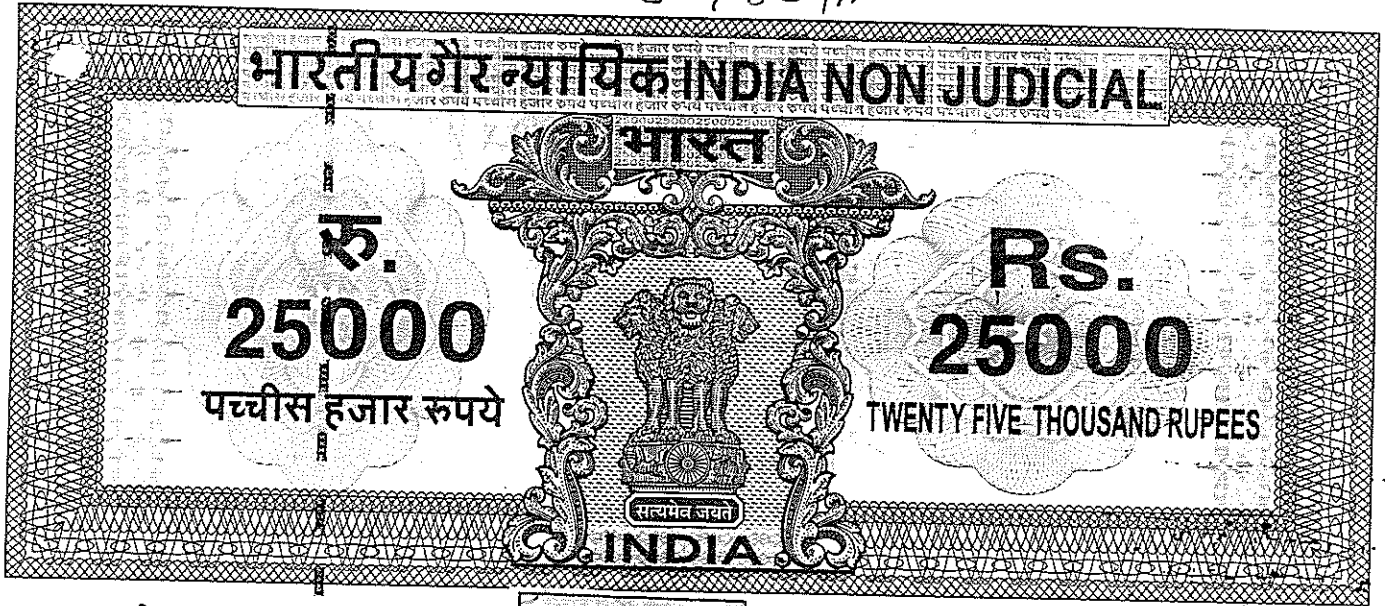
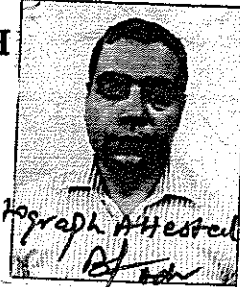


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उत्तर प्रदेश UTTAR PRADESH



B 237186
28 JUN 2011

Photograph Attested Photograph Attested

87
163

Valuation as per D.M.Circle Rate : Rs. 1,13,44,500.00
Sale Consideration : Rs 5,78,89,400.00
(Stamp Duty Paid : Rs. 40,53,000.00
(Rs 11,58,000.00 alongwith ATS + Rs 28,95,000.00 alongwith Sale Deed)
Pargana : Lucknow

बैनामा पत्र

प्रमाणित किया जाता है कि निम्नलिखित अनुबन्ध
प्रलेख दिनांक 12/05/11 को प्रमाणित किया गया
श्रीमान श्रीमान 11/5/2011
विशेष रूप से सम्प्रदायित

6/7/11

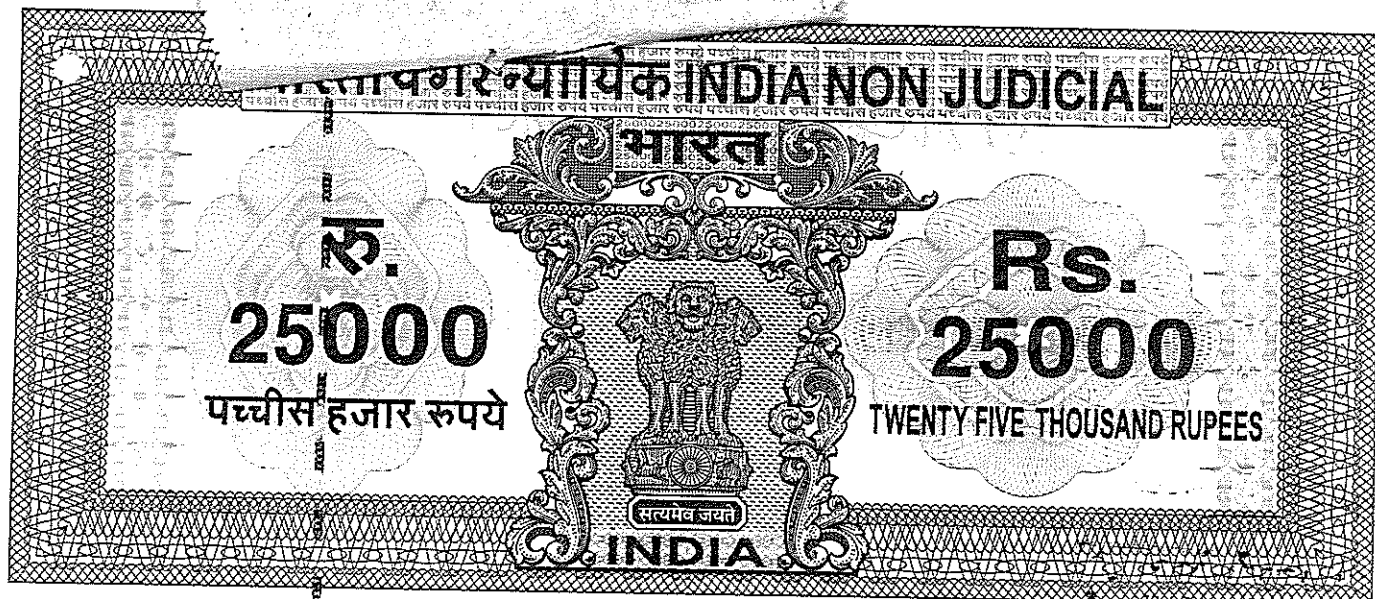
Ara

Avinash

2003 7/1
A.S. Derfner

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उत्तर प्रदेश UTTAR PRADESH

B 237187

28 JUN 2005

SALE DEED

Nature of Land

Agriculture

Village

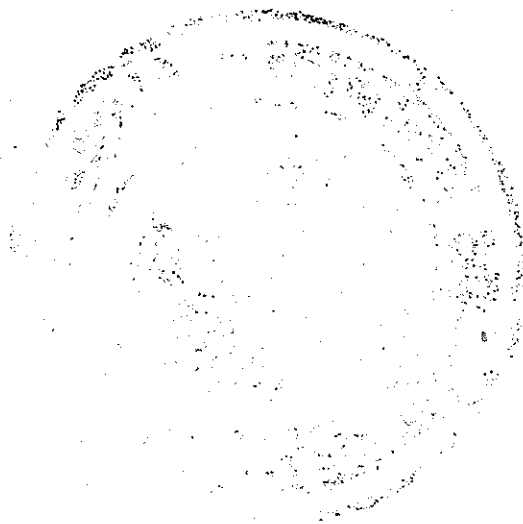
Baghamau

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उत्तर प्रदेश UTTAR PRADESH

B 237
28 JUN 2004

Tehsil & District

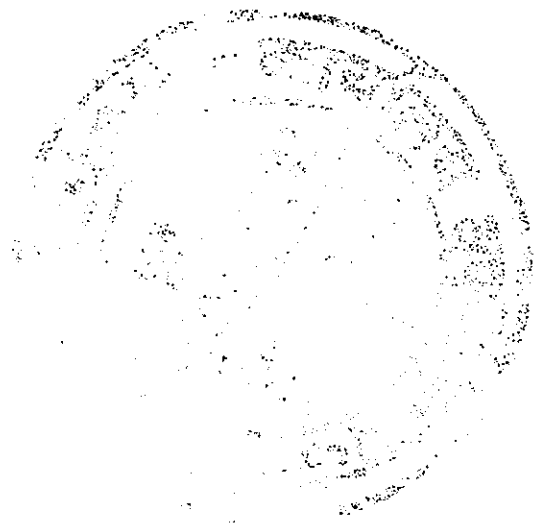
Lucknow

Details of Property

Khasra Nos. 80(0.297 Acre); 101(0.081 Acre); 102(0.021 Acre);103 Kha(0.036 Acre);108 Kha(0.078 Acre);113Kha(0.021Acre);129(0.09 5 Acre);132g(0.469 Acre); 140ga(

2825471
A N S. Bentley

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उत्तर प्रदेश UTTAR PRADESH

B 23
28 JAN 20

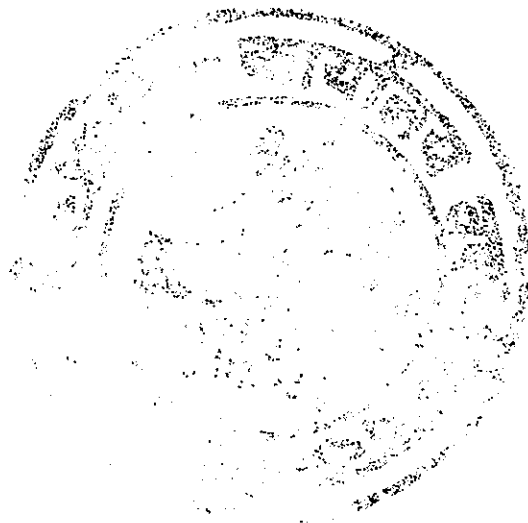
0.843 Acre); 152(0.808 Acre);153(
0.830 Acre);168(0.759 Acre);169(
0.756 Acre); 309(0.319 Acre); 311(
0.145 Acre); 352(0.097 Acre); 353(
0.031 Acre); 354(0.112 Acre);
387K (0.311 Acre) ; 583(0.499

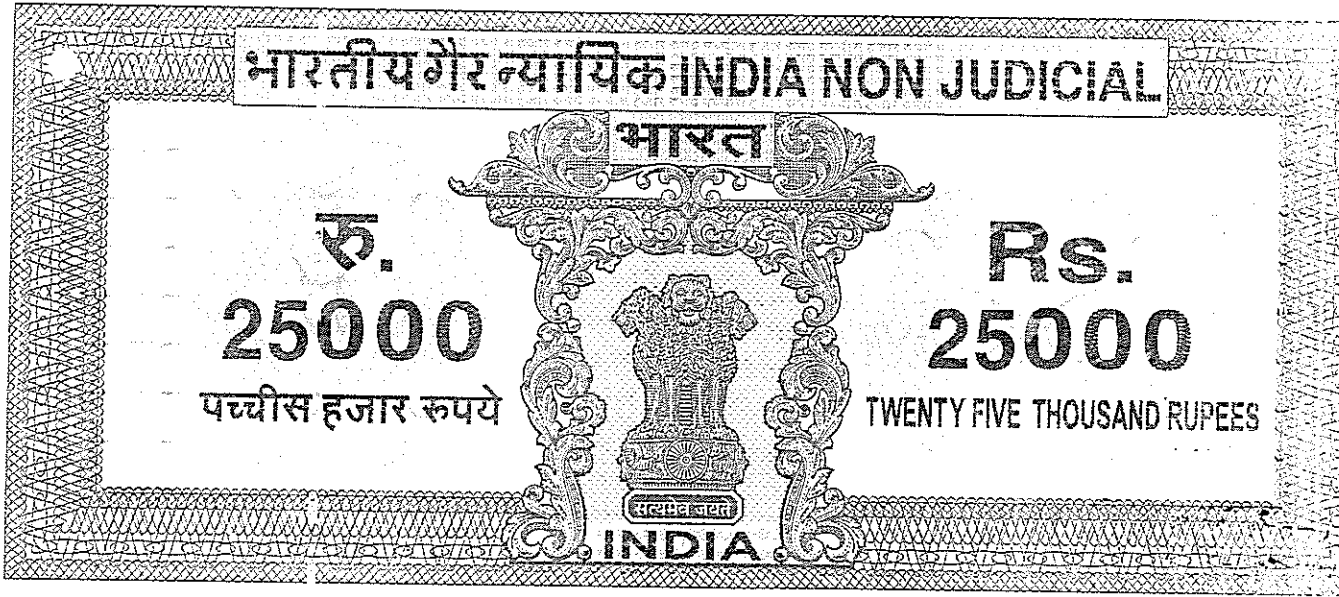
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उत्तर प्रदेश UTTAR PRADESH

Acre); 625 (1.720Acre) ; 640(0.232Acre); 658(0.226 Acre); 665Kha(0.052 Acre); 722 (0.437 Acre)AND 725(0.062 Acre) in the revenue village of Bagha Mau, Pargana & Tehsil Lucknow, District Lucknow, Uttar Pradesh

Man

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2007 4/21

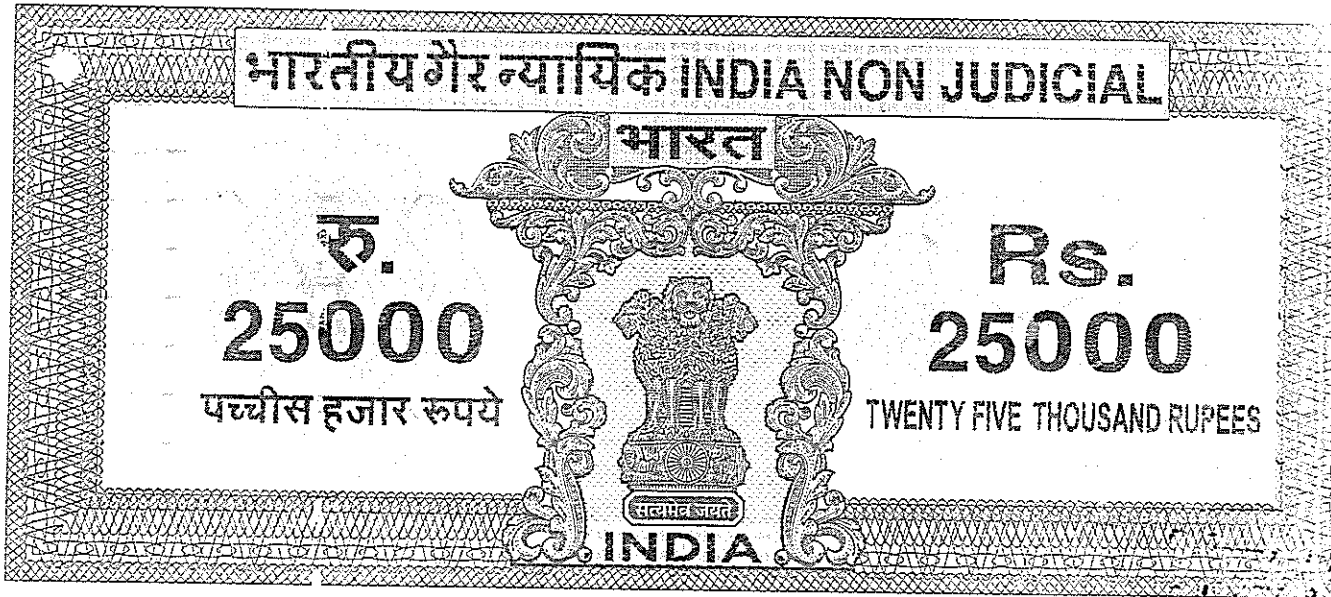
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उत्तर प्रदेश UTTAR PRADESH

