

उत्तर प्रदेश UTTAR PRADESH

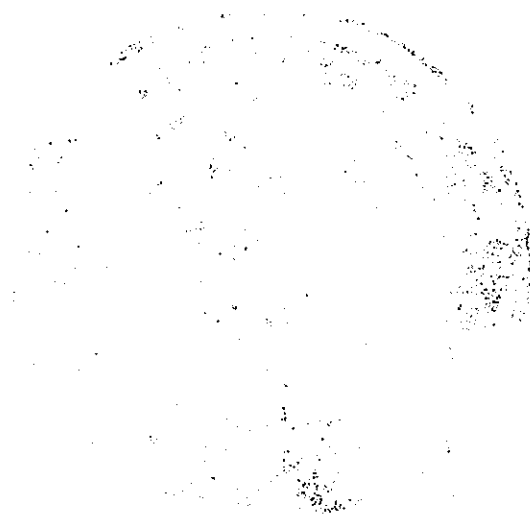
28 JUL 2015

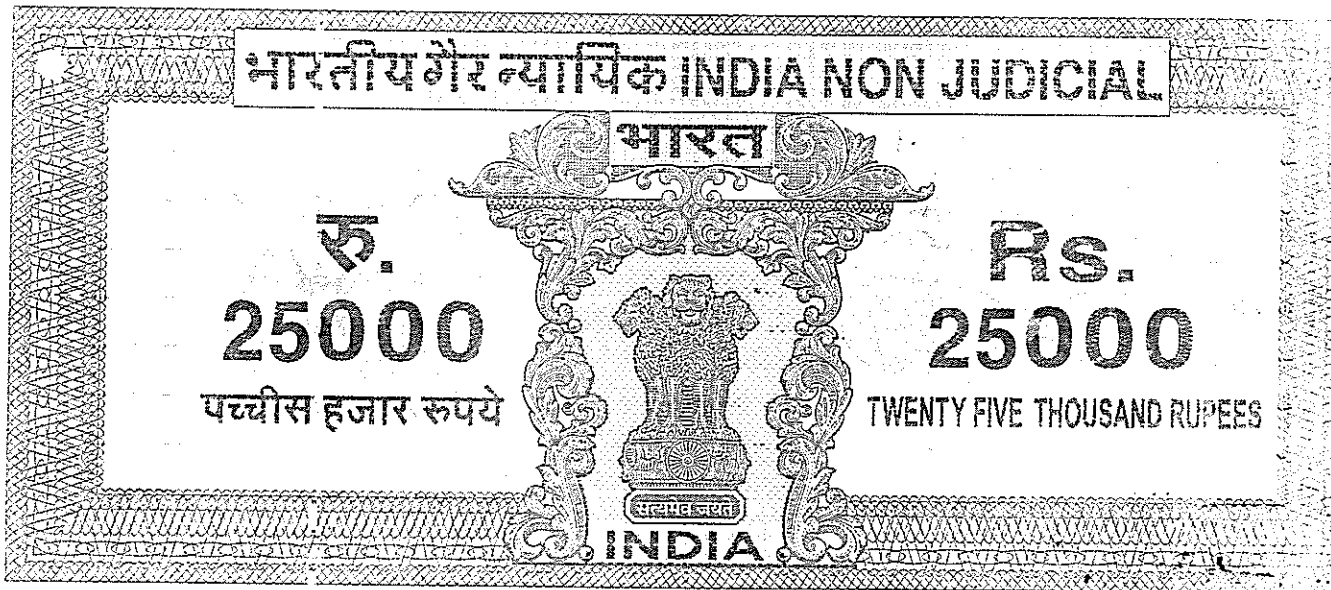
transfer to the PURCHASER by way of sale absolutely and forever all of the SELLER's rights, title and interest in the Said Land free from all encroachments, charges and Encumbrances, and to the extent applicable, together with trees, plants, shrubs, ways, paths, passages, common gullies,

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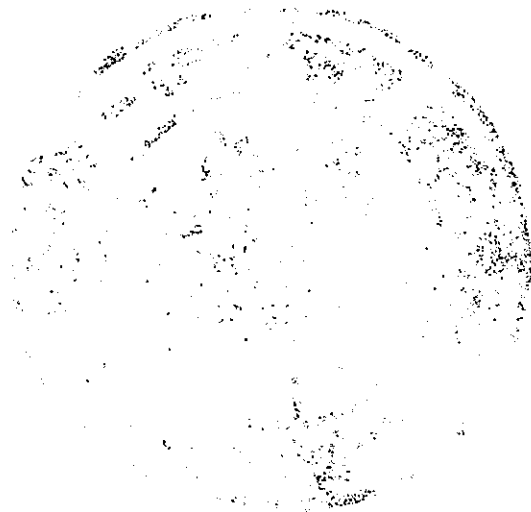
28 JUL 2011

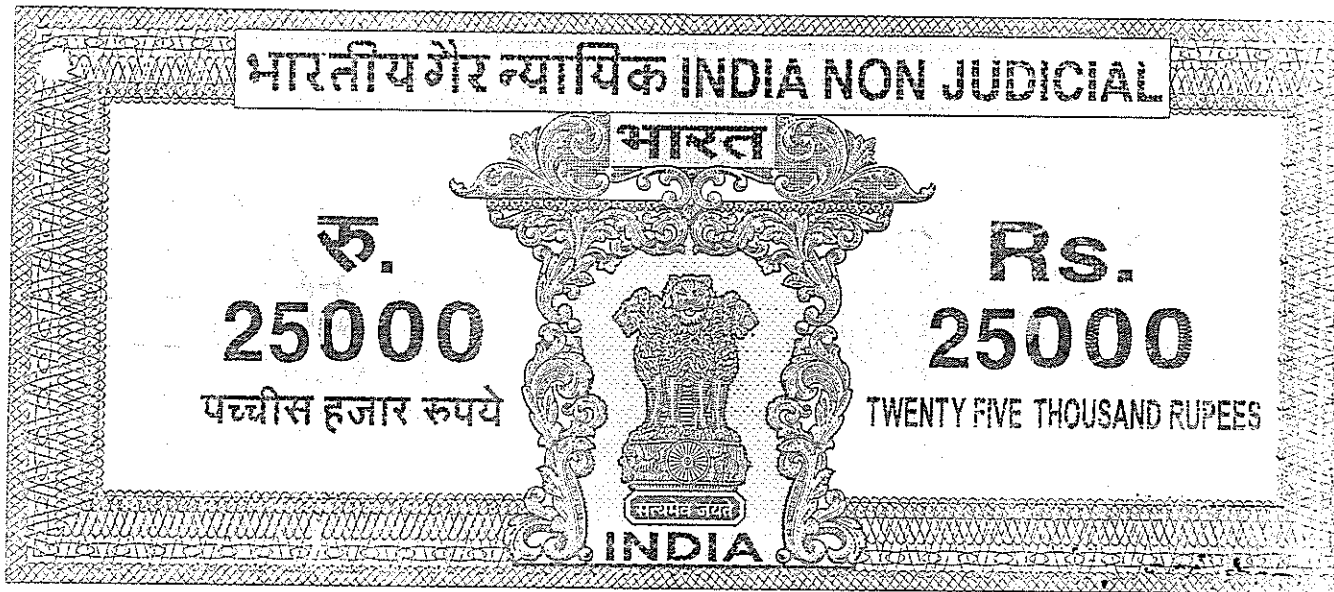
easements, profits, advantages, rights, tube wells, hand pumps, borings and appurtenances whatsoever on the Said Land or ground hereditaments and premises or any part thereof appertaining to or with the same or any part thereof now or at any time heretofore usually held, used,

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सादर्स कोषागार, लखनऊ  
दिनांक ०१/०१/०१  
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पाम  
०१/०१/०१  
०१/०१/०१





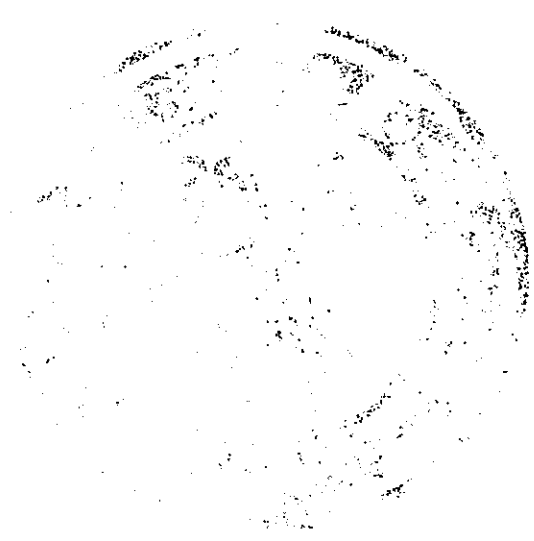
उत्तर प्रदेश UTTAR PRADESH

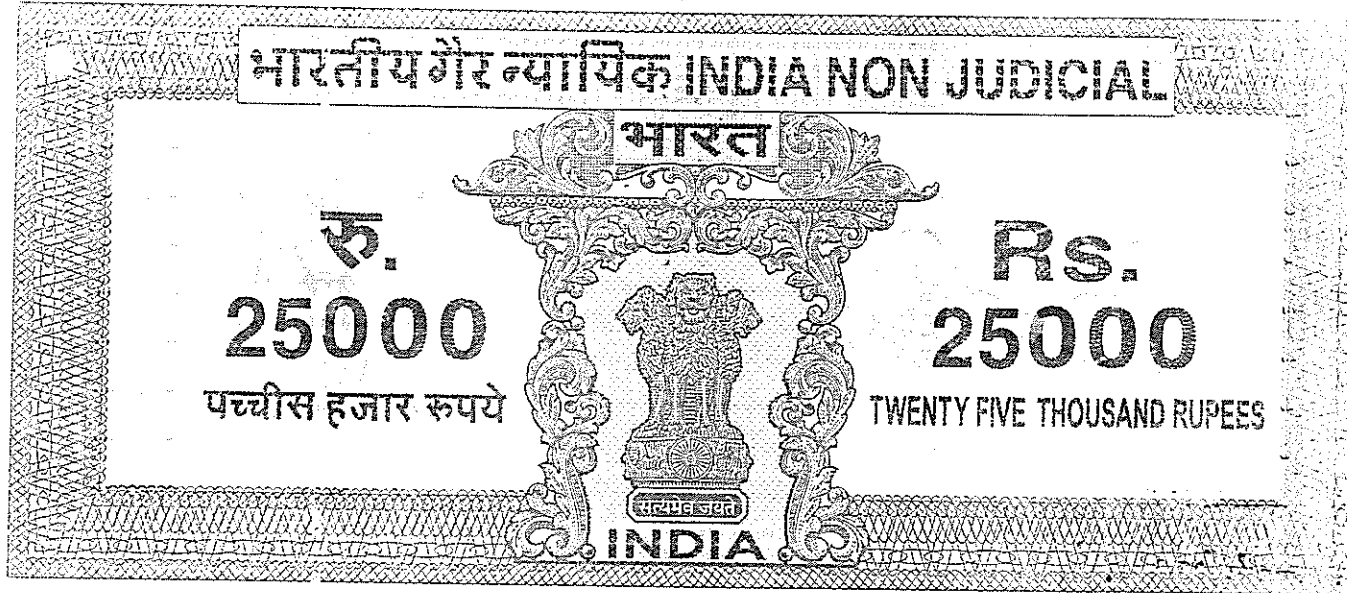
occupied or enjoyed or reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises

*[Signature]*

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संख्या: १०८/२०१८  
दिनांक: २२/०८/२०१८  
स्थान: दिल्ली  
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हस्ताक्षर: ...  
मुद्रा: ...





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hereby granted, conveyed, transferred and assured or intended or expressed so to be with her and every of her rights, title, interest, privileges, and appurtenances unto and to the use and benefit of the PURCHASER for ever and absolutely alongwith the unfettered use and possession of the Said Land.

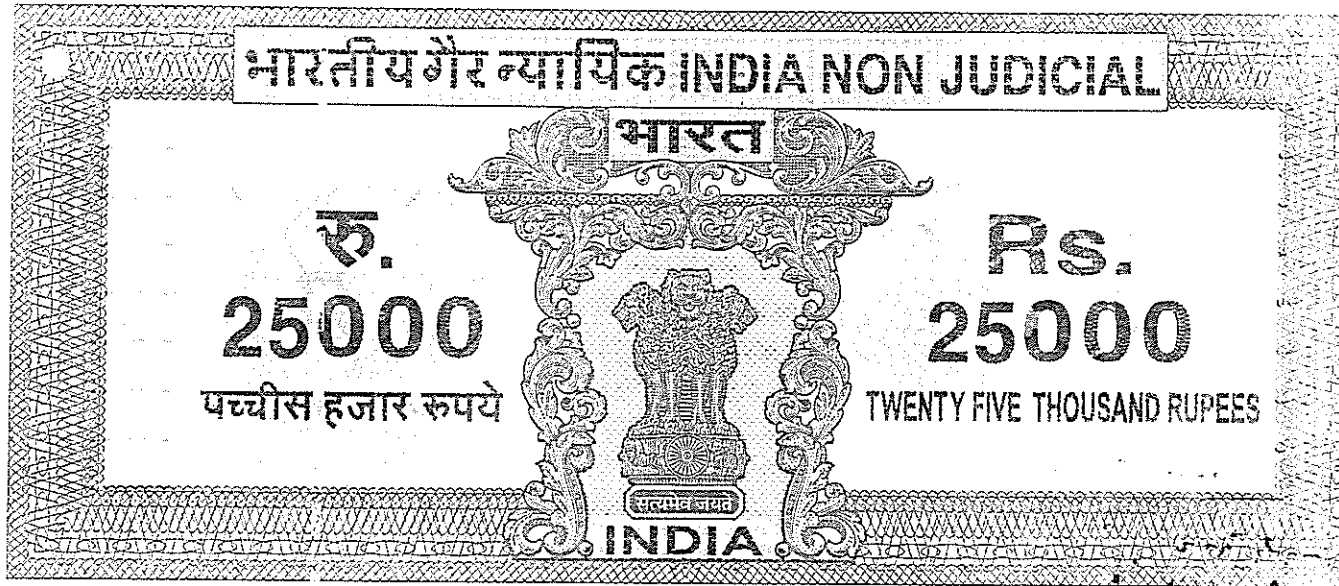
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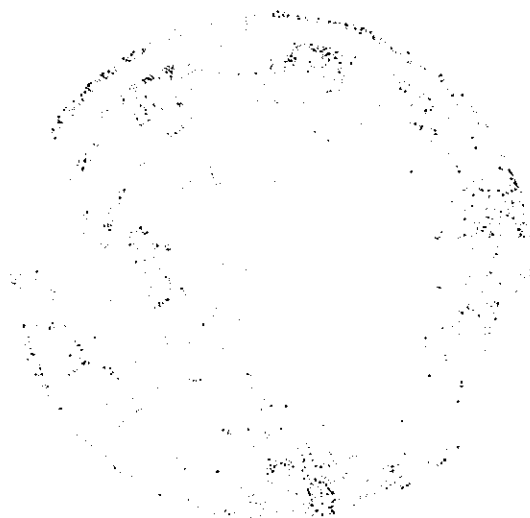
(b) The SELLER has handed over the actual physical and peaceful vacant possession of the Said Land alongwith appurtenances thereon unto the PURCHASER on the execution of this Sale Deed and the PURCHASER acknowledges the same.

