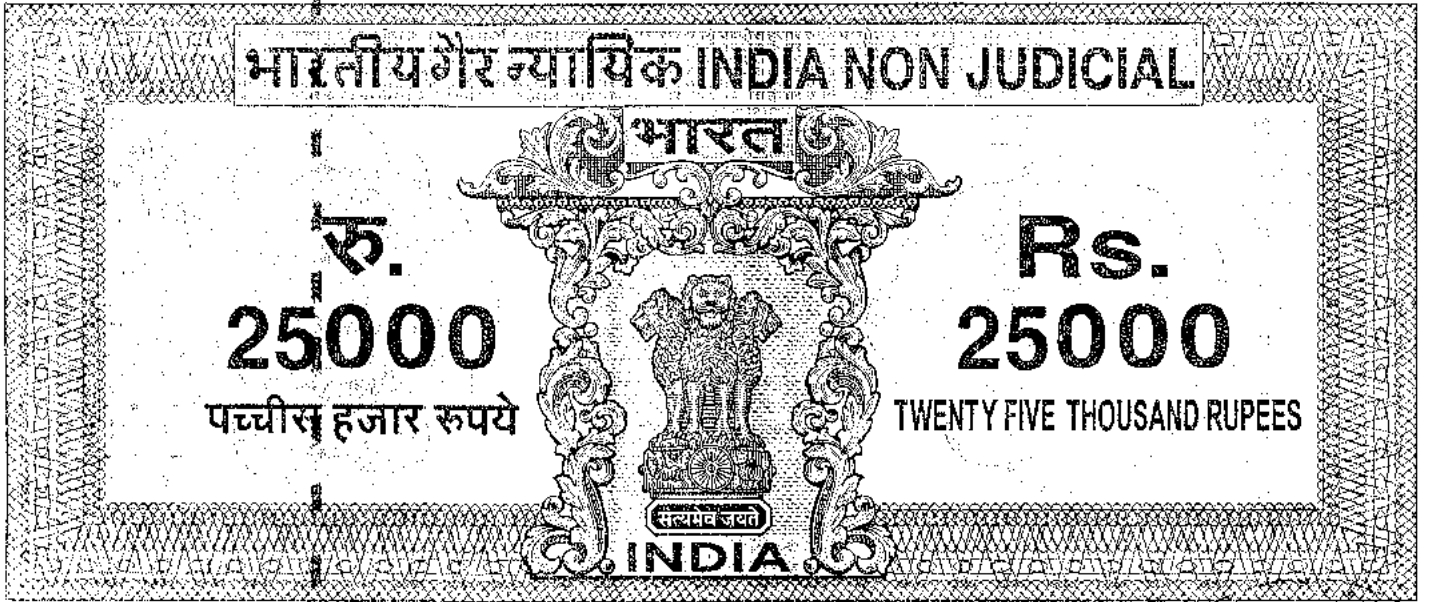
SOUTH - Group Housing Plot No.4A/GH-4

MR. PATEL SHELLAM

Director

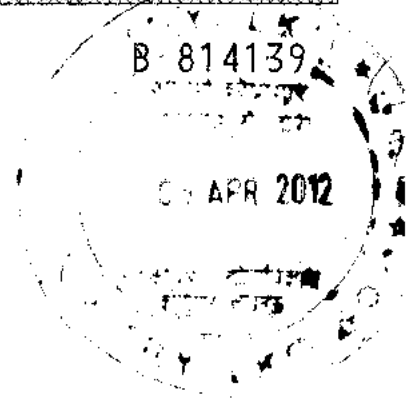
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(50)



