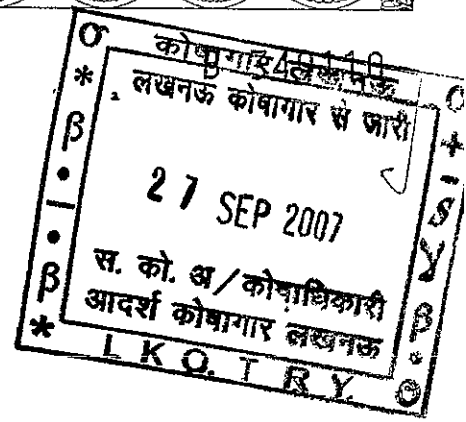
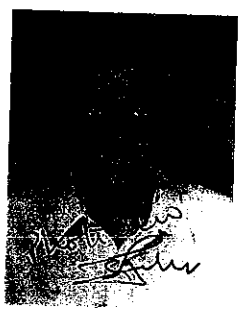


16419

10044/07



उत्तर प्रदेश UTTAR PRADESH



In pursuance of the order of the collector No. 1679  
 dated 21-08-2007 passed under Section 10-A at the stamp act is  
 certified that an amount of Rs. = 34,00,000 =  
 in words Rs. = Thirty four Lacs only  
 has been paid in cash as stamp duty in respect of this instrument in the  
 State Bank of India Lucknow by Challan No. 012362863  
 dated 15.10.2007 a copy of which is annexed herewith.

Dated 17.10.2007

Chief Treasury Officer  
 Lucknow

**P. G. COLONISERS PVT. LTD.**  
  
**DIRECTOR**

**SALE DEED**

अजय कुमार शर्मा  
 मुख्य कोषाधिकारी  
 कलेक्ट कोषागार

2625

15/10/07

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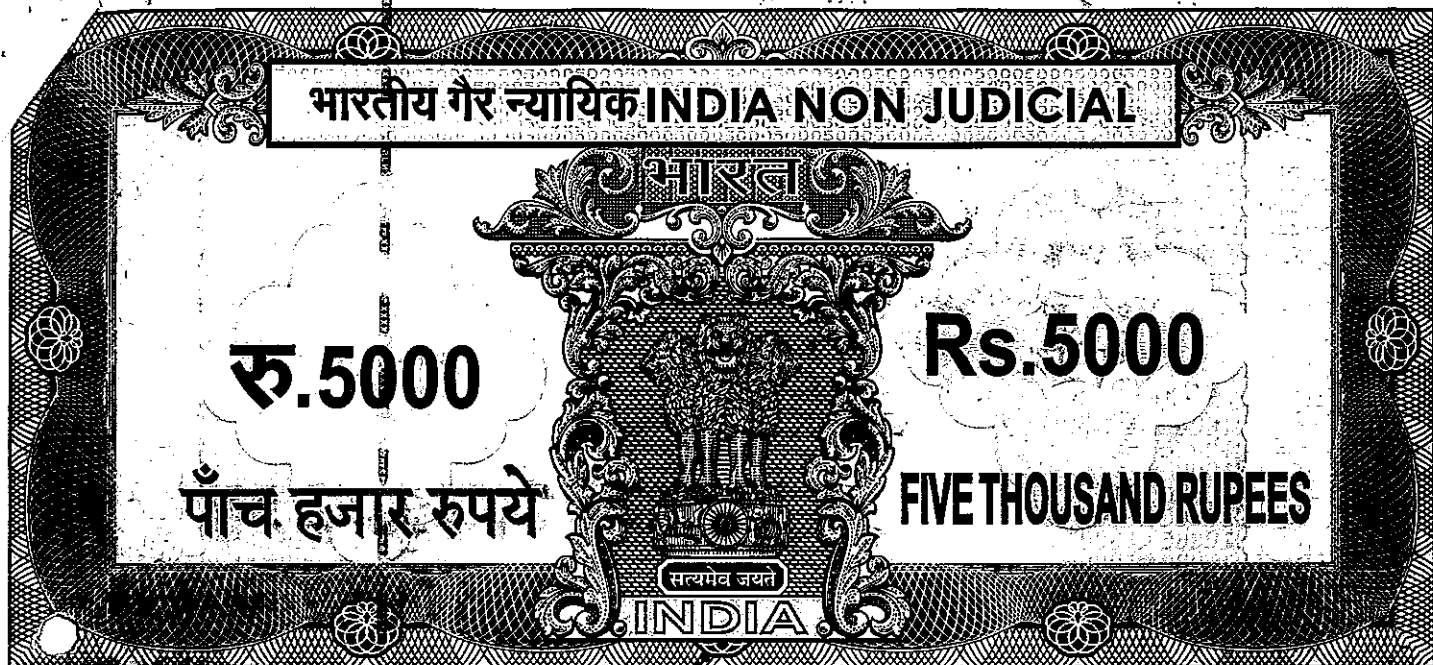
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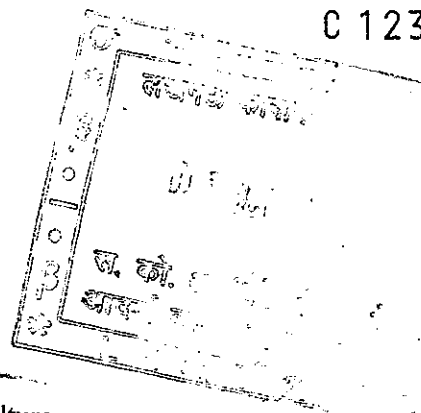




उत्तर प्रदेश UTTAR PRADESH

C 123612

-2-



Nature of Land  
Pargana  
Village  
Details of Property

Agriculture  
Lucknow  
Mutakkipur & Alloo Nagar Diguria  
Land bearing Khasra Nos. 693,  
694, 698, 700, 701, 709, 710, 728,  
731, 732 of Mutakkipur and Kharas  
Nos. 97, 98, 99-Ka, 99-Kha, 108Kha  
110 & 109 of Alloo Nagar Diguria.  
In Hectare

Area

Contd.....3..

COLONISERS PVT.  
DIRECTOR

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15-10-77

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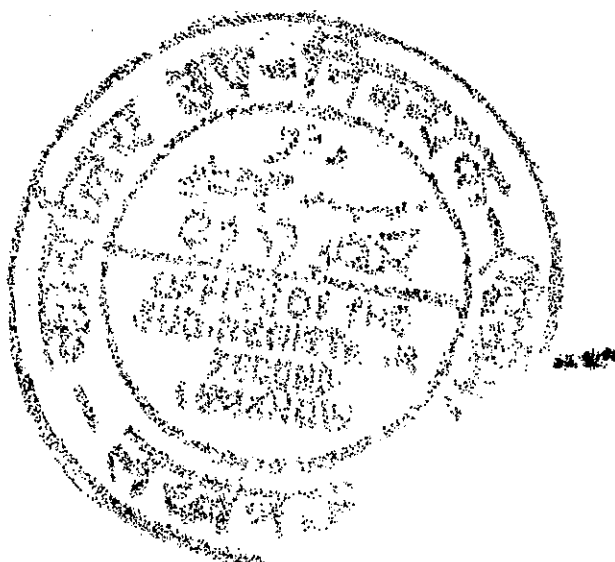
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उत्तर प्रदेश UTTAR PRADESH

-3-

Area of the Property

4.8468 Hectare

Trees

446 Trees

Road

More than 200 meter away from  
IIM Road

Type of Property

Agriculture

Consideration

Rs. 3,44,88,000/-

Valuation

Rs. 2,26,08,212/-

Stamp

Rs. 34,48,800/-

Contd.....4..