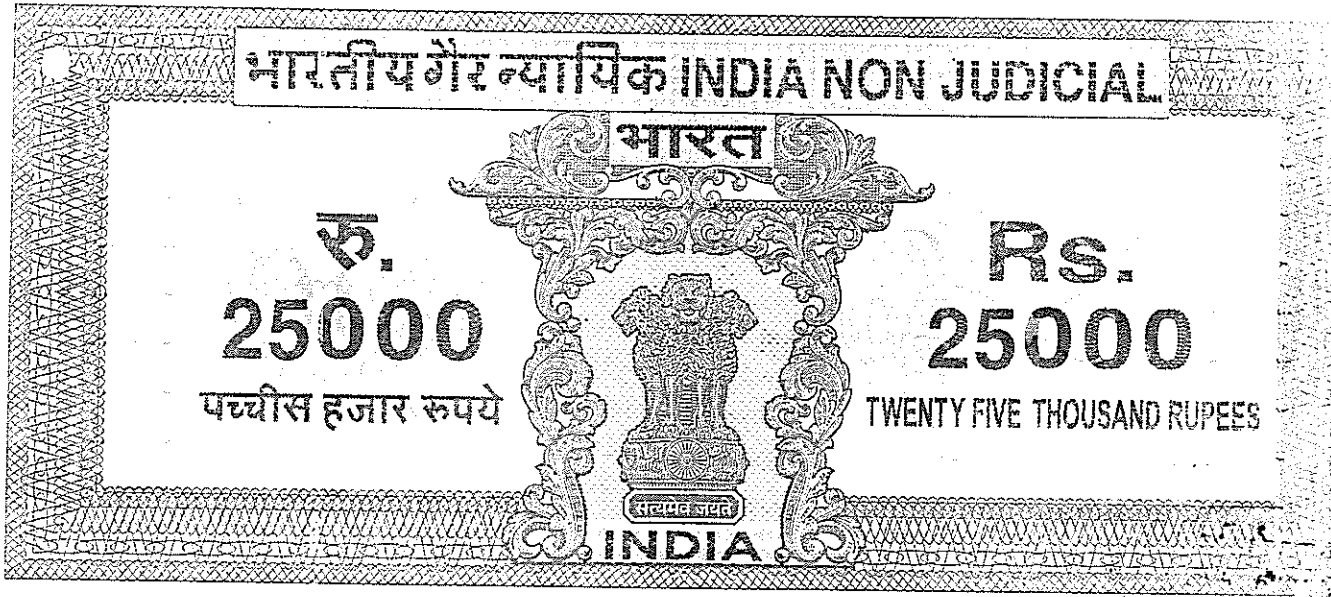
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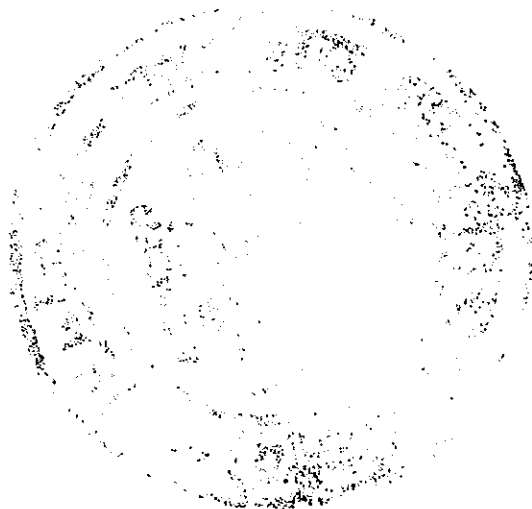
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Further the SELLER confirms that, it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold under, enter upon, have, occupy, possess, develop and enjoy the Said Land hereby granted, conveyed,

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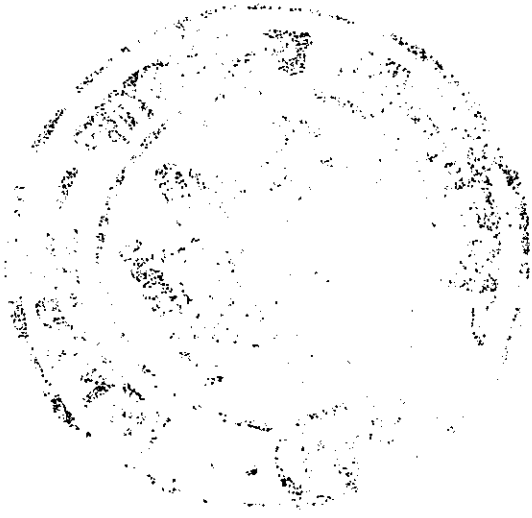
उत्तर प्रदेश UTTAR PRADESH

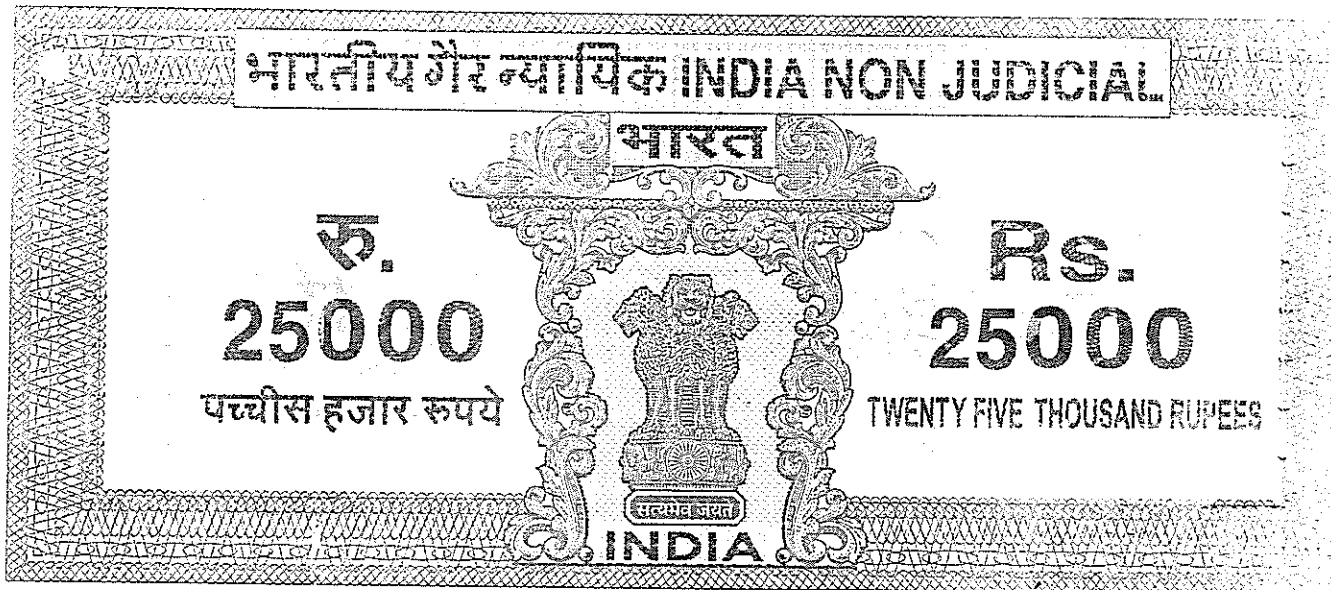
transferred, and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, its successors or assigns or any of

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them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for it or them or any of them.

(c) The SELLER is left with no right, title, interest of any nature whatsoever in the Said Land and the

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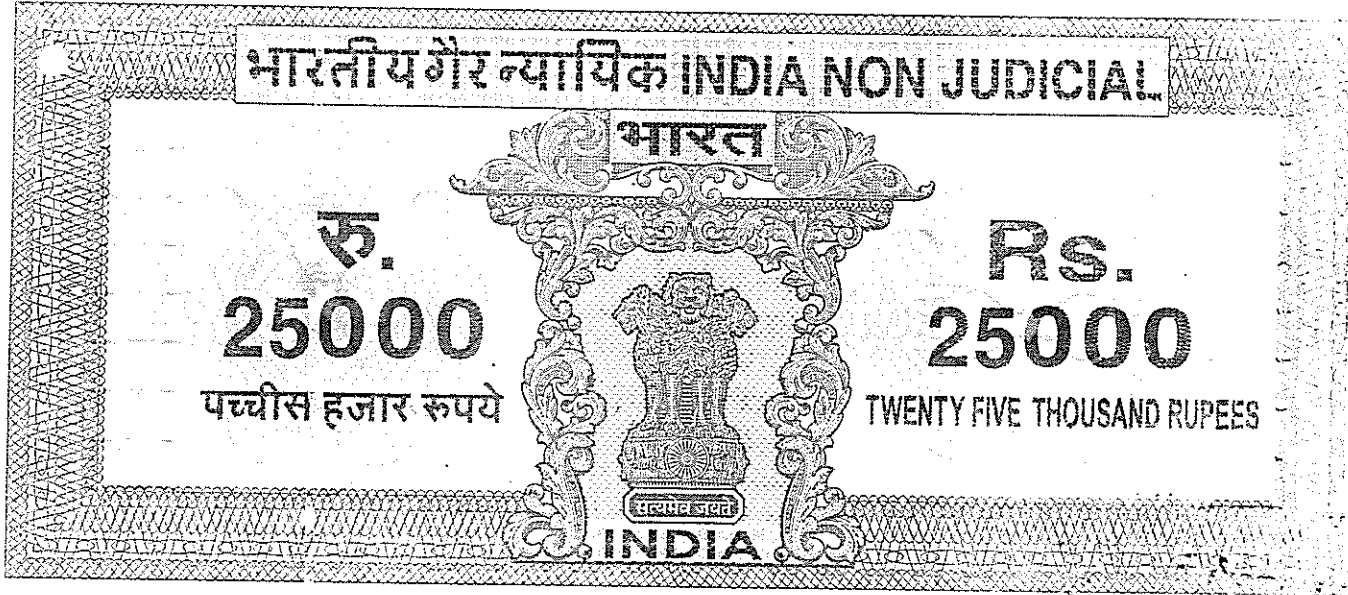
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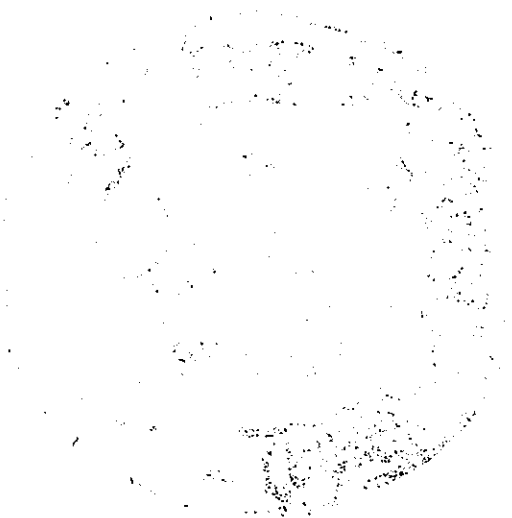


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PURCHASER shall have the absolute right to construct / develop, transfer, assign, convey, encumber, charge, mortgage the Said Land to any person, at such terms and conditions it deems fit and proper at its sole discretion and deal with the Said Land in any manner whatsoever, and hereafter

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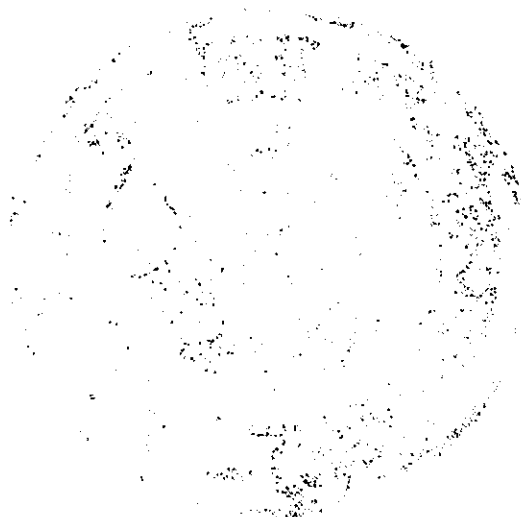
उत्तर प्रदेश UTTAR PRADESH

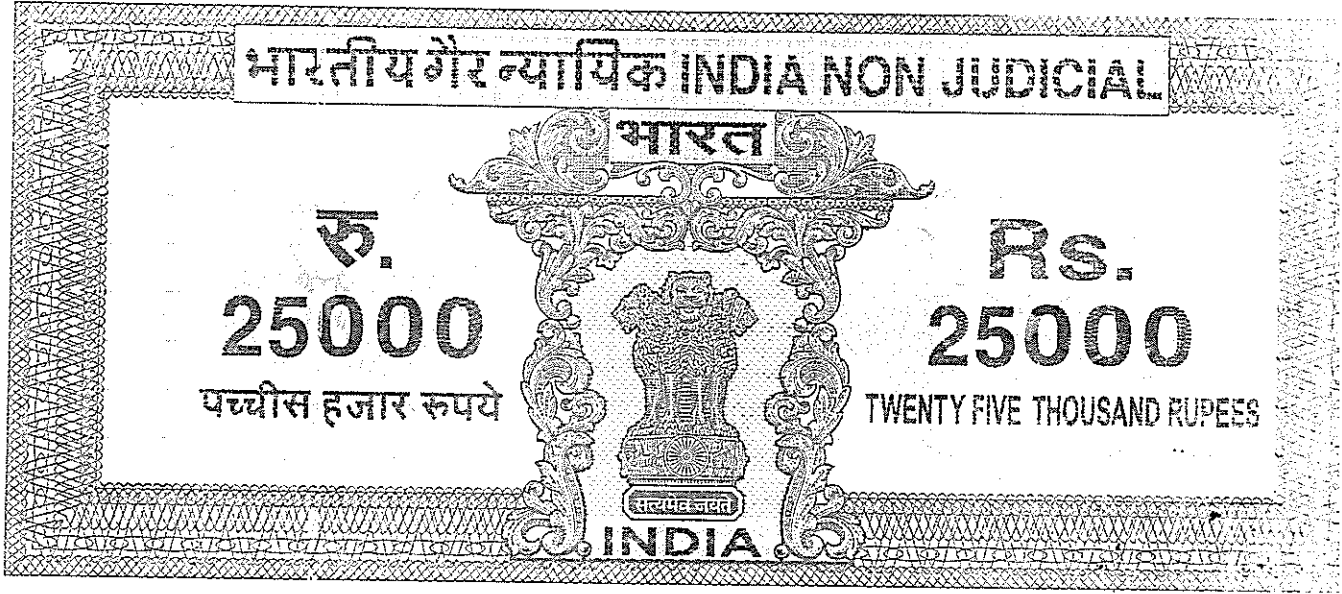
the PURCHASER shall peacefully and quietly enjoy the Said Land and deal with the same in any manner he may deem fit without any hindrance, claim or demand of any nature whatsoever from the SELLER or any person(s) claiming under or through it .

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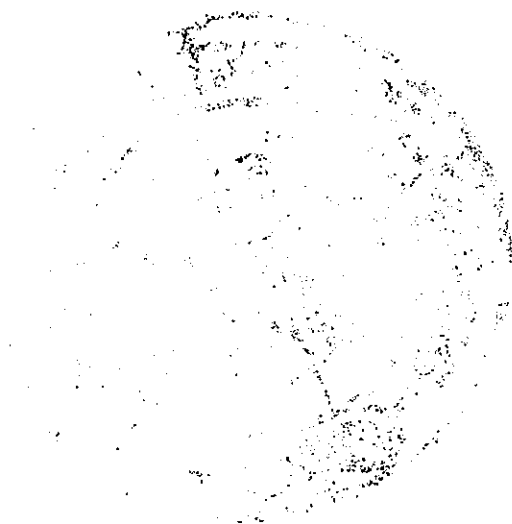
2. That the SELLER does hereby grant , convey, sell, transfer and assure unto the PURCHASER the Said Land free from all encumbrances together with all easements, rights and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever relating to the Said Land or

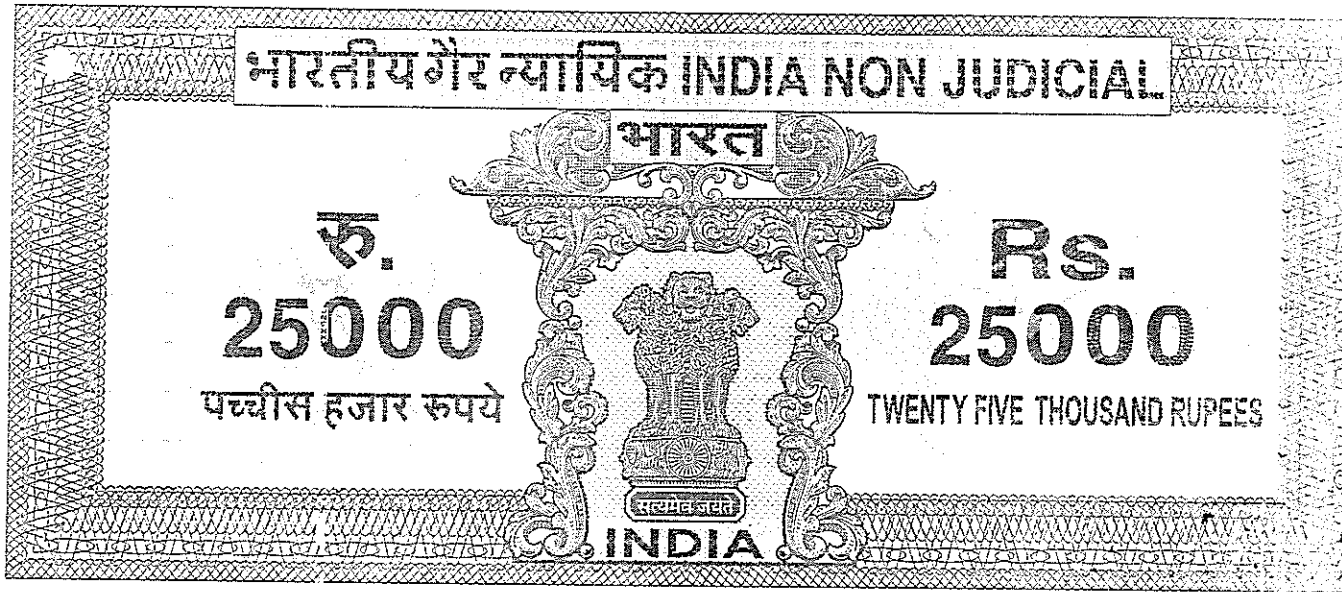
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in any way appurtenant thereto or therewith usually held or known as part and parcel thereof and all the estate right, title and interest whatsoever of the SELLER onto or upon the Said Land absolutely and forever for a total consideration of the sum of Rs 5,78,89,400.00 ( Five Crore Seventy Eight Lacs Eighty