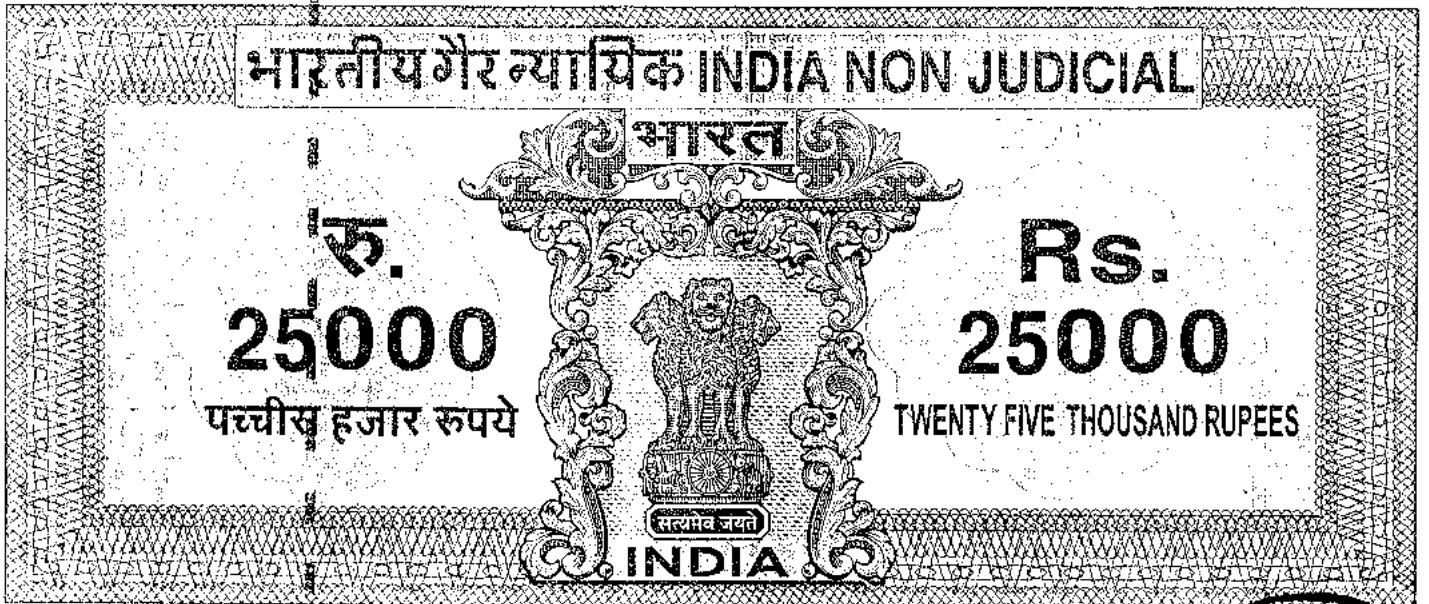
DESCRIPTION OF THE PAYMENT MADE BY THE
PURCHASER TO THE SELLER

1. Rupees-25,00,000/- through RTGS dated 13/03/2012 Indian Bank, Lucknow.

MR. PATEL SURESH
[Signature]