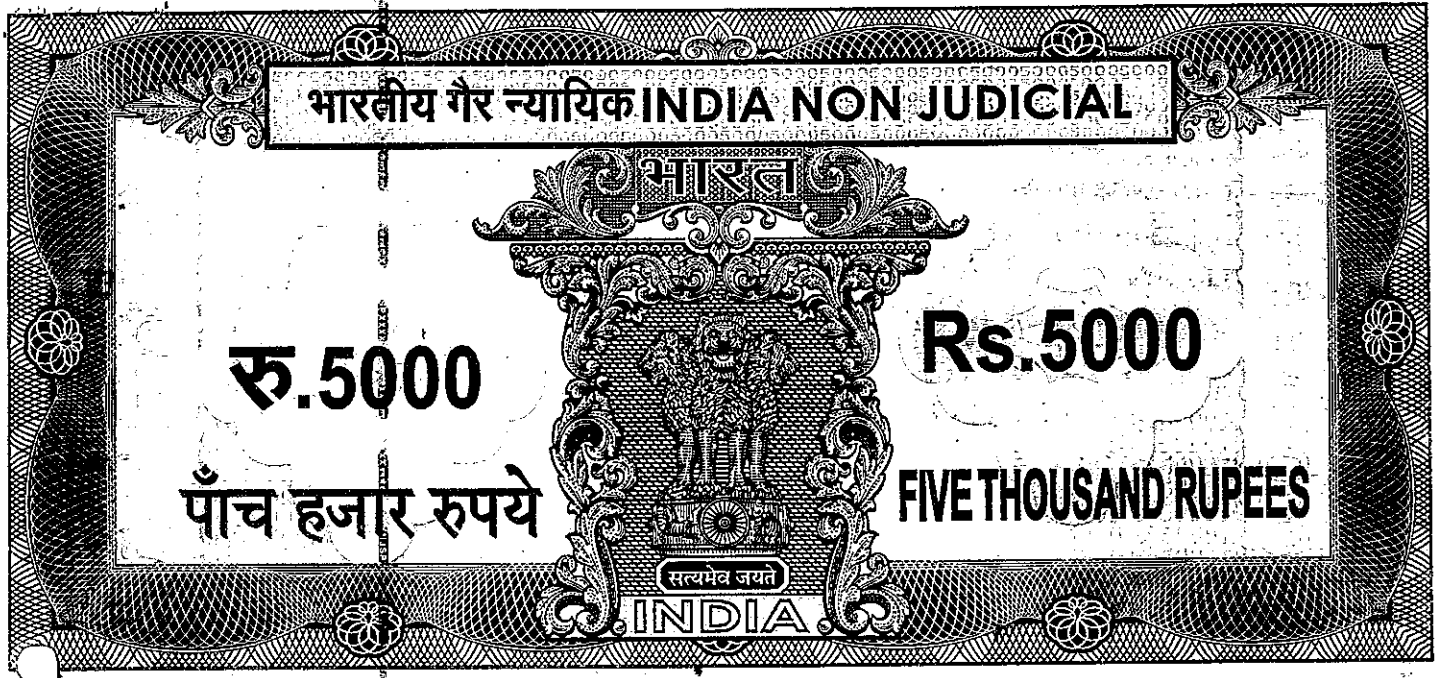
Per G COLONISERS PVT. LTD.

*[Signature]*  
DIRECTOR

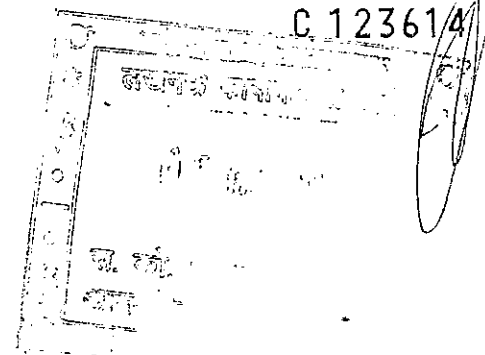
*[Signature]*

1. *Chlorophyll a* and *Chlorophyll b* contents were determined by spectrophotometry using the method of Lichtenthaler and Whistler (1987). The total chlorophyll content was determined by the method of Arar and Cook (1980). The carotenoid content was determined by the method of Lichtenthaler and Whistler (1987). The total phenolic content was determined by the method of Singleton and Rossi (1965). The total flavonoid content was determined by the method of Zhishen et al. (1999). The total protein content was determined by the method of Lowry et al. (1951). The total lipid content was determined by the method of Bligh and Dyer (1959). The total carbohydrate content was determined by the method of Dubois and Gilles (1950). The total ash content was determined by the method of AOAC (1990). The total acid content was determined by the method of AOAC (1990). The total base content was determined by the method of AOAC (1990). The total nitrogen content was determined by the method of Kjeldahl (1900). The total sulfur content was determined by the method of AOAC (1990). The total phosphorus content was determined by the method of AOAC (1990). The total potassium content was determined by the method of AOAC (1990). The total calcium content was determined by the method of AOAC (1990). The total magnesium content was determined by the method of AOAC (1990). The total iron content was determined by the method of AOAC (1990). The total zinc content was determined by the method of AOAC (1990). The total copper content was determined by the method of AOAC (1990). The total manganese content was determined by the method of AOAC (1990). The total cobalt content was determined by the method of AOAC (1990). The total nickel content was determined by the method of AOAC (1990). The total boron content was determined by the method of AOAC (1990). The total selenium content was determined by the method of AOAC (1990). The total iodine content was determined by the method of AOAC (1990). The total bromine content was determined by the method of AOAC (1990). The total fluorine content was determined by the method of AOAC (1990). The total chlorine content was determined by the method of AOAC (1990). The total oxygen content was determined by the method of AOAC (1990). The total hydrogen content was determined by the method of AOAC (1990). The total carbon content was determined by the method of AOAC (1990). The total nitrogen content was determined by the method of Kjeldahl (1900). The total sulfur content was determined by the method of AOAC (1990). The total phosphorus content was determined by the method of AOAC (1990). The total potassium content was determined by the method of AOAC (1990). The total calcium content was determined by the method of AOAC (1990). The total magnesium content was determined by the method of AOAC (1990). The total iron content was determined by the method of AOAC (1990). The total zinc content was determined by the method of AOAC (1990). The total copper content was determined by the method of AOAC (1990). The total manganese content was determined by the method of AOAC (1990). The total cobalt content was determined by the method of AOAC (1990). The total nickel content was determined by the method of AOAC (1990). The total boron content was determined by the method of AOAC (1990). The total selenium content was determined by the method of AOAC (1990). The total iodine content was determined by the method of AOAC (1990). The total bromine content was determined by the method of AOAC (1990). The total fluorine content was determined by the method of AOAC (1990). The total chlorine content was determined by the method of AOAC (1990). The total oxygen content was determined by the method of AOAC (1990). The total hydrogen content was determined by the method of AOAC (1990). The total carbon content was determined by the method of AOAC (1990).





उत्तर प्रदेश UTTAR PRADESH



-4-

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 698, 700 & 701 OF GRAM- MUTAKKIPUR**

- East : Land of Khasra Nos. 707 & 706  
 West : Boundary of Gram- Alloo Nagar Diguria  
 North : Land of Khasra No. 697  
 South : Land of Khasra No. 699

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 693 & 694 OF GRAM-MUTAKKIPUR**

- East : Nali thereafter Land of Khasra Nos. 690 & 703  
 West : Boundary of Gram- Alloo Nagar Diguria  
 North : Land of Khasra No. 692  
 South : Chak Road thereafter Land of Khasra No. 697

Contd.....5..

**FOR N. G. COLONISERS PVT. LTD.**

*[Signature]*  
 DIRECTOR

*[Signature]*







उत्तर प्रदेश UTTAR PRADESH

C 165087

-5-

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 709 & 710 OF GRAM-MUTAKKIPUR**

- East : Land of Khasra No. 712  
 West : Land of Khasra No. 699  
 North : Land of Khasra No. 708  
 South : Land of Khasra Nos. 628 & 631

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 728, 731 & 732 OF GRAM-MUTAKKIPUR**

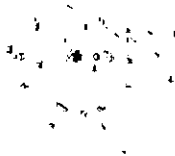
- East : Land of Khasra Nos. 723 & 726  
 West : Boundary of Gram- Alloo Nagar Diguria  
 North : Land of Khasra Nos. 712, 710, 709 & 699  
 South : Land of Khasra Nos. 727, 734, 735, 736, 738 & 739  
 and Boundary of Gram- Alloo Nagar Diguria