B 25
18 JUN 2011

Total Area Purchased

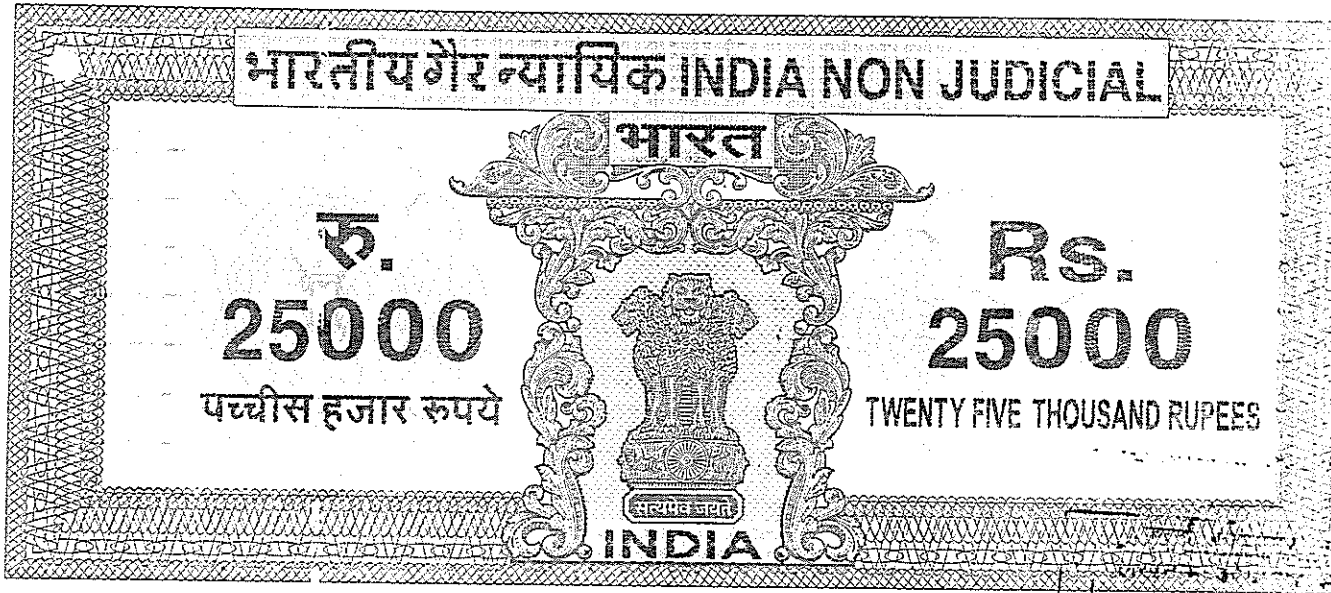
9.337 Acres (3.7815 Hectares)

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उत्तर प्रदेश UTTAR PRADESH

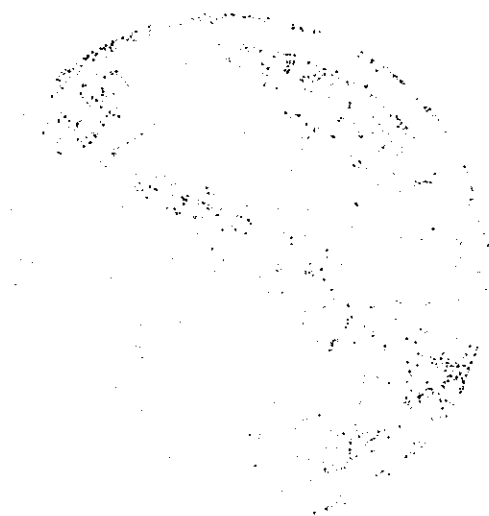
Road

More than 500 Mts. away from
Main Sultanpur Road . Land
Not Situated on the Link Road;
not having any abadi within
200 mts nor is having any
tubewell, boring or trees

[Signature]

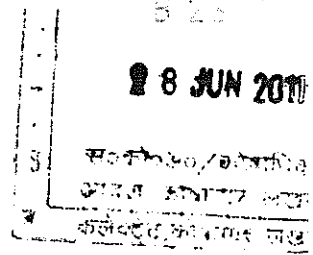
[Signature]

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AN S Derma





उत्तर प्रदेश UTTAR PRADESH



Type of Property Agriculture land

BOUNDARIES OF LAND

Khasra No. 80

East	:	Khasra No 82,81,116
West	:	Khasra No 124
North	:	Khasra No 119, 118
South	:	Khasra No 79

ADM 5471

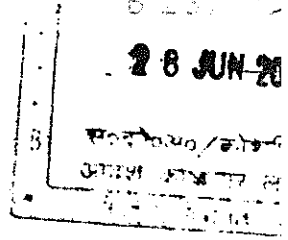
AMS Doc 140

45





उत्तर प्रदेश UTTAR PRADESH



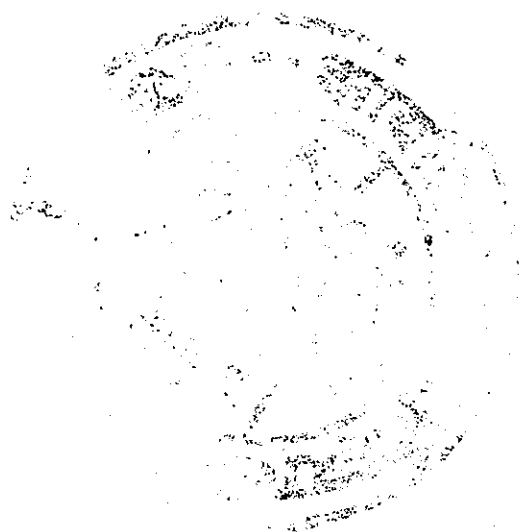
Khasra No. 101

East : Khasra No 102,108
West : Khasra No 116,114
North : Khasra No 115
South : Khasra No 100

Ma

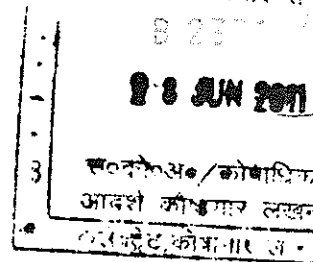
Avinash

12/20/77
DMS. Dev. P. 111
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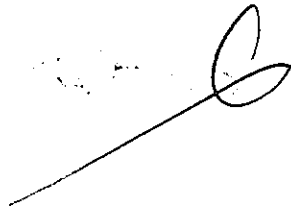
उत्तर प्रदेश UTTAR PRADESH



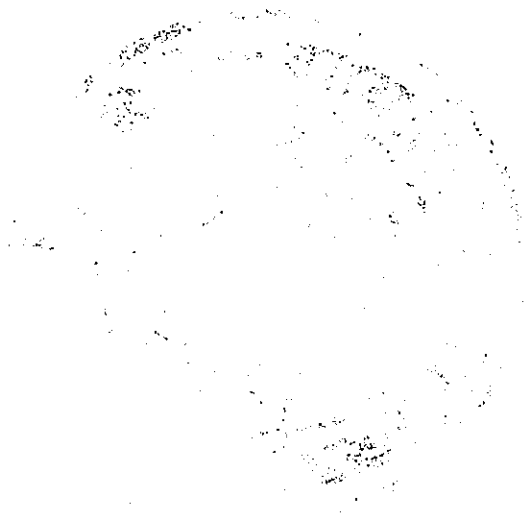
Khasra No. 102

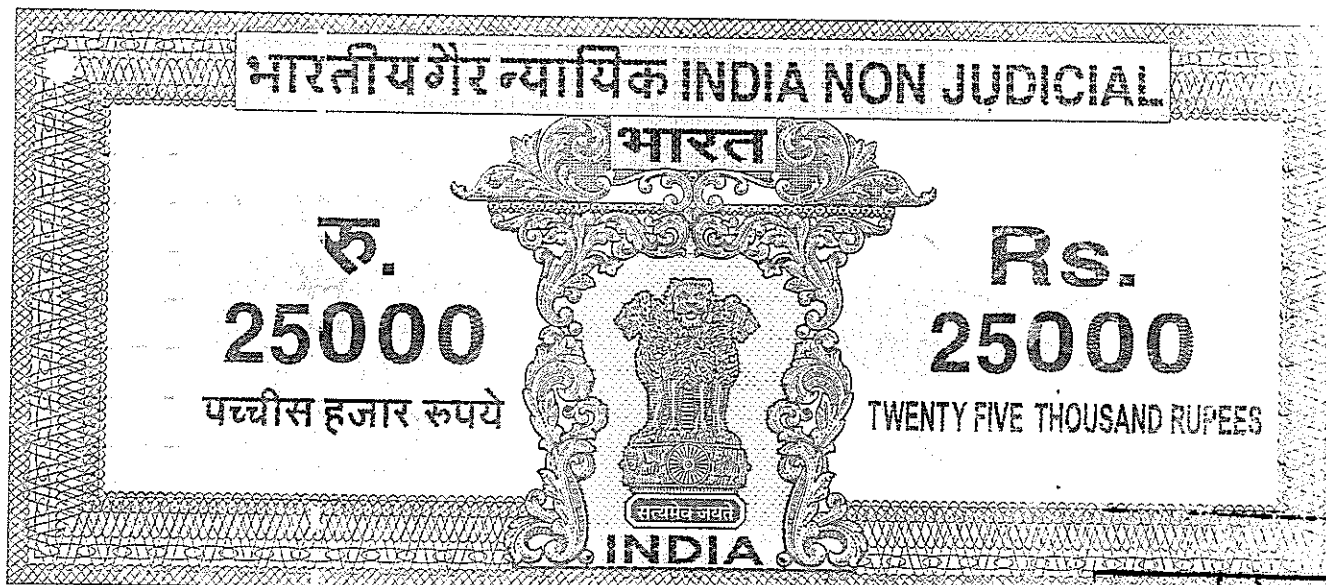
East : Khasra No 103
West : Khasra No 101
North : Khasra No 108
South : Khasra No 100

22/11/17
AMS Per mg

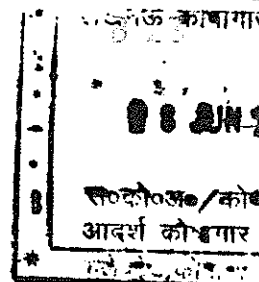


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उत्तर प्रदेश UTTAR PRADESH



Khasra No. 103 KHA(ख)

East : Khasra No 104
West : Khasra No 100,102
North : Khasra No 108
South : Khasra No 137

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B 23101
28 JUN 201

Khasra No. 108 KHA(ख)

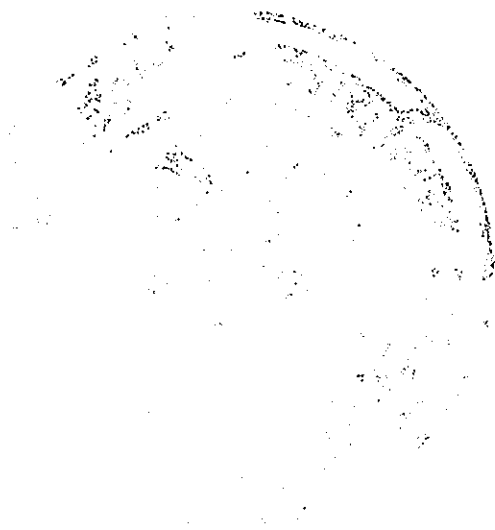
East : Khasra No 107,109
West : Khasra No 115,113
North : Khasra No 109,130
South : Khasra No 102,103

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आदर्श को बंगाल 14/7/11
दिनांक 14/7/11
पूरा A K S Developer R. K. R.
नाम
द्वारा

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 113 KHA(ख)

East : Khasra No 115
West : Khasra No 111,112
North : Khasra No 109
South : Khasra No 114

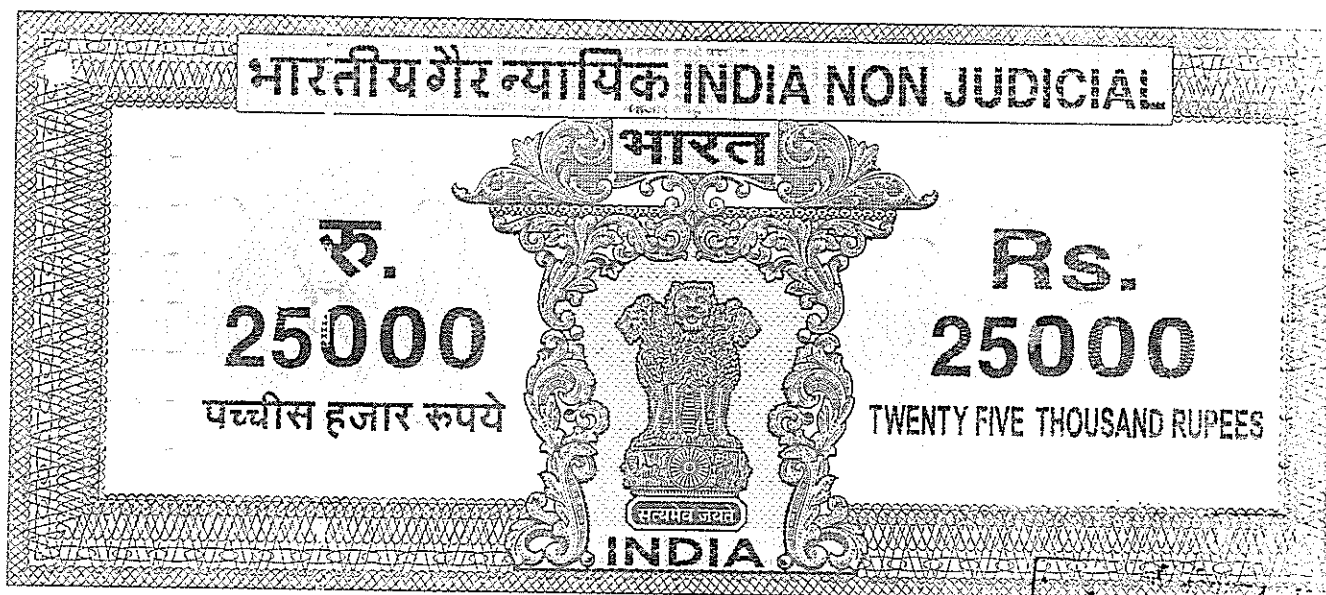
[Handwritten signature]