**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(51)

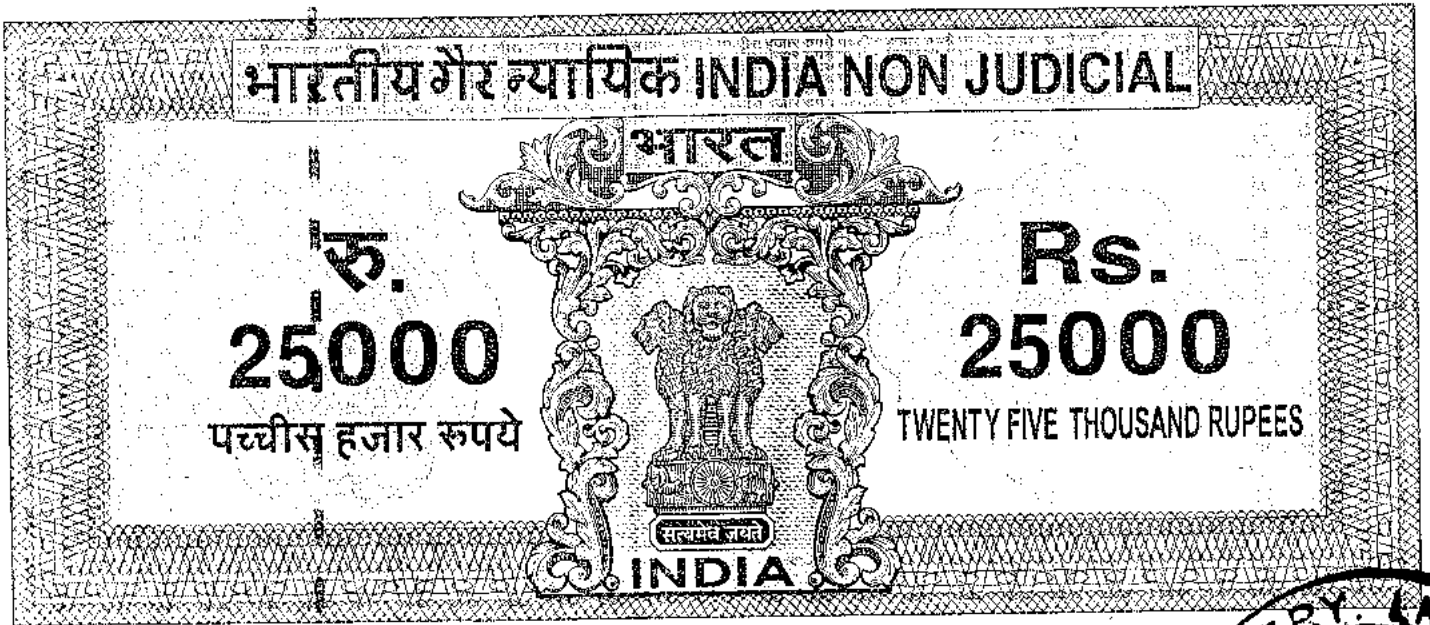


2. Rupees-32,40,000/- through RTGS by cheque no.001752
dated 26/03/2012 Bank of India, Lucknow.

SHREE KIRPA DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

SHREE KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(52)