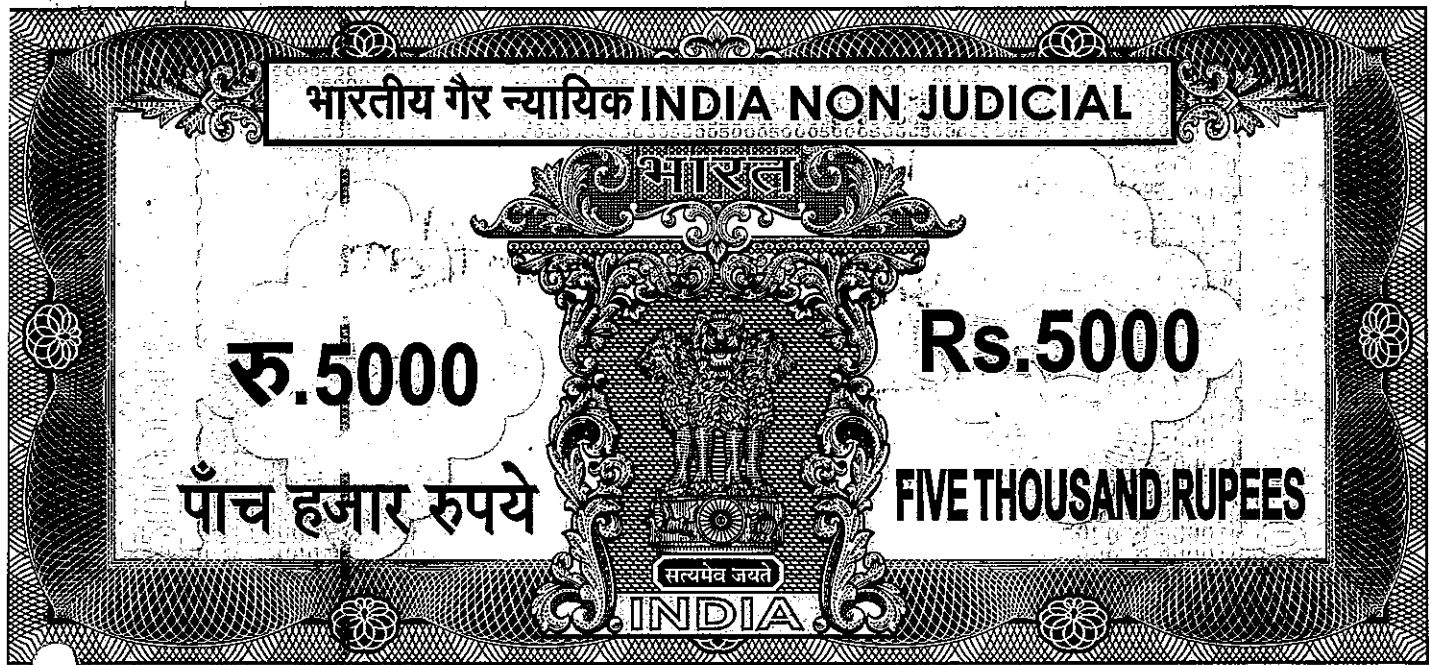
For N. G. COLONISERS . PVT. LTD.

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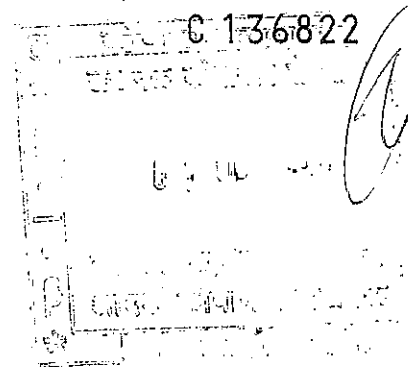
*(Signature)*  
DIRECTOR

*(Signature)*





उत्तर प्रदेश UTTAR PRADESH



-6-

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 97, 98, 99-Ka, 99-Kha, 108, 109 & 110 OF GRAM- ALLOO NAGAR DIGURIA**

- East : Land of Khasra No. 101 and Boundary of Gram-Mutakkipur
- West : Land of Khasra Nos. 111, 86, 85, 84, 83 & 82
- North : Land of Khasra Nos. 92, 93, 95 & 96
- South : Land of Khasra Nos. 101 & 107

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**FOR M. G. COLONISERS PVT. LTD.**

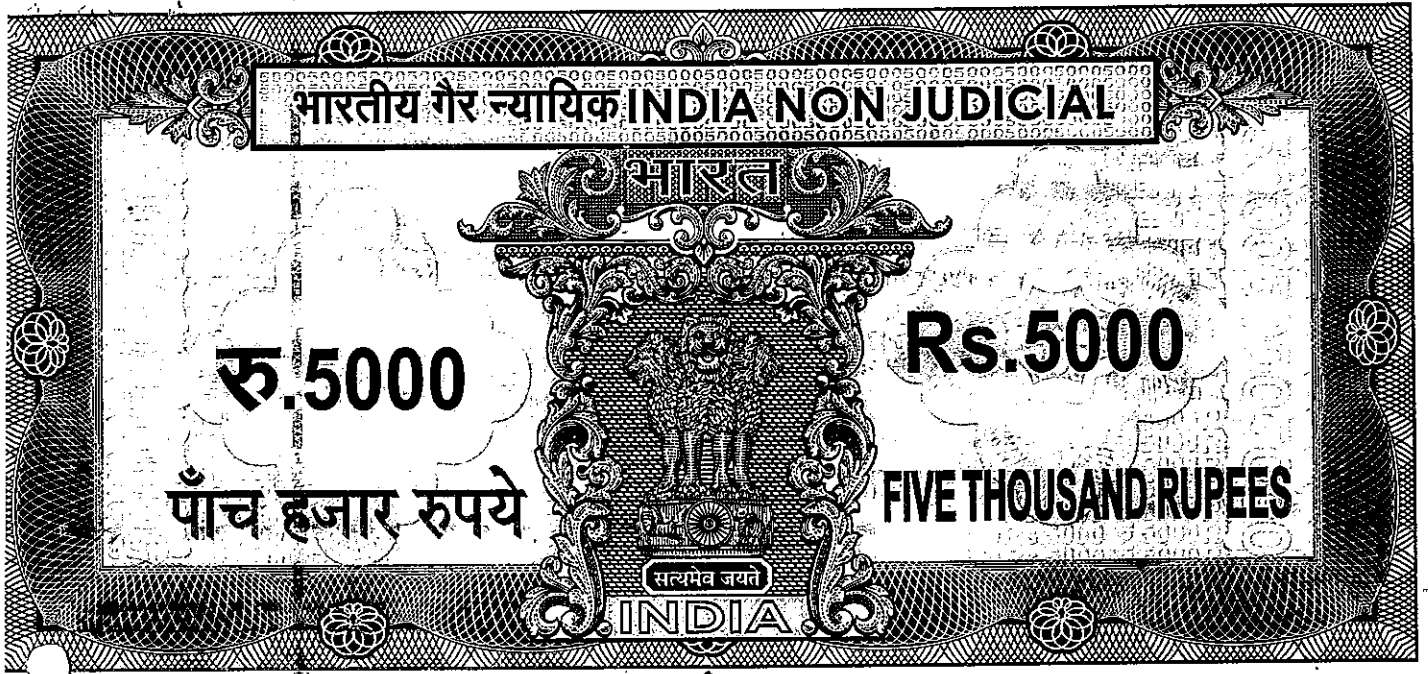
*(Signature)*  
**DIRECTOR**

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उत्तर प्रदेश UTTAR PRADESH

C 165086

-7-

Seller (1)

Purchaser (1)

Name of the Seller-

**N.G. COLONIZER PVT. LIMITED** a company incorporated under the Companies Act, 1956, having its Registered Office at F-6, Mahalaxmi Plaza, Opposite Ice Factory, Nawal Kishore Road, Hazratganj, Lucknow, through its Director Sri Neeraj Gupta, S/o Sri Om Prakash Gupta, R/o 76, Nai Basti, Railway Ganj, Hardoi (U.P.), duly authorized vide Board Resolution dated 26.10.2007

Name of the Purchaser-

**AAJ CONSTRUCTIONS PVT. LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 1<sup>st</sup> Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Director Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit R/o B-703, Mahanagar, Lucknow, duly authorized by vide Board Resolution dated 10.10.2007.

Contd.....8..

For N. G. COLONISERS PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*

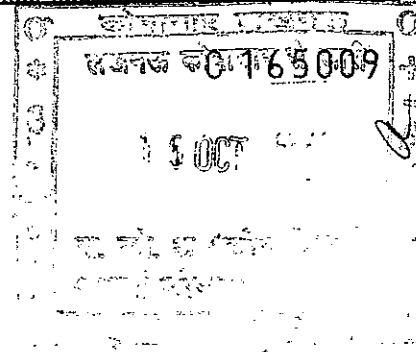
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उत्तर प्रदेश UTTAR PRADESH



-8-

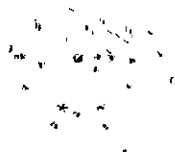
THIS DEED OF SALE is executed this the 29<sup>th</sup> day of Oct. 2007 by N.G. COLONIZER PVT. LIMITED a company incorporated under the Companies Act, 1956, having its Registered Office at F-6, Mahalaxmi Plaza, Opposite Ice Factory, Nawal Kishore Road, Hazratganj, Lucknow, through its Director Sri Neeraj Gupta, S/o Sri Om Prakash Gupta, R/o 76, Nai Basti, Railway Ganj, Hardoi (U.P.), duly authorized vide Board Resolution dated 26.10.2007

For N. G. COLONISERS PVT. LTD.