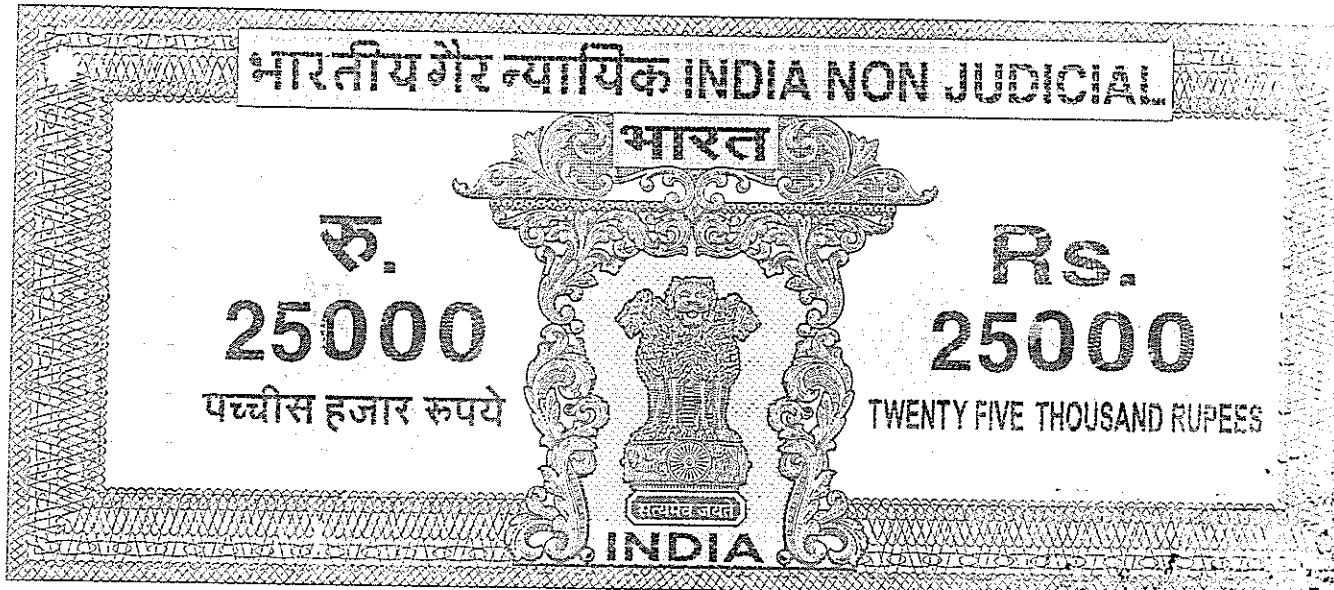
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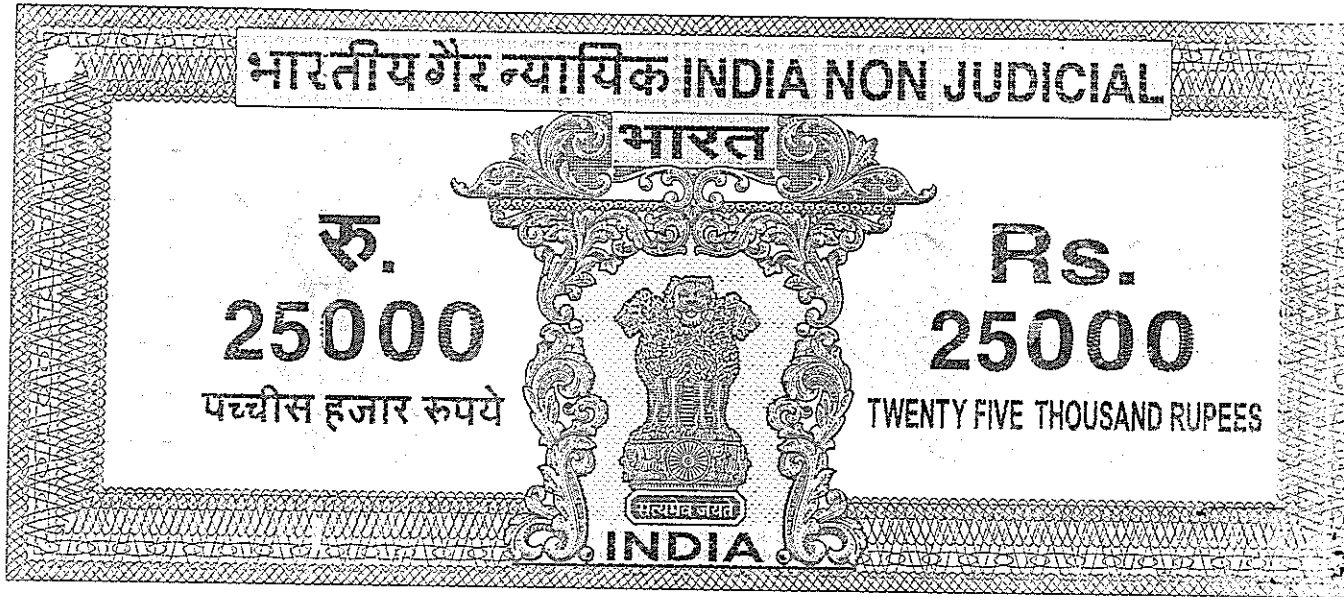
Nine Thousand Four Hundred Only)

3. The SELLER shall and will, as and when required by the PURCHASER and at her own cost, risk and expenses and without any loss or damage to the PURCHASER, do all such acts and execute

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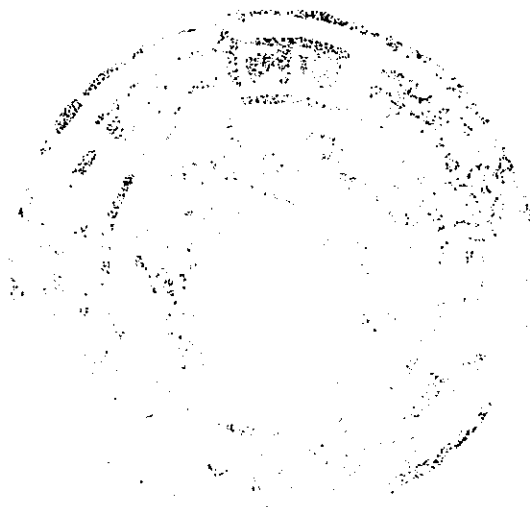
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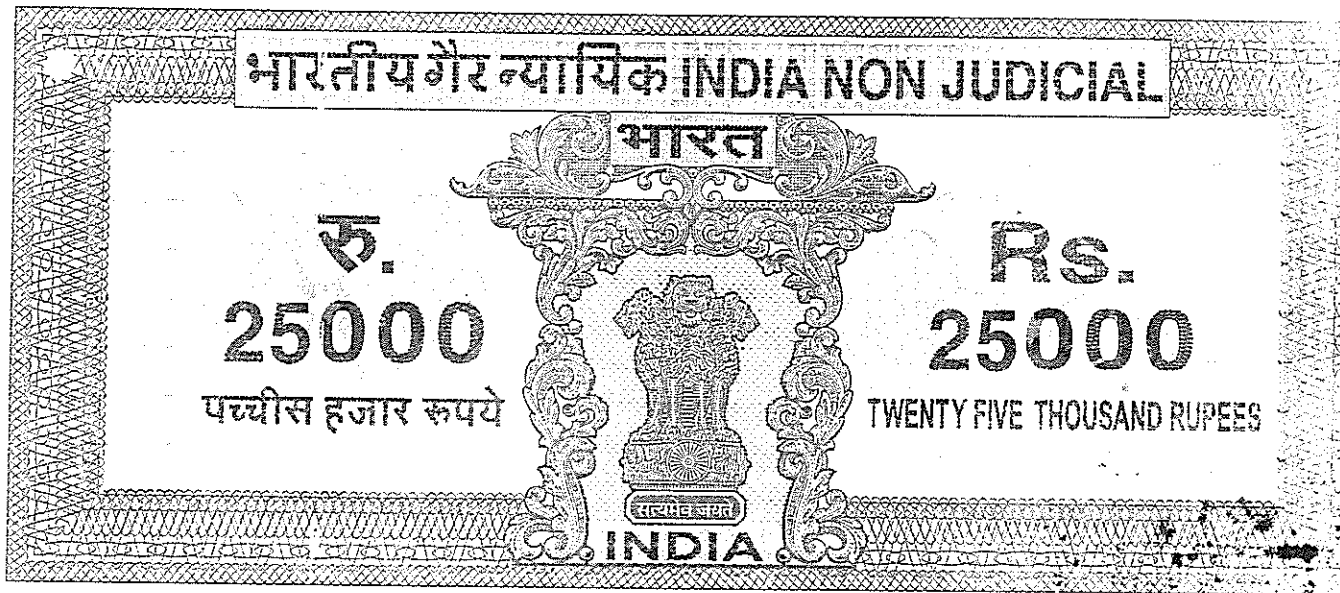
all such documents, deeds, agreements and present themselves before the concerned authorities as may reasonably be required by the PURCHASER for more fully effectuating the sale being hereby made or for more fully assuring the ownership and enjoyment of the Said Land or the

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Resulting Consequences or defending any action or proceeding concerning the same. Further, the SELLER and all persons having or lawfully or equitably claiming any estate, right, title or interest in or to the Said Land Property hereby conveyed, transferred and assured or any part thereof from,

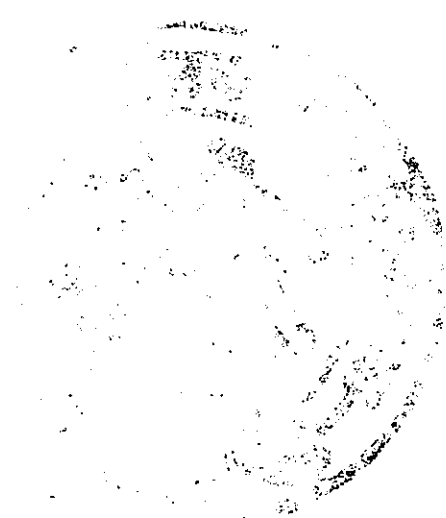
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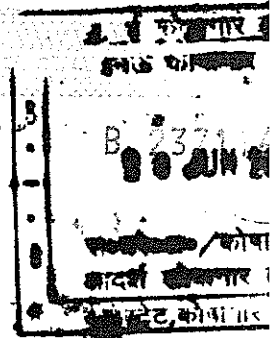
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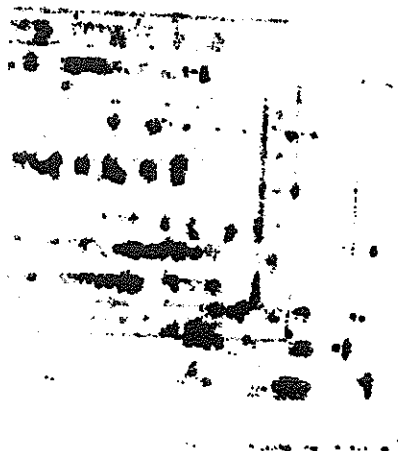
under, or in trust for the SELLER or her successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the SELLER do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and

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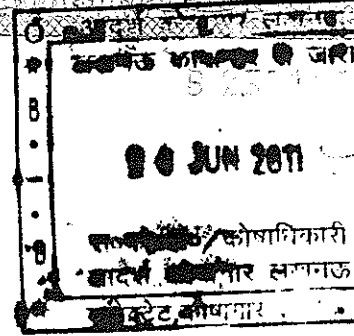
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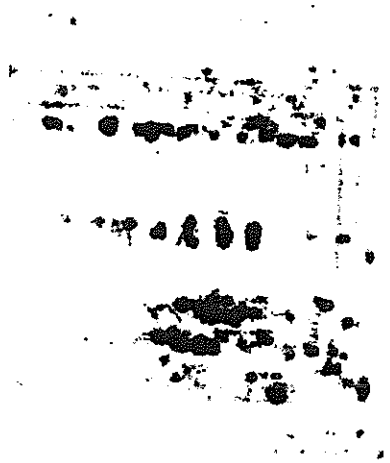
assurances in law whatsoever for the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in the manner aforesaid or as may be reasonably required by the PURCHASER or his successors or assigns or his counsel in law for assuring the Said Land and

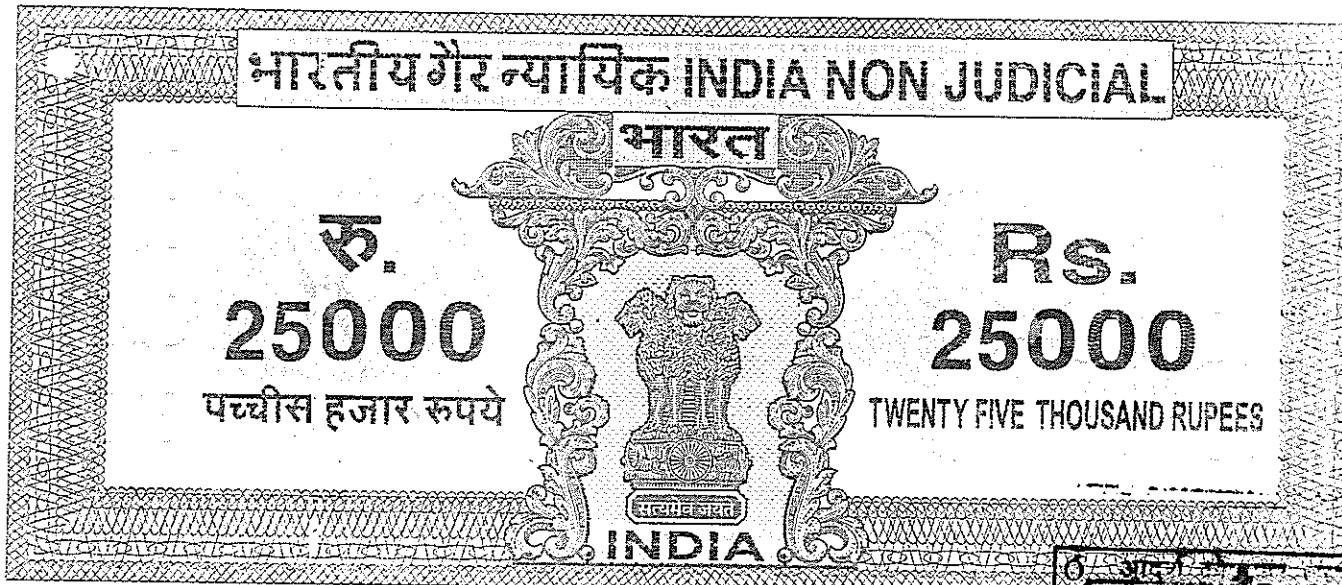
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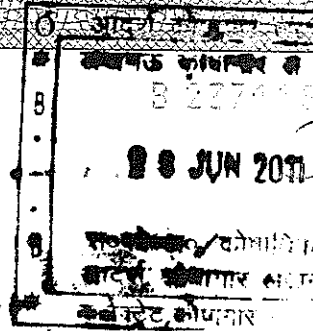
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every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the PURCHASER.

