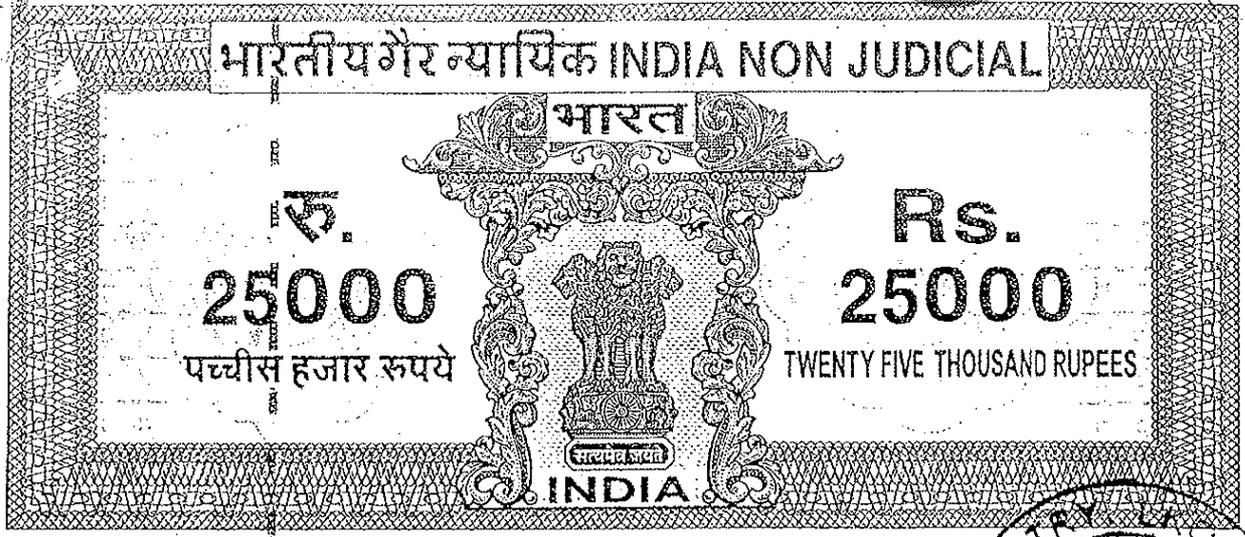


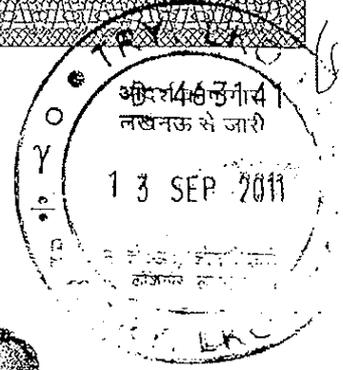
991, 1007, 1013, 1014, 1015, 1016, 2021

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9



उत्तर प्रदेश UTTAR PRADESH



Stamp: ₹6,44,000/-

SALE DEED

Nature of Land	Agriculture
Pargana	Mohanlai Ganj
Village	Mastemau
Details of Property	Land bearing Khasra Nos. 991, 1007, 1013, 1014, 1015, 1016 & 1021

Contd.....2..

[Signature]

Mohit

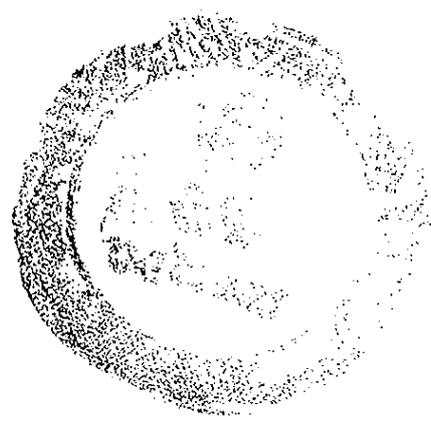


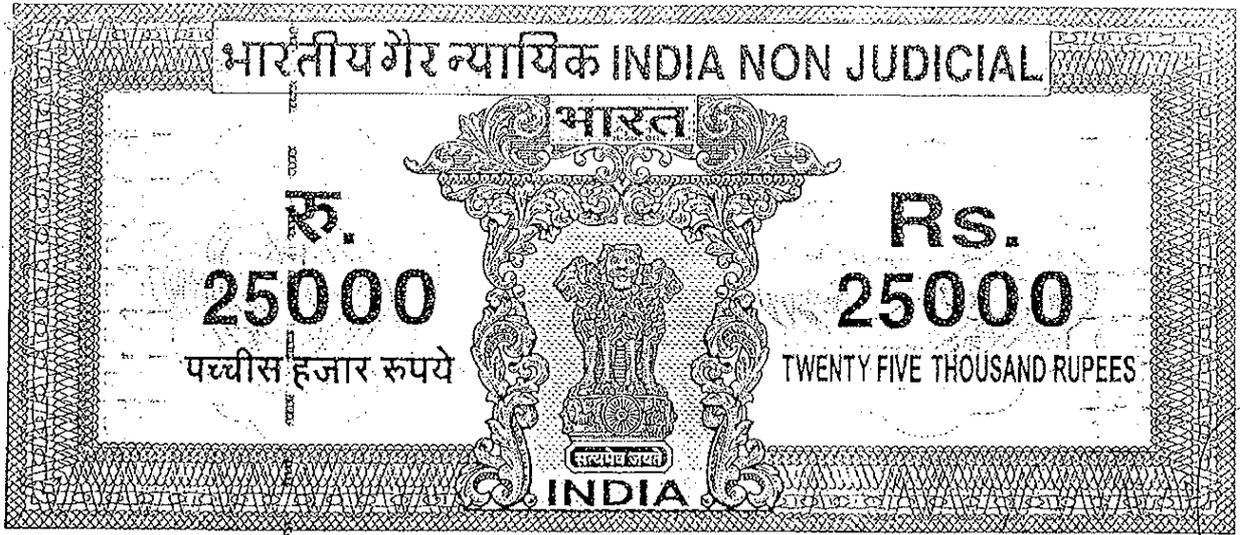
1-10-11

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श्री गणेशाय नमः

ॐ





उत्तर प्रदेश UTTAR PRADESH

B 23241

-2-

Area	In Hectare
Area of the Property	1.6160 Hectare
Road	More than 200 meters away from main Lucknow-Sultanpur Road
Type of Property	Agriculture
Consideration	₹92,00,000/-
Valuation	₹48,64,160/-

Contd.....3..

[Handwritten Signature]

Mohit

आदर्श कौषागर, लखनऊ

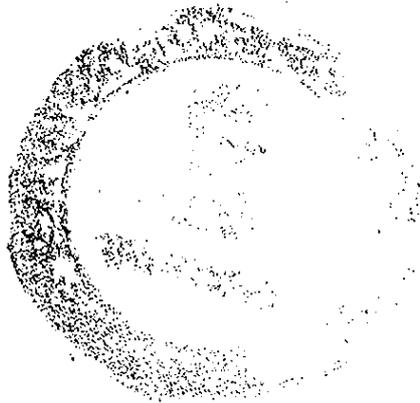
दिनांक 1-10-11

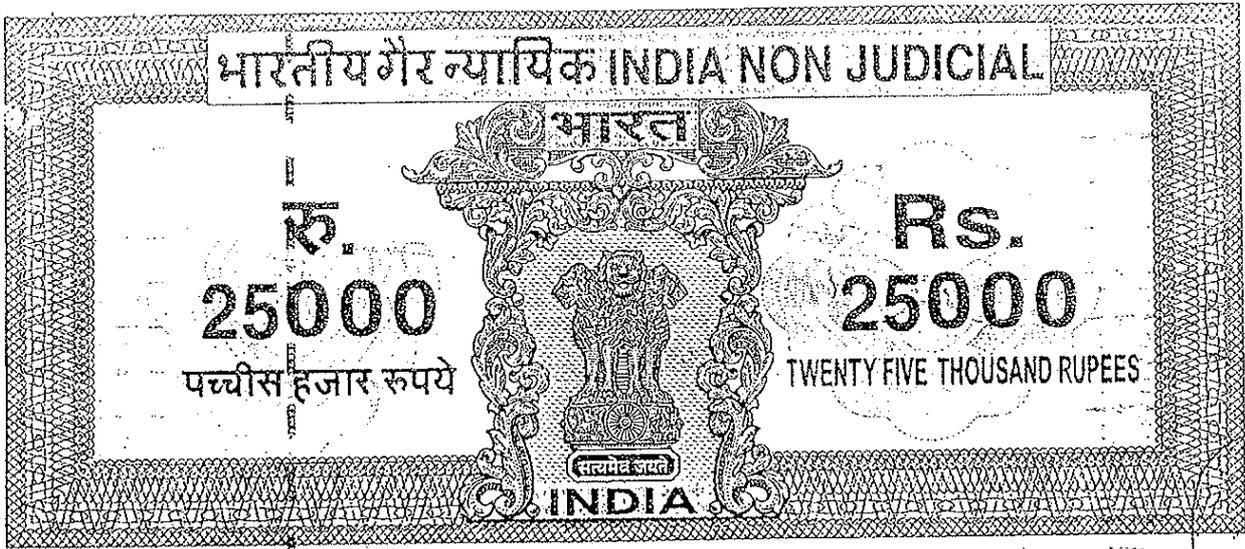
पृष्ठ 20 भरल स्थान

कम मिलाना कोक 0. 11 व

द्वारा

9
सिद्धिया





उत्तर प्रदेश UTTAR PRADESH

B 232414
27 SEP 2011

-3-

BOUNDARIES OF LAND KHASRA NO. 991

- East : Land of Khasra Nos. 990 & 992
West : Land of Khasra No. 987
North : Land of Khasra Nos. 989 & 990
South : Land of Khasra Nos. 980 & 993

BOUNDARIES OF LAND KHASRA NO. 1007

- East : Boundary of Gram-Bakkas & Madarmau Khurd
West : Land of Khasra Nos. 1008 & 1057
North : Land of Khasra No. 1006
South : Land of Khasra No. 1058

Contd.....4..