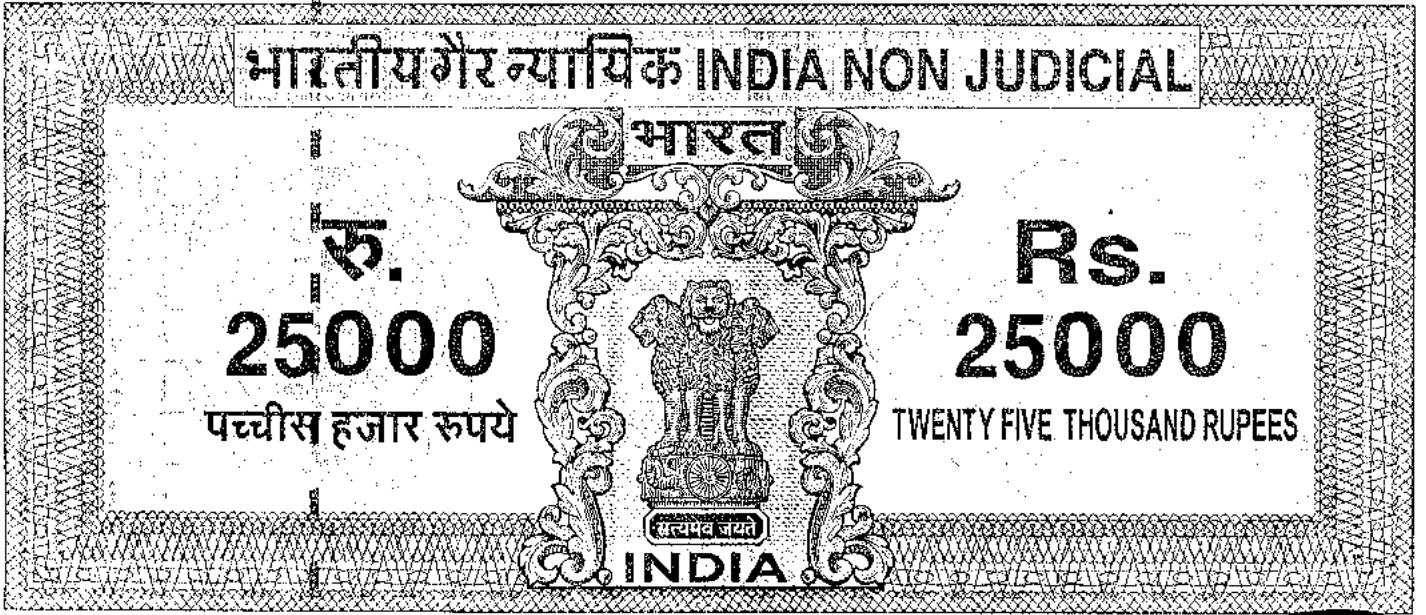


3. Rupees-30,00,000/- through RTGS by cheque no.069268
dated 26/03/2012 Bank of India, Lucknow.

MA. PUNE SETHI PVT. LTD.
[Signature]
Director

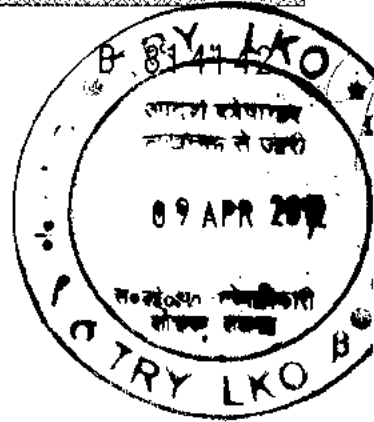
**GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(53)



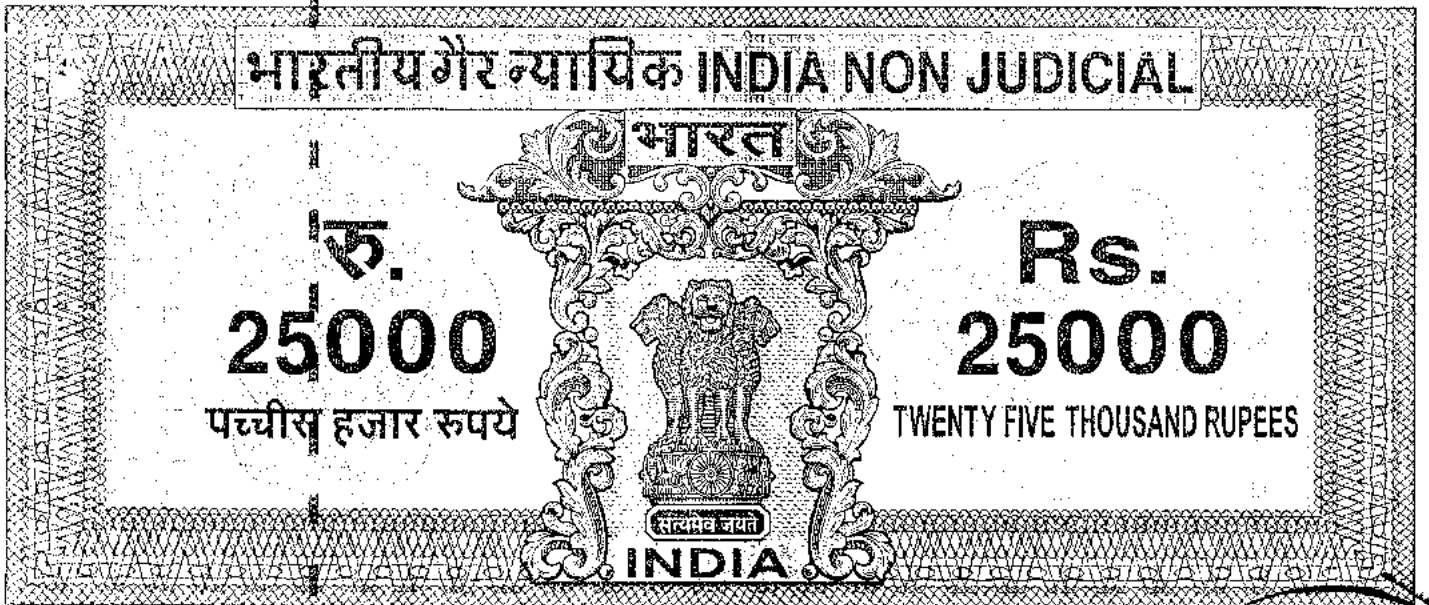
4. Rupees-59,80,000/- through RTGS dated 26/03/2012 HSBC

Bank, Lucknow.