Avinash

आदर्श कोषागार, ~~संक्रि~~ 17
दिनांक 25/10/20 ज 15/11 Der Pug
मूल्य
नाम
द्वारा

18
संक्रि





उत्तर प्रदेश UTTAR PRADESH

8 JUN 2011

Khasra No. 129

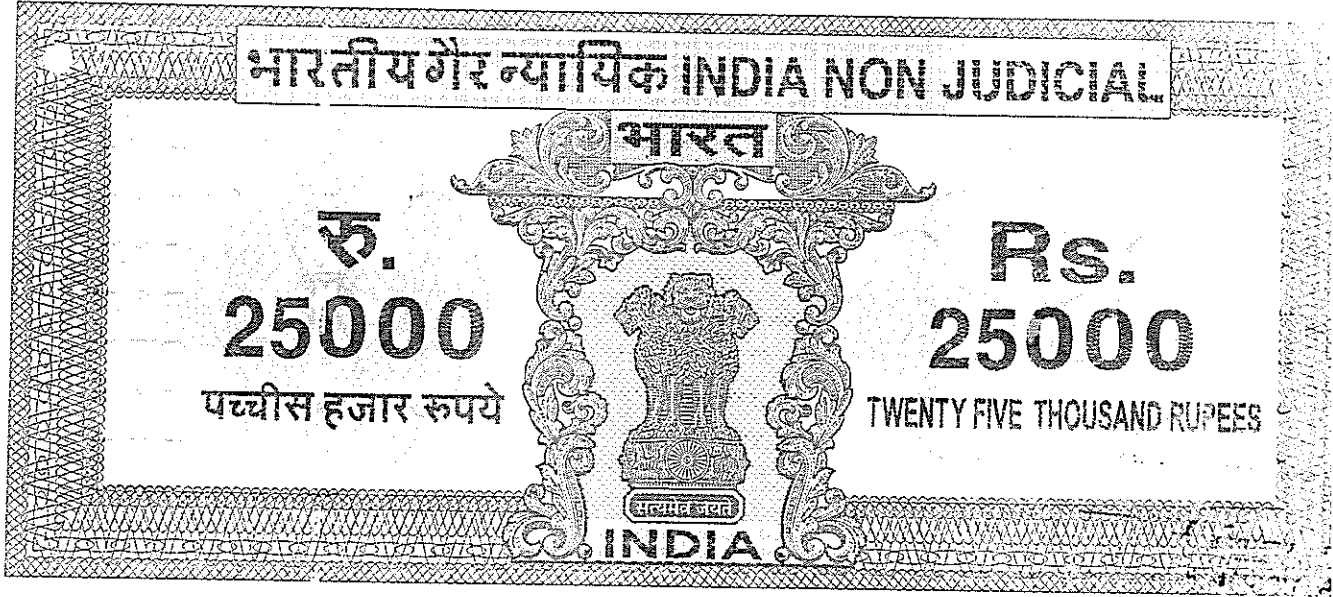
East : Khasra No 130
West : Khasra No 128
North : Khasra No 174
South : Khasra No 109

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आदर्श कोषागार, ~~वाराणसी~~ 11
दिनांक 20/11/17
वृत्त AB Der Sun
साम Der Sun
हस्ताक्षर

~~वाराणसी~~
Der Sun



उत्तर प्रदेश UTTAR PRADESH

B 237
8 JUN 2011

Khasra No. 132 GA(ग)

East : Khasra No 140,131
West : Khasra No 108,104,106
North : Khasra No 131,
South : Khasra No 106,107,133,137

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 140 GA(ग)

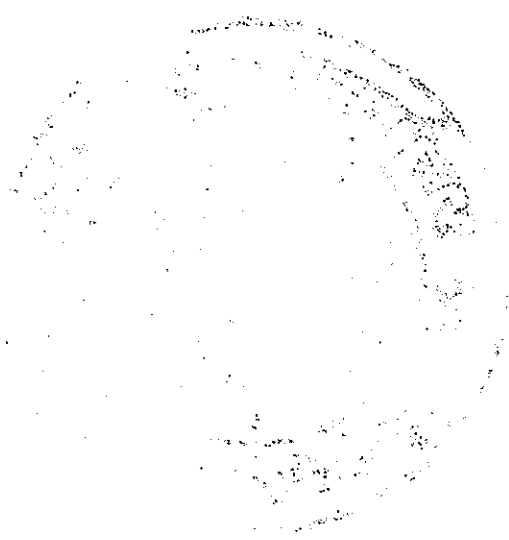
East : Khasra No 141, 142, 143, 144, 150, 154, 162
West : Khasra No 132 to 138 and 131
North : Khasra No 156, 131, 163
South : Khasra No 141, 303

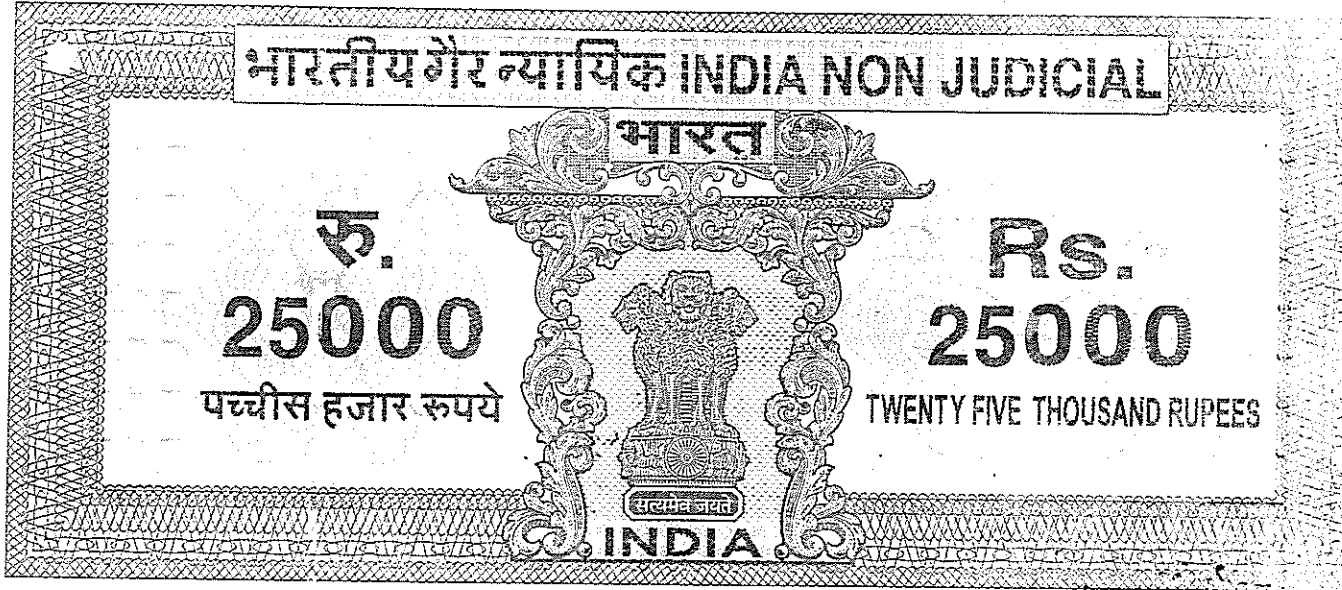
[Signature]

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 152

East : Khasra No 150
West : Khasra No 153
North : Khasra No 150,171
South : Khasra No 150,151

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आदर्श कोषागार ~~बख्तपुर~~ 11

दिनांक ~~24/11/2015~~

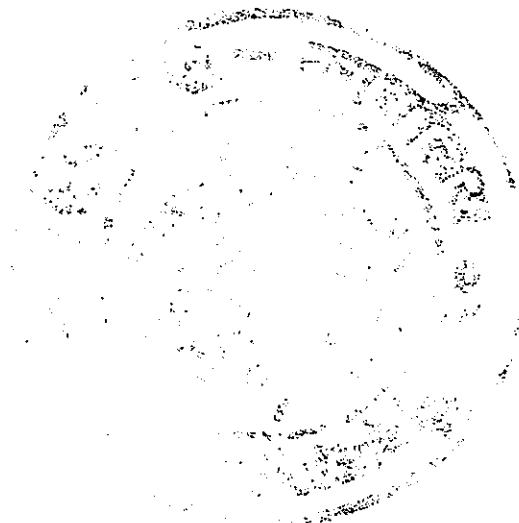
मूल्य ~~रु. 100/-~~

नाम ~~श्री. रमेश चन्द्र~~

पता ~~...~~

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 153

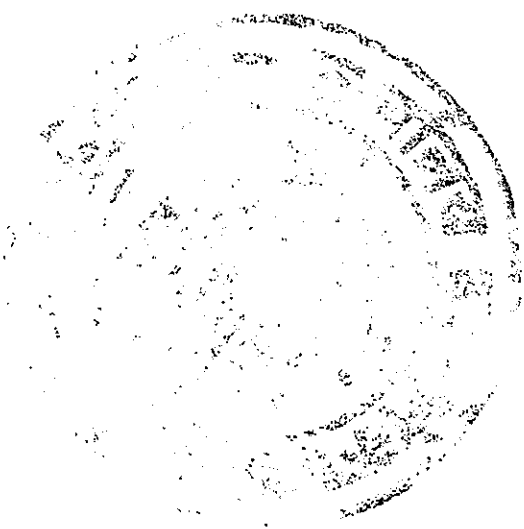
East : Khasra No 152
West : Khasra No 159,158,156,155
North : Chak Road and Khasra No 171
South : Khasra No 151,150,154

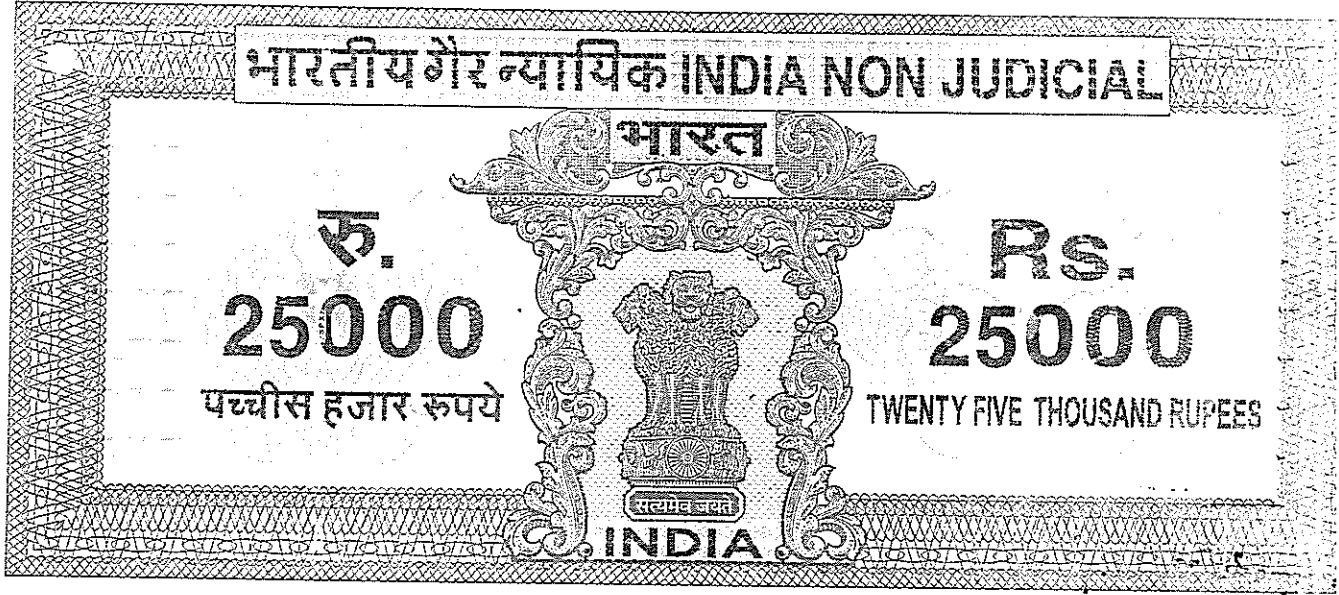
[Signature]

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आदर्श कोषागार लखनऊ ॥
दिनांक ११/११/१९८१
पृष्ठ ११
आय ११
द्वारा ११

Derby





उत्तर प्रदेश UTTAR PRADESH

B 23

28 Jan 2009

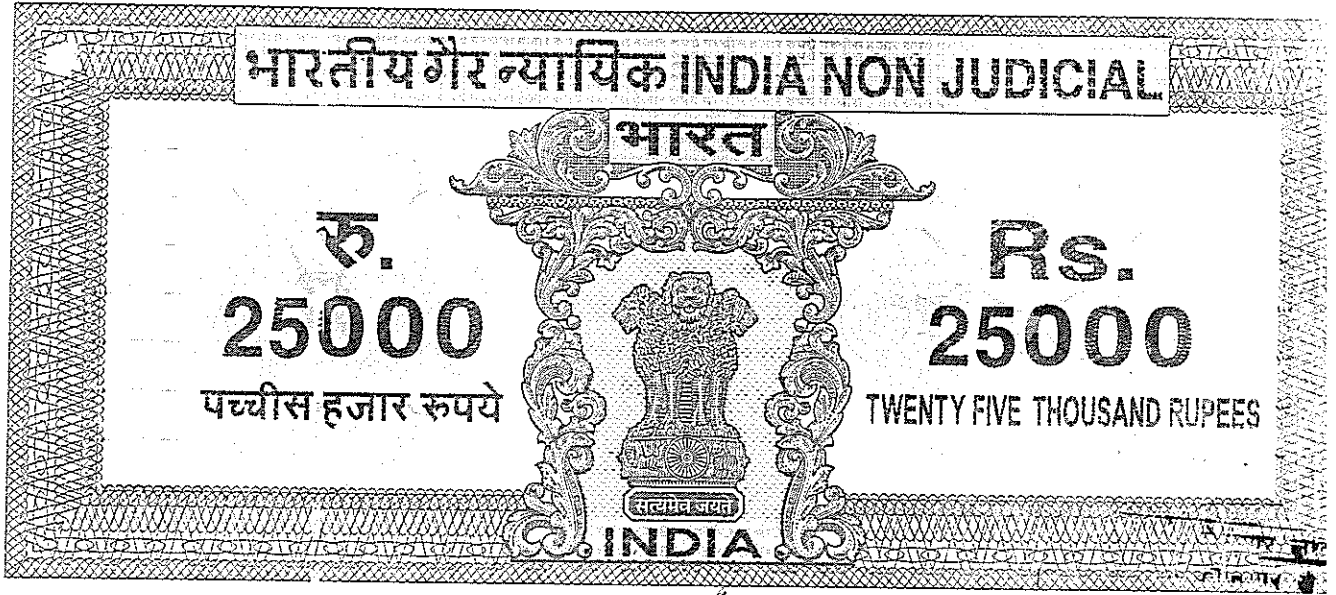
Khasra No. 168

East : Khasra No 169
West : Khasra No 167
North : Chak Road and Village Boundary
South : Khasra No 161