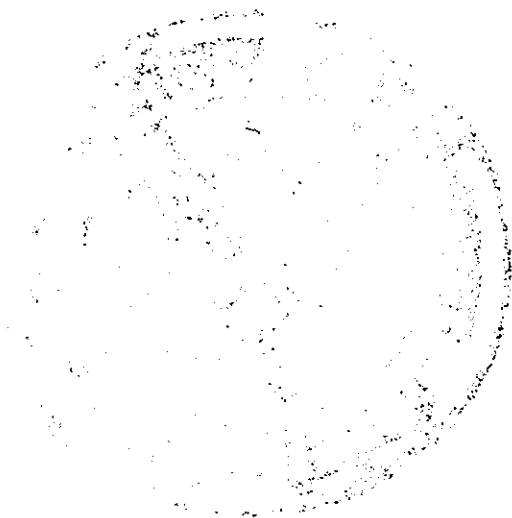
4. The SELLER covenants that this Sale Deed is executed in its entirety and that the SELLER has

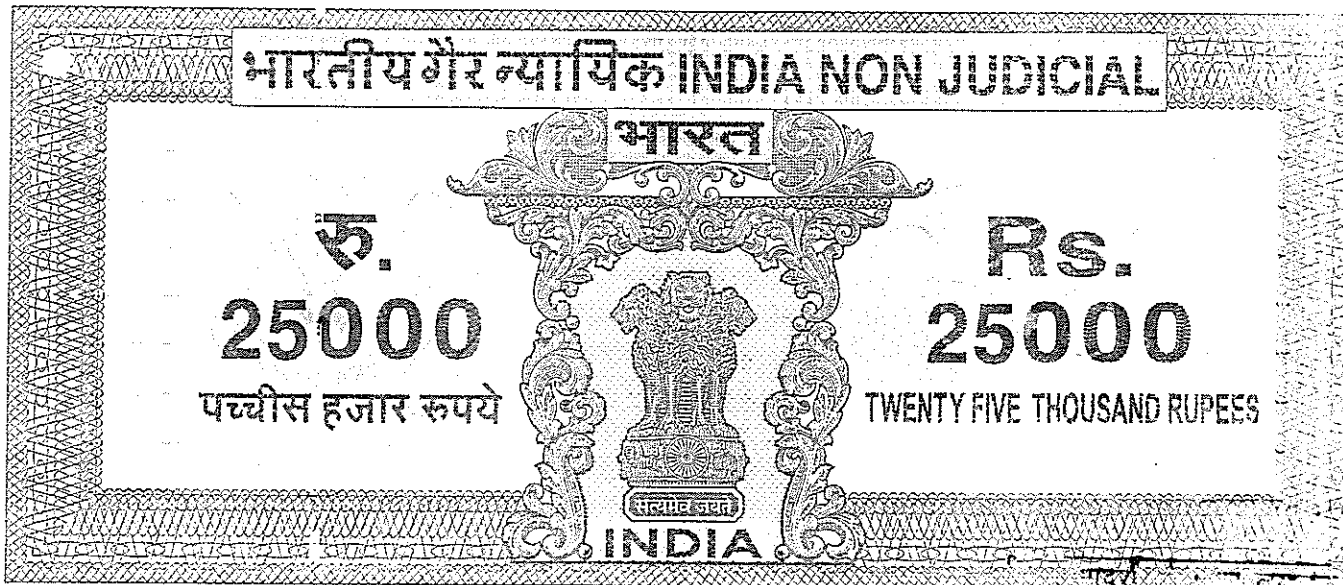
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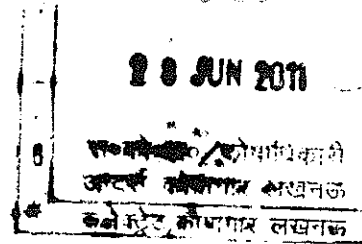
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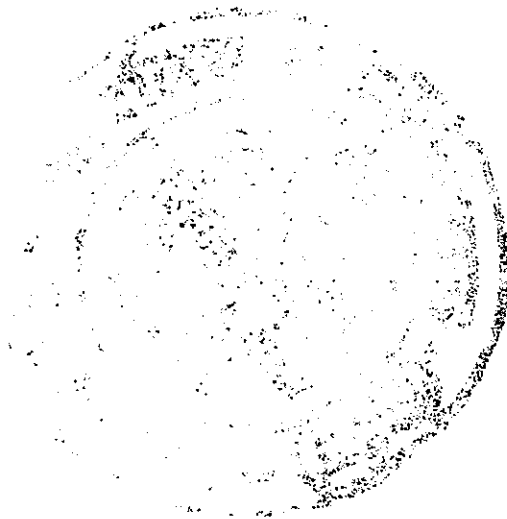
transferred all its rights and title to the PURCHASER in and to the Said Land along with interest in relation to any Resulting Consequences. The PURCHASER is and will henceforth be empowered to use, develop or deal with the Said Land as per his own will and to get it mutated in his

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own name in the statutory records on the basis of  
this Sale Deed and/or such further  
deeds/documents as may be executed in favour of  
the PURCHASER in relation to any land which may  
become available to the SELLER as part of

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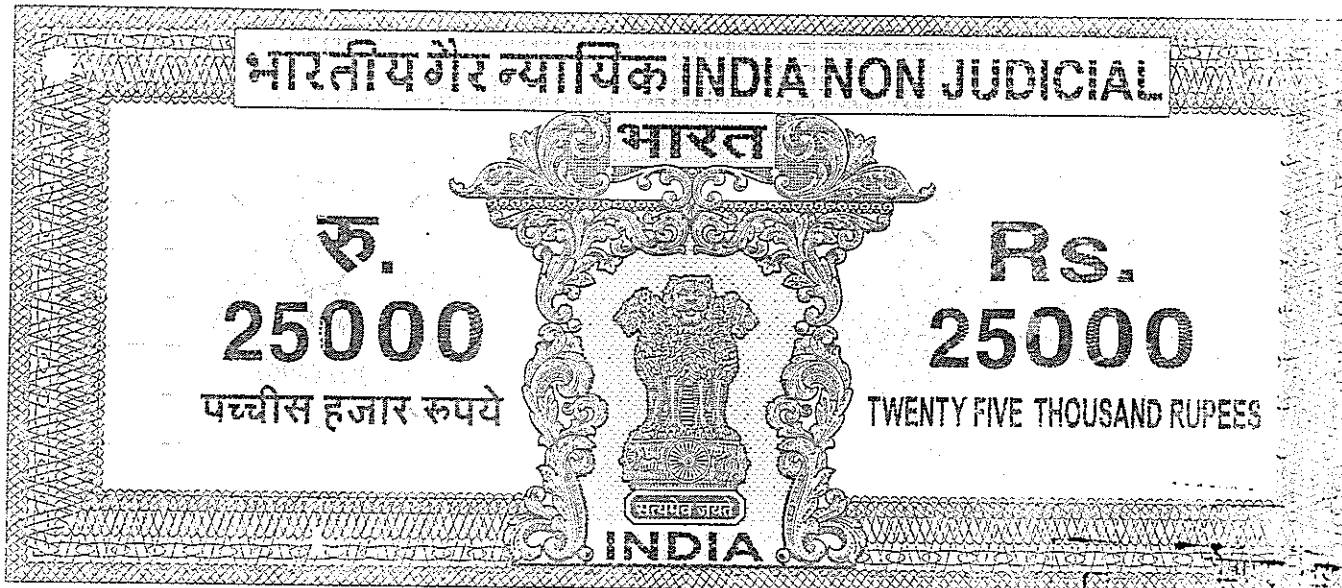
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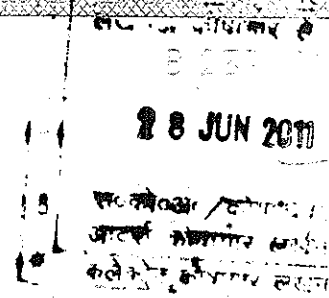
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Resulting Consequences and upon notice from the PURCHASER, the SELLER hereby undertakes and agrees to execute such further deeds for perfecting and conveying the Purchaser's entitlement in relation to any land made available to the SELLER as part of Resulting Consequences in a form

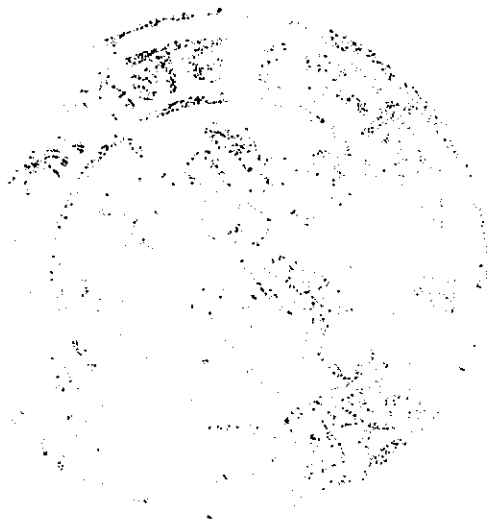
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acceptable to the PURCHASER, provided any such deed or document shall represent the actual factual position existing on such date, within a reasonable time period stipulated by the PURCHASER being at the risk, cost, charges and expense of the SELLER

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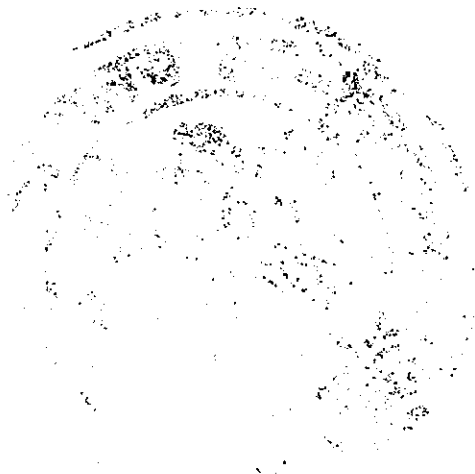
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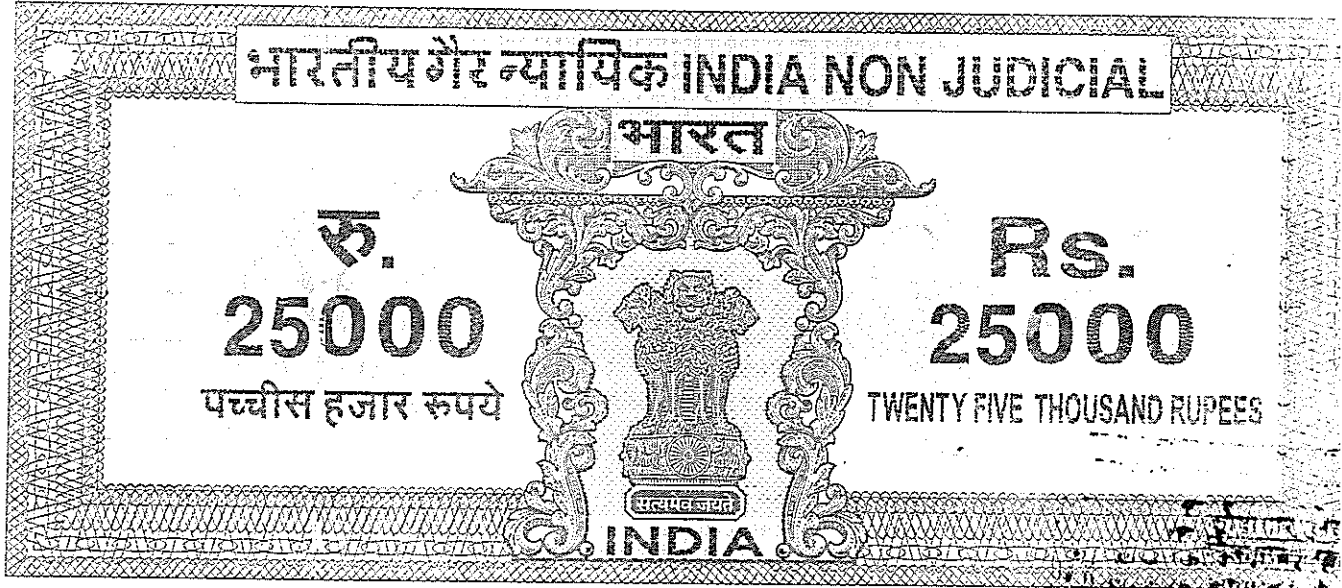
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without causing any harm or loss to the PURCHASER in any manner whatsoever.

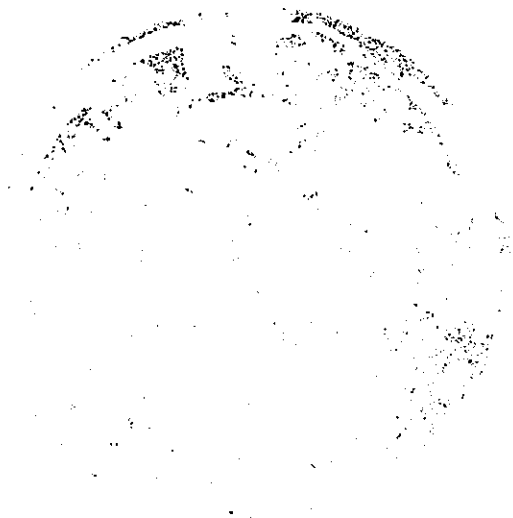
5. That the SELLER hereby declares and have assured the PURCHASER that he is the sole owner of the Said Land having every right and legal

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capacity to transfer it to the PURCHASER and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

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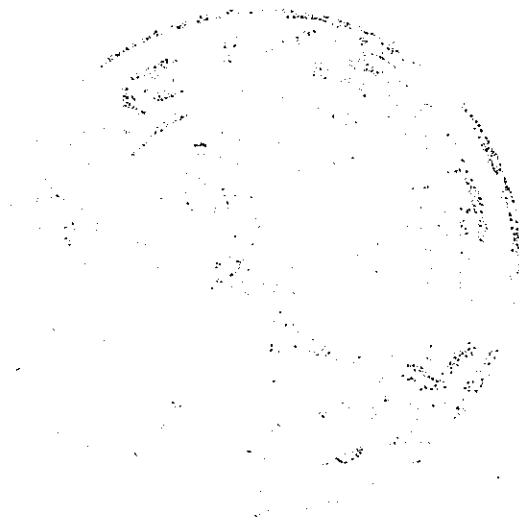
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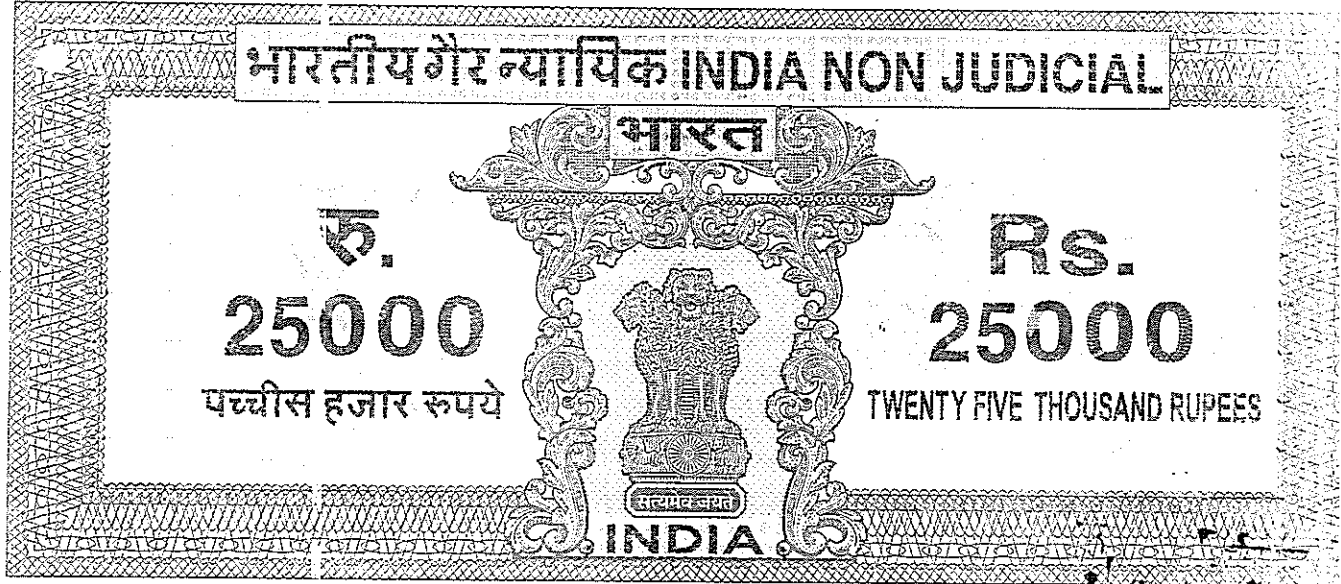
5. That the SELLER has further assured the PURCHASER that all dues, taxes, cesses, rents, demands and other outgoing including debts etc. whatsoever liable to be paid with respect to the Said Land transferred under this Sale Deed up to the date of execution of this Sale Deed have been fully

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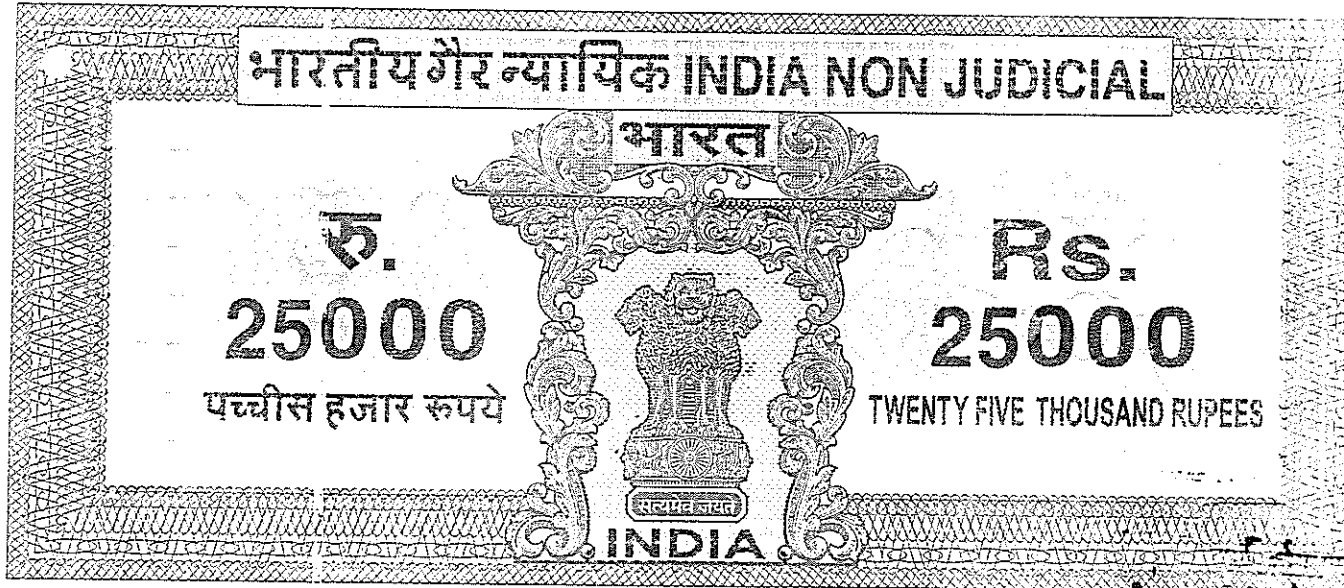