Mr. HITEC SHELLE
[Signature]

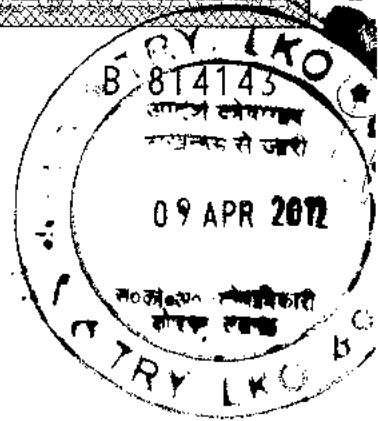
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

(54)

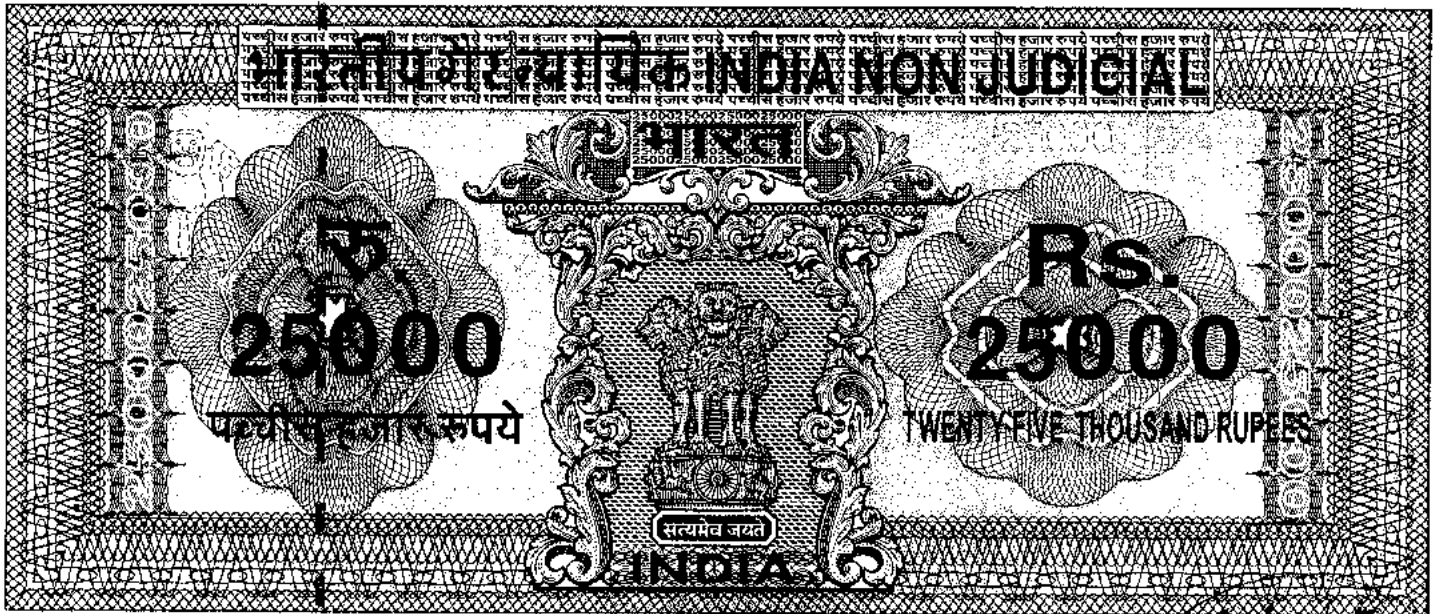


5. Rupees-18,80,000/- through RTGS dated 26/03/2012 Indian Bank, Lucknow.

MR. PUNIT SHARMA

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

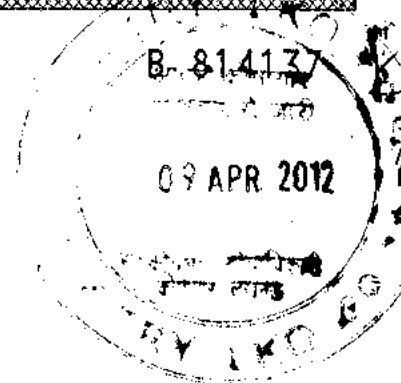
Director



उत्तर प्रदेश UTTAR PRADESH

B-814137

(55)



6. Rupees-42,00,000/- through RTGS dated 26/03/2012 Bank of India, Lucknow

M/s. HITECH INFRASTRUCTURES PVT. LTD.

GURU KIRPA DEVELOPERS
INFRASTRUCTURES PVT. LTD.

Director

आदर्श की 000005

दिनांक

मूल्य

रकम

रकम



विक्रय अनुबंध विलेख (बिना करका)

70,000,000.00

20,800,000.00

10,000.00

40

10,040.00

2,000

प्रतिफल

मालियत

अग्रिम धनराशि

फीस/रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

मे. फुटेक शैलर्स प्रा. लि. डा. डायरेक्टर मनोज कुमार राय