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उत्तर प्रदेश UTTAR PRADESH

B 237
28 JUN 2011
सदर जमाना/कोषाधिकारी
उत्तर प्रदेश सरकार
लखनऊ

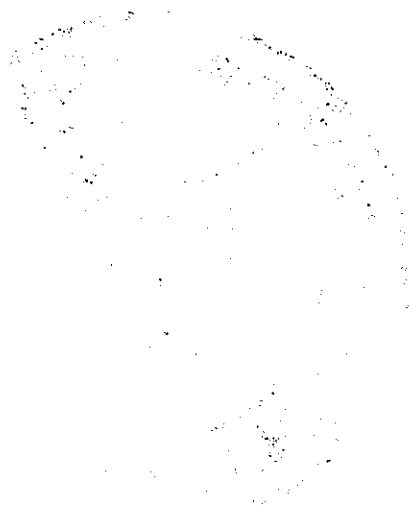
Khasra No. 169

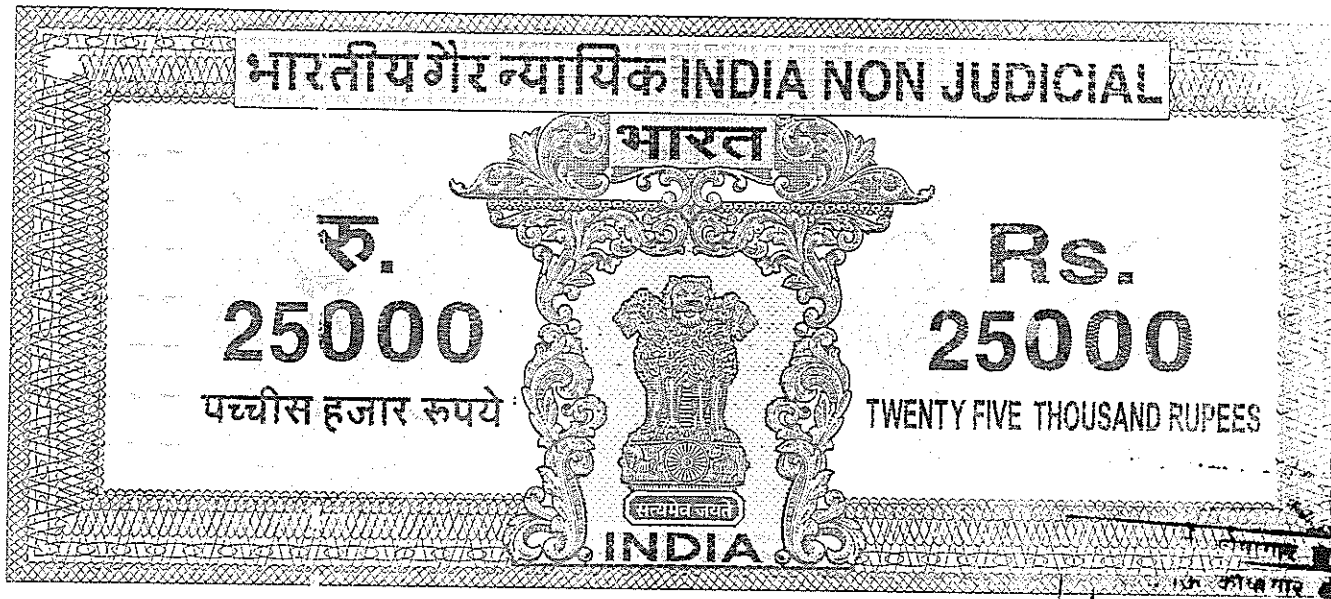
East : Khasra No 170
West : Khasra No 168
North : Chak Road and Village Boundary
South : Khasra No 161

[Signature]

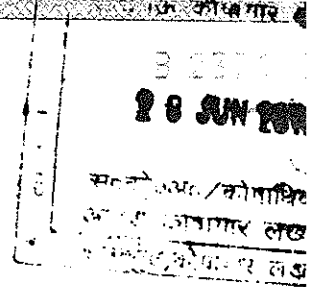
Arindh

आदर्श कोषागार १४/१०/१७
9/10/17 MS DER PNE
पुस्तक





उत्तर प्रदेश UTTAR PRADESH



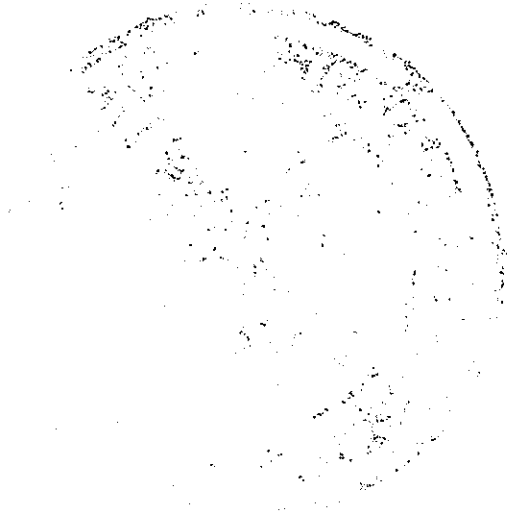
Khasra No. 309

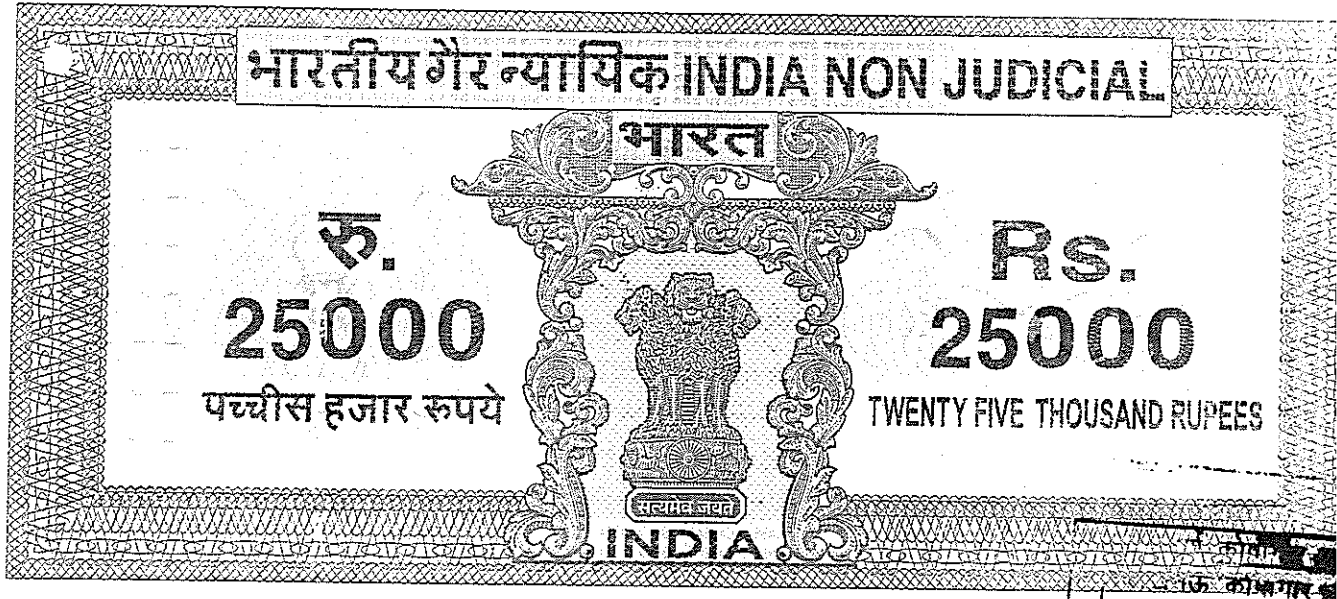
East : Khasra No 324,325
West : Khasra No 308,369
North : Khasra No 312,310
South : Khasra No 367,355

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Anirash

SECRETARY GENERAL
Date: 24/5/2011
To: ANNO
From: AMS Per P. LOU





उत्तर प्रदेश UTTAR PRADESH

Khasra No. 311

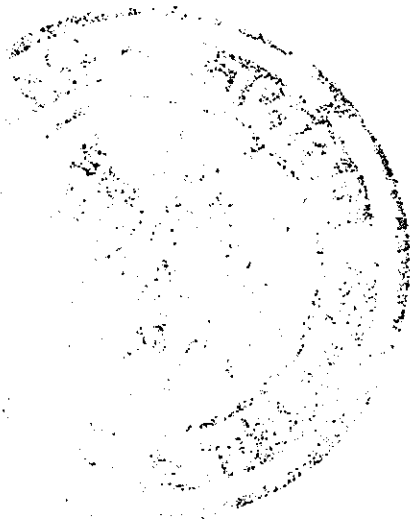
East : Khasra No 306
West : Khasra No 312
North : Khasra No 315
South : Khasra No 310

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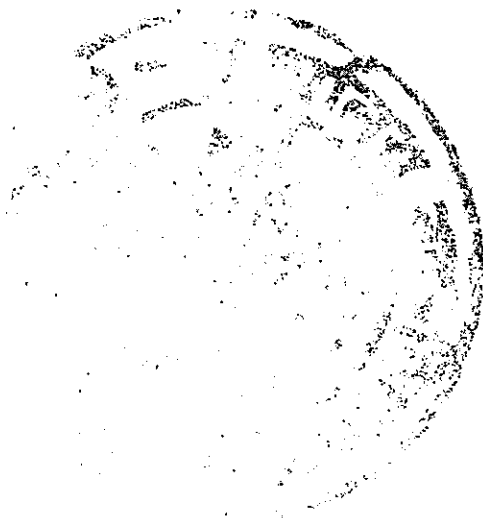
उत्तर प्रदेश UTTAR PRADESH

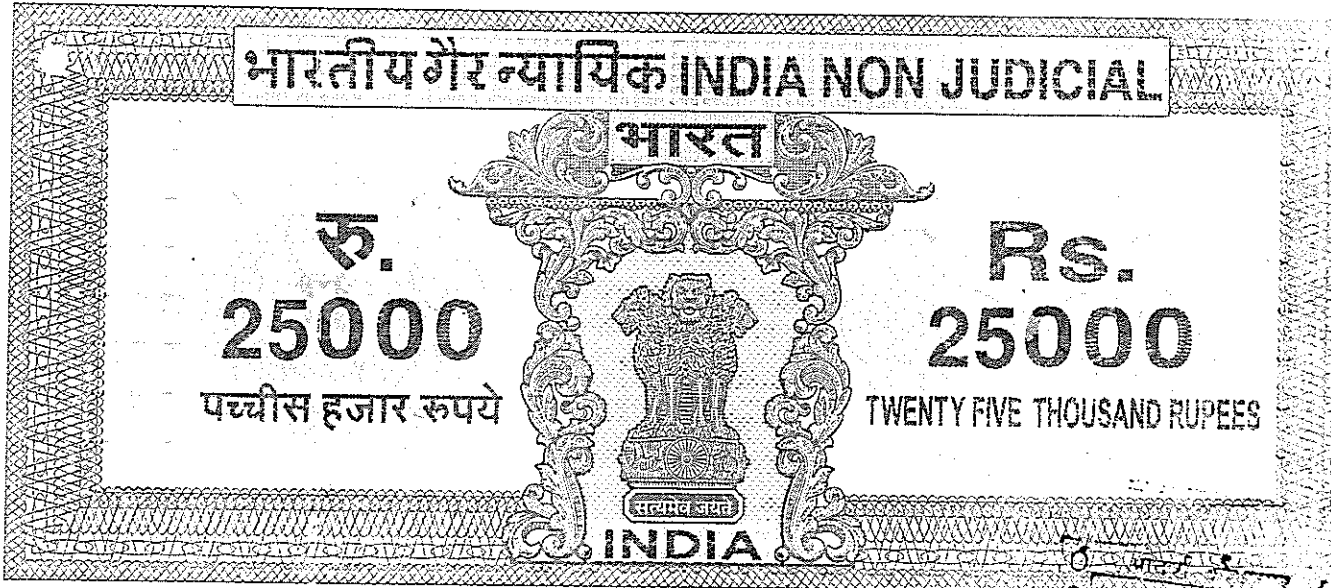
Khasra No. 352

East : Khasra No 354, 353
West : Khasra No 351,350
North : Khasra No 351,330,329
South : Khasra No 349

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2011

Khasra No. 353

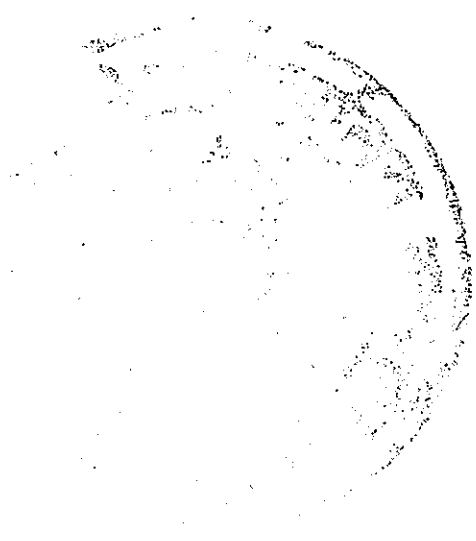
East : Khasra No 326
West : Khasra No 349,352
North : Khasra No 326
South : Khasra No 354