उत्तर प्रदेश UTTAR PRADESH

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paid and no dues, rents, claims, demands, taxes etc. of any nature whatsoever are outstanding with respect to the Said Land prior to the date of execution of this Sale Deed and in case any such dues, taxes, rents, claims, demands etc. are found subsequently to be due with respect to the Said





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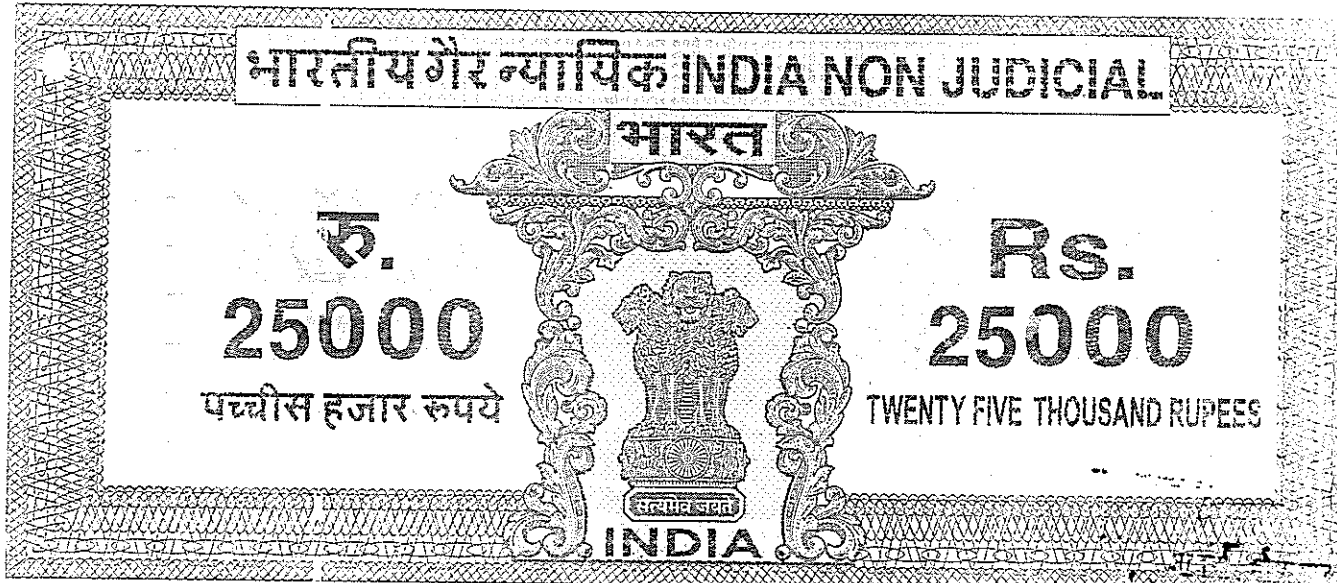
Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to the date of execution of this Sale Deed. However, from the date

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of registration of this deed, the PURCHASER shall be liable to pay all such taxes, rents, demands etc. payable with respect to the Said Land.

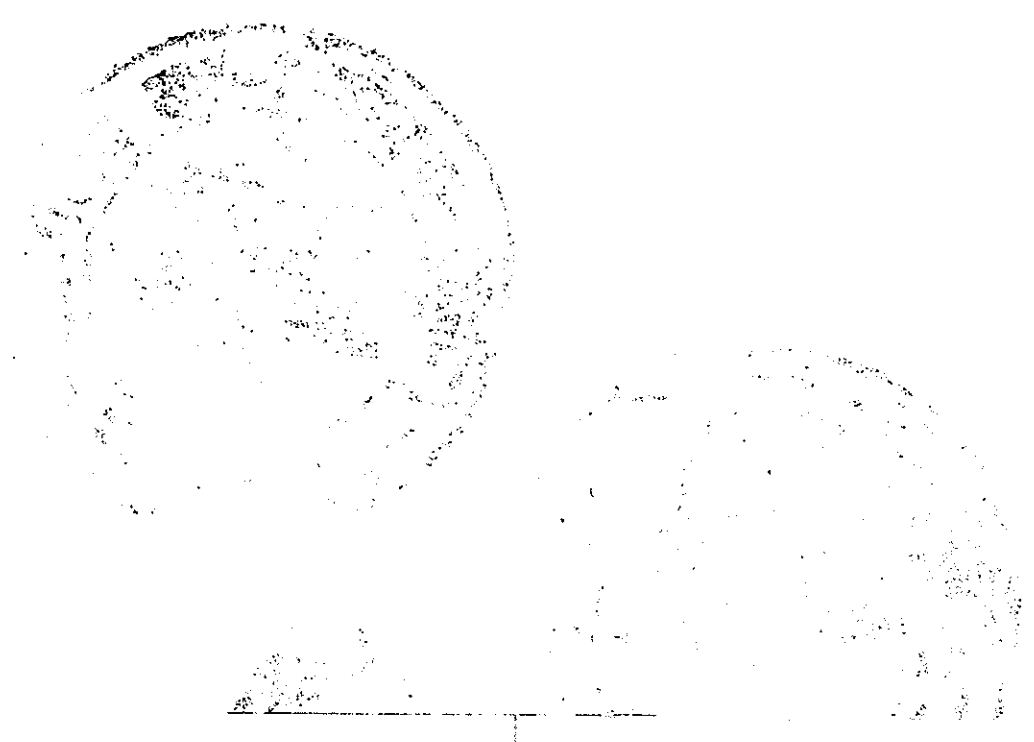
7. That, the SELLER understands that the PURCHASER has purchased the Said Land relying upon the representations, assurances and

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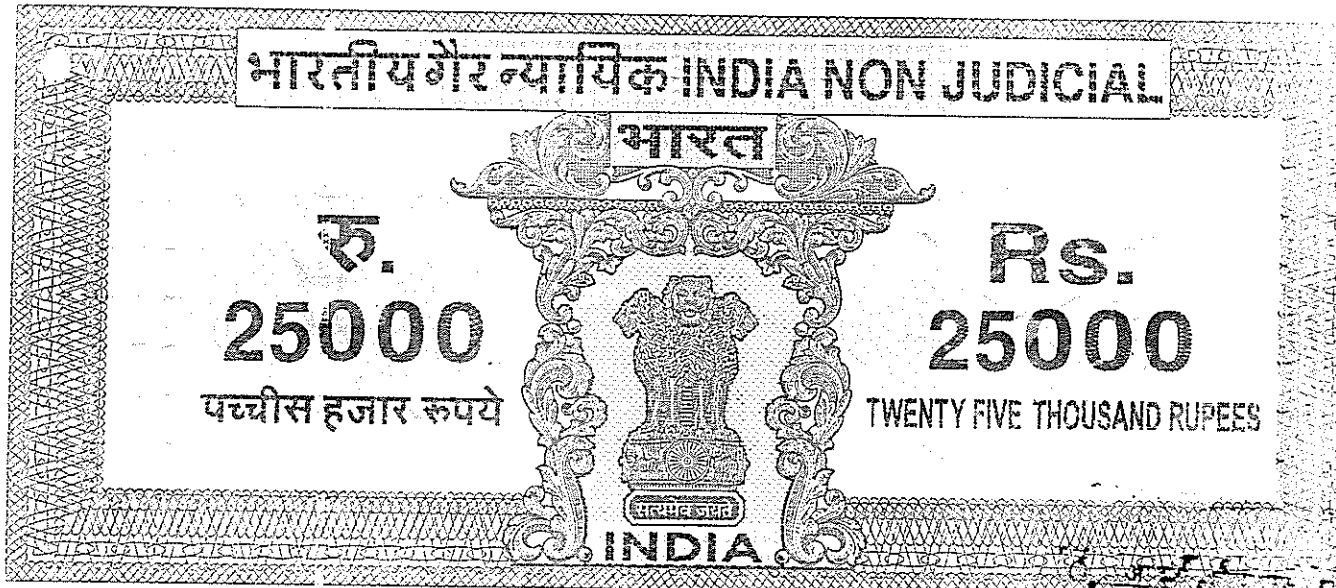
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covenants stated in this Sale Deed including the Preamble and has acted on the faith thereof. In the event, any of the covenants, representations, undertakings, assurances etc. made therein turns out to be incorrect or false or if the title of the SELLER in the Said Land is found to be defective

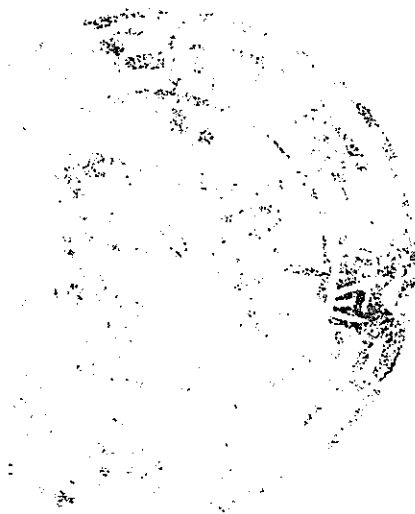
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thereby depriving the PURCHASER of whole or any portion of the Said Land thereby conveyed to the PURCHASER, the PURCHASER shall be entitled to recover from the SELLER, their legal representatives, executors, administrators, successors etc. whole or part of the sale

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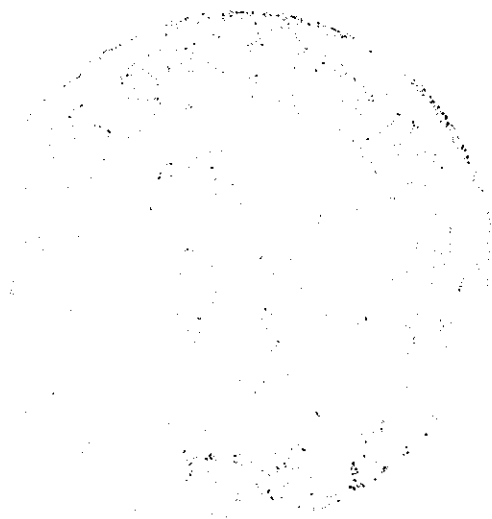


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consideration together with damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the SELLER, any other person finally establishes any claim to the Said Land transferred under this deed or to any part thereof, or if any one claims adverse

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28 JUN 2019

rights in the Said Land, then the SELLER shall be liable and responsible for all the risks, costs, dues, losses, expenses, claims, expenses, arrears etc. on whatsoever account of whatsoever nature. The SELLER shall also be liable for and responsible to make good and pay such losses, damages, costs,

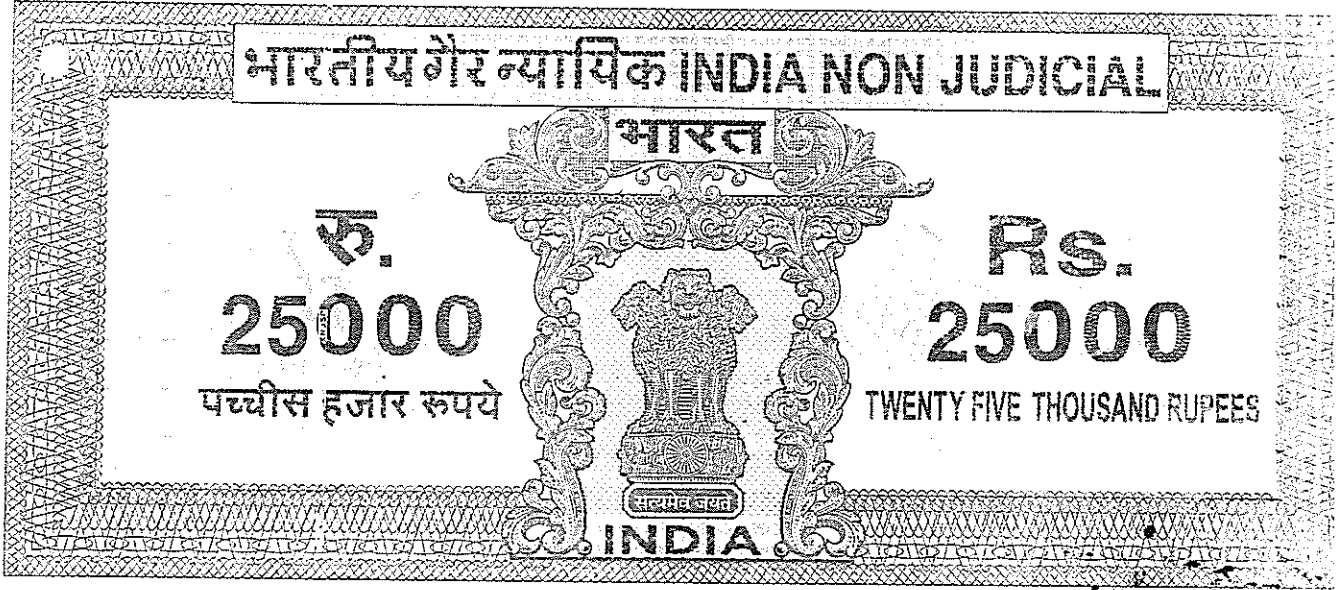
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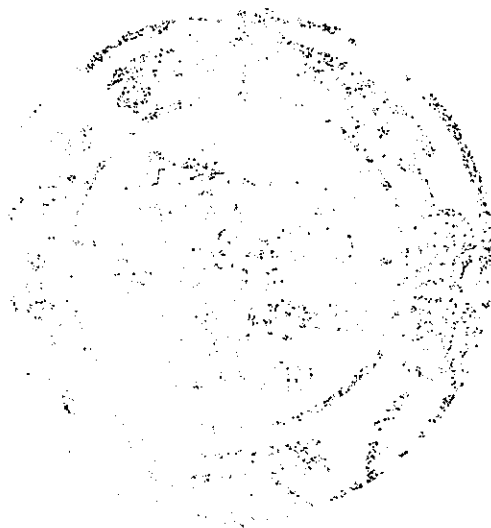


उत्तर प्रदेश UTTAR PRADESH

28 JUN 2019

expenses, loss of profits etc., suffered / sustained by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified from and against the same. The SELLER their legal representatives,

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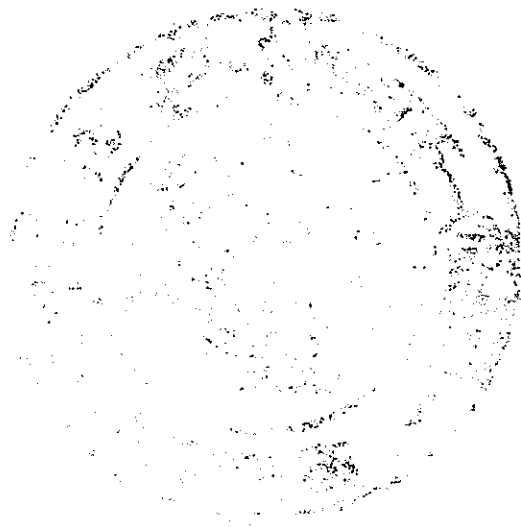
executors, administrators, successors etc shall be responsible to fulfill all the losses that may be sustained by the PURCHASER from all their assets.

8. That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/ has been paid by the PURCHASER.

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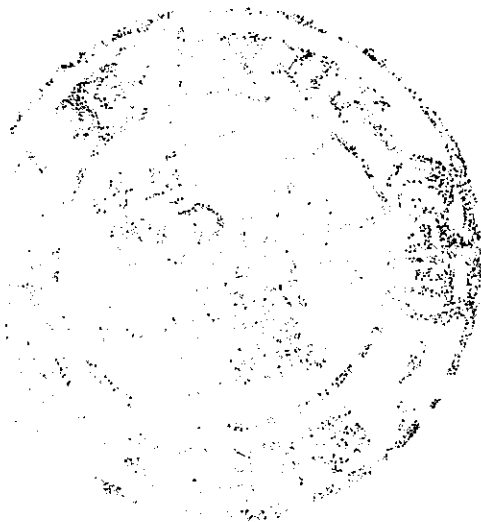
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That the PURCHASER is entitled to get the Said Land mutated in its favour and the SELLER has given its consent to the PURCHASER for getting the Said Land mutated in his favour.