एन. पी. राय

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 25/4/2012

समय 1:40PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. सिंह

उप निबन्धक (प्रथम)

लखनऊ

25/4/2012

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

क्रेता

मे. फुटेक शैलर्स प्रा. लि. डा. डायरेक्टर मनोज कुमार

राय

पुत्र श्री एन. पी. राय

पेशा व्यापार

निवासी ए-218, मंगल अपार्टमेंट वसुन्धरा इन्क्लेव नई दिल्ली

श्री मे. गुरुकृपा डेवल. एन्ड

इन्फ्रा. प्रा. लि. डा. डाय. तेजपाल सिंह स्याल

पुत्र श्री बलबीर सिंह स्याल

पेशा व्यापार

निवासी बी-68 निराला नगर, लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री रत्नेश कुमार पान्डेय एड. सिविल कोर्ट, लखनऊ

पेशा वकालत

निवासी

व श्री

मंथक अग्रवाल एड. सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



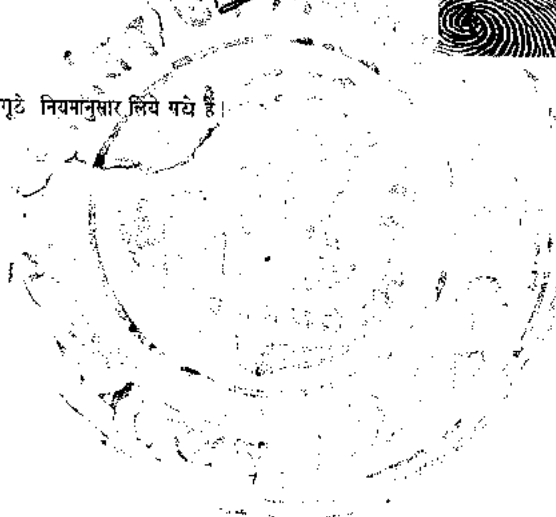
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