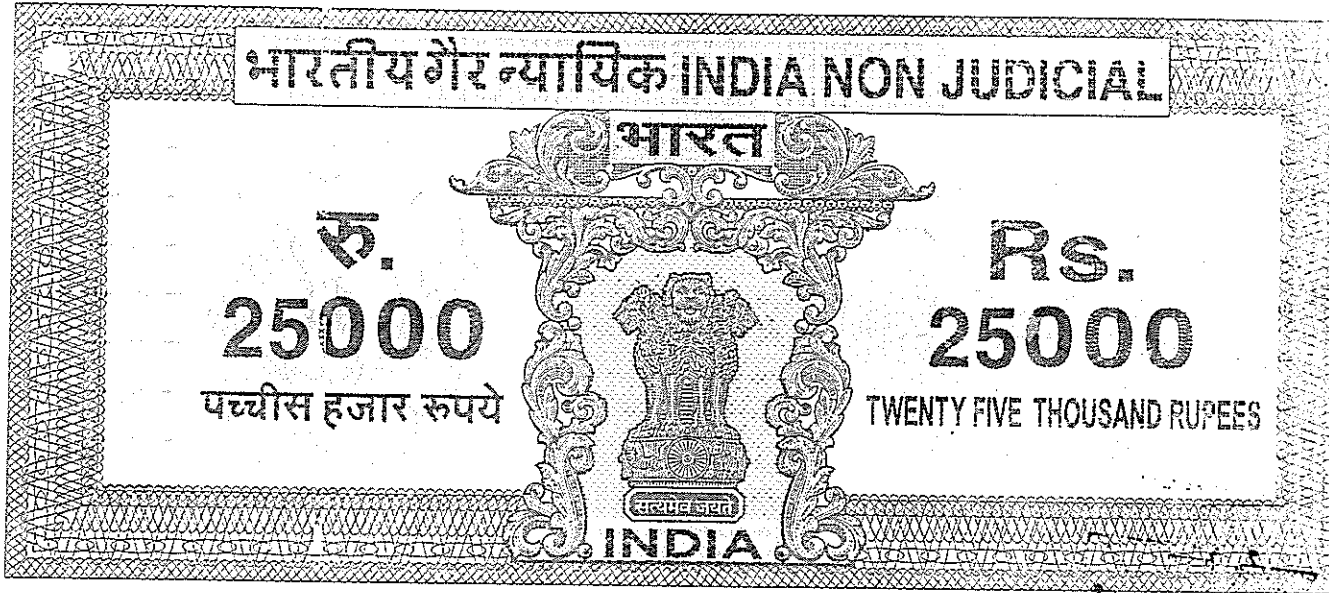
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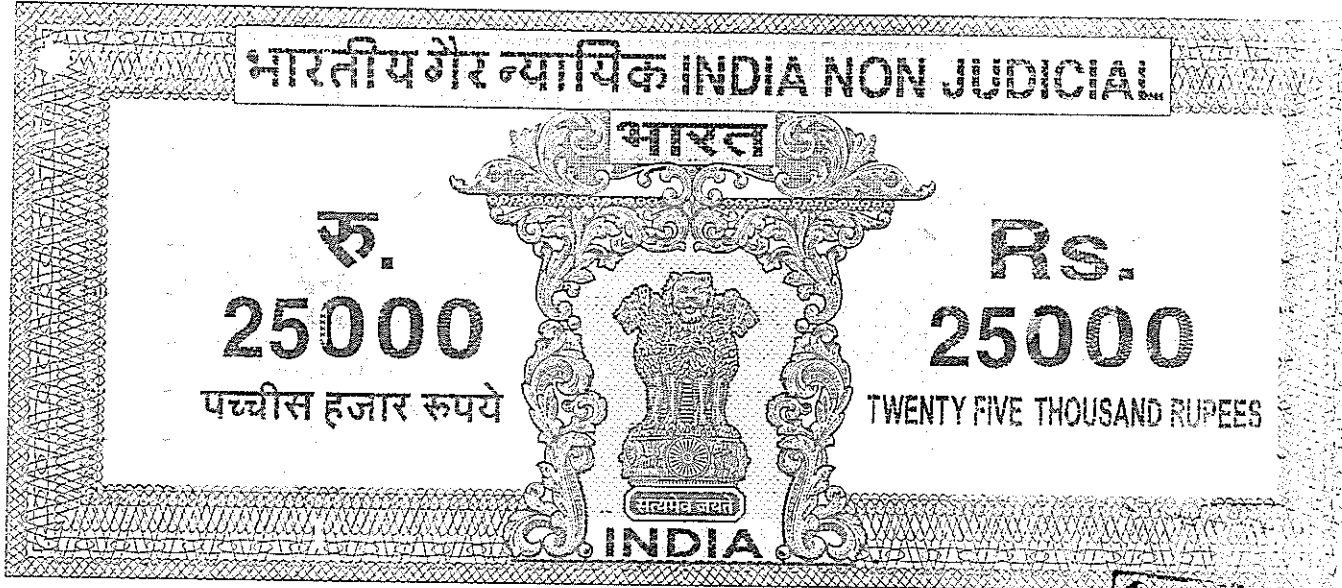
उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

Khasra No. 354

East : Khasra No 355
West : Khasra No 352,349,359
North : Khasra No 353,326
South : Khasra No357

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उत्तर प्रदेश UTTAR PRADESH

आदर्श न्यायालय
जयपुर
28 JUN 20

Khasra No. 387 K(क)

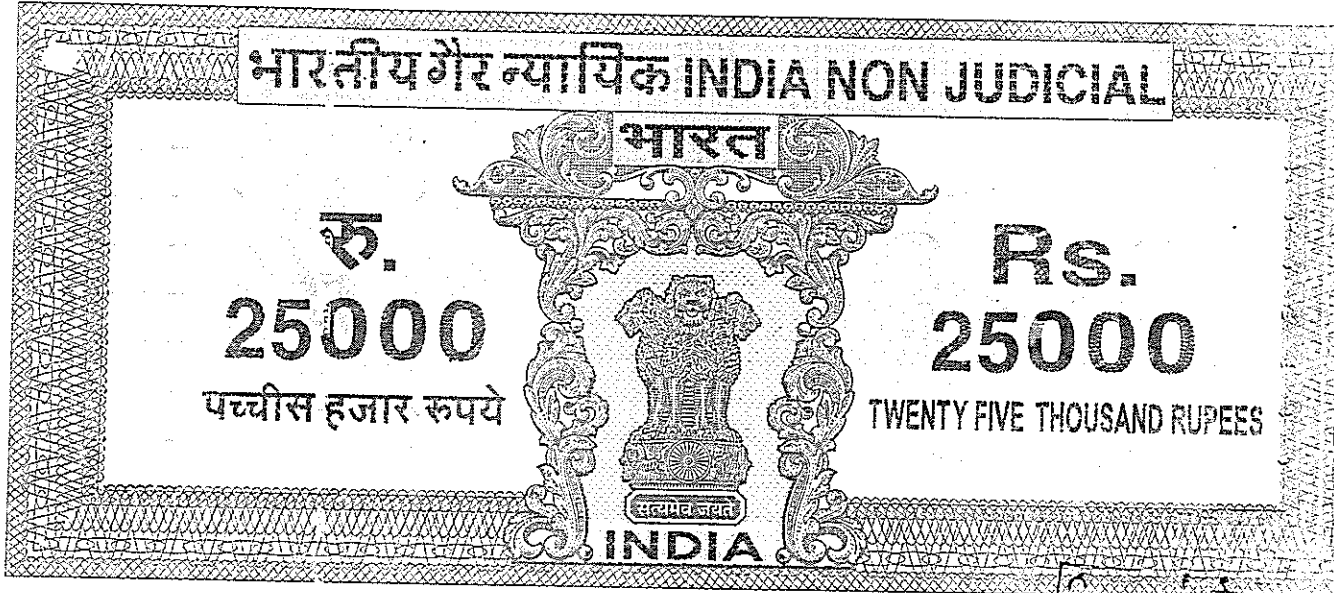
East : Khasra No 361
West : Khasra No 388,385
North : Khasra No 386,362
South : Khasra No 361

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उत्तर प्रदेश UTTAR PRADESH

2-8 JUN 2011
भारतीय गैर न्यायिक
पच्चीस हजार रुपये
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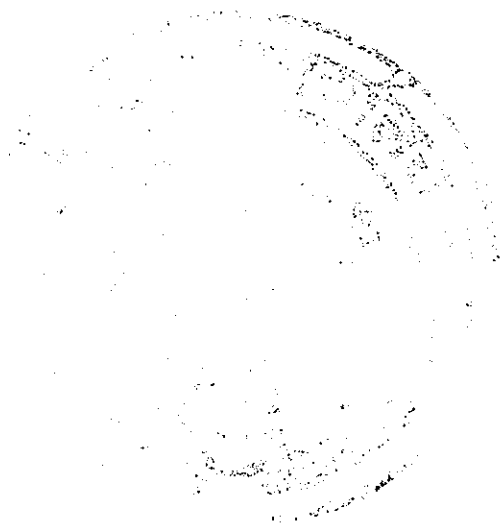
Khasra No. 583

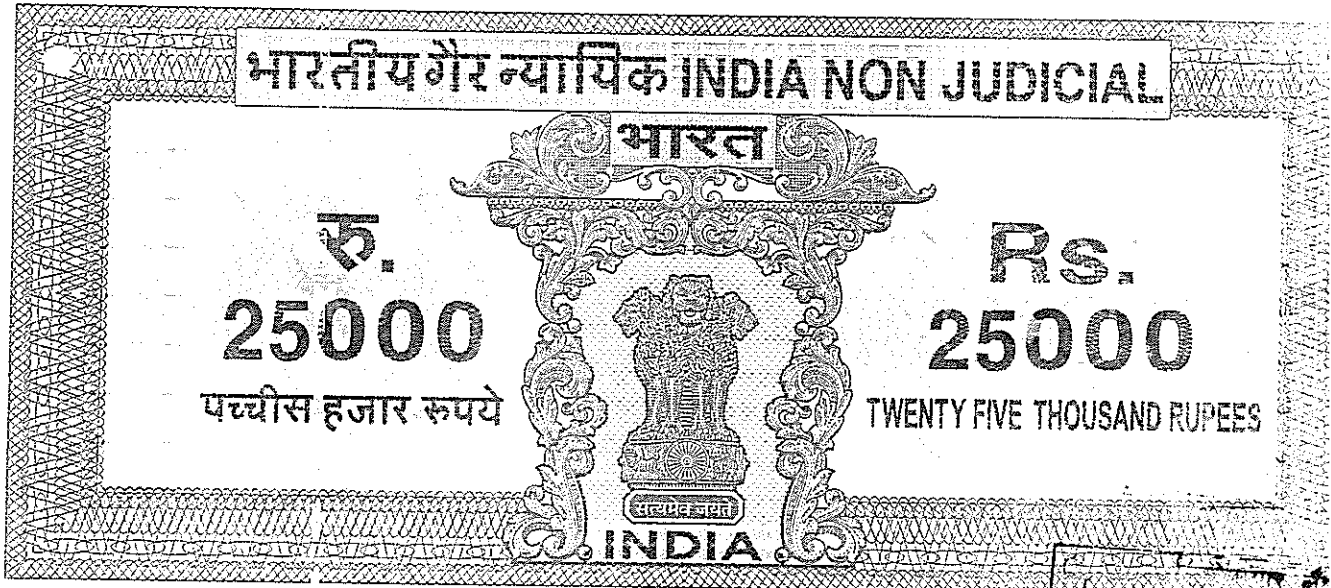
East : Khasra No 588
West : Chak Road and Khasra No 562
North : Khasra No 582
South : Khasra No 584

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उत्तर प्रदेश UTTAR PRADESH

8 JUN 2011
भारतीय गैर न्यायिक
पच्चीस हजार रुपये

Khasra No. 625

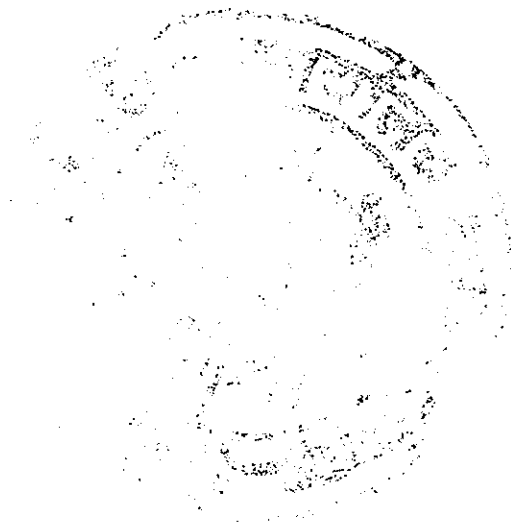
East : Khasra No 624
West : Khasra No 568
North : Khasra No 626
South : Khasra No 569

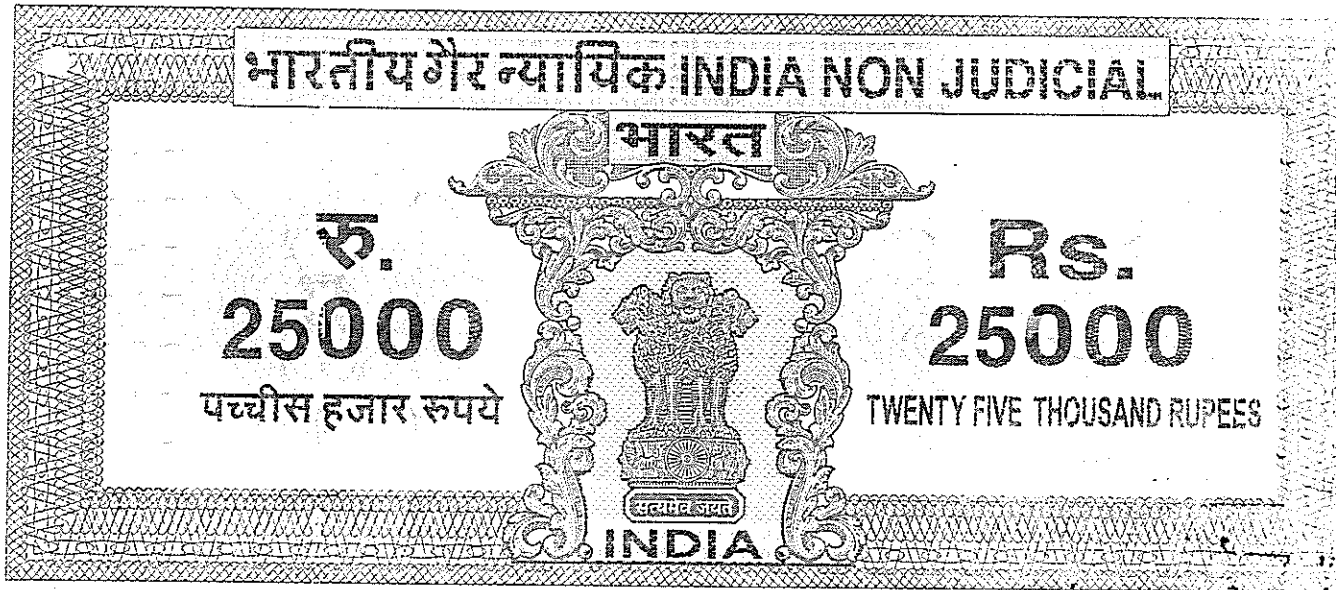
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उत्तर प्रदेश UTTAR PRADESH