*Neeraj Gupta*  
DIRECTOR

Contd.....9..

*Neeraj Gupta*







उत्तर प्रदेश UTTAR PRADESH

C-1-36826

OCT 2007

-9-

(hereinafter referred to as the **Seller**) which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of **AAJ CONSTRUCTIONS PVT. LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 1<sup>st</sup> Floor, Pragati Kendra, Kaporthala, Aliganj, Lucknow, through its Director Sri T.K. Dikshit, S/o Late Sri C.S. Dikshit R/o B-703, Mahanagar, Lucknow, duly authorized by vide Board Resolution dated 10.10.2007, (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.

Contd.....10..

**G COLONISERS PVT. LTD.**

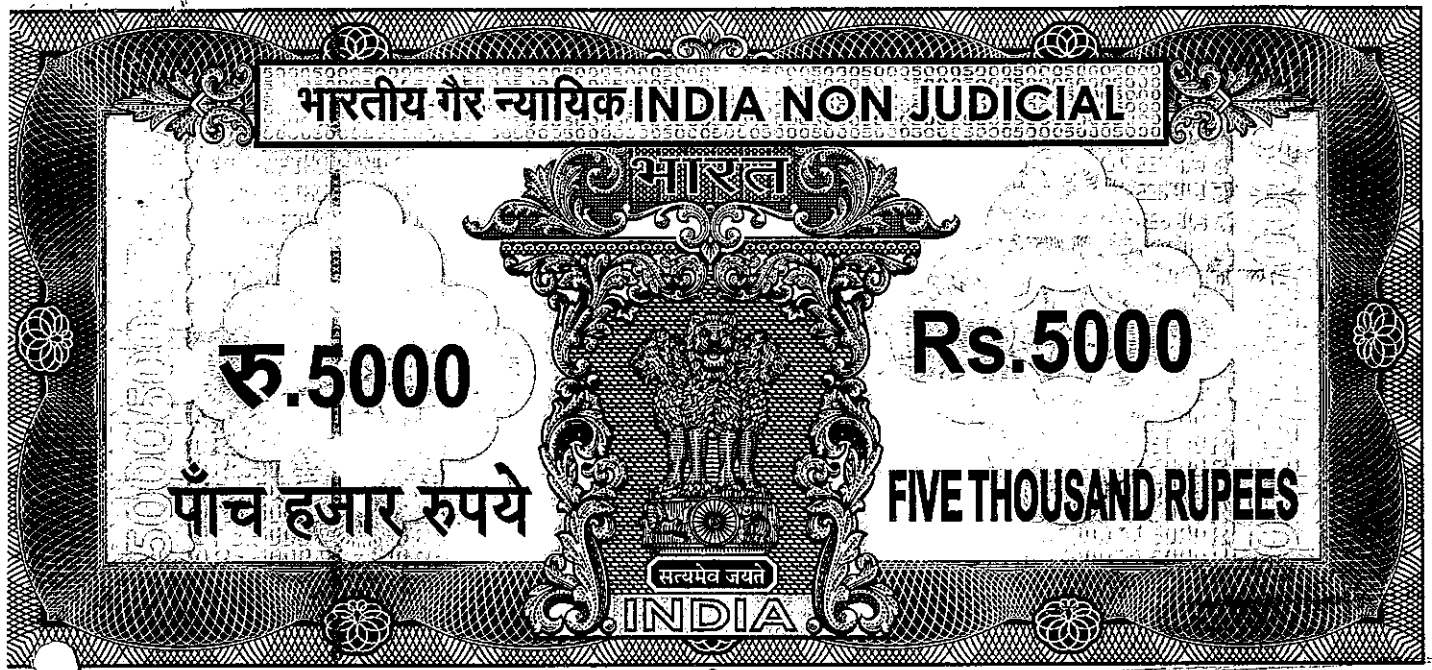
*(Signature)*  
**DIRECTOR**

*(Signature)*

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उत्तर प्रदेश UTTAR PRADESH

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02 OCT 2001

-10-

WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land Khasra No. 698 measuring 0.4880 hectare, Khasra No. 700 measuring 0.0780 hectare, Khasra No. 701 measuring 0.0790 hectare, Khasra No. 728 measuring 0.3210 hectare, Khasra No. 709 measuring 0.3410 hectare, Khasra No. 694 measuring 0.0970 hectare, Khasra No. 693 measuring 0.1070 hectare, Khasra No. 731 measuring 0.3400 hectare, Khasra No. 710 measuring 0.3490 hectare, and Khasra No. 732 measuring 0.2558 hectare, total measuring 2.4558 hectare all situated at Gram- Mutakkipur,

Contd.....11..

For M. G. COLONISERS PVT. LTD.

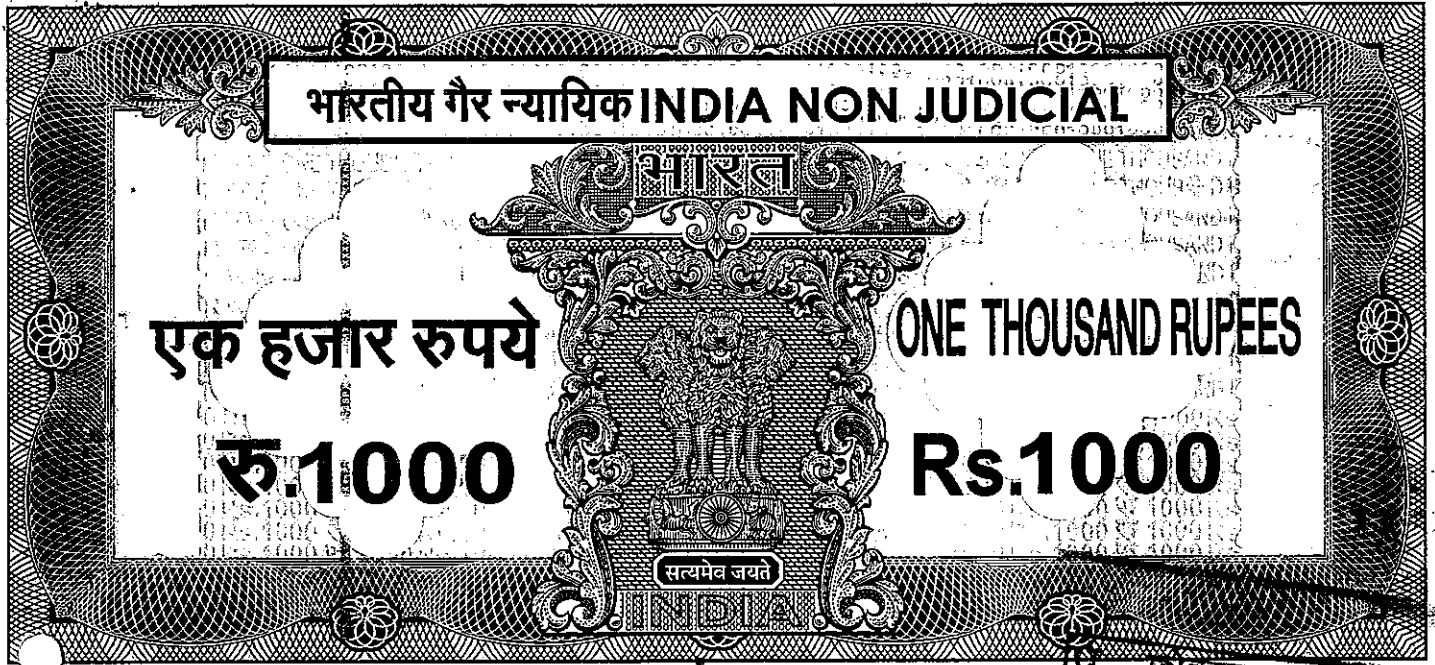
*[Signature]*  
DIRECTOR

*[Signature]*

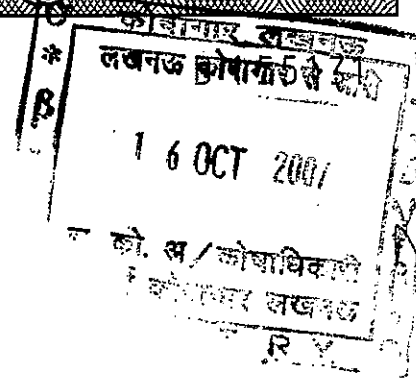
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उत्तर प्रदेश UTTAR PRADESH



-11-

Pargana, Tehsil & District- Lucknow, and Khasra Nos. 99-Ka measuring 1.381 hectare, & Khasra No. 99-Kha measuring 0.050 hectare, total measuring 1.4310 hectare, Khasra No. 98 measuring 0.159 hectare, Khasra No. 97 measuring 0.3040 hectare, Khasra No. 108-Kha measuring 0.2700 hectare, Khasra No. 110 measuring 0.0930 hectare and Khasra No. 109 measuring 0.1340 hectare, total measuring 2.3910 hectare, situated at Gram- Alloo Nagar Diguria, grand total measuring of both the villages is 4.8468 hectare, (hereinafter referred to as the said "Property") the said property is the ancestral property of the Seller;

For M/G COLONISERS PVT. LTD.