Signature

Mohit



उत्तर प्रदेश UTTAR PRADESH

B 232413

27 SEP 00

-4-

COMBINED BOUNDARIES OF LAND KHASRA NOS. 1013,
1014, 1015 & 1016

- East : Land of Khasra No. 994
West : Land of Khasra Nos. 980 & 1017
North : Land of Khasra No. 993
South : Land of Khasra No. 1019

BOUNDARIES OF LAND KHASRA NO. 1021

- East : Land of Khasra Nos. 1009 & 1010
West : Land of Khasra No. 1020
North : Land of Khasra No. 1019
South : Land of Khasra No. 1022

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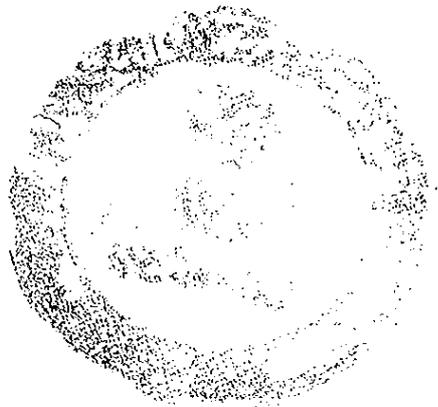
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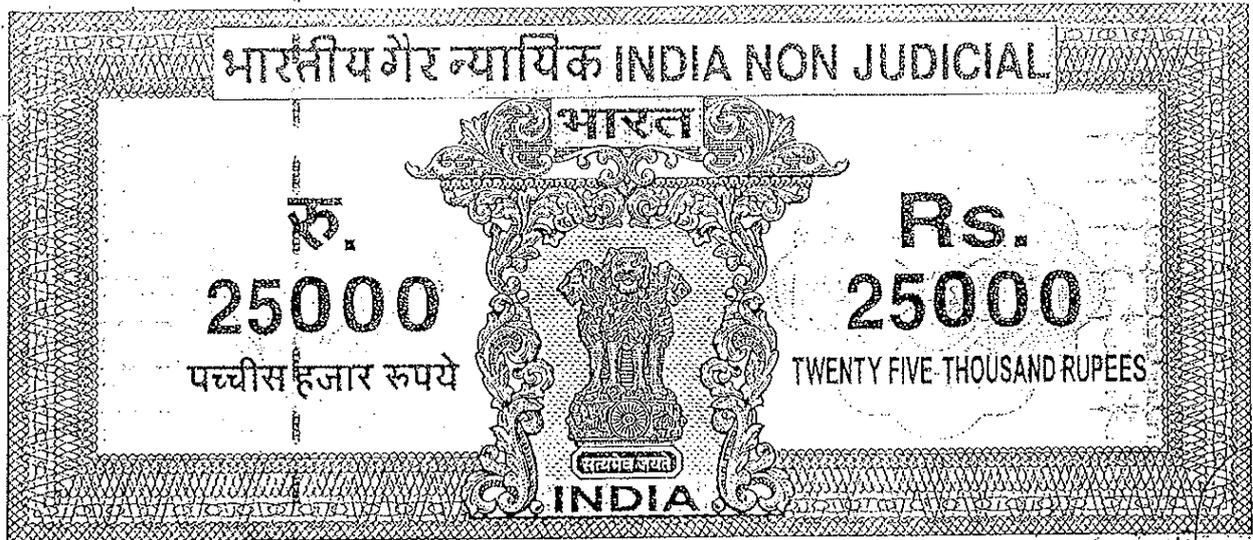
Mohit

1-10-11

Monthly check O-AD.

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उत्तर प्रदेश UTTAR PRADESH

B 2324 2

27 SEP 2011

-5-

Seller (1)

Purchaser (1)

Name of the Seller-

SYED SARWAR HASAN, S/o LATE SHRI SYED
SHAHANSHAH HUSSAIN, R/o 3/4 Qaiserbagh
Avenue, Lucknow.

Contd.....6..

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Mohit

आदर्श असेवागार, लखनऊ

दिनांक 1-10-11

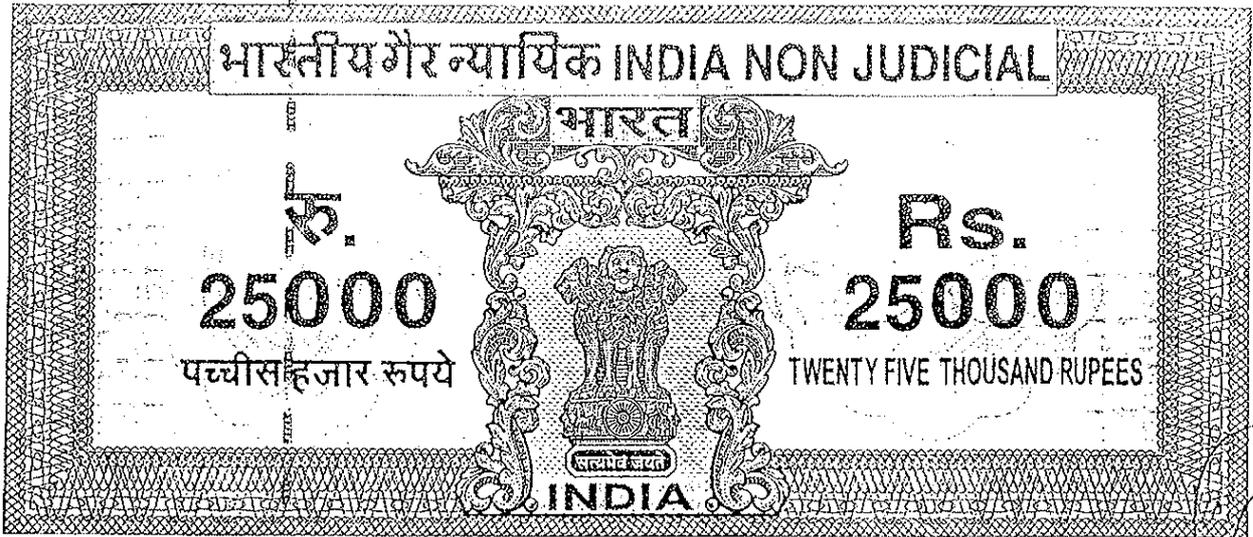
पृष्ठ 28

नाम श्रीमती अशोक देवी

द्वारा

सिफाईया





उत्तर प्रदेश UTTAR PRADESH

B 232411

27 SEP 2011

-6-

Name of the Purchaser-

M/S. MILAP 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 Bhatia, S/o Sri Ved Prakash Bhatia, R/o B-2/347, Sector-A, Sitapur Road Scheme, SBI Colony, Jankipuram, Lucknow.

Contd.....7..

S. Kumar

Mohit

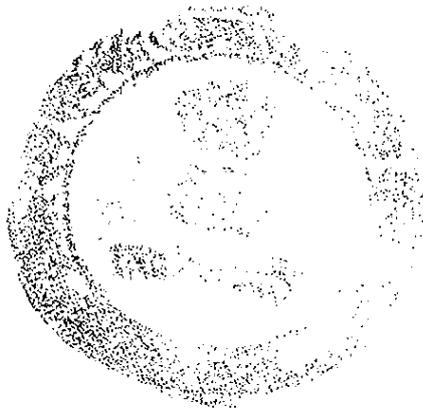
STATE OF TEXAS, BUREAU OF

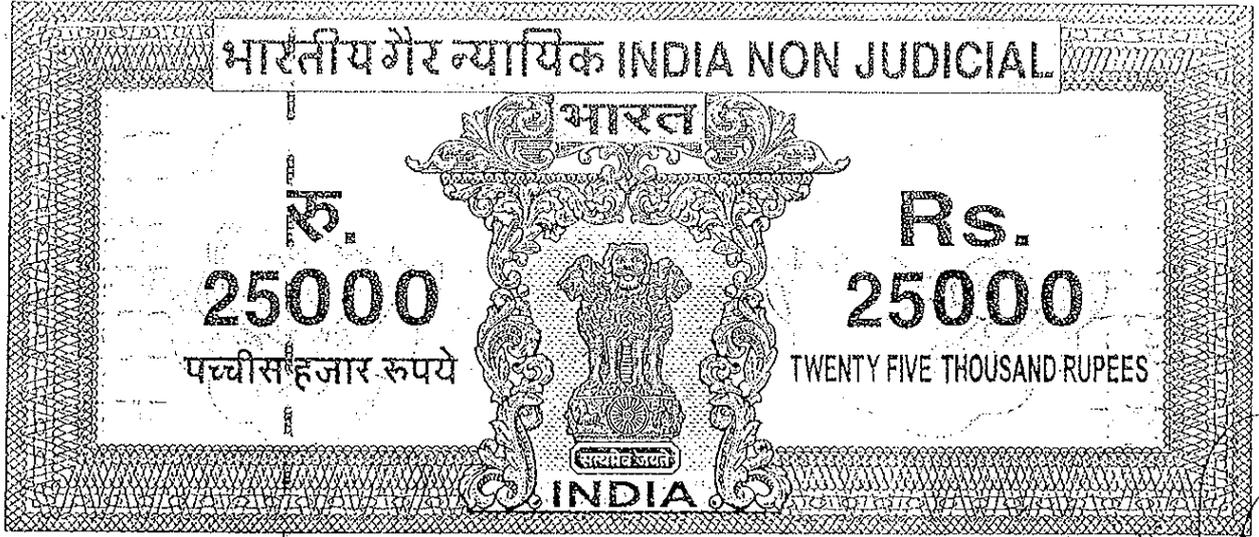
DATE: 1-10-11

BY: *Henry Smith D.A.*

STATE OF TEXAS

Henry Smith D.A.