B 237

28 JUN 2011

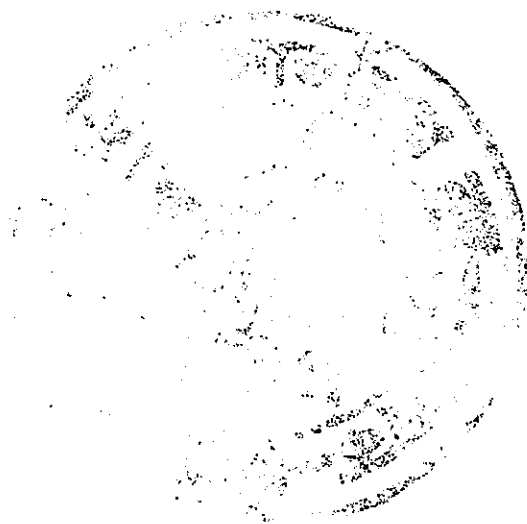
Khasra No. 640

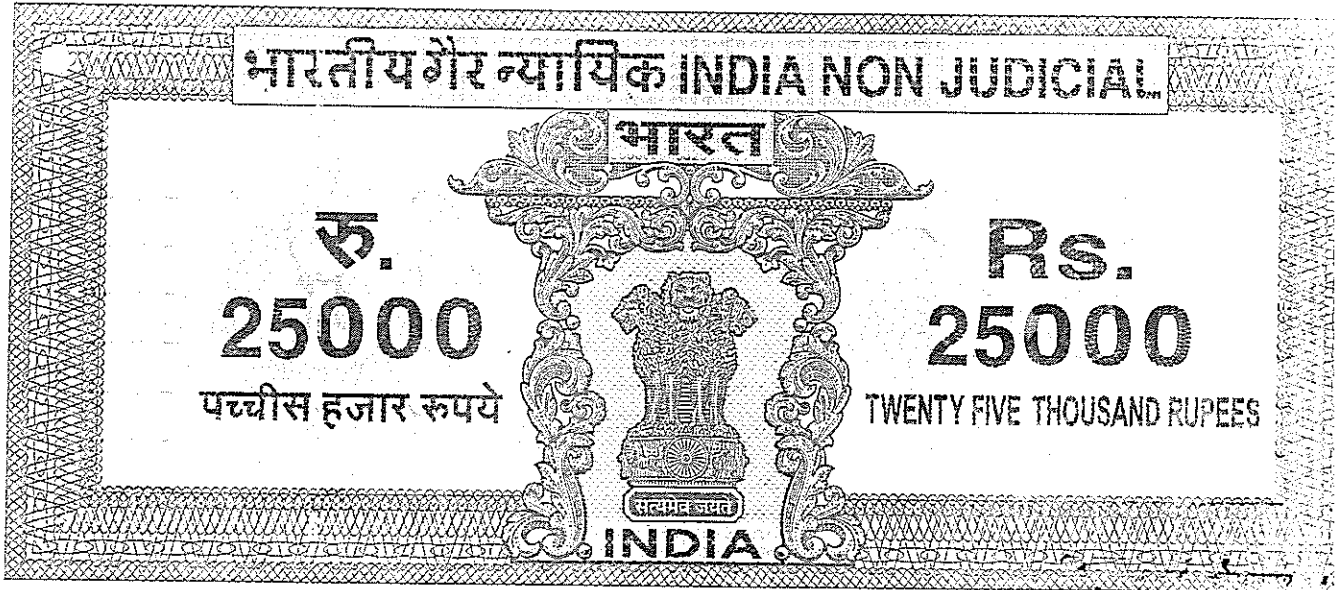
East : Khasra No 643
West : Khasra No 639
North : Chak Road
South : Khasra No 641

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Anirash

JOHN SMITH
ANNEX Dev. P 4M
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उत्तर प्रदेश UTTAR PRADESH

28 JUN 201

Khasra No. 658

East : Khasra No 659
West : Khasra No 649
North : Khasra No 654
South : Khasra No 645, 659

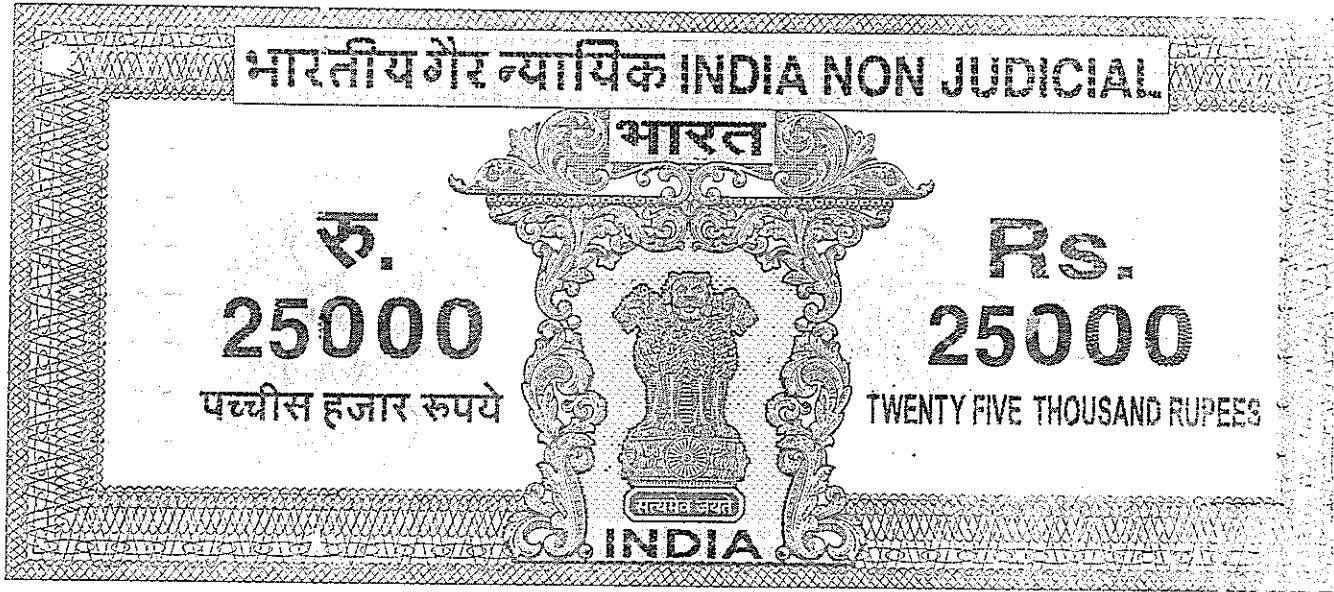
[Signature]

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

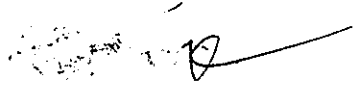
Khasra No. 665 KHA(ख)

East : Khasra No 666
West : Khasra No 664
North : Khasra No 669
South : Khasra No 822

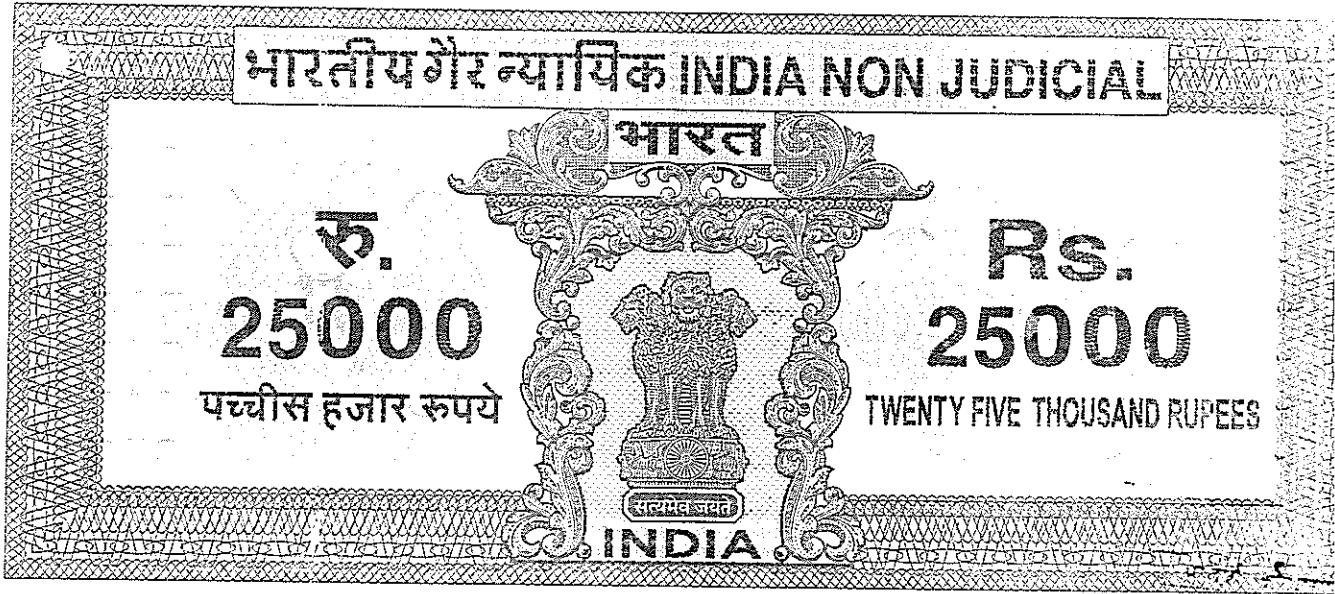
[Signature]

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 1

Khasra No. 722

East : Khasra No 815
West : Khasra No 721
North : Khasra No 725
South : Khasra No 815

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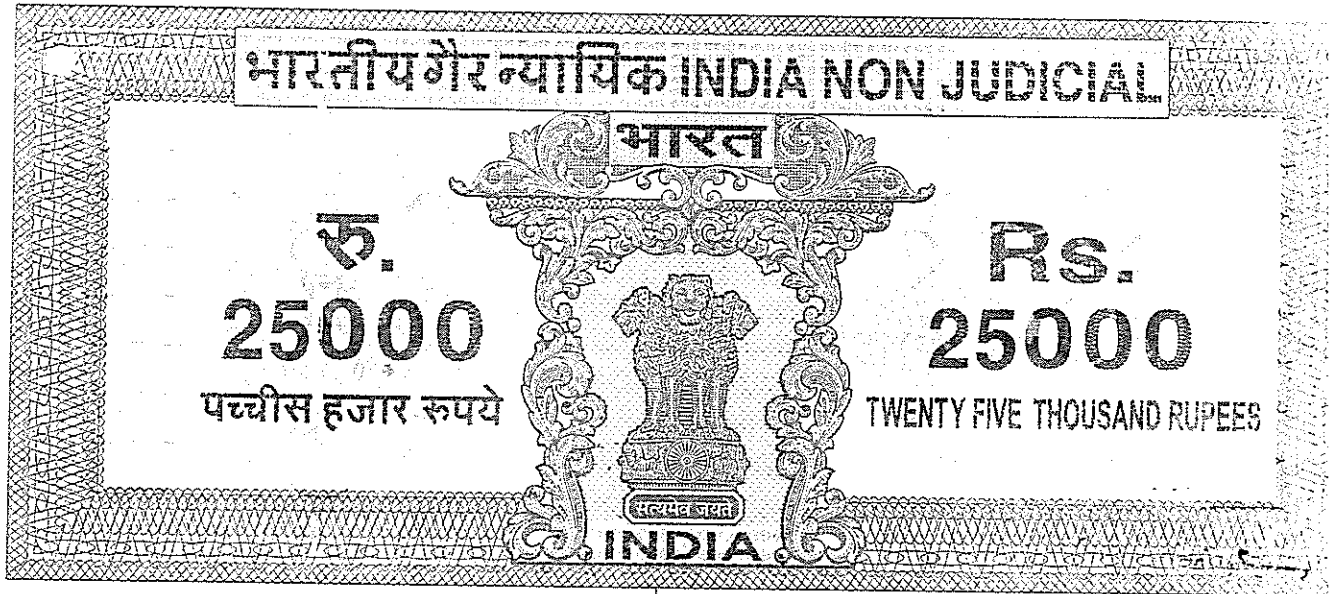
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आदर्श कोषागार मन्त्रालय
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उत्तर प्रदेश UTTAR PRADESH

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28 JUN 20

Khasra No. 725

East : Khasra No 724
West : Khasra No 718
North : Khasra No 740,784
South : Khasra No 722

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उत्तर प्रदेश UTTAR PRADESH

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28 JUN 2019

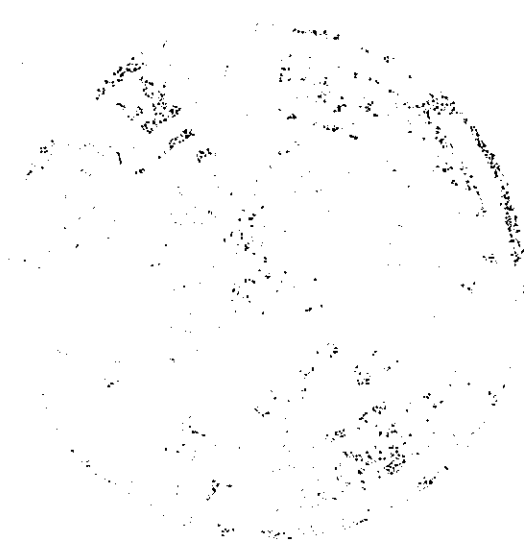
SELLER (1)

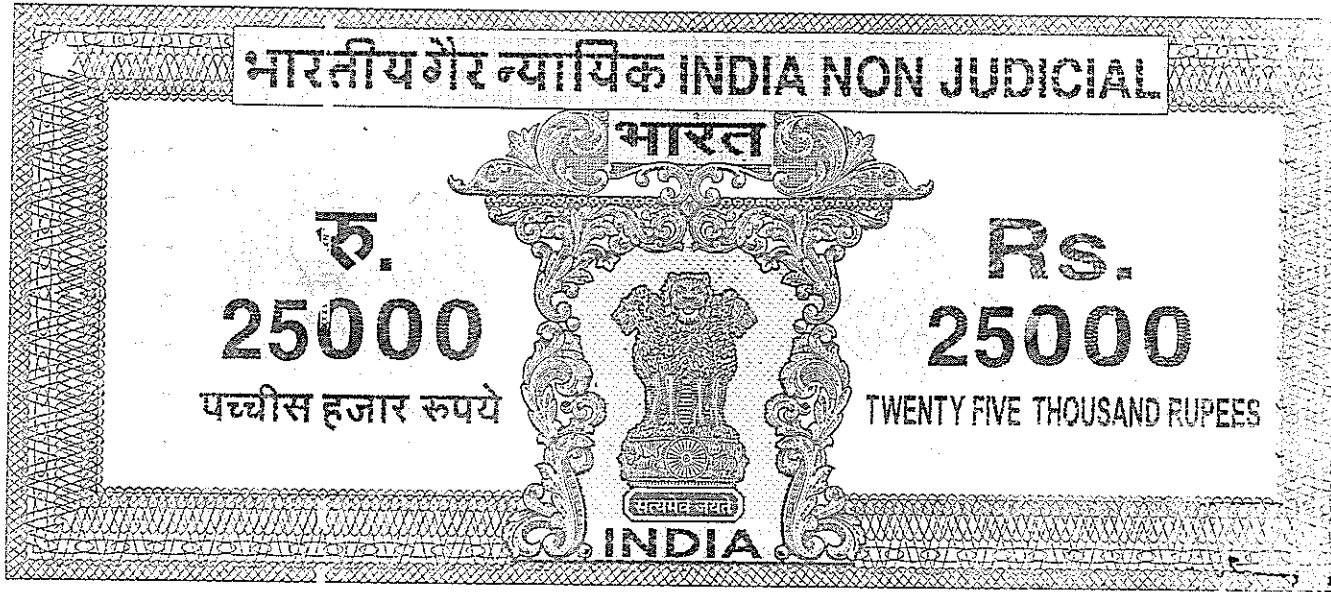
PURCHASER (1)