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28 June 2018

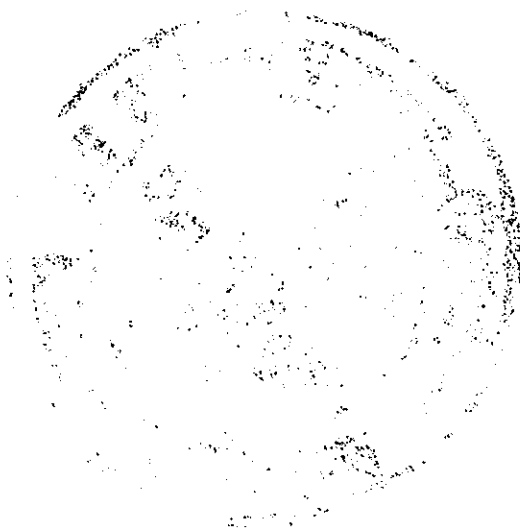
9. That the SELLER and all persons claiming under them do hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts,

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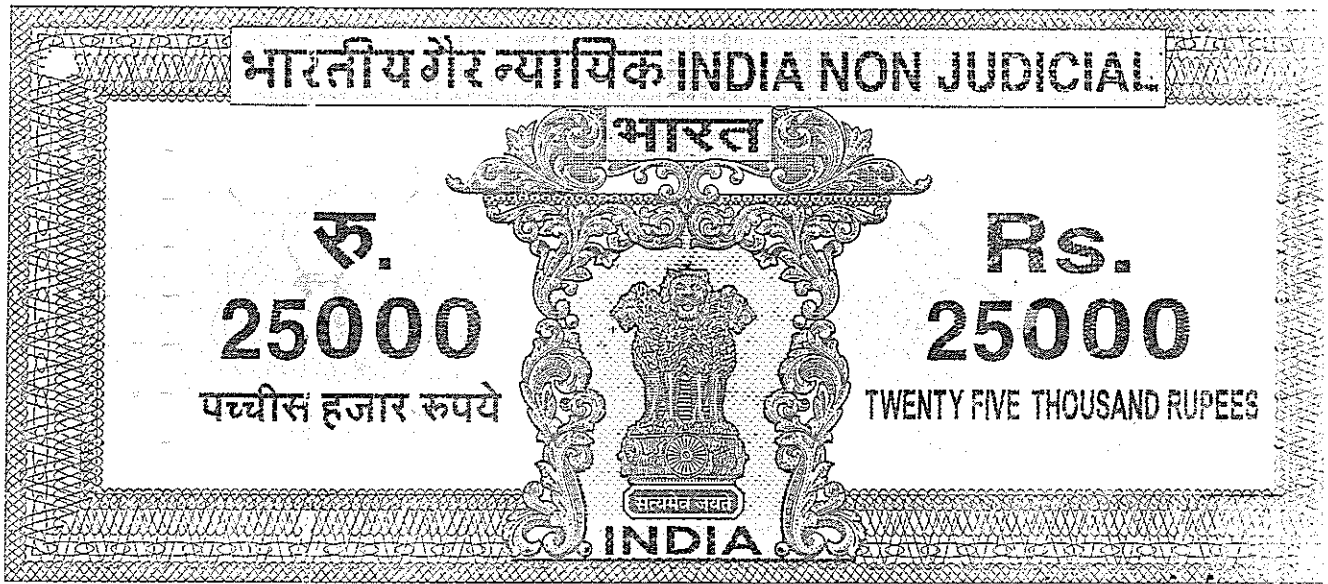
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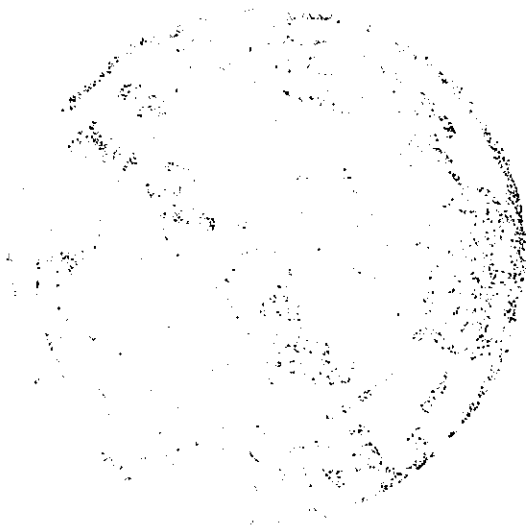


उत्तर प्रदेश UTTAR PRADESH

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documents, deeds and things whatsoever and to present themselves before the concerned authorities as and when required by the PURCHASER for more fully effectuating the sale being hereby made and for fully owning and enjoying the Said Land and more perfectly

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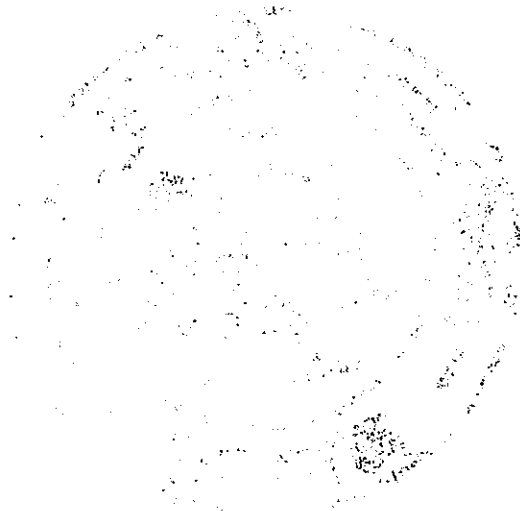
conveying and assuring the Said Land or any part thereof to the PURCHASER and its representative and placing it in possession of the PURCHASER or defending any action or proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably

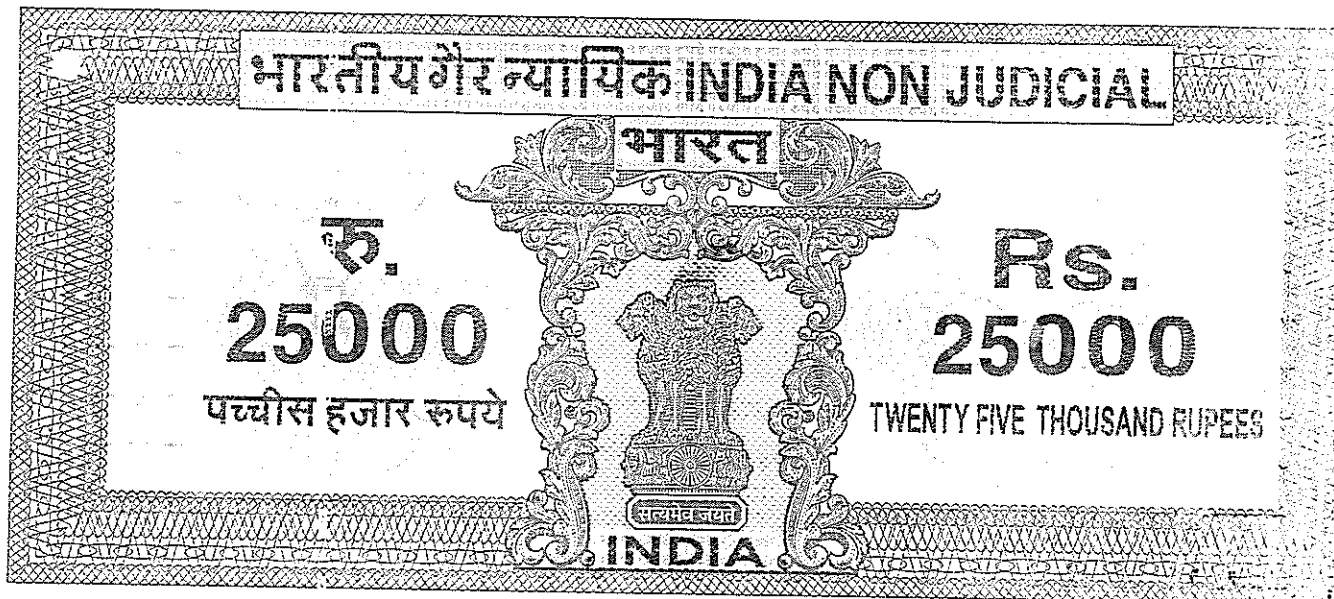
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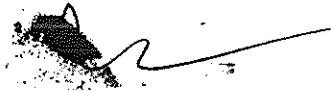
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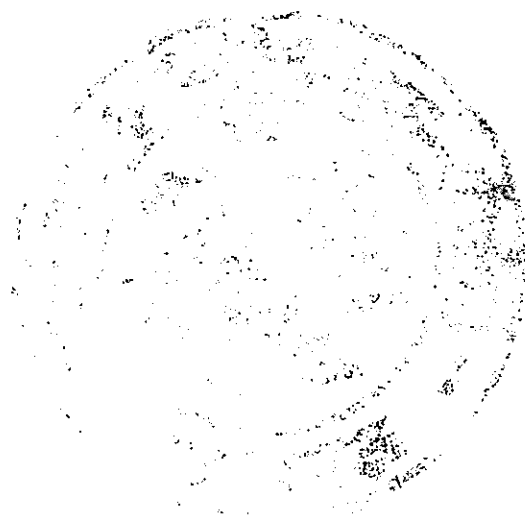
required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER due to the non adherence of the SELLER to any such request as above made by the PURCHASER and shall keep

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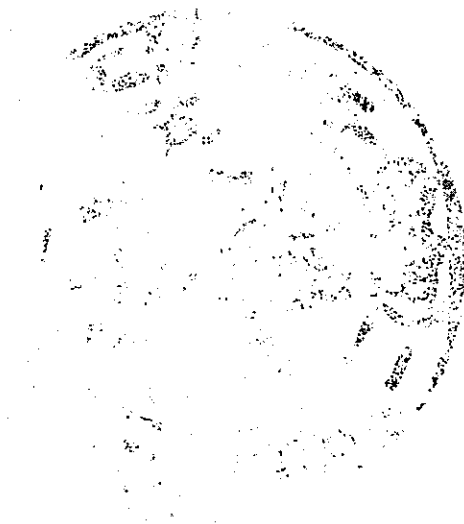
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the PURCHASER free, clear and absolutely  
acquitted and exonerated and forever saved,  
defended harmless and indemnified from and  
against the same.

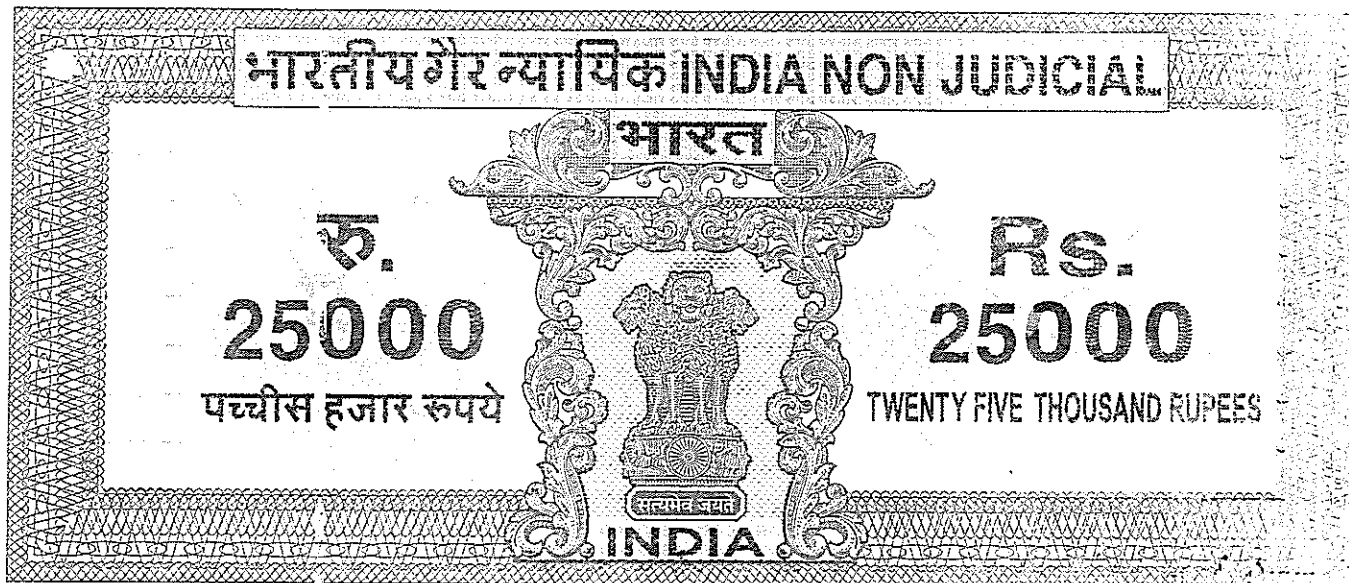
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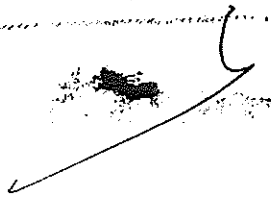
10. That the SELLER has represented and assured to the PURCHASER that the seller has not violated provisions of any bye – laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.

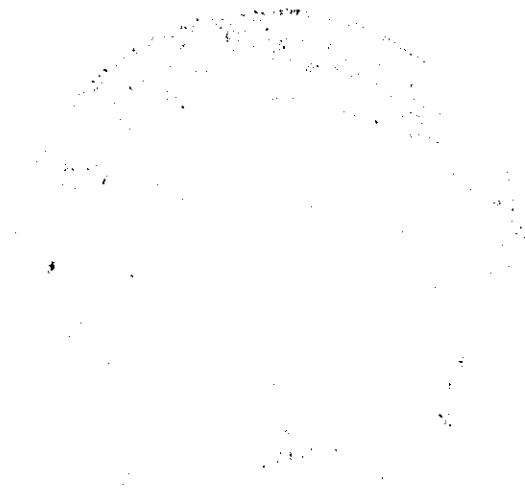
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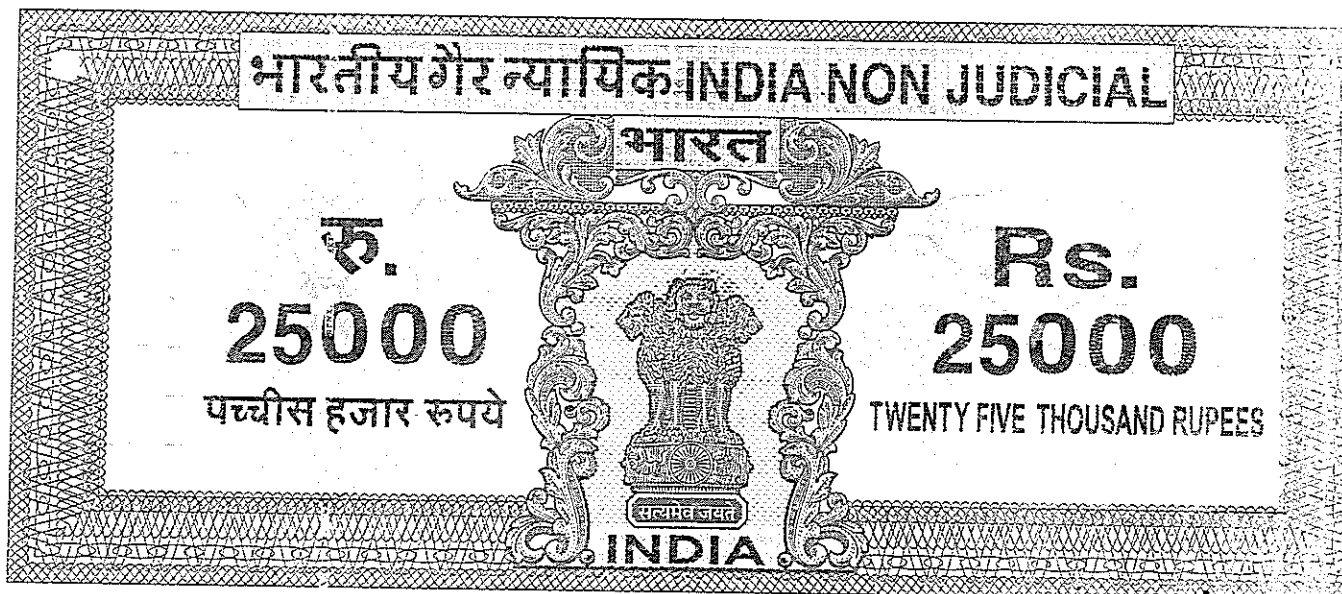
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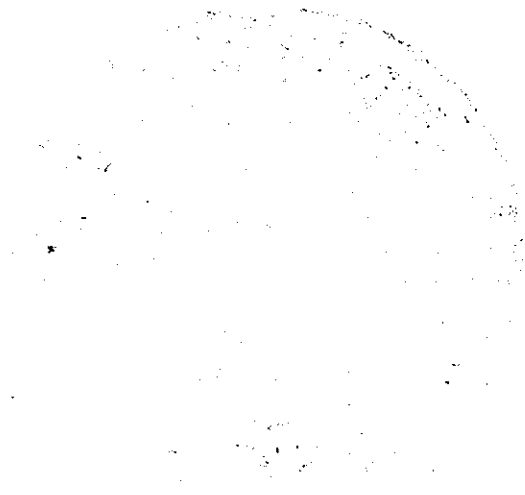
11. That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed.