उत्तर प्रदेश UTTAR PRADESH

B 232410

7 SEP 2011

-7-

THIS DEED OF SALE is executed this the 03rd day of October 2011 by SYED SARWAR HASAN, S/o LATE SHRI SYED SHAHANSHAH HUSSAIN, R/o 3/4 Qaiserbagh Avenue, Lucknow, (hereinafter referred to as the Seller) which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of M/S. MILAP CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered

Contd.....8..

S. Sarwar

Mohd

MEMORANDUM

1-10-11

Mr. [unclear] D. R. [unclear]

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उत्तर प्रदेश UTTAR PRADESH

B 232409
27 SEP 2011

-8-

office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri Mohit Bhatia, 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 etc.

Contd.....9..

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Mohit

आदर्श कोषागार, लखनऊ

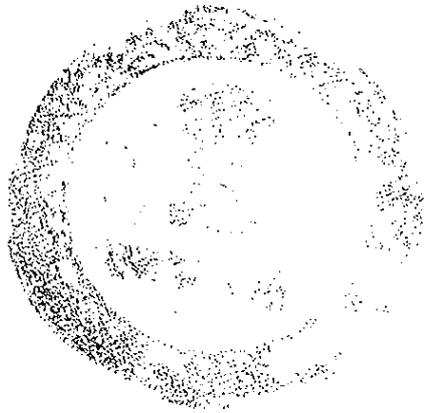
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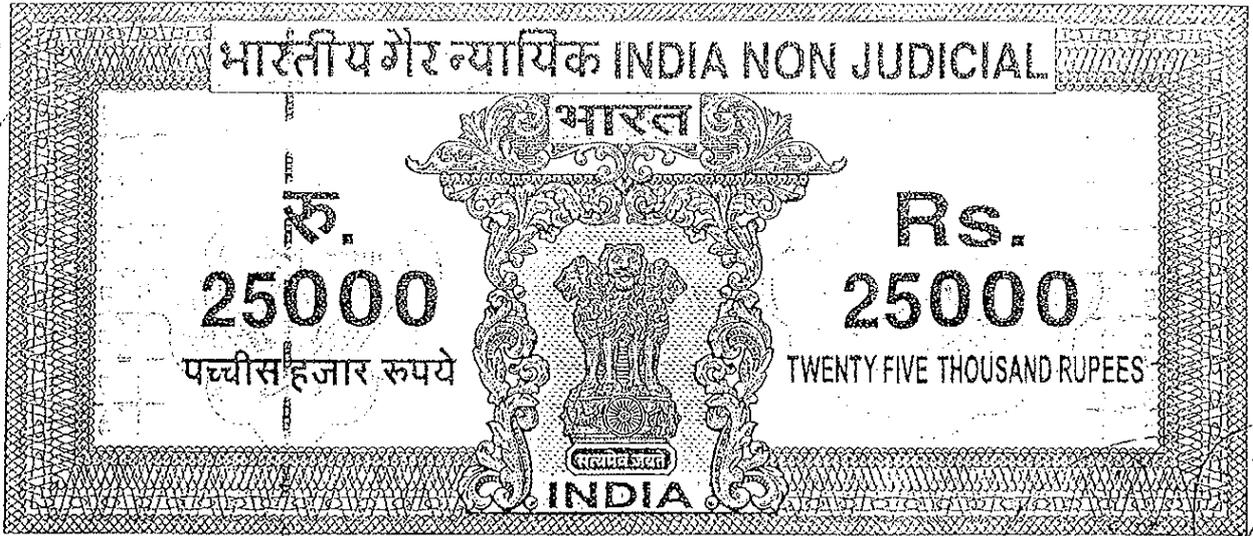
पृष्ठ: 2

नाम: श्रीमान् श्री. ए. ए. ए.

द्वारा:

श्री. ए. ए. ए.





उत्तर प्रदेश UTTAR PRADESH

B 232408

27 SEP 2011

-9-

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khasra No. 991, measuring 0.3410 hectare, Khasra No. 1007, measuring 0.6380 hectare, Khasra No. 1013, measuring 0.1010 hectare, Khasra No. 1014, measuring 0.1290 hectare, Khasra No. 1015, measuring 0.1520 hectare, Khasra No. 1016, measuring 0.1070 hectare and Khasra No. 1021, measuring 0.1480 hectare, total 7 kita, total measuring 1.6160 hectare, situated at Village- Mastemau, Pargana & Tehsil- Mohanlal Ganj, District- Lucknow, as mentioned above (hereinafter referred to as the said "Property") the said property is the ancestral property of the Seller;

Contd.....10..

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आचार्य जीवांगर, लखनऊ

दिनांक 1-10-11

पुस्तक संख्या

नाम श्रीमती वि. प्र. अ.

पता

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उत्तर प्रदेश UTTAR PRADESH

B 232407
27 SEP 2011

-10-

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 it's transfer by the Seller in favour of the Purchaser and that the name of the Seller is already mutated in the revenue records, available with the appropriate regulatory authorities;

Contd.....11..

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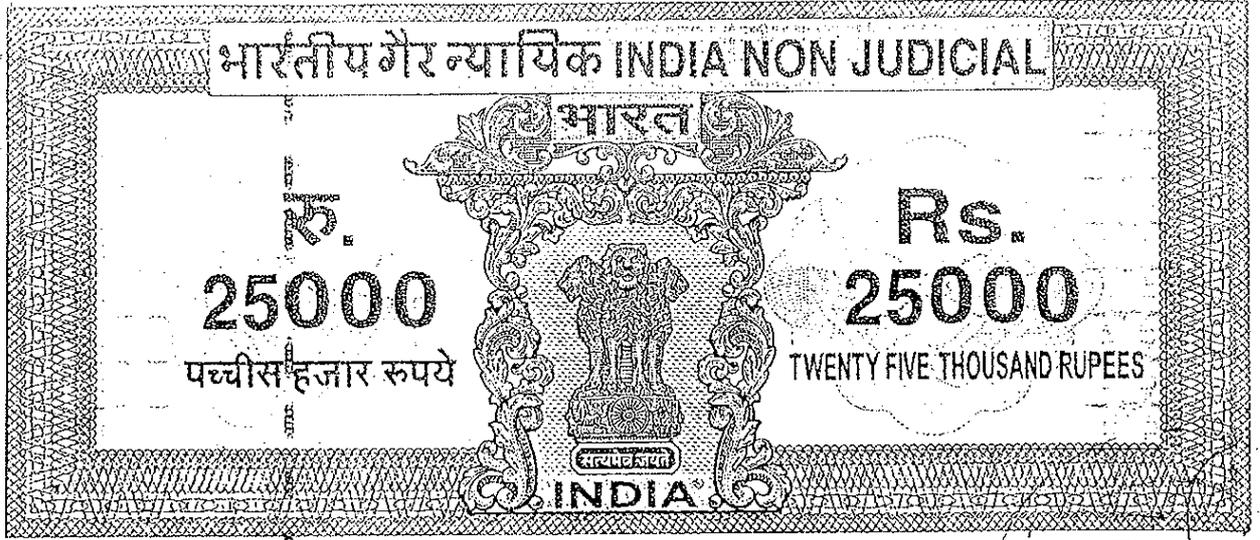
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1-10-11

Dr. Frank M. D. A. et

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उत्तर प्रदेश UTTAR PRADESH

B 232406
27 SEP 2011

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

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 ₹92,00,000/- (₹Ninety Two Lacs Only);

Contd.....12..

[Handwritten signature]

Mohit

1-10-4

24 *James Earl Ray*

Q





उत्तर प्रदेश UTTAR PRADESH



-12-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of ₹92,00,000/- (₹Ninety Two Lacs 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.

Contd.....13..

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Mohit

आवकत योग्यकार, लखनऊ

दिनांक: 1-10-11

पुत्र: [Signature] जन्म नाम

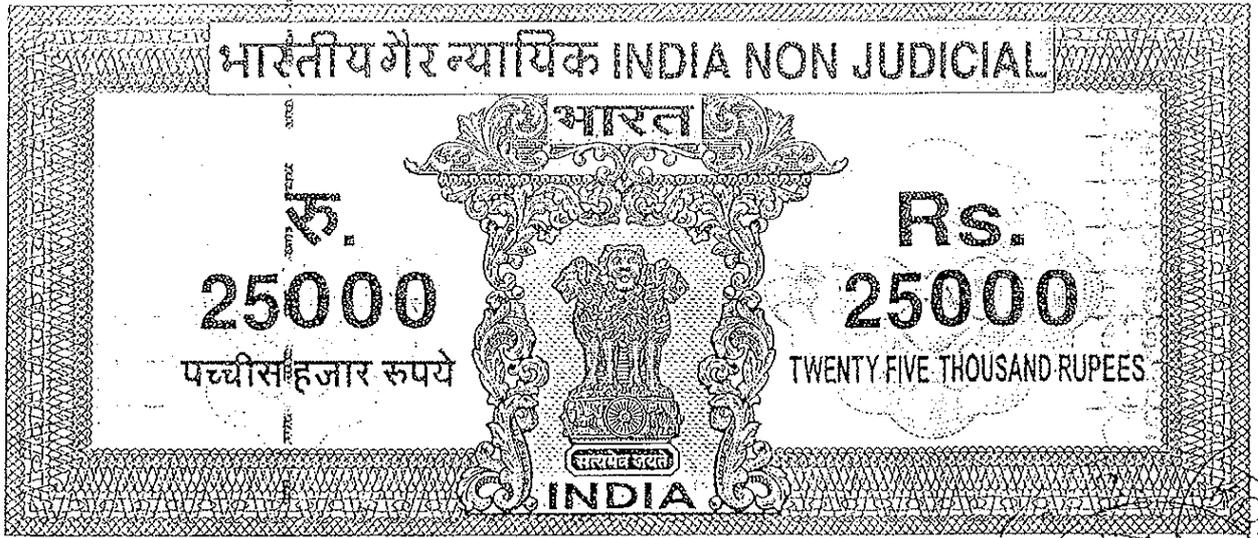
पति: [Signature]

पत्नी: [Signature]