Name of the
SELLER:

M/s M Tech Developers Limited, a
company incorporated under the provisions of the
Companies Act, 1956 and having its registered
office at 144/2, Ashram, Mathura Road, New
Delhi (hereinafter referred to as 'Vendor', /
Seller which expression shall, unless repugnant
to the context or meaning thereof, be deemed to
include its successor(s) in interest and its

आदर्श कोमागर लखनऊ
दिनांक २०/११/२०१७
मूल्य १००/-
नाम १००/-
हस्ताक्षर १००/-
१००/-





उत्तर प्रदेश UTTAR PRADESH

28 JUN 2011

administrator) acting through its authorized representative **Mr Amit Kumar Jha** S/o Sri Pashupati Jha R/o Flat No. 24, Nav Jagriti Apartments, Vasundhara Enclave, New Delhi duly authorized *vide* its board resolution dated 15.06.2010 of the **FIRST PART**;

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[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 237

28 JUN 2011

Name of
PURCHASER:

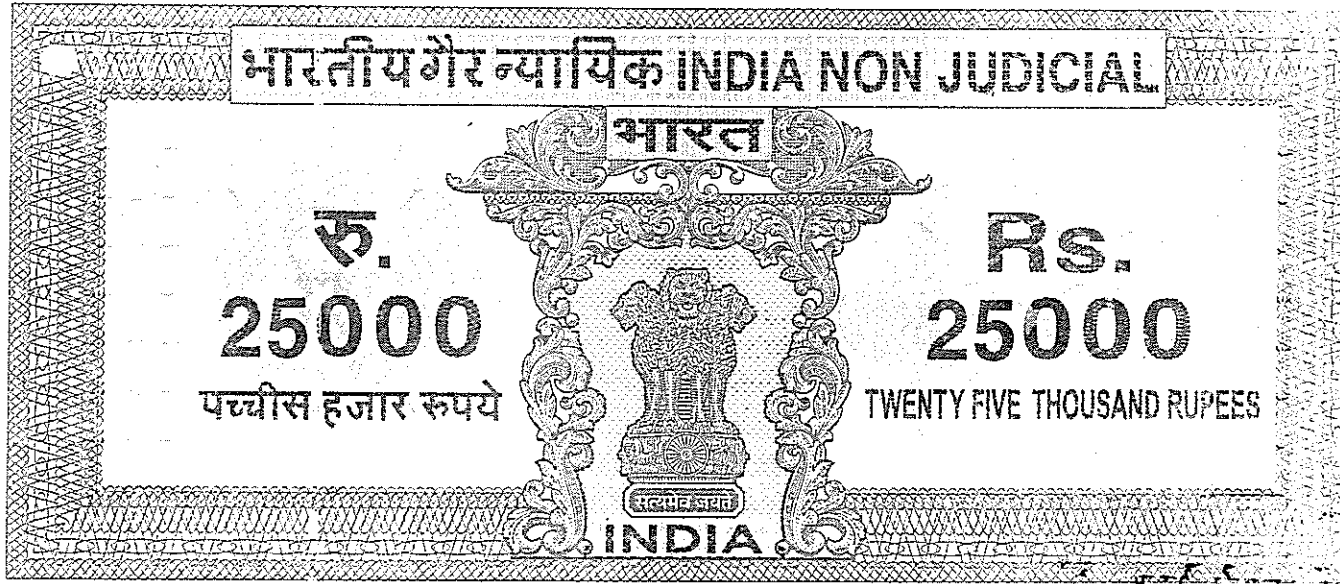
M/s ANS Developers Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as 'Vendee'/ Purchaser which expression shall, unless repugnant to the context or meaning thereof, be deemed to include

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उत्तर प्रदेश UTTAR PRADESH

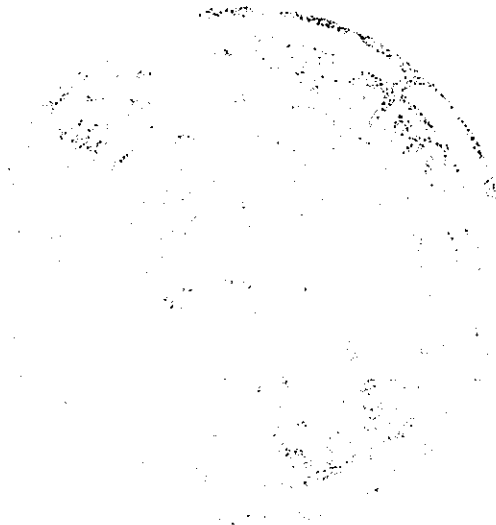
28 JUN 2011

its successor(s) in interest, administrator and assigns) acting through its authorized representative Mr. Avinash Kashyap S/o Sri Brij Kumar Kashyap presently R/o 21/N New Drivers Colony, Dalibagh, Lucknow, duly authorized vide its board resolution dated 21st June 2011 **SECOND PART**

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उत्तर प्रदेश UTTAR PRADESH

28 JUL 2015

THIS DEED OF SALE is executed Between:

1. M/s M Tech Developers Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as

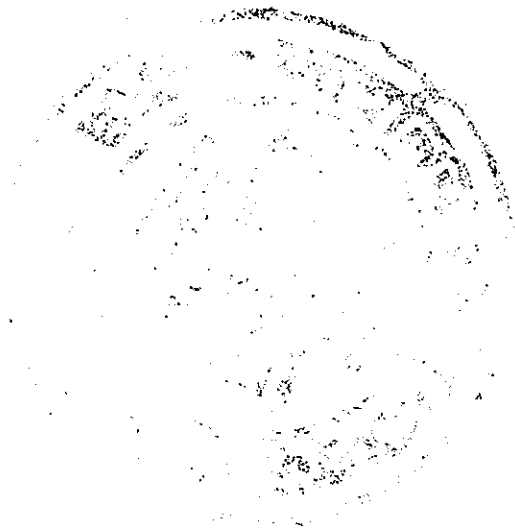
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आदर्श कोषागार, लखनऊ
दिनांक 25/07/2017
मूल्य
नाम
द्वारा

APJ Per Puj

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उत्तर प्रदेश UTTAR PRADESH

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28 JUN 21

'Vendor', / Seller which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor(s) in interest and its administrator) acting through its authorized representative **Mr Amit Kumar Jha** S/o Sri Pashupati Jha R/o Flat No. 24, Nav Jagriti Apartments, Vasundhra Enclave, New Delhi duly

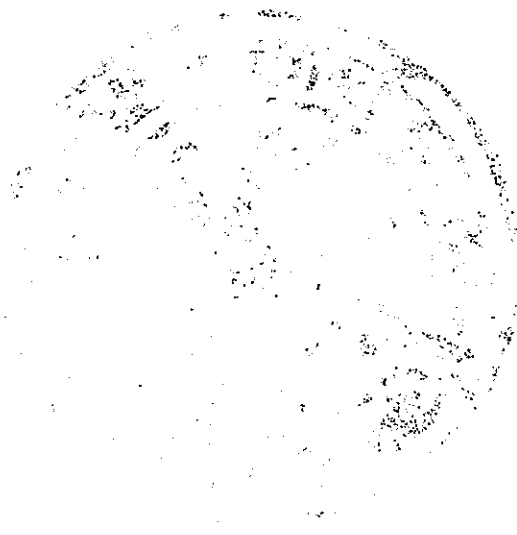
[Signature]

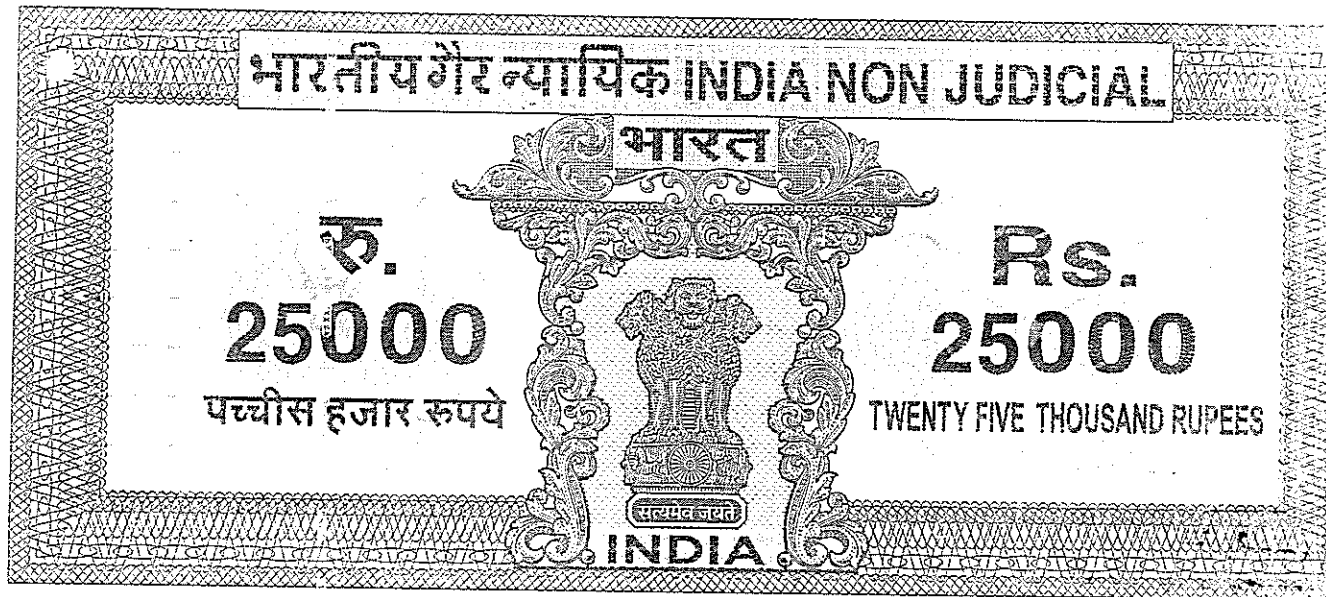
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आदर्श कोषागार लिमिटेड
दिनांक १५/०७/२०१८
मूल्य ५००/-
नाम
द्वारा

ALL Pending

प्रमाणित
१५/०७/२०१८





उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

authorized *vide* its board resolution dated 15.06.2010 of
the FIRST PART;

AND

2. M/s ANS Developers Private Limited, a
company incorporated under the provisions of the

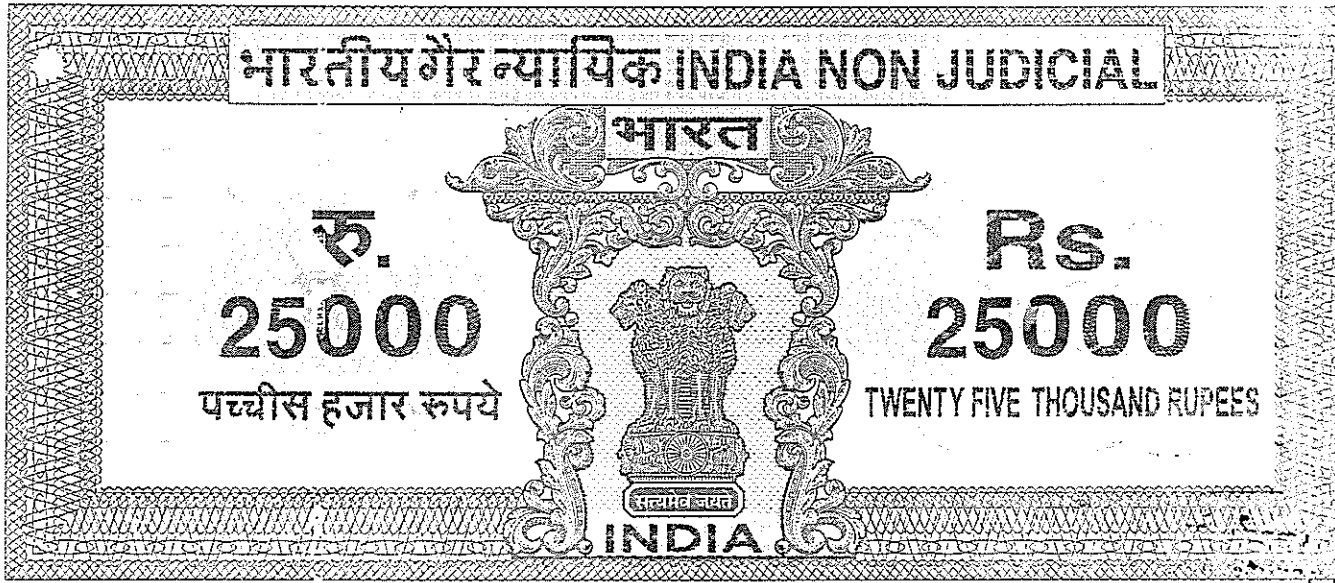
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निर्देश *ADV*
मूल *ADV*
प्राप्त *ADV*
द्वारा *ADV*

ADV





उत्तर प्रदेश UTTAR PRADESH

5 28 JUN 2017

Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as 'Vendee'/ Purchaser which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor(s) in interest, administrator and assigns) acting through its authorized