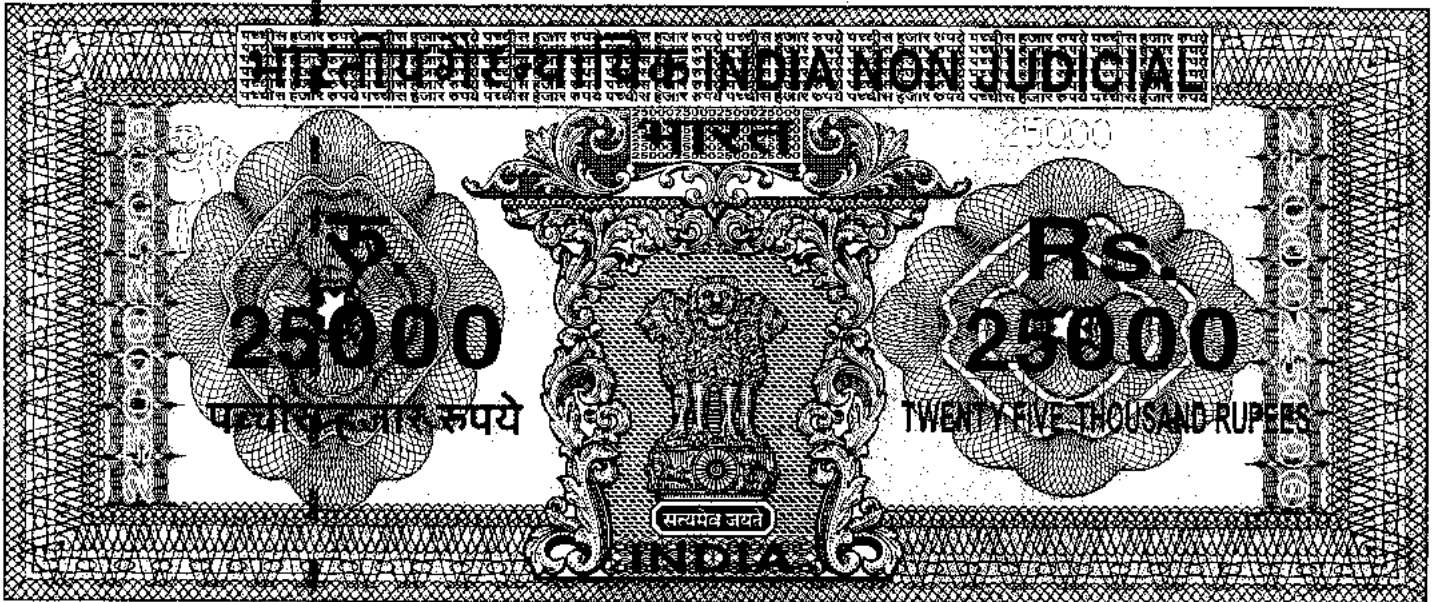
पी. के. सिंह

उप निबन्धक (प्रथम)

लखनऊ

25/4/2012





उत्तर प्रदेश UTTAR PRADESH

B 814162

B 814162

(56)