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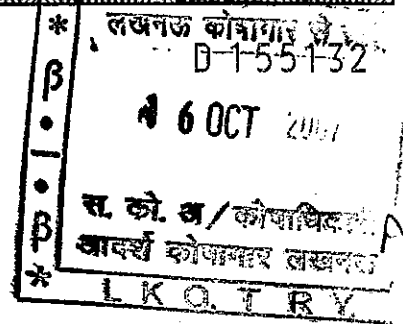
*[Signature]*  
DIRECTOR

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH



-12-

AND WHEREAS the Seller has purchased the said land mentioned above from its previous owners through 11 registered sale deeds and the same are registered in the office of Sub Registrar-II, Lucknow, the details whereof are as follows: -

- i) Land Khasra No. 698 measuring 0.4880 hectare, and Khasra No. 700 measuring 0.0780 hectare, Khasra No. 701, measuring 0.0790 hectare, total measuring 0.6450 hectare, of Village- Mutakkipur, purchased from Sri Khalil Beg & others, vide sale deed dated 21.07.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild-5910, Pages 157 to 200, at Sl. No. 6795 dated 21.07.2006.

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For M/G COLONISERS PVT. LTD.

*Nubta*  
DIRECTOR

*He. L. S. S. S.*

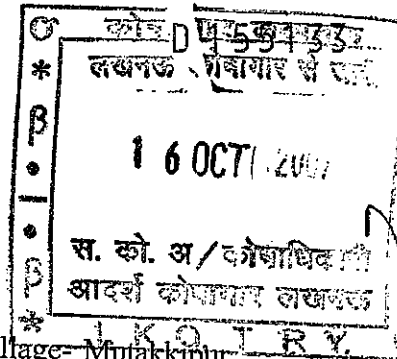






उत्तर प्रदेश UTTAR PRADESH

-13-



- ii) Land Khasra No. 728 measuring 0.3210 hectare, of Village- Mutakkipur, purchased from Sri Nishar Beg & others, vide sale deed dated 28.07.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 5926, Pages 215 to 260, at Sl. No. 6996 dated 28.07.2006.
- iii) Land Khasra No. 693 measuring 0.1070 hectare, and Khasra No. 694 measuring 0.0970 hectare, total measuring 0.2040 of Village- Mutakkipur, purchased from Sri Hashmat Ali & others, vide sale deed dated 08.09.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6034, Pages 167 to 206, at Sl. No. 8499 dated 08.09.2006.
- iv) Land Khasra No. 709 measuring 0.3410 hectare of Village- Mutakkipur, purchased from Sri Masood Khan, vide sale deed dated 06.11.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6154, Pages 155 to 198, at Sl. No. 10198 dated 06.11.2006.

Contd.....14..

For M. G. COLONISERS PVT. LTD.

*(Signature)*  
DIRECTOR

*(Signature)*





उत्तर प्रदेश UTTAR PRADESH

-14-

- v) Land Khasra No. 731 measuring 0.340 hectare of Village- Mutakkipur, purchased from Sri Juber Ahmad and others, vide sale deed dated 06.11.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6154, Pages 117 to 154, at Sl. No. 10197 dated 06.11.2006.
- vi) Land Khasra No. 710 measuring 0.3490 hectare, of Village- Mutakkipur, purchased from Sri Badrun Nisha & others vide sale deed dated 04.11.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6162, Pages 1 to 44, at Sl. No. 10303 dated 08.11.2006.
- vii) Land Khasra No. 732 measuring 0.2558 hectare, of Village- Mutakkipur, purchased from Sri Mohd. Irfan Khan & others, vide sale deed dated 28.11.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6223, Pages 85 to 126, at Sl. No. 11182 dated 02.12.2006.

Contd.....15..

For N. G COLONISERS PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH

-15-

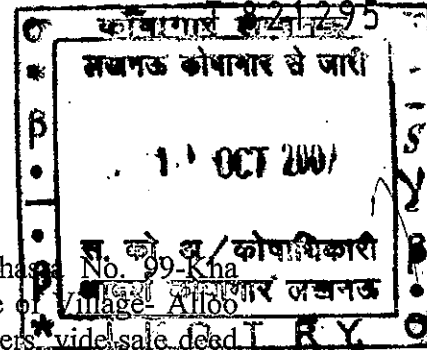
- viii) Land Khasra No. 98 measuring 0.159 hectare, & Khasra No. 99-Kha measuring 0.050 hectare, total measuring 0.209 hectare of Village-Alloo Nagar Diguria, purchased from Sri Arman Khan & others, vide sale deed dated 28.11.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6223, Pages 39 to 84, at Sl. No. 11181 dated 02.12.2006.
- ix) Land Khasra No. 97 measuring 0.3040 hectare of Village-Alloo Nagar Diguria, purchased from Sri Meraj & others, vide sale deed dated 02.12.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6222, Pages 381 to 426, at Sl. No. 11179 dated 02.12.2006.

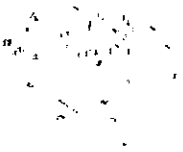
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For N. G. COLONISERS PVT. LTD.

*[Signature]*  
DIRECTOR

*[Signature]*





भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

-16-

T-821296  
कोषागार से जारी  
सखनज कोषागार से जारी  
11 OCT 2007  
स. को. 1186 / को. न. 1186  
को. न. 1186  
को. न. 1186

x) Land Khasra No. 108-Kha measuring 0.2700 hectare of Village- Alloo Nagar Diguria, purchased from Sri Meraj & others, vide sale deed dated 16.12.2006 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6258, Pages 1 to 46, at Sl. No. 11685 dated 16.12.2006.

xi) Land Khasra No. 99-Ka measuring 1.3810 hectare, Khasra No. 109 measuring 0.1340 hectare and Khasra No. 110 measuring 0.0930 hectare, total measuring 1.6080 hectare, all situated at Village- Alloo Nagar Diguria, purchased from Sri Kabeer Ahmad & others, vide sale deed dated 14.03.2007 and the same is registered in the office of Sub Registrar-II, Lucknow, in Bahi No. I, Jild- 6465, Pages 159 to 268, at Sl. No. 2526 dated 14.03.2007.

For N. G COLONISERS PVT. LTD.

Contd.....17..

*(Signature)*

*(Signature)*

11/11/11

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**AND WHEREAS** the Seller has assured the Purchaser that he has 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 Seller in favour of the Purchaser;

**AND WHEREAS** further, land of Khasra Nos. 700, 701, 698, 709, 731 and 732 have already been mutated in the revenue records, available with the appropriate regulatory authorities and rest are in process of mutation;

**AND WHEREAS** the Seller Company never developed the said land and it is at present agricultural land, hence the Company has decided to transfer by way of sale of entire land, ownership rights and all interests in the property in favour of Purchaser Company;

**AND WHEREAS** the Purchaser is willing to buy the Property from the Seller and the Seller is willing to sell the same absolutely to the Purchaser for a total sale consideration of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only);

**AND WHEREAS** the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale.

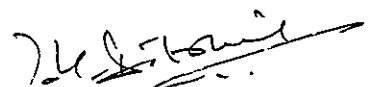
**NOW THIS DEED OF SALE WITNESSETH AS UNDER :-**

1. That in consideration of the said sum of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller doth hereby transfers, conveys, releases and

For N. G. COLONISERS PVT. LTD.

  
DIRECTOR

Contd.....18..