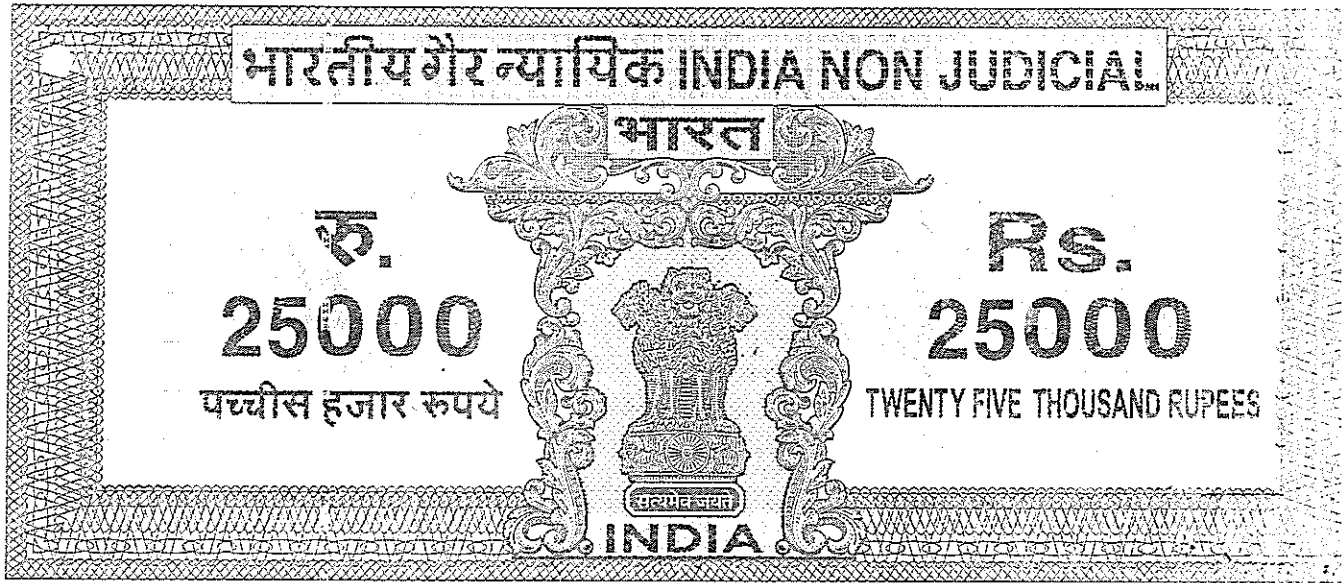
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24 July 2009

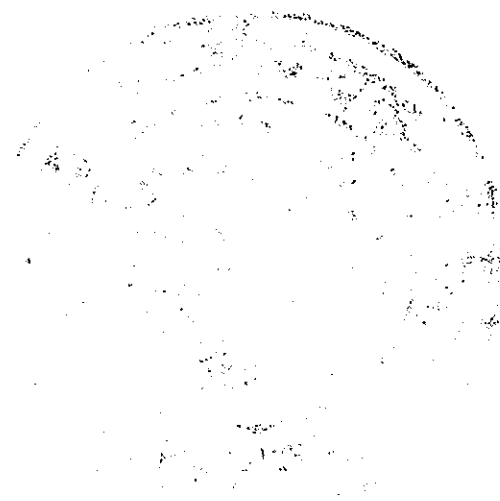
12. That the SELLER further represent and covenant that the Said Land is not subject matter of any proposed or existing acquisition, requisition or reservation proceedings by any authority or public body and neither any notice under section 4 or 6 of the Land Acquisition Act, 1894 has been received

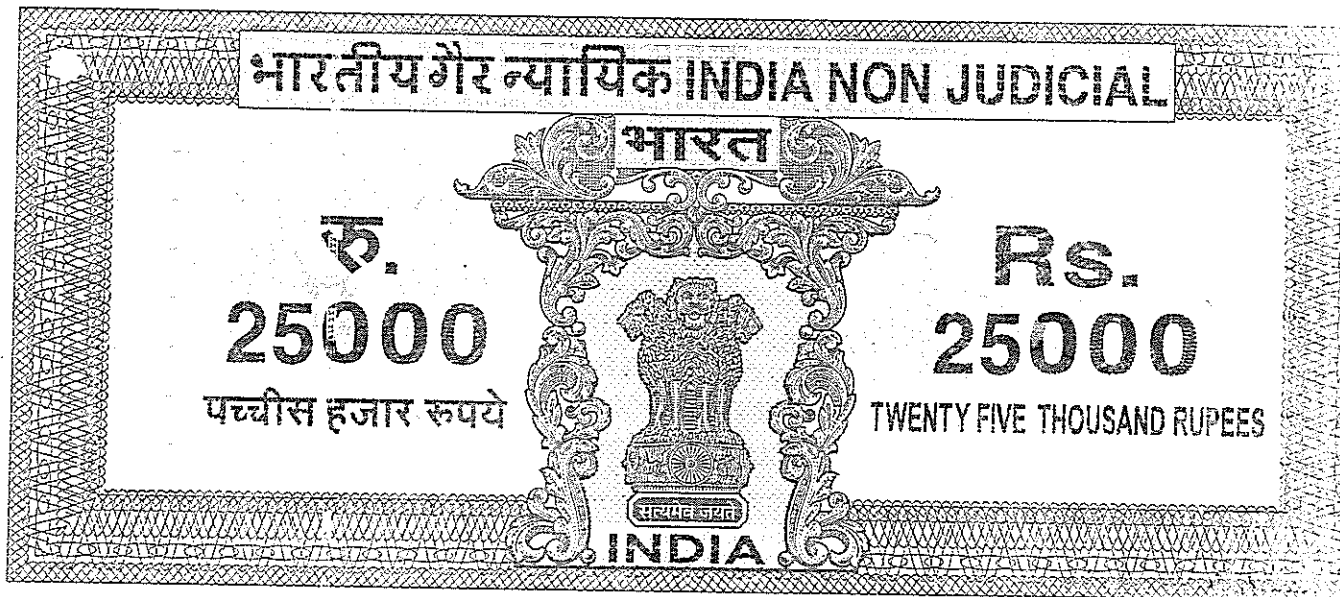
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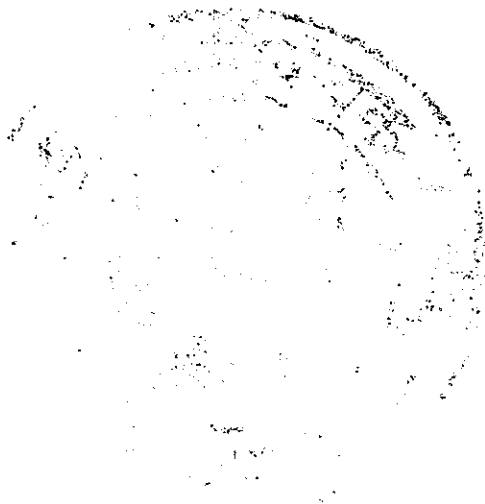
nor any proceeding relating thereto is pending in any court(s) of Law and there are no legal impediments whatsoever for the sale of the Said Land in favour of the PURCHASER

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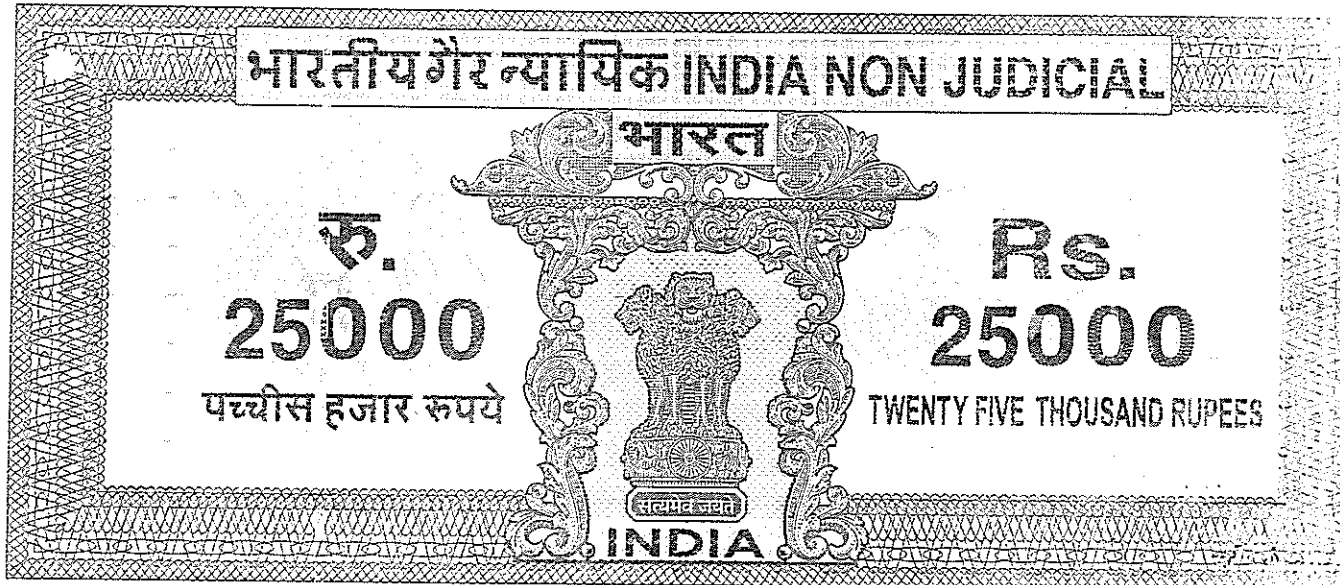
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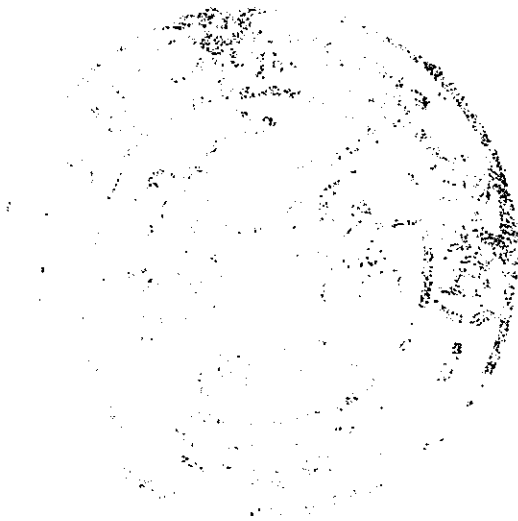
13. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "SELLER" and "PURCHASER" herein

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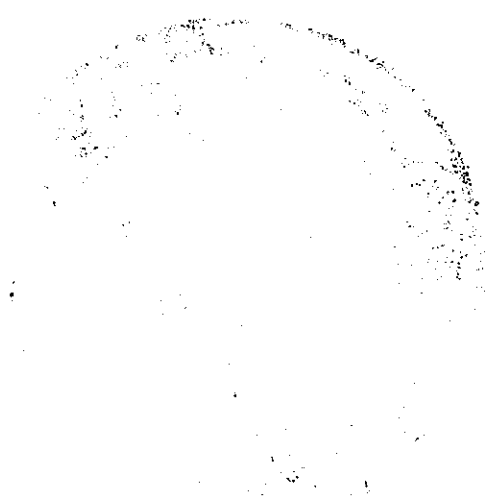
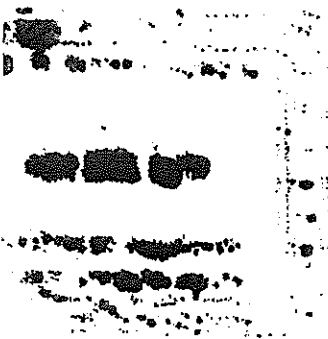
before used shall include their respective heirs,  
legal representatives, successors and assigns.

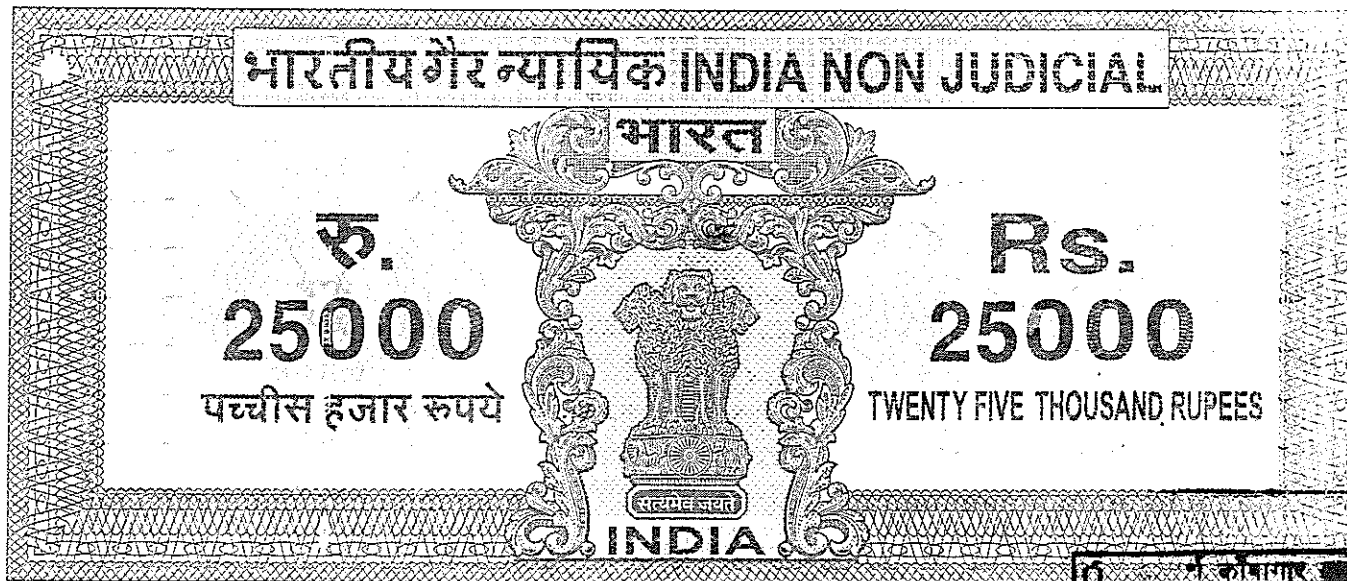
14. That the Said Land transferred under this deed  
is not situated on any National Highway, State  
Highway, District Road . The said land is 500 mts

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from main Lucknow Sultanpur Road,. Further, the Said Land hereby conveyed is not having abadi and no development work has been carried out within the peripheral limits of 200 meters of the same.

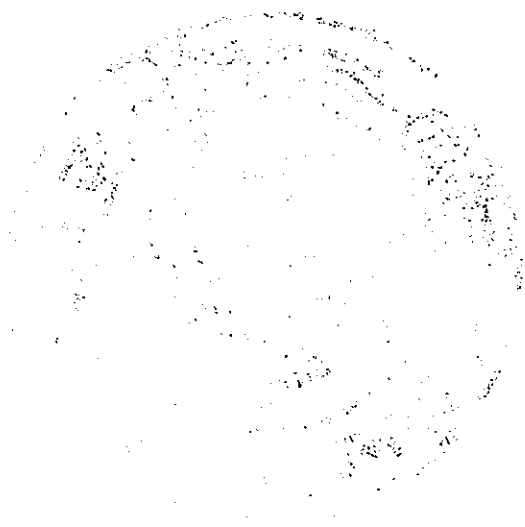
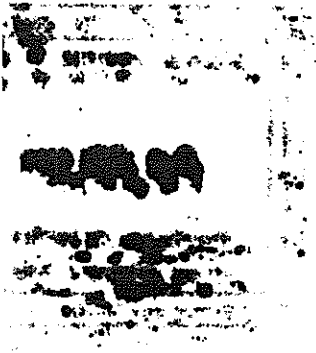
The present as well as the permanent addresses of the SELLER and the PURCHASER are the

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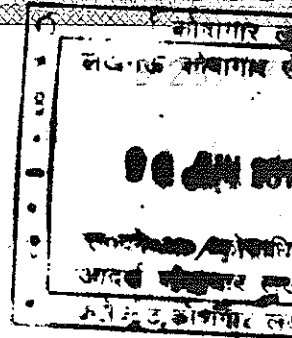
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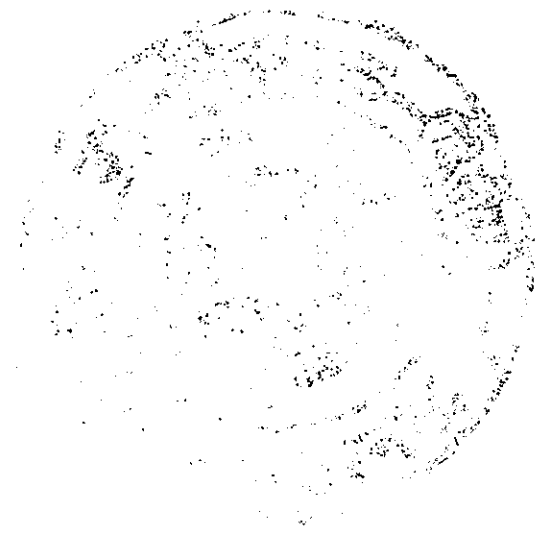
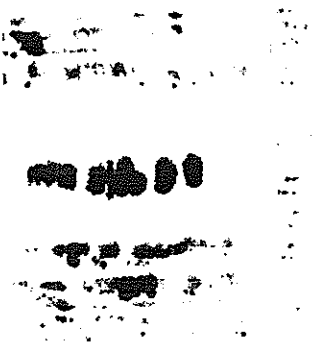
same as mentioned above and they are not belonging to the Scheduled Castes and Scheduled Tribes.