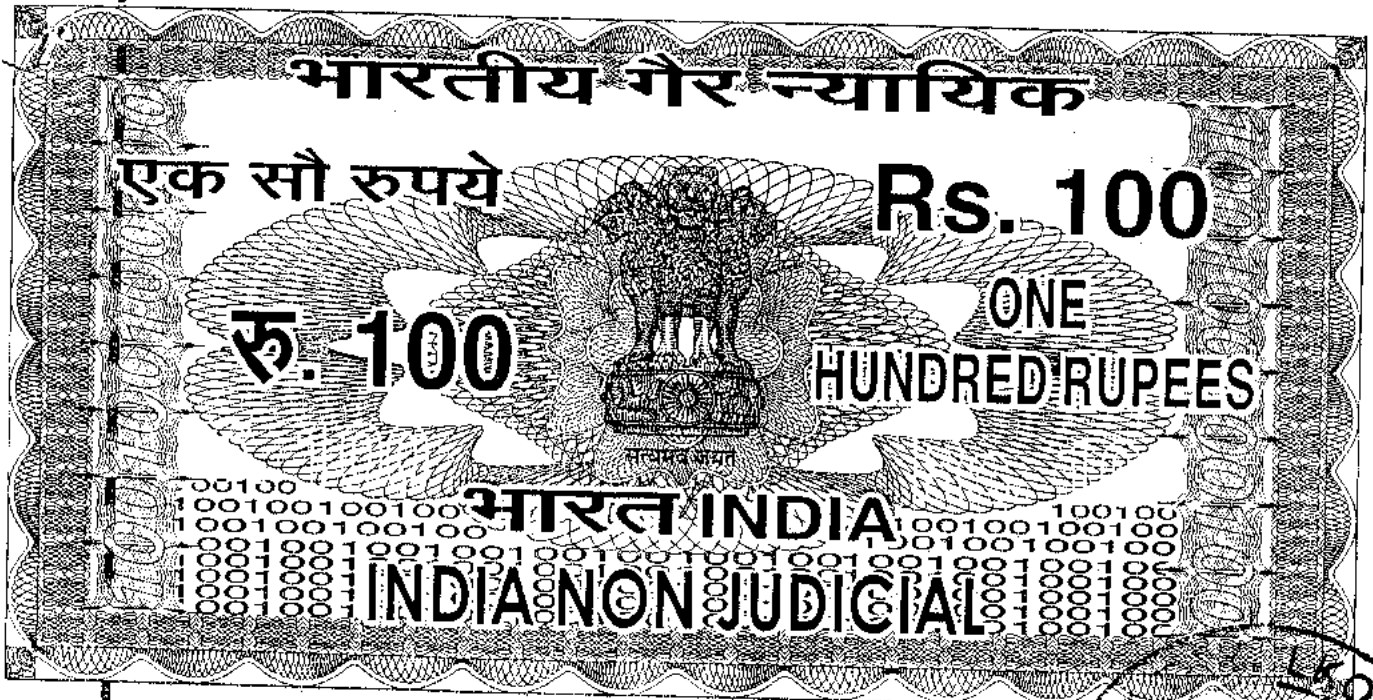
09 APR 2012

Total earnest money/advance money of Rs. 2,08,00,000/-
(Rupees Two Crore Eight Lacs only) has been received by the
seller from the purchaser.

M/S. PUNJ DEVELOPERS PVT. LTD.

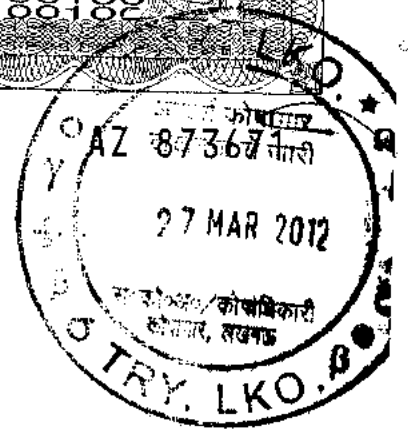
GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

(57)



IN WITNESS WHEREOF the seller and purchaser have
executed this Deed of Agreement to Sale in their sound disposition

RECEIVED
[Signature]

GURU KIRPA DA.
INFRASTRUCTURES P.

Director

आदर्श कोषागार, लखनऊ

दिनांक 13/4/12

मूल्य 160

नाम

डॉ. गुरुकृपा डेवल. एन्ड इन्फा. प्रा. लि. डा. डाय. तेजपाल सिंह स्याल

पता

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क्रेता

Registration No. : 7797

Year : 2012

Book No. : 1

0201 मे. गुरुकृपा डेवल. एन्ड इन्फा. प्रा. लि. डा. डाय. तेजपाल सिंह स्याल
बलबीर सिंह स्याल
वी-68 निराला नगर, लखनऊ
व्यापार



of mind without any pressure, compulsion, coercion, and undue influence from any one whomsoever, on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

WITNESSES :-

1- Name Ratnesh Kumar Pandey
Son of Adv.
Add. Civil Court Lucknow

Seller

(Manoj Kumar Ray)
Director of M/S FUTECH
SHELTERS PVT. LTD.

2- Name MAYANK AGARWAL
Son of Adv.
Add. Civil Court, Lucknow

Purchaser

(Tejpal Singh)
Director of M/s Guru Kripa
Developers & Infrastructure Pvt. Ltd

Typed by
(Mohd. Hasan)
Collectorate, Lucknow

Drafted by
(Mayank Agarwal)
Advocate
Civil Court, Lucknow
Mob.9450461126

आज दिनांक 25/04/2012 को

वही सं. 1 जिल्द सं. 14134

पृष्ठ सं. 109 से 224 पर क्रमांक 7797

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



पी. के. सिंह

उप निबन्धक (प्रथम)

लखनऊ

25/4/2012