11/11/11

11/11/11

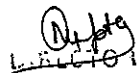
11/11/11

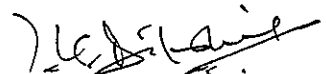
assigns by way of absolute sale of the agricultural land of **Khasra No. 698** measuring 0.4880 hectare, **Khasra No. 700** measuring 0.0780 hectare, **Khasra No. 701** measuring 0.0790 hectare, **Khasra No. 728** measuring 0.3210 hectare, **Khasra No. 709** measuring 0.3410 hectare, **Khasra No. 694** measuring 0.0970 hectare, **Khasra No. 693** measuring 0.1070 hectare, **Khasra No. 731** measuring 0.3400 hectare, **Khasra No. 710** measuring 0.3490 hectare, and **Khasra No. 732** measuring 0.2558 hectare, total measuring **2.4558 hectare** all situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, and **Khasra Nos. 99-Ka** measuring 1.381 hectare, & **Khasra No. 99-Kha** measuring 0.050 hectare, total measuring 1.4310 hectare, **Khasra No. 98** measuring 0.159 hectare, **Khasra No. 97** measuring 0.3040 hectare, **Khasra No. 108-Kha** measuring 0.2700 hectare, **Khasra No. 110** measuring 0.0930 hectare and **Khasra No. 109** measuring 0.1340 hectare, total measuring **2.3910 hectare**, situated at Gram- Alloo Nagar Diguria, **grand total measuring of both the villages is 4.8468 hectare**, 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 Seller 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 Seller has 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.

Contd.....19..

For N G COLONISERS PVT. LTD.

  
W. S. S. S. S.



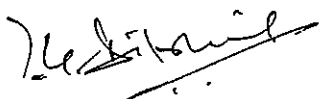


3. That the Seller hereby declares and has assured the Purchaser that he is the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
4. That the Seller has 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 Seller 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 Seller 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.
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 Seller, the Purchaser shall be entitled to recover from the Seller, 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 Seller, 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.

For N. G. COLONIES PVT. LTD.

  
DIRECTOR

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6. That all 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 Seller and all persons claiming under him 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 Seller" 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 332 trees on land Khasra Nos. 99-Ka & 99-Kha, 20 trees on land Khasra No. 109, 5 trees on land Khasra No. 110, 50 trees on land Khasra No. 97 and 31 trees on land Khasra No. 98, total 446 trees are there, and there is no well, construction or tube-well 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 and development work has been carried out within the peripheral limits of 200 meters.

Contd.....21..

For N. G. COLONISERS PVT. LTD.

*Duffy*  
DIRECTOR

*DeSilva*





It is further declared that the Seller is a Company, who does not come under 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 Seller further declares categorically that barring the instant Sale Deed he has 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 Seller and the Purchaser are the same as mentioned above.

10. That the total area of the land transferred under this deed is 4.8468 Hectare (Four Point Eighty Four Six Eight), the value of the property as fixed by the Collector Lucknow is Rs. 23,00,000/- per hectare, according to which the market value of the property comes to Rs. 1,11,47,640/- (Rs. One Crore Eleven Lacs Forty Seven Thousand Six Hundred Forty Only) and there are 446 trees over the said property, details mentioned in para 9 above, the valuation of trees @Rs.5000/- per tree comes to Rs. 22,30,000/-. Thus the total valuation comes to Rs. 1,33,77,640/- (Rs. One Crore Thirty Three Lacs Seventy Seven Thousand Six Hundred Forty only) but the Purchaser is a company hence after enhancement of 30% on valuation the enhanced market value of the property comes to Rs. 1,73,90,932/- (Rs. One Crore Seventy Three Lacs Ninety Thousand Nine Hundred Thirty Two only) and there is development work carried out within the periphery of 200 meter, hence another 30% valuation is enhanced and now enhanced valuation comes to

Contd.....22..

For M. G. COLONISERS PVT. LTD.

*Dr. Nitya*  
DIRECTOR

*Ge. S. K. Singh*



Rs. 2,26,08,212/- (Rs. Two Crores Twenty Six Lacs Eight Thousand Two Hundred Twelve only), hence the total valuation of the property hereby sold comes to Rs. 2,26,08,212/- (Rs. Two Crores Twenty Six Lacs Eight Thousand Two Hundred Twelve only). The actual sale consideration of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) is higher than the market value of Rs. 2,26,08,212/- (Rs. Two Crores Twenty Six Lacs Eight Thousand Two Hundred Twelve only). Hence, the stamp duty on sale consideration of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 34,48,800 (Rupees Thirty Four Lacs Forty Eight Thousand Eight Hundred Only) and has accordingly been paid by the Purchaser.

**SCHEDULE OF PAYMENT**

1. Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) vide Cheque no. 616322 dated 23.10.2007 drawn on The Bank of Rajasthan Ltd., Aliganj Branch, Lucknow.

Received a sum of Rs. 3,44,88,000/- (Rs. Three Crores Forty Four Lacs Eighty Eight Thousand Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

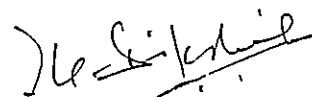
**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agricultural land of **Khasra No. 698** measuring 0.4880 hectare, **Khasra No. 700** measuring 0.0780 hectare, **Khasra No. 701** measuring 0.0790 hectare, **Khasra No. 728** measuring 0.3210 hectare, **Khasra No. 709** measuring 0.3410 hectare, **Khasra No. 694** measuring 0.0970 hectare, **Khasra No. 693** measuring 0.1070

For N. G COLONISERS PVT. LTD.

  
DIRECTOR

Contd.....23..





hectare, **Khasra No. 731** measuring 0.3400 hectare, **Khasra No. 710** measuring 0.3490 hectare, and **Khasra No. 732** measuring 0.2558 hectare, total measuring **2.4558 hectare** all situated at Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, and **Khasra Nos. 99-Ka** measuring 1.381 hectare, & **Khasra No. 99-Kha** measuring 0.050 hectare, total measuring 1.4310 hectare, **Khasra No. 98** measuring 0.159 hectare, **Khasra No. 97** measuring 0.3040 hectare, **Khasra No. 108-Kha** measuring 0.2700 hectare, **Khasra No. 110** measuring 0.0930 hectare and **Khasra No. 109** measuring 0.1340 hectare, total measuring **2.3910 hectare**, situated at Gram- Alloo Nagar Diguria, **grand total measuring of both the villages is 4.8468 hectare**, which is bounded as under: -

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 698, 700 & 701 OF  
GRAM- MUTAKKIPUR**

East : Land of Khasra Nos. 707 & 706  
West : Boundary of Gram- Alloo Nagar Diguria  
North : Land of Khasra No. 697  
South : Land of Khasra No. 699

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 693 & .  
694 OF GRAM-MUTAKKIPUR**

East : Nali thereafter Land of Khasra Nos. 690 & 703  
West : Boundary of Gram- Alloo Nagar Diguria  
North : Land of Khasra No. 692  
South : Chak Road thereafter Land of Khasra No. 697

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 709 &  
710 OF GRAM-MUTAKKIPUR**

East : Land of Khasra No. 712  
West : Land of Khasra No. 699  
North : Land of Khasra No. 708  
South : Land of Khasra Nos. 628 & 631

Contd.....24..

F&N. G. COLONIAL PVT. LTD.

*Assty*  
DIRECTOR

*26/11/1918*

10/10/10



**COMBINED BOUNDARIES OF LAND KHASRA NOS. 728,  
731 & 732 OF GRAM-MUTAKKIPUR**

East : Land of Khasra Nos. 723 & 726  
West : Boundary of Gram- Alloo Nagar Diguria  
North : Land of Khasra Nos. 712, 710, 709 & 699  
South : Land of Khasra Nos. 727, 734, 735, 736, 738 & 739  
and Boundary of Gram- Alloo Nagar Diguria

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 97, 98,  
99-Ka, 99-Kha, 108, 109 & 110 OF GRAM- ALLOO NAGAR  
DIGURIA**

East : Land of Khasra No. 101 and Boundary of Gram-  
Mutakkipur  
West : Land of Khasra Nos. 111, 86, 85, 84, 83 & 82  
North : Land of Khasra Nos. 92, 93, 95 & 96  
South : Land of Khasra Nos. 101 & 107

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

**WITNESSES :-**

1. *Shunesh Caple*  
*S/o Late R. R. Caple*  
*624 N. Aligaj Uko*
2. *Sarvesh Kumar Gupta*  
*Advocate*  
*Civil Court, Lucknow*

**F M G COLONISERS PVT. LTD.**

*Director*  
**DIRECTOR**

**SELLER**

**PAN NO. AACCN3254Q**

*M. Lalit*  
**PURCHASER**

Drafted by: **PAN No. Applied For**

Typed by:

*R*

*Sarvesh Kumar Gupta*

(Sarvesh Kumar Gupta)  
Advocate

10/10/10

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वित्तीय नियम संग्रह खण्ड - ५, भाग - २ कोषागार प्रपत्र - 209 (1)

प्रपत्र संख्या - ४३ ए (१)  
(प्रस्तर ४१७ एवं ४७८ देखिए)

**धनराशि जमा करने का चालान फार्म**

कोषागार/ बैंक का नाम व शाखा — भारतीय स्टेट बैंक राजधानी कोषागार शाखा, लखनऊ

व्यक्ति (पदनाम कद आवश्यक हो) या फर्म का नाम (जिसके नाम से धनराशि जमा की जा रही है) — श्री. राजेश कुमार शर्मा

जिसके नाम से धनराशि जमा की जा रही है उसका नाम — श्री. राजेश कुमार शर्मा

पता — ५५५ तल प्रगति केन्द्र, बरधरपल्ल, प्रगति गंज, लखनऊ

३. पंजीकरण संख्या/ पक्ष का नाम व वाद —

संख्या (यदि आवश्यक हो) —

४. जमा की जा रही धनराशि का पूर्ण विवरण — जनरल स्टाम्प (गैर-फायनल) जमा करने हेतु  
(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है)।

५. लान की सकल राशि — ३५,००,०००/-

६. चालान की निबल राशि — ३५,००,०००/-

७. लेखा शीर्षक का पूर्ण विवरण/ लेखा — १०३०-स्टाम्प तथा पंजीकरण शुल्क

शीर्षक की मुहर : ०२-प्रशासिक

८. लेखा शीर्षक की १३ डिजिट कोड — १०३-स्टाम्प की डिजिट

मुख्य लेखा-शीर्षक — २०२-६६६ उप मुख्य-शीर्षक — २०२-६६६

उप-शीर्षक — ०२-प्रशासिक

ब्यौरेवार-शीर्षक — ००

धनराशि (अंको में) — ३५,००,०००

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धनराशि (शब्दों में) — ३५ लाख मात्र

चालान में लेखाशीर्षक की मुहर करने वाले विभागीय अधिकारी के हस्ताक्षर सहित

योंग ३५,००,०००/-

जमाकर्ता का नाम व हस्ताक्षर — ३५०२३५०

केवल उपकोषागार/ बैंक के प्रयोगार्थ

चालान संख्या —

शानक —

अंको में रु०

शब्दों में रु०

प्राप्त किया

प्राप्तकर्ता के हस्ताक्षर उपकोषागार/ बैंक की मुहर सहित

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

२५/६/२०१६

विक्रय पत्र

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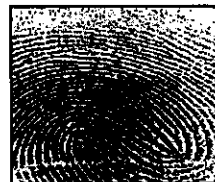
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फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत  
श्री / श्रीमती एन.जी.कालो.प्रा.लि.द्वारा  
पुत्र / पत्नी श्री निदे.नीरज गुप्ता पुत्र ओम प्रकाश गुप्ता  
पेशा नौकरी  
निवासी स्थायी 76 नई बस्ती हरदोई  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय दिनांक 29/10/2007 समय 4:35PM  
बजे निबन्धन हेतु पेश किया।

*(Signature)*



एस.एस.पाल  
उप निबन्धक (द्वितीय)  
लखनऊ  
29/10/2007

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

विक्रेता

क्रेता

श्री/श्रीमती एन.जी.कालो.प्रा.लि.द्वारा  
पुत्र/पत्नी श्री निदे.नीरज गुप्ता पुत्र ओम प्रकाश  
गुप्ता  
पेशा नौकरी  
निवासी 76 नई बस्ती हरदोई



श्री/श्रीमती आज कान्स.प्रा.लि.द्वारा  
पुत्र/पत्नी श्री निदे.टी.के.दीक्षित पुत्र स्व सी.एस.दीक्षित  
पेशा नौकरी  
निवासी बी-703 महानगर लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सर्वेश कुमार गुप्ता एडवोकेट

पुत्र श्री

पेशा

निवासी सिविल कोर्ट लखनऊ

व श्री भुवनेश गुप्ता

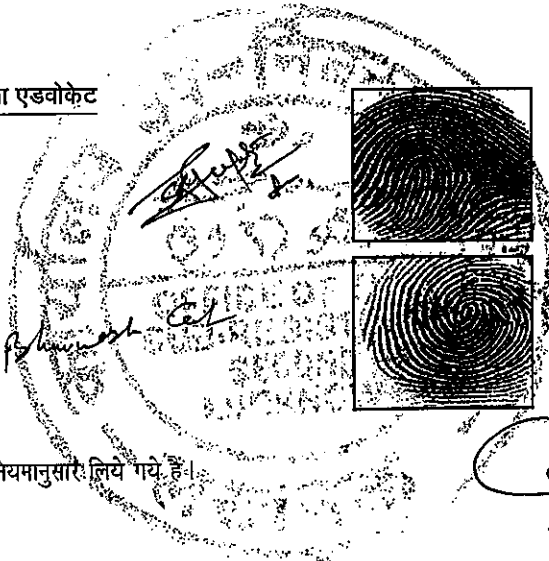
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पेशा व्यापार

निवासी अलीगंज लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



एस.एस.पाल  
उप निबन्धक (द्वितीय)  
लखनऊ  
29/10/2007

नकशा नगरा आस त्पन ग्राम - सुतकनोपुर

पराणा - तहसील व जिला- जलन्धर

खसरा नं० 693, 694, 698, 700, 701, 709,  
710, 728, 731 व 732.

क्षेत्रफल 2.4558 हेक्टर

नोटेदी आसि खसरा नं० 698, 700 व 701

पूरव - आसि खसरा नं० 707 व 706

पश्चिम - सोमा ग्राम अल्लु नगर डिपुनिया

उत्तर - आसि खसरा नं० 697

दक्षिण - आसि खसरा नं० 699

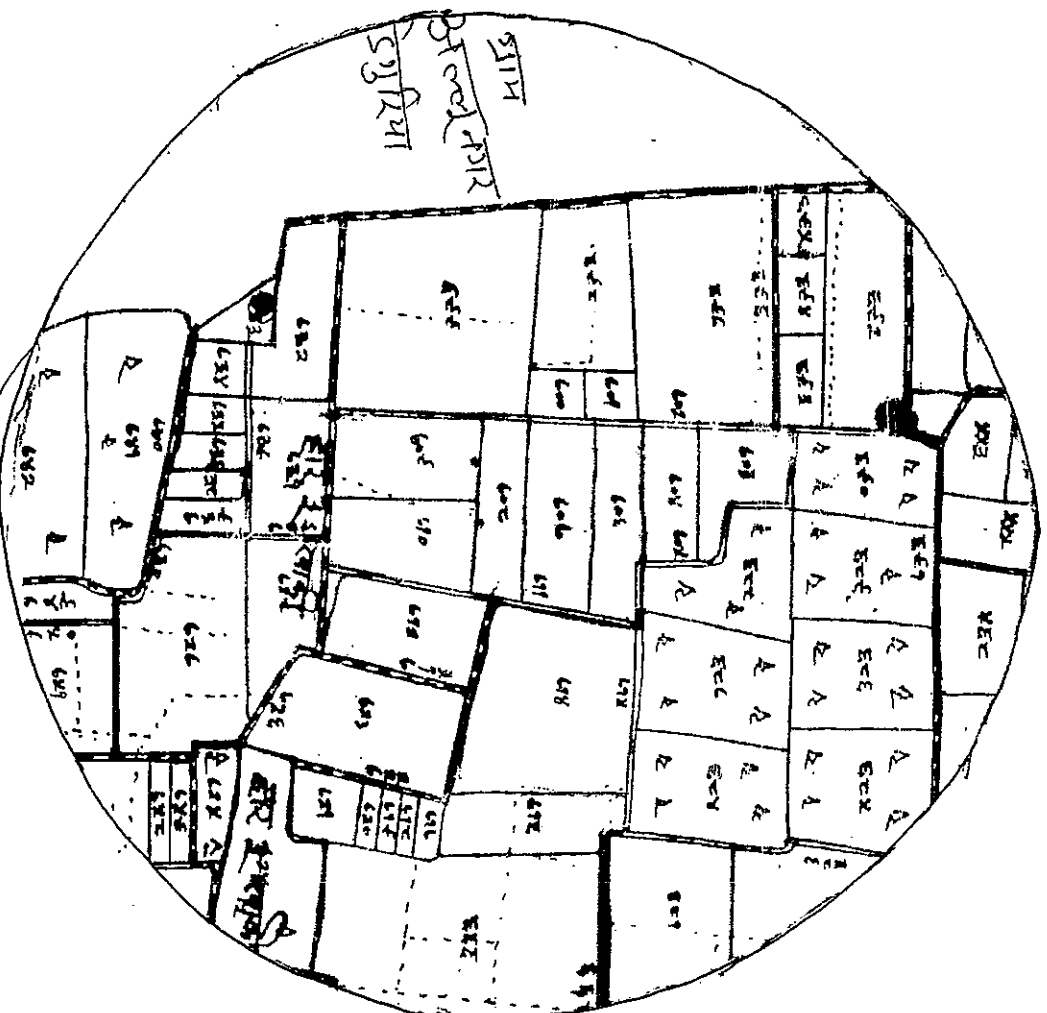
हं विक्रीला

F.M. G. COLOR. & S. PVT. LTD.