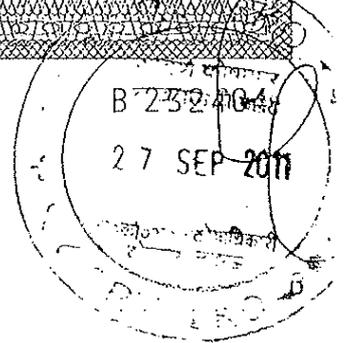
Shri [Signature] &

जे.कडिया





उत्तर प्रदेश UTTAR PRADESH



NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in consideration of the said sum of ₹92,00,000/- (₹Ninety Two Lacs Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agricultural land of Khasra No. 991, measuring 0.3410 hectare, Khasra No. 1007, measuring 0.6380 hectare, Khasra No. 1013, measuring 0.1010 hectare, Khasra No. 1014, measuring 0.1290 hectare, Khasra No. 1015, measuring 0.1520 hectare, Khasra No. 1016, measuring 0.1070 hectare and Khasra No. 1021,

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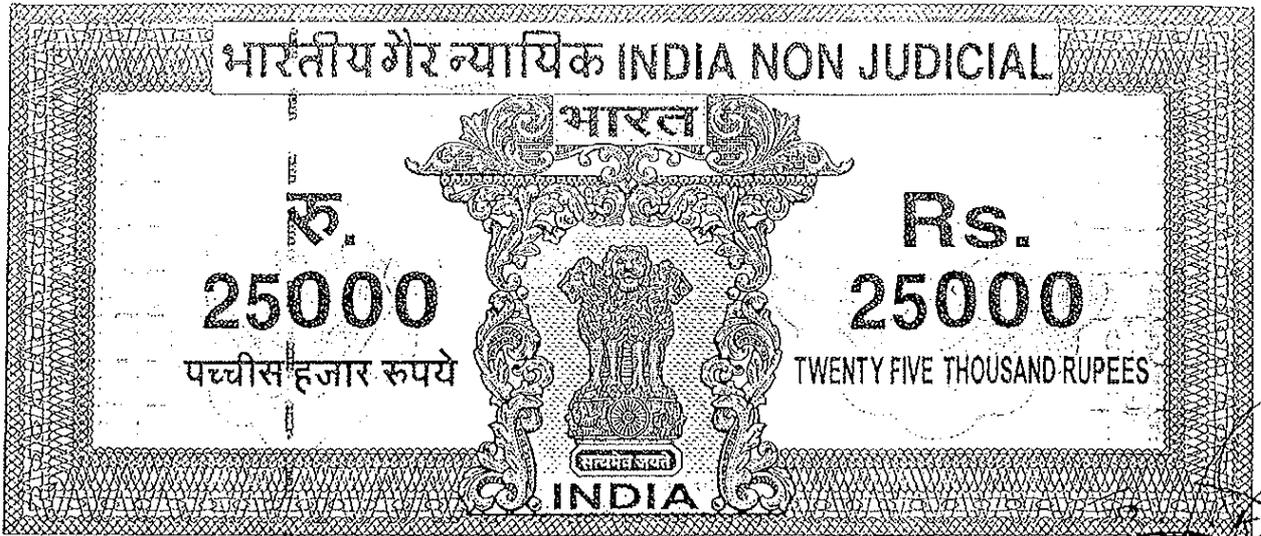
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10.10.11

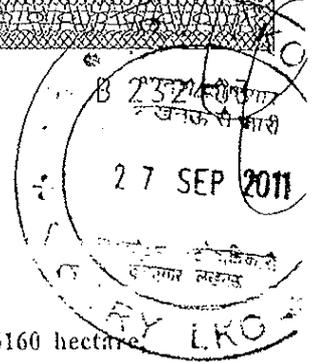
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उत्तर प्रदेश UTTAR PRADESH



-14-

measuring 0.1480 hectare, total 7 kita, total measuring 1.6160 hectare situated at Village- Mastemau, Pargana & Tehsil- Mohanlal Ganj, 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 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.

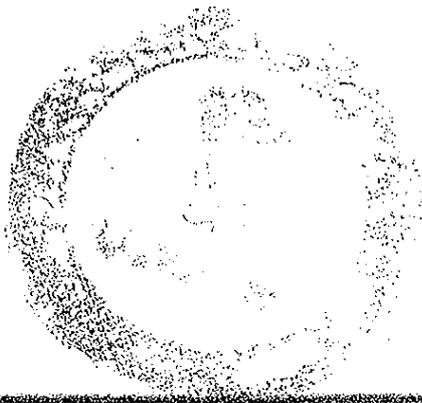
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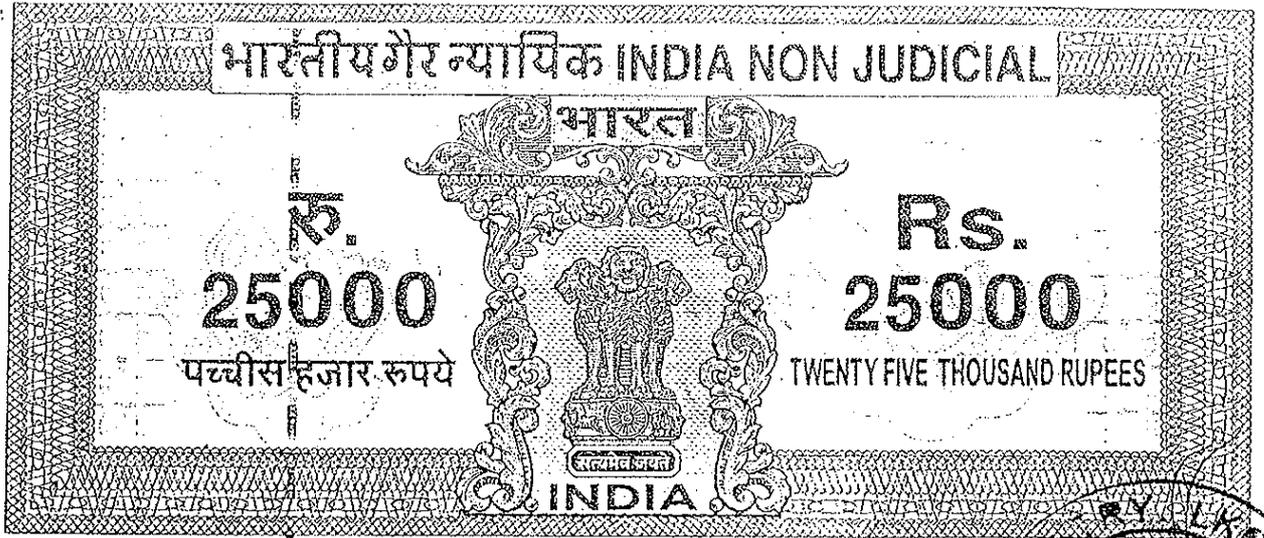
Mohit

1-10-11

Tommy Smith @ 100

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उत्तर प्रदेश UTTAR PRADESH



-15-

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.....16..

[Handwritten signature]

Mohit

आदर्श कोषागार, लखनऊ

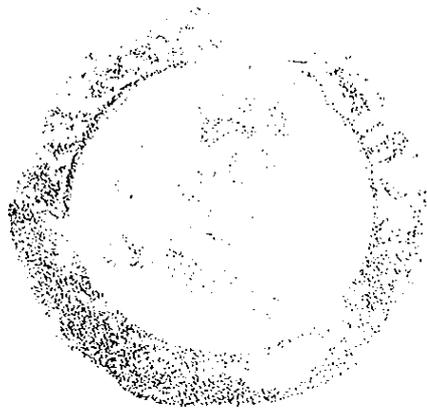
दिनांक: 1/10/11

पुस्तक: 78

नाम: Dr. Ram Chandra Mishra

पता:

रसकड़िया





उत्तर प्रदेश UTTAR PRADESH

B-232404
27 SEP 2011

-16-

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.

Contd.....17..

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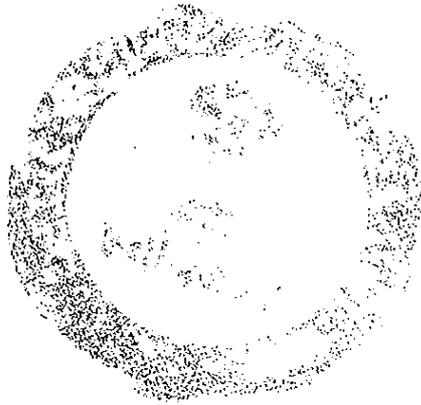
Mohit

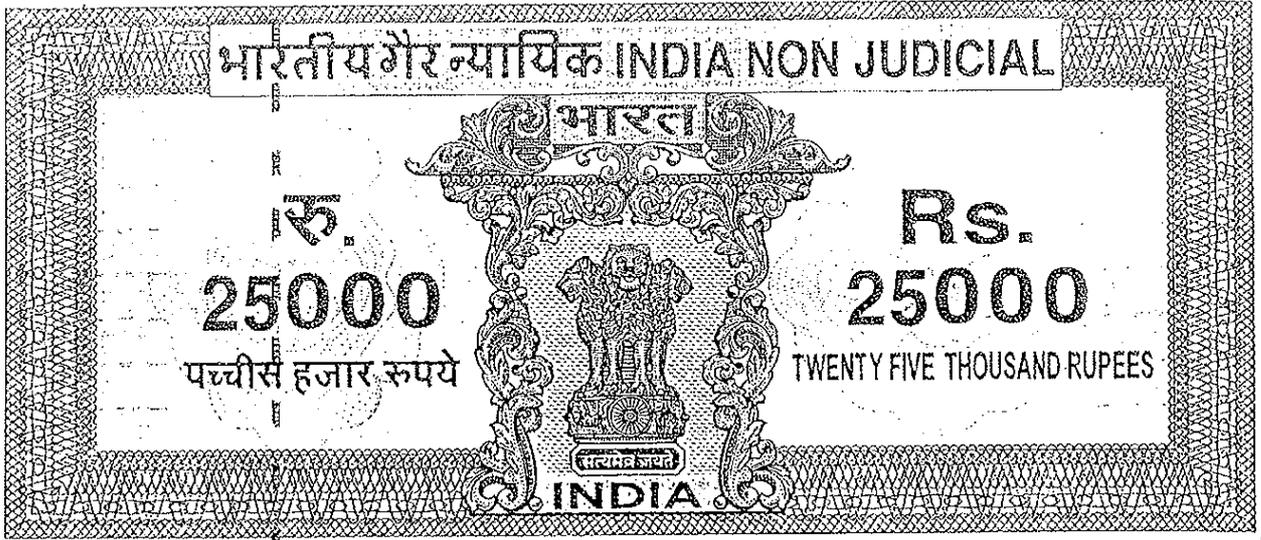
FORMER, CHIEF, CHIEF

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उत्तर प्रदेश UTTAR PRADESH

-17-

B, 463150
13 SEP

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 will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

Contd.....18..