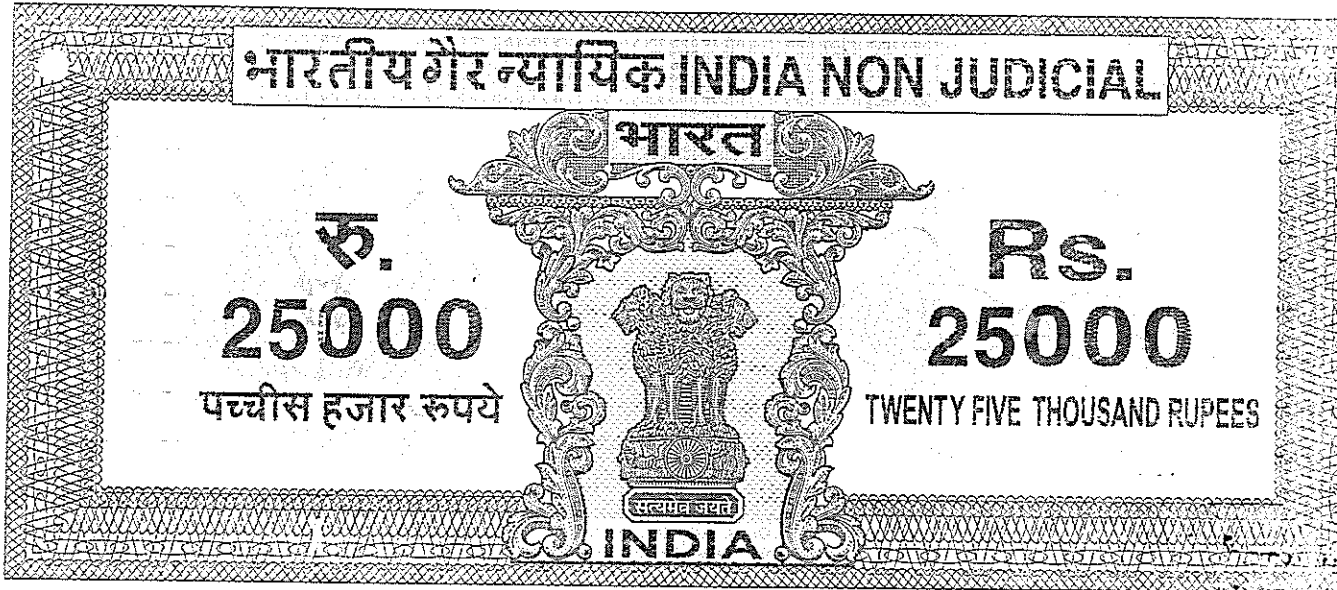
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उत्तर प्रदेश UTTAR PRADESH

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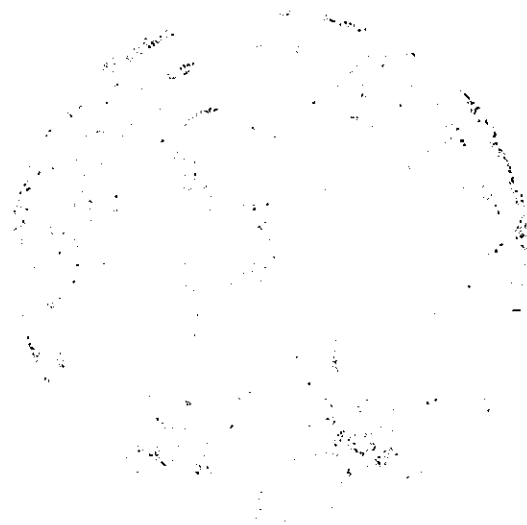
28 JUN 2011

representative **Mr. Avinash Kashyap** S/o Sri Brij Kumar
Kashyap presently R/o 21/N New Drivers Colony,
Dalibagh, Lucknow, duly authorized *vide* its board
resolution dated 21st June 2011 **SECOND PART**

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उत्तर प्रदेश UTTAR PRADESH

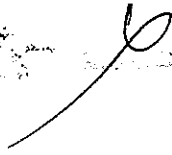
28 JUN 2018

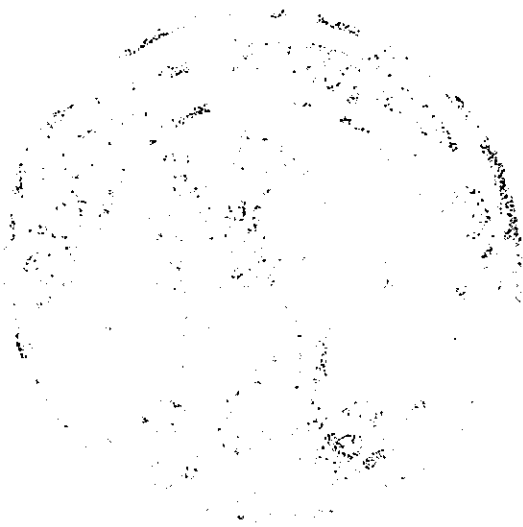
WHEREAS the SELLER is the sole absolute, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land situated at village Baghamau, Pargana, Tehsil and District Lucknow bearing :-

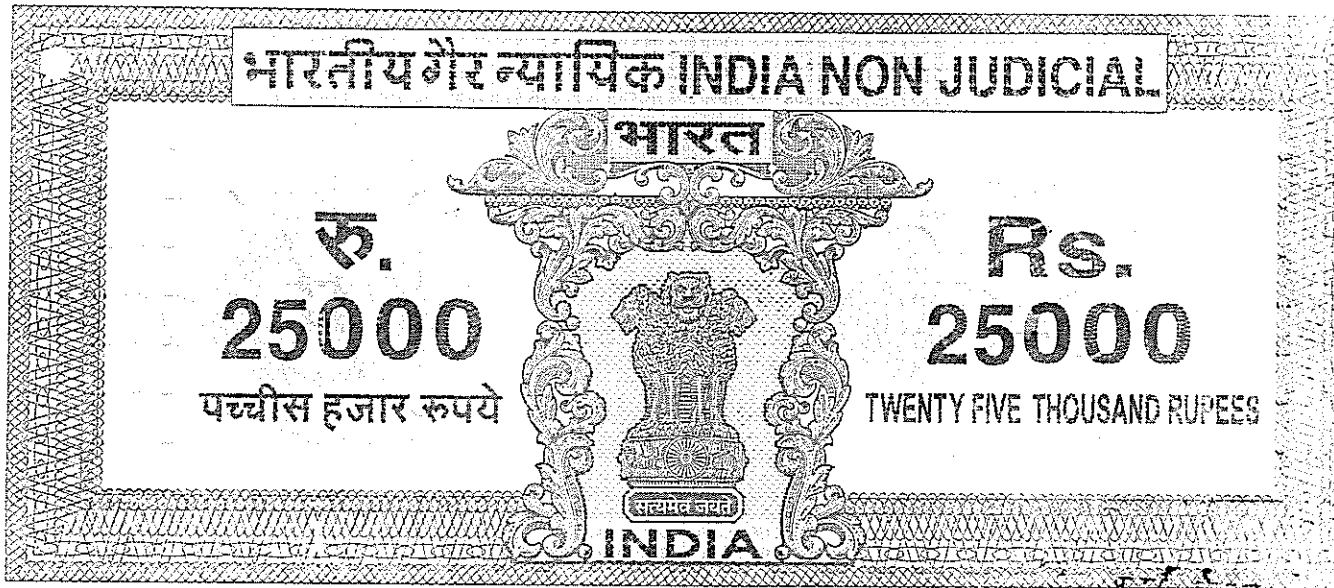
[Signature]

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2007

	Khasra No.	Area in Acres	Area in Hectare
_____	80	0.297	0.1201
_____	101	0.081	0.0327
_____	102	0.021	0.0083
_____	103 kha	0.036	0.0147
_____	108 kha	0.078	0.0317
_____	113 kha	0.021	0.0083

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आदर्श कोषागार, लखनऊ
दिनांक २०/११/२०१८
मूल्य १००/-
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ANS per [Signature]





उत्तर प्रदेश UTTAR PRADESH

28 JUN 2007

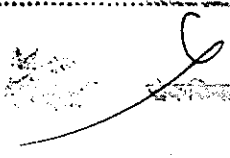
129		0.095	0.0384
132	g	0.469	0.1901
140	ga	0.843	0.3413
152		0.808	0.3272
153		0.830	0.3363
168		0.759	0.3072
169		0.756	0.3062
309		0.319	0.1291

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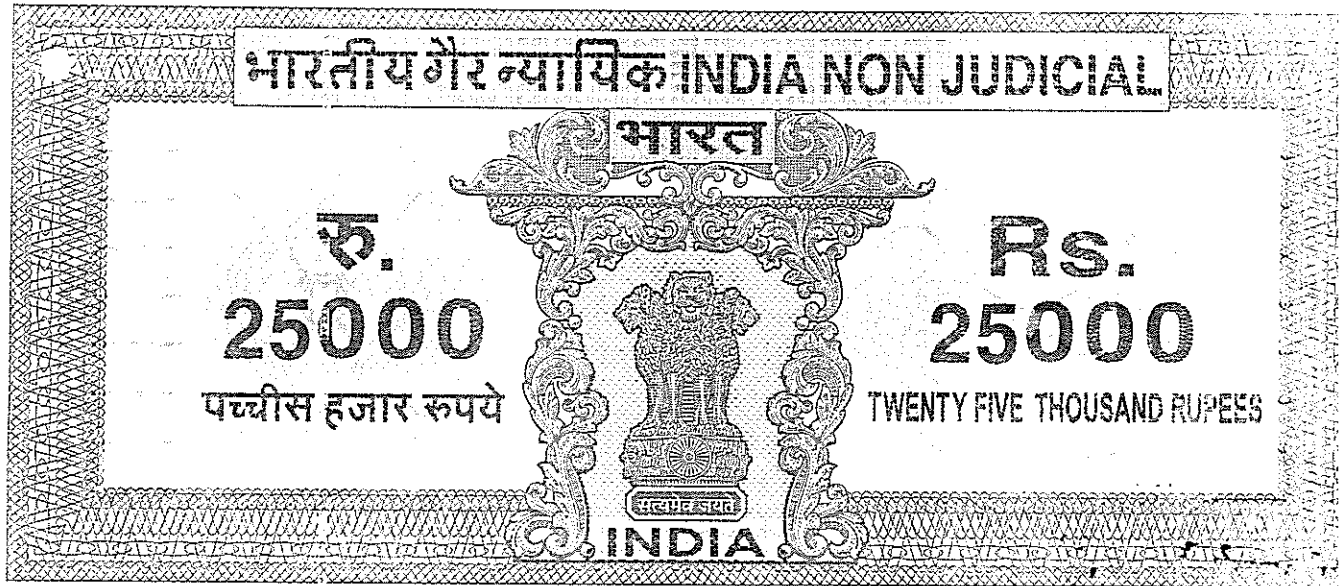
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26 JUN 2011

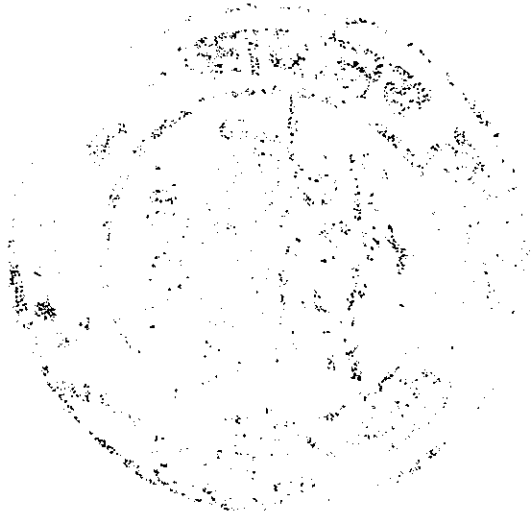
311		0.145	0.0588
352		0.097	0.0394
353		0.031	0.0127
354		0.112	0.0455
387	k	0.311	0.1261
583		0.499	0.2022
625		1.720	0.6965
640		0.232	0.0940
658		0.226	0.0915
665	kha	0.052	0.0210

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उत्तर प्रदेश UTTAR PRADESH

2-6 JUN 2017

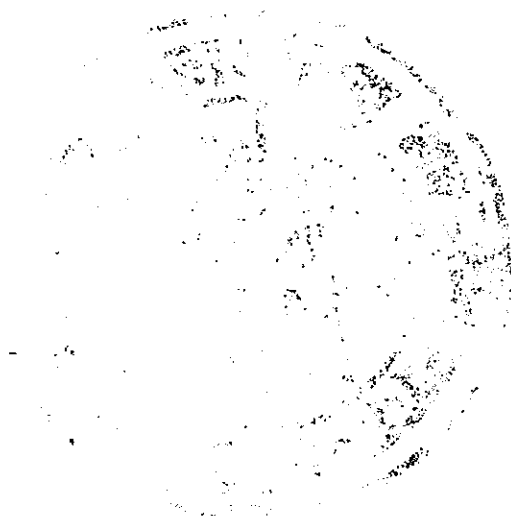
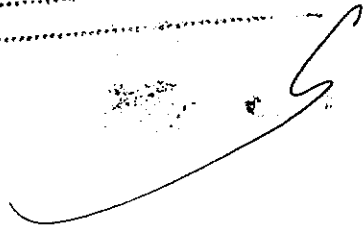
122	0.437	0.1770
725	0.062	0.0251
Total	9.337	3.7815

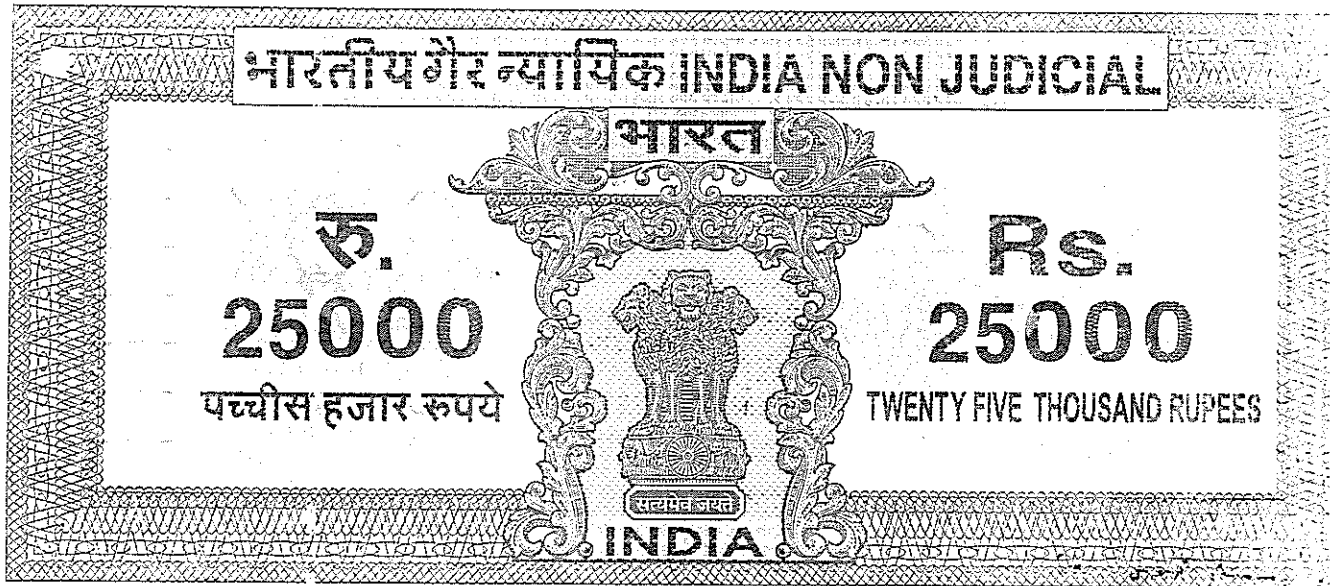
WHEREAS the SELLER named above executed an Agreement to Sell of the aforementioned land with the Purchaser. The said Agreement stands registered in the

[Signature]