That the total area of the Said Land transferred under this deed is 9.337 Acres (3.7815 Hectares)

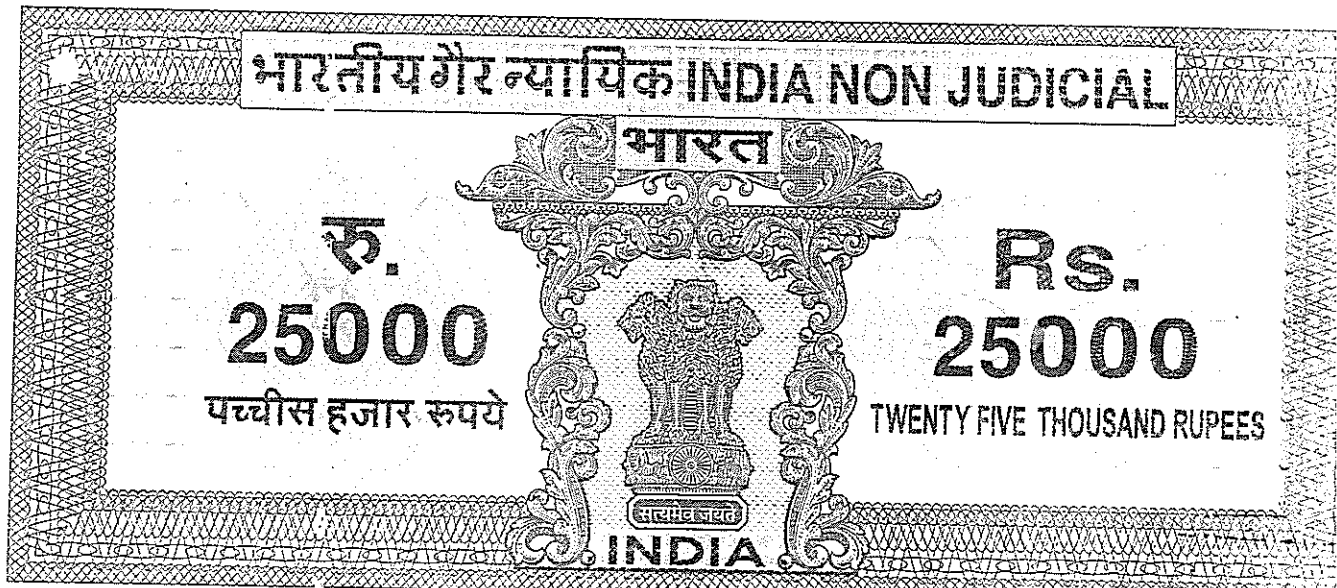
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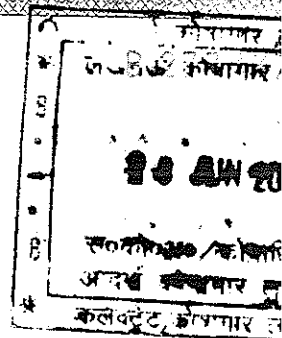
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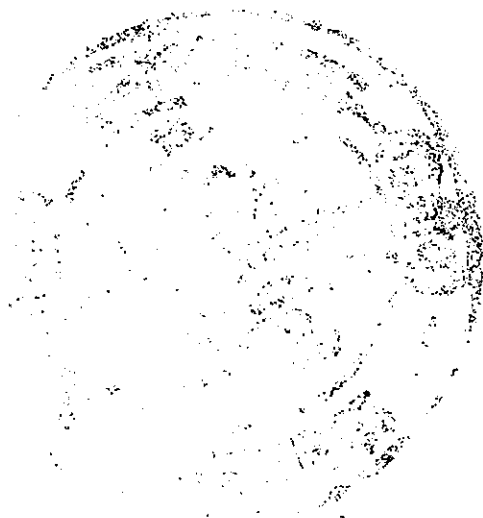
The value of the Land being transferred which is situated 500 mts from main Lucknow Sultanpur Highway Road, Lucknow as fixed by the Collector, Lucknow is Rs. 30,00,000.00 per hectare, Since the land is not having link road or construction thereon as such the value of the land according to

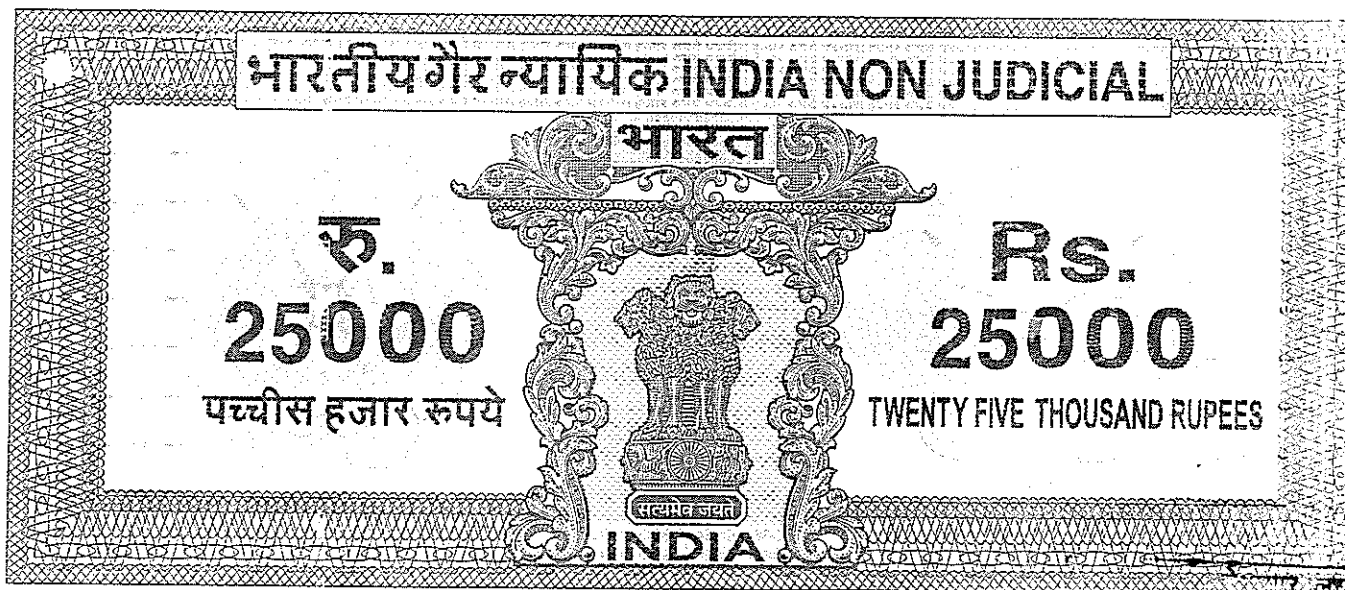
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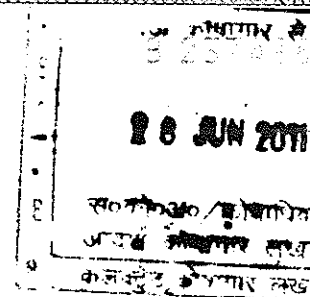
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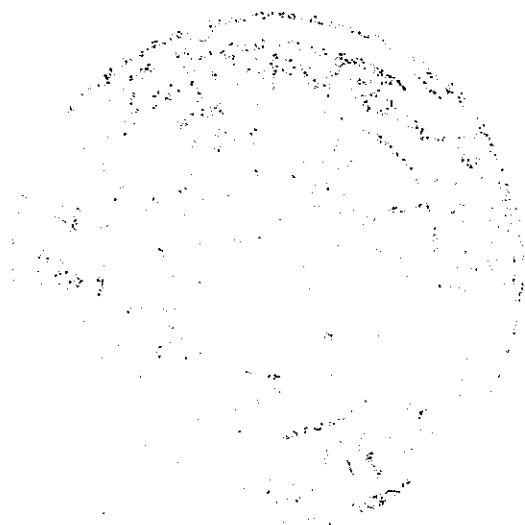
the collector value of the said Khasra numbers (total area being purchased 9.337 Acres (3.7815 Hectares) is Rs. 1,13,44,500.00 (Rupees One Crore Thirteen Lacs Forty Four Thousand Five Hundred Only ).

However the actual sale consideration of the Said

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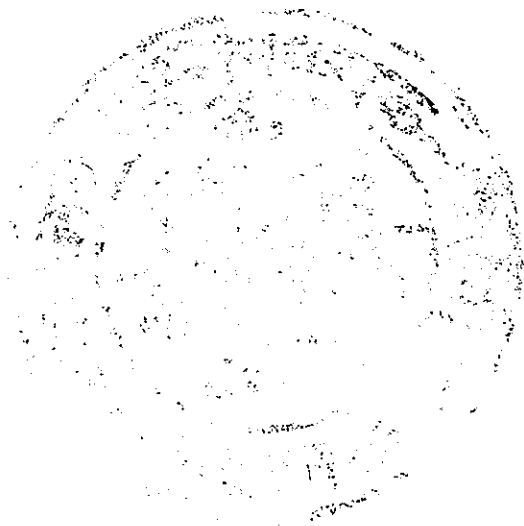
Land including all the appurtenances is Rs 5,78,89,400.00 ( Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only) which is higher than the collector value of Rs. 1,13,44,500.00 (Rupees One Crore Thirteen Lacs Forty Four Thousand Five Hundred Only ).

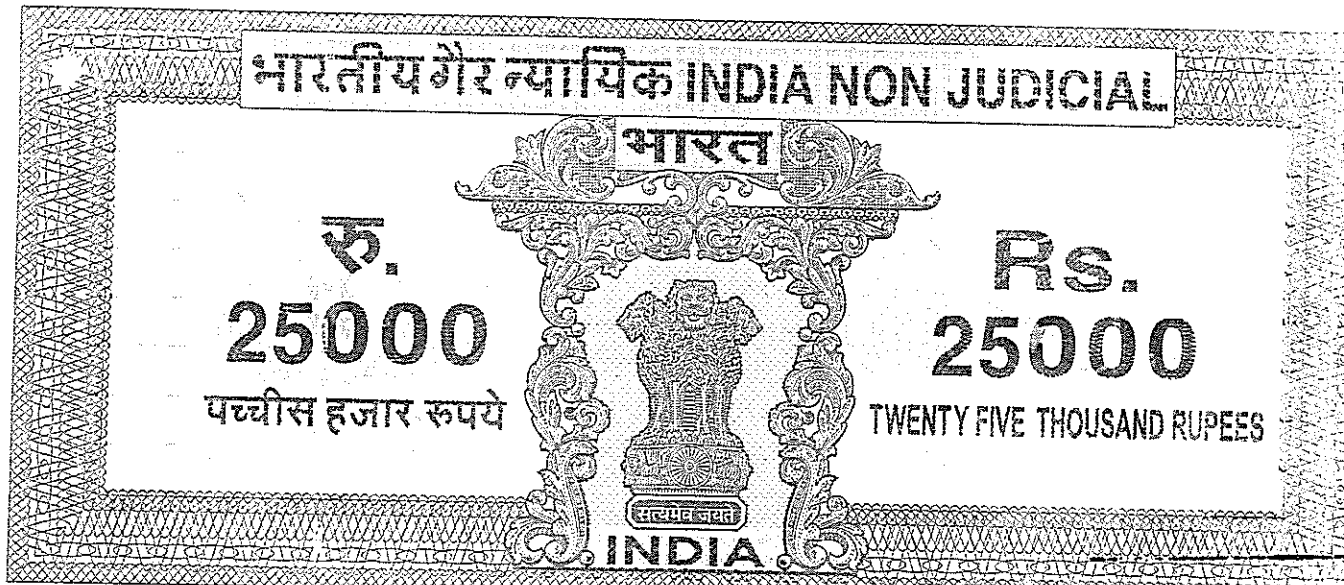
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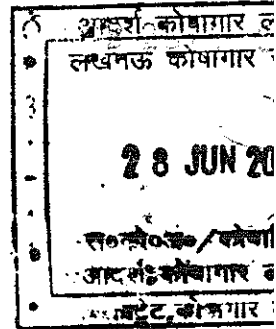
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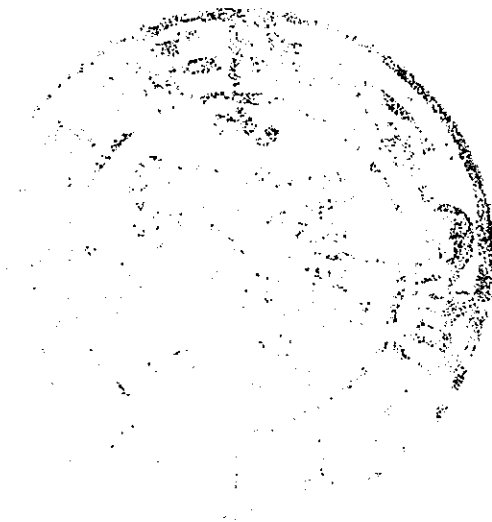
Hence, the stamp duty of Rs. 40,53,000.00 (Rupees Forty Lacs Fifty Three Thousand Only) is payable on the present transfer of land. The purchaser has paid stamp duty of Rs 11,58,000.00 ( Eleven Lacs Fifty Eight Thousand Only ) at the time of registration of Agreement

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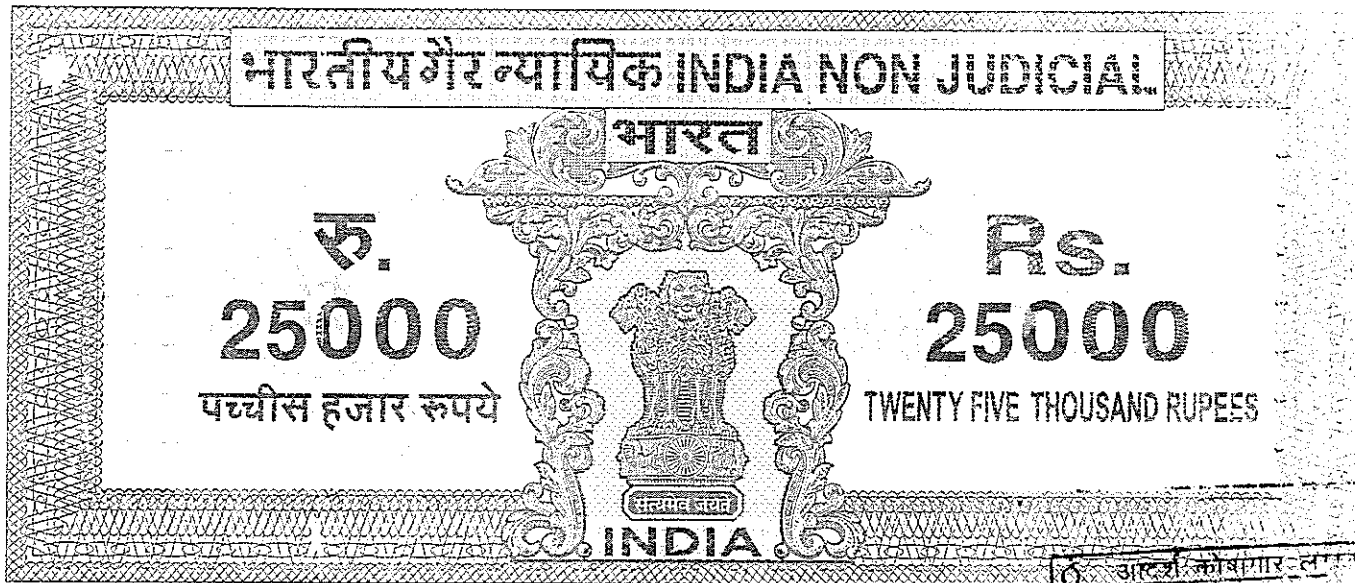
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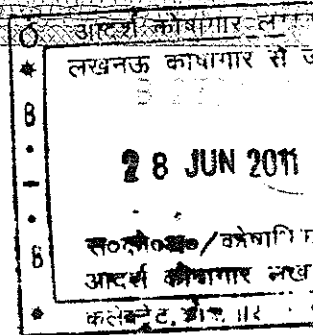
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To Sell hence balance stamp duty of Rs 28,95,000.00 has been paid and affixed on the sale consideration of Rs 5,78,89,400.00 ( Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only)

The stamp duty has been paid and affixed by the

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