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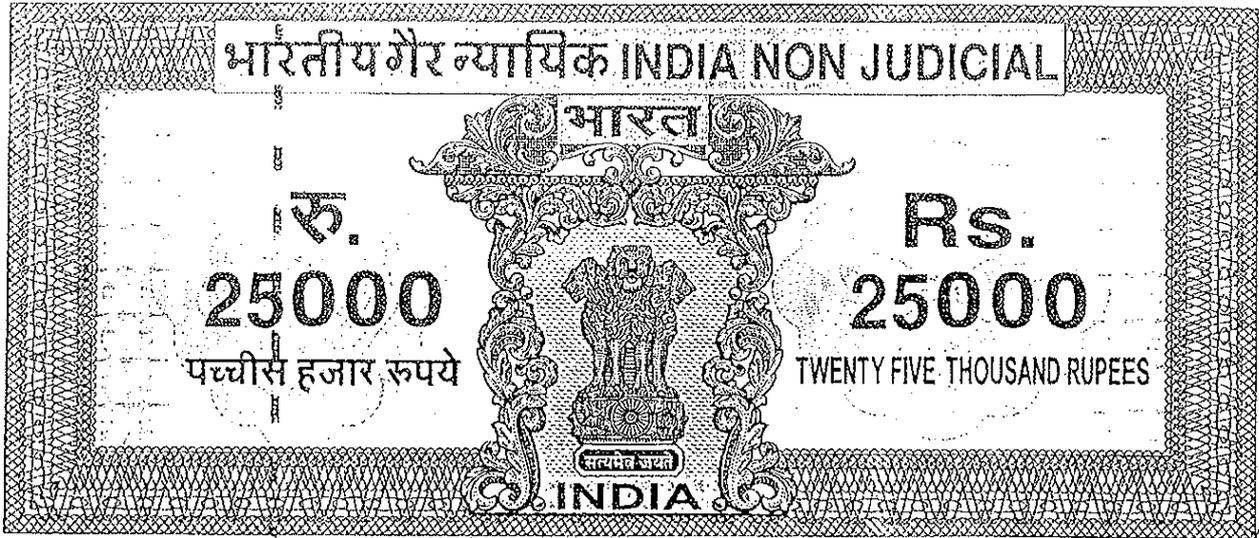
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उत्तर प्रदेश UTTAR PRADESH

B 463149

-18-

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.

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आदर्श बीमार, लखनऊ

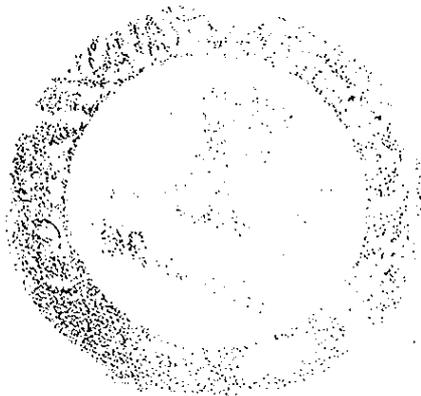
दिनांक: 1/10/11

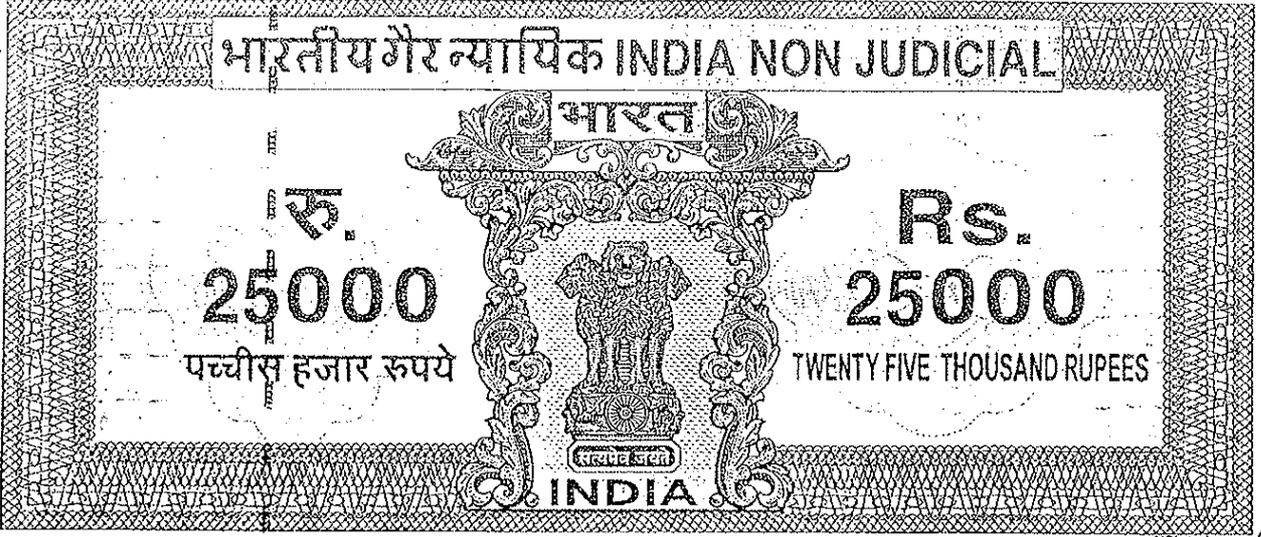
पृष्ठ: 1/10/11

नाम: प्रमोद कुमार

पता: ...

प्रमोद कुमार





उत्तर प्रदेश UTTAR PRADESH

Rs. 463148
17 SEP 2011

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

Contd.....20..

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Mohit

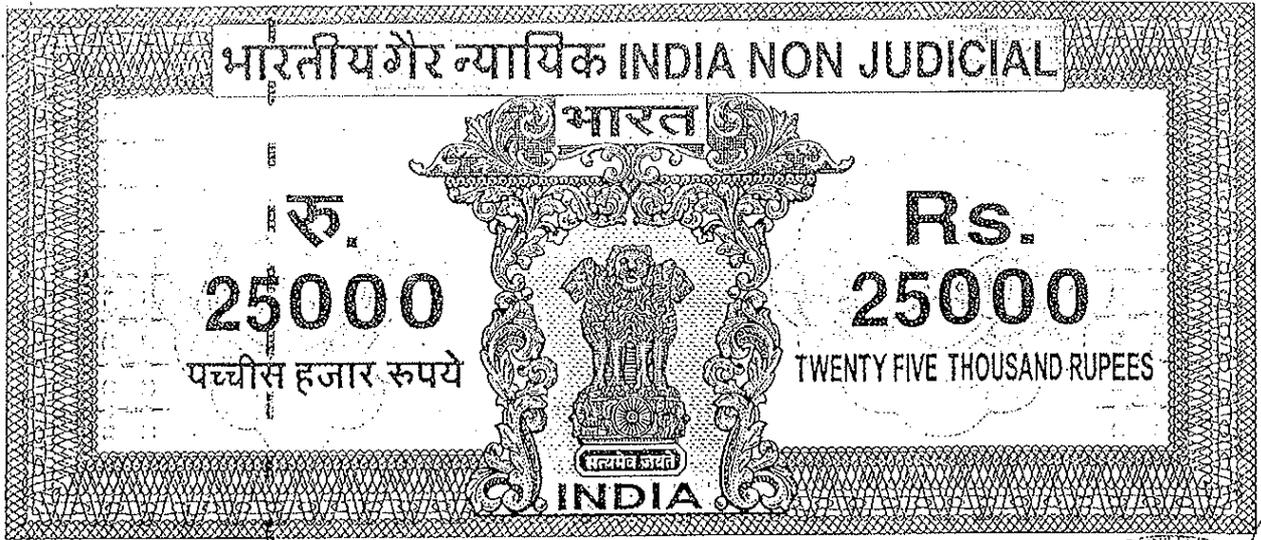
1-10-11

1-10-11

Henry Smith O'Brien

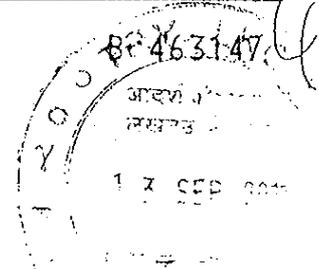
O'Brien





उत्तर प्रदेश UTTAR PRADESH

-20-



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.