DIRECTOR

हं कना

11.11.11



विक्रय पत्र

34,488,000.00/ 22,609,000.00

5,000.00

40

5,040.00

2,000

प्रतिफल मालियत  
श्री / श्रीमती एन.जी.कालो.प्रा.लि.द्वारा  
पुत्र / पत्नी श्री निदे.नीरज गुप्ता पुत्र ओम प्रकाश गुप्ता  
पेशा नौकरी  
निवासी स्थायी 76 नई बस्ती हरदोई  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय दिनांक 29/10/2007 समय 4:35PM  
बजे निबन्धन हेतु पेश किया।

*(Signature)*



एस.एस.पाल  
उप निबन्धक (द्वितीय)  
लखनऊ  
29/10/2007

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

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पुत्र श्री

पेशा

निवासी सिविल कोर्ट लखनऊ

व श्री भुवनेश गुप्ता

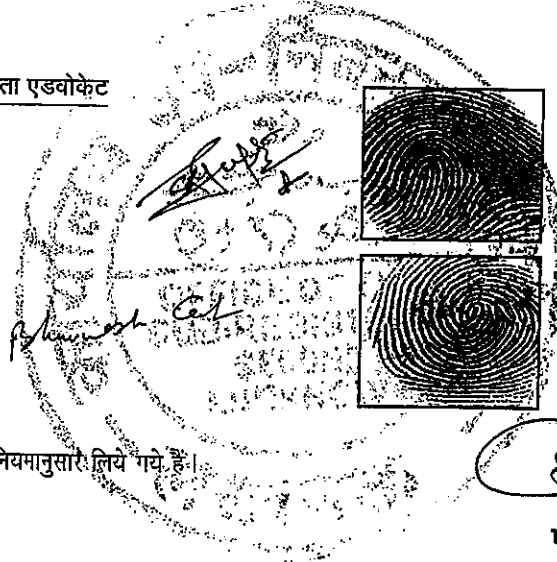
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नोटिफिके अग्नि खाता नं. १७, १८, १९ क, १९ ख, १०८ ख व १०९  
धरत अग्नि खाता नं. १०१, व सिमा शाखा - मुक्तकरीपुर

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दरिद्रता - अग्नि खाता नं. १०१ व १०७

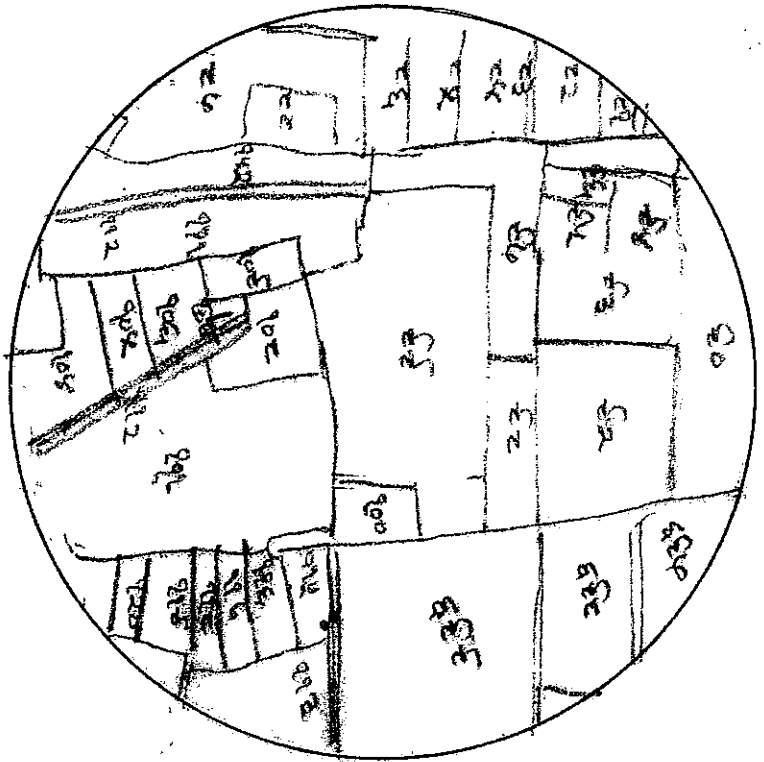
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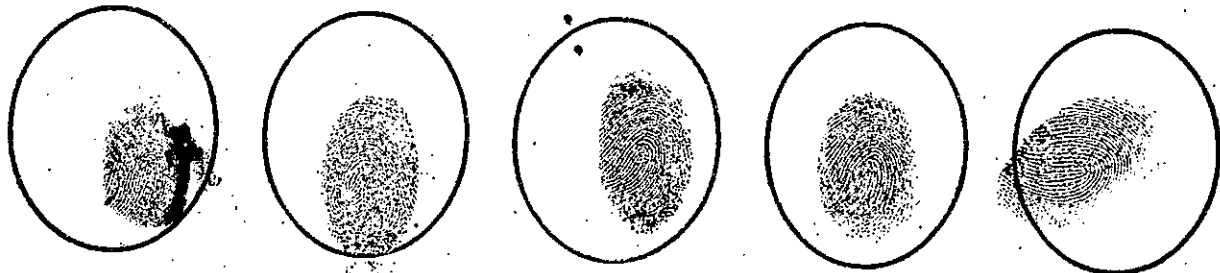
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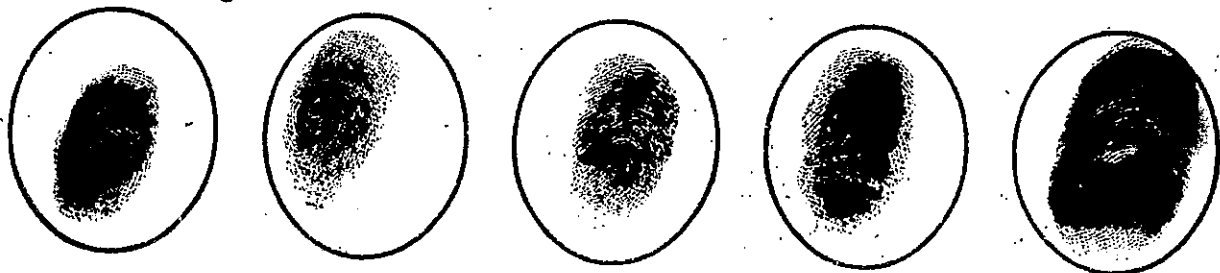
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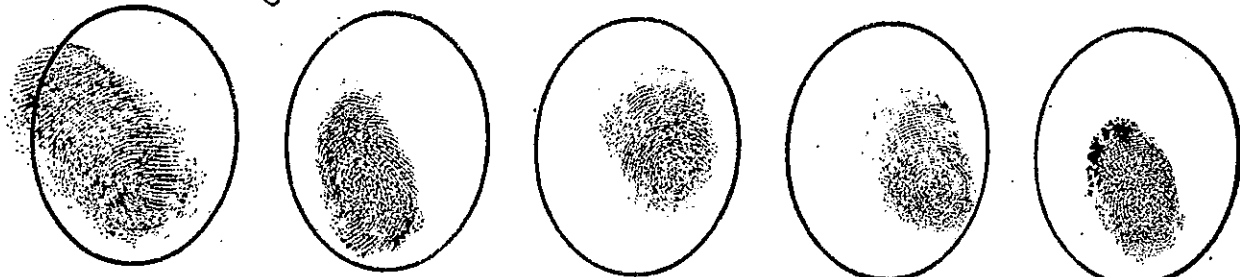
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