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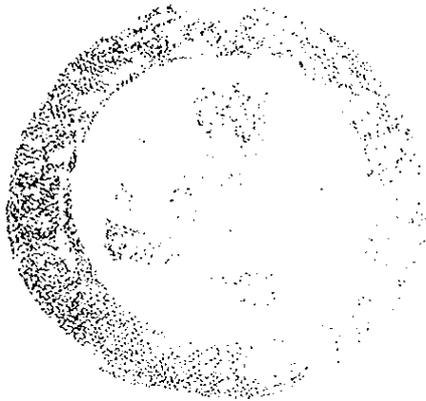
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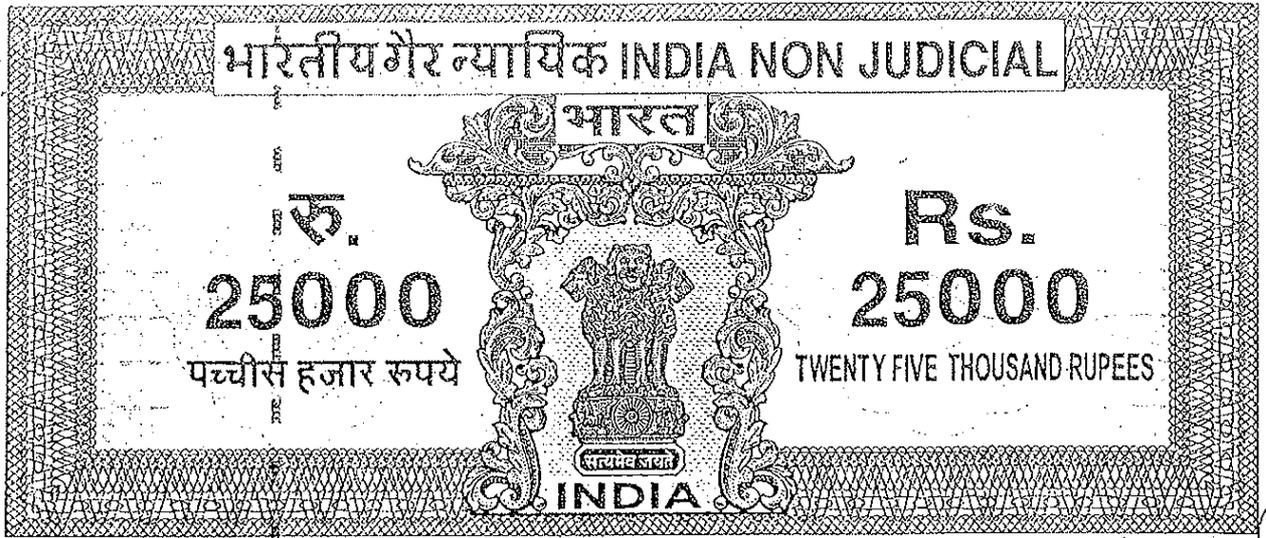
Mohit

1-10-11

~~28~~
Marilyn Smith O'Fallon

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उत्तर प्रदेश UTTAR PRADESH

463146
13 SEP 2011

-21-

9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, nor any trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 200 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits.

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Mohit

आदर्श क्रीडागार, लखनऊ

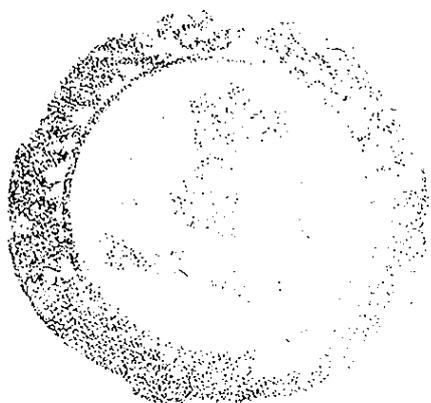
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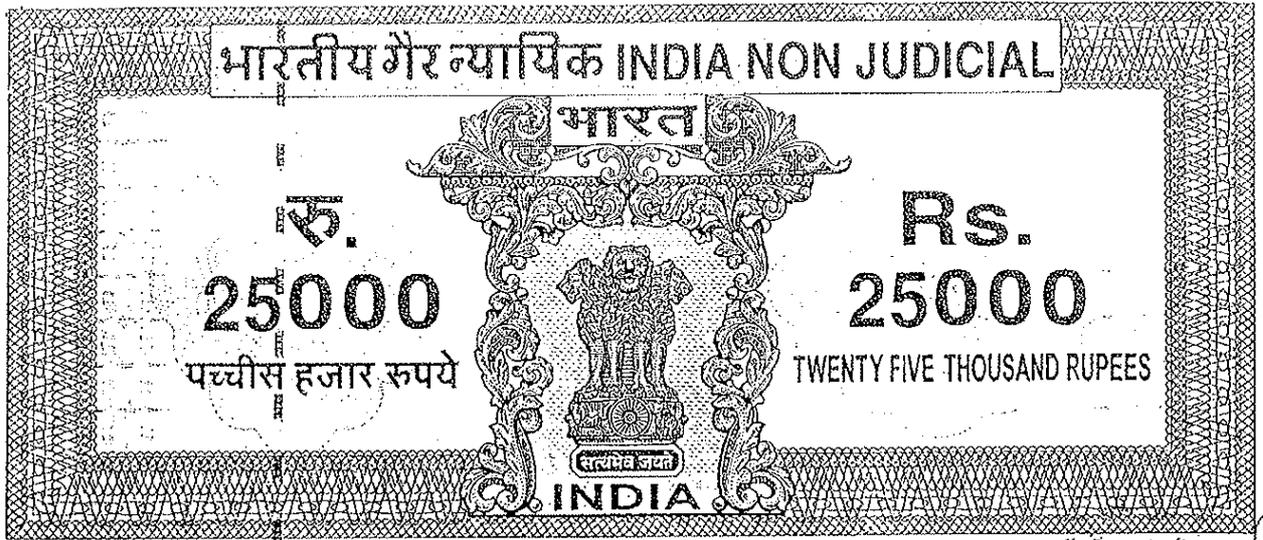
वृत्त: 2 वासुदेव सदन

नाम: श्री. अमरेंद्र मिश्रा

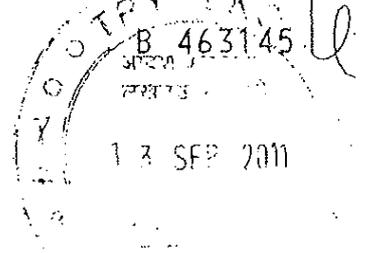
द्वारा:

सिकड़िया





उत्तर प्रदेश UTTAR PRADESH



-22-

It is further declared that the Seller is 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.

Contd.....23..

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Mohit

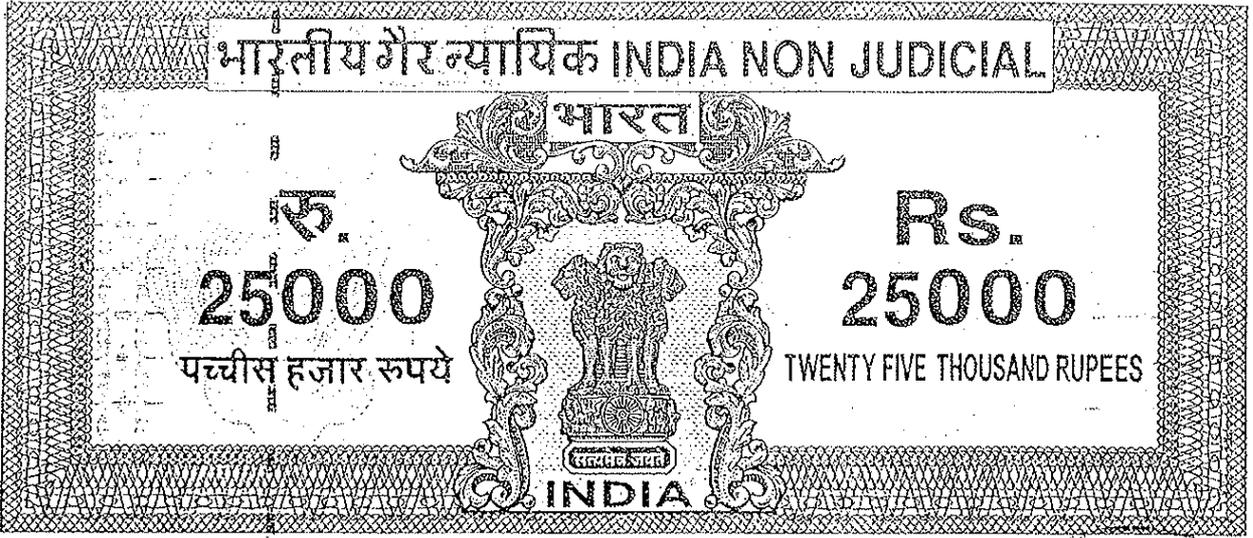
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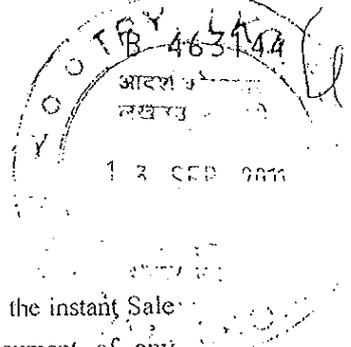
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उत्तर प्रदेश UTTAR PRADESH



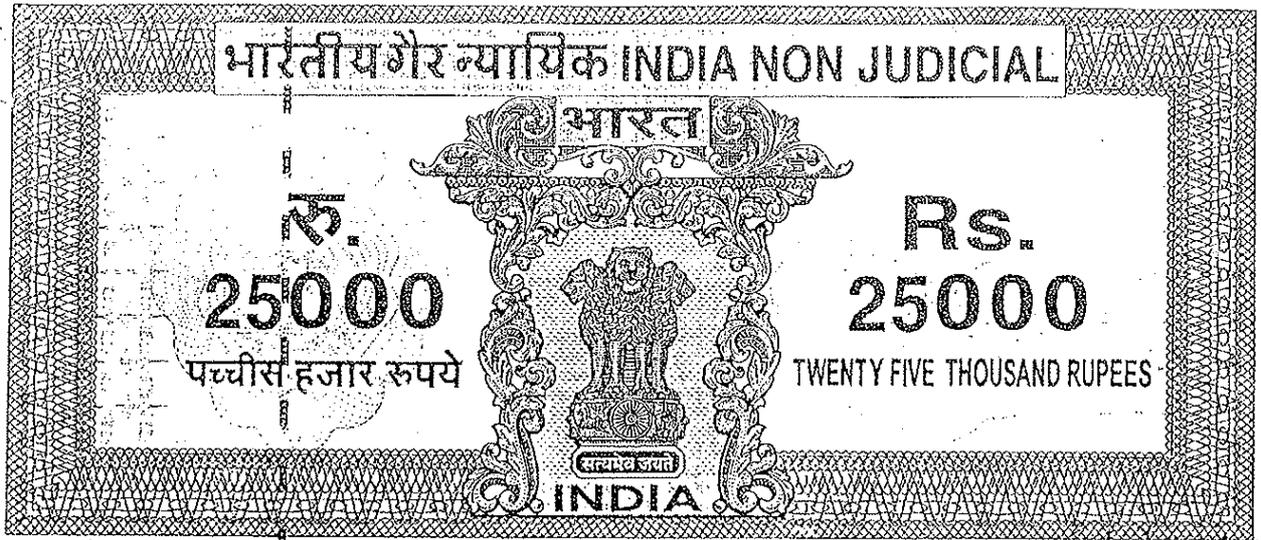
-23-

The Seller 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.

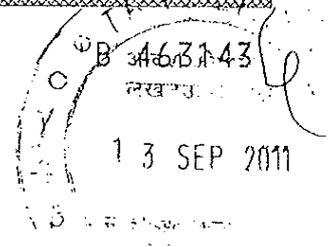
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उत्तर प्रदेश UTTAR PRADESH



-24-

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

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Signature

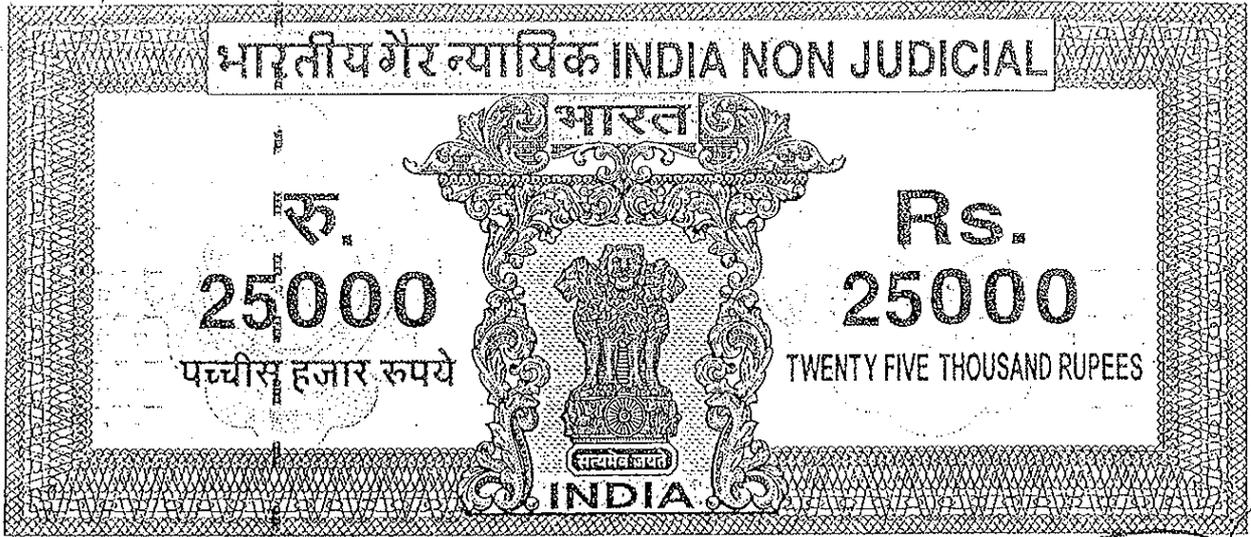
Mohit

1-10-11

From with D.A.

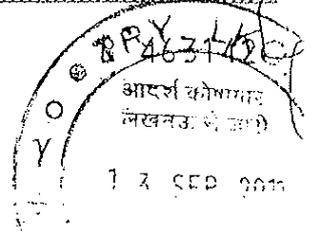
⑧





उत्तर प्रदेश UTTAR PRADESH

-25-



10. That the total area of the premises transferred under this deed is 1.6160 Hectare (One Point Six One Six Zero), the value of the property as fixed by the Collector Lucknow is ₹21,50,000/- per hectare, according to which the market value of the property comes to ₹34,74,400/- (₹Thirty Four Lacs Seventy Four Thousand Four Hundred 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

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दिनांक 1-10-11

पुस्तक संख्या

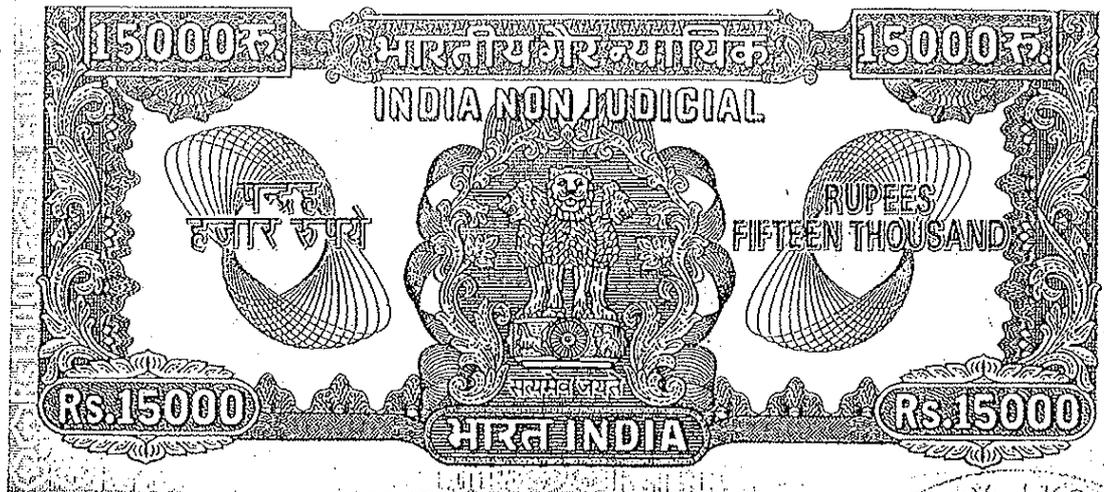
किसी

द्वारा

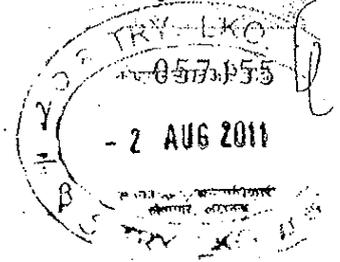
श्री केशव प्रसाद

श्री केशव प्रसाद





उत्तर प्रदेश UTTAR PRADESH



-26-

40% as per rules notified by Collector, hence the enhanced value comes to ₹48,64,160/- (₹Forty Eight Lacs Sixty Four Thousand One Hundred Sixty only). The actual sale consideration of ₹92,00,000/- (₹Ninety Two Lacs Only) is higher than the market value of ₹48,64,160/- (₹Forty Eight Lacs Sixty Four Thousand One Hundred Sixty only). Hence, the stamp duty on sale consideration of ₹92,00,000/- (₹Ninety Two Lacs Only) i.e. on the actual value paid for the transfer of the property comes to ₹6,44,000/- (₹Six Lacs Forty Four Thousand Only) and has accordingly been paid by the Purchaser.

Contd.....27..

1-10-11
Family. ani. n. D. A. &

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उत्तर प्रदेश UTTAR PRADESH

-27-

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture land of Khasra No. 991, measuring 0.3410 hectare, Khasra No. 1007, measuring 0.6380 hectare, Khasra No. 1013, measuring 0.1010 hectare, Khasra No. 1014, measuring 0.1290 hectare, Khasra No. 1015, measuring 0.1520 hectare, Khasra No. 1016, measuring 0.1070 hectare and Khasra No. 1021, measuring 0.1480 hectare, total 7 kita, total measuring 1.6160 hectare, situated at Village- Mastemau, Pargana & Tehsil- Mohanlal Ganj, District- Lucknow which is bounded as under: -

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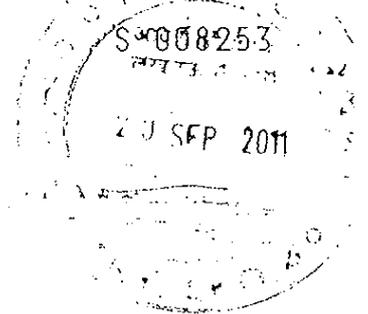
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उत्तर प्रदेश UTTAR PRADESH

-28-



BOUNDARIES OF LAND KHASRA NO. 991

- East : Land of Khasra Nos. 990 & 992
West : Land of Khasra No. 987
North : Land of Khasra Nos. 989 & 990
South : Land of Khasra Nos. 980 & 993

BOUNDARIES OF LAND KHASRA NO. 1007

- East : Boundary of Gram-Bakkas & Madarmau Khurd
West : Land of Khasra Nos. 1008 & 1057
North : Land of Khasra No. 1006
South : Land of Khasra No. 1058

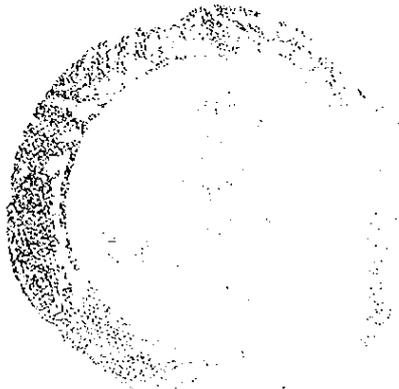
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S. S. S.

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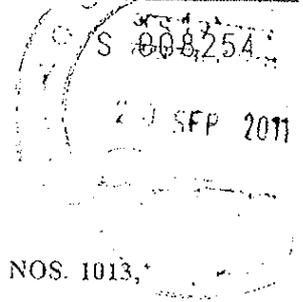
9





उत्तर प्रदेश UTTAR PRADESH

-20-



COMBINED BOUNDARIES OF LAND KHASRA NOS. 1013, 1014, 1015 & 1016

- East : Land of Khasra No. 994
West : Land of Khasra Nos. 980 & 1017
North : Land of Khasra No. 993
South : Land of Khasra No. 1019

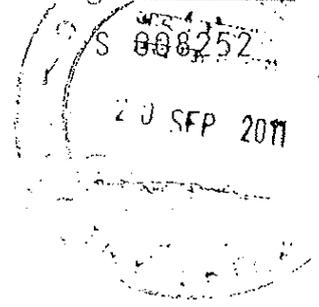
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उत्तर प्रदेश UTTAR PRADESH



BOUNDARIES OF LAND KHASRA NO. 1021

- East : Land of Khasra Nos. 1009 & 1010
West : Land of Khasra No. 1020
North : Land of Khasra No. 1019
South : Land of Khasra No. 1022

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Mohit

आदर्श कोषाध्यक्ष, लखनऊ

दिनांक 1-10-11

पुत्र श्री स्व. शहनशाह हुसैन

विक्रय पत्र

9,200,000.00/ 4,864,160.00 10,000.00 50 10,050.00 2,500

प्रतिफल मासिक फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लक्ष्य

श्री सैयद सरवर हुसैन पुत्र श्री स्व. शहनशाह हुसैन पेशा व्यापार निवासी 3/4 कैसरबाग एवेन्यू लखनऊ



ने यह लेखपत्र हम कार्यालय में दिनांक 4/10/2011 पर 4,864,160.00 रुपये में बिक्री के लिये पेश किया गया।

Signature of the seller

उ.नि. मोहनलालगंज लखनऊ

निष्पादन लेखपत्र वाद सुनने व ममझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त विक्रेता के लिये

श्री सैयद सरवर हुसैन पुत्र श्री स्व. शहनशाह हुसैन पेशा व्यापार निवासी 3/4 कैसरबाग एवेन्यू लखनऊ

Signature of the seller



मेसर्स मिलाप कां. प्रा. लि. द्वारा मोहित भाटिया पुत्र श्री वेद प्रकाश भाटिया पेशा व्यापार निवासी बी-2/347 से-ए जानकीपुरम लखनऊ

Mohit



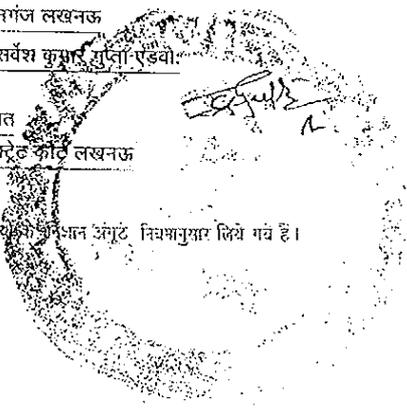
ने निष्पादन स्वीकार किया। जिनकी पहचान श्री कमल किशोर पुत्र श्री राम शंकर तिवारी पेशा व्यापार निवासी अर्जुनगंज लखनऊ

कमल

व श्री सर्वेश कुमार गुप्ता एडवो. पुत्र श्री वकालत पेशा कलेक्टर कार्ट लखनऊ



प्रत्यक्षतः भद्र याक्षिकी के ज्ञान अंगुष्ठ निशाननुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर.के. द्विवेदी (प्रभारी) उ.नि. मोहनलालगंज लखनऊ 4/10/2011

विक्रेता

Registration No.: 7824

Year: 2,011

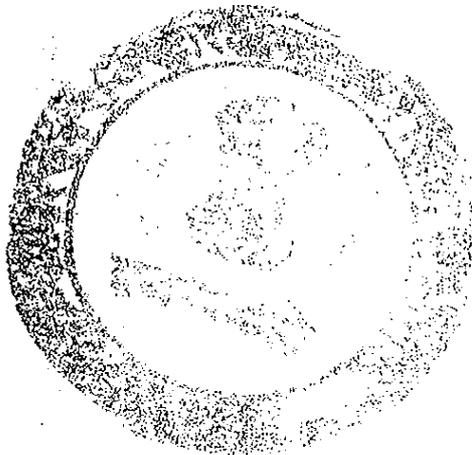
Book No.: 1

0101 सैयद सरवर हुसैन

स्व.शहनशॉह हुसैन

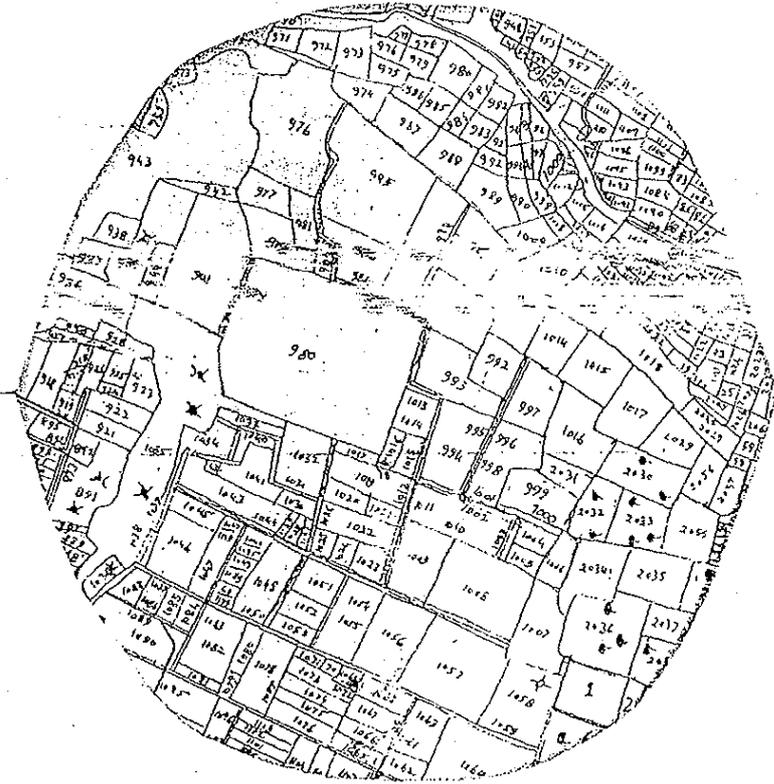
3/4 कैसरबाग एवेन्यू लखनऊ

मममम



नक्शा भूमि खसरा नं. १११, १००७, १०१३,
१०१५, १०१६, १०१६ खसरा १.६१६० हेक्टर
६१०२१

स्थित ग्राम - मत्सेमठ परगना - व तहसील - गोरखपुर
जिला - लखनऊ



विक्रेता
S. S. S.

क्रेता
Molih

क्रेता

Registration No. : 7824

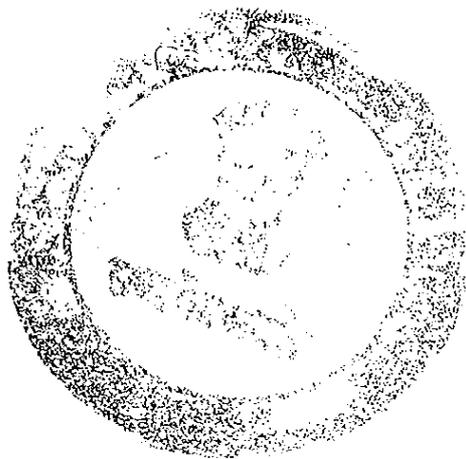
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Book No. : 1

0201 मेसर्स मिलाप कां.प्रा.लि.द्वारा मोहित भाटिया

वेद प्रकाश भाटिया

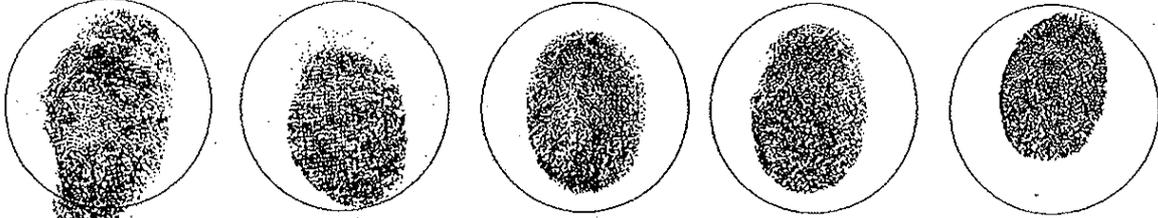
दि. 2/3/11 से ए. जयदीपसिंह



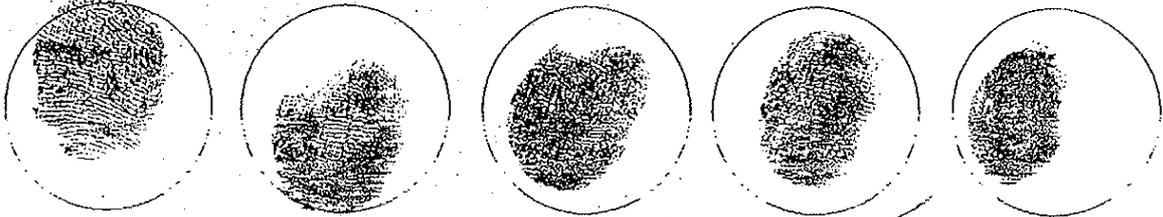
रजिस्ट्रेशन अधिनियम - 1908 की धारा 32-ए, के अनुपालन हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Mr. Syed Sarwar Hasan S/o Syed Shahanshah Hussain R/o 3 / 4 Qaiserbagh Avenue, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-




प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता /क्रेता का नाम व पता :- Mr. Mohit Bhatia S/o Sri Ved Prakash Bhatia R/o B -2/347, Sector - A, Sitapur Road Scheme, SBI Colony, Lucknow.

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर



वही सं. 1 जिल्द सं. 2741
पृष्ठ सं. 235 से 300 पर क्रमांक 7824

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आर.क.द्विवेदी (प्रभारी)

उ.नि.मोहनलालगंज

लखनऊ

4/10/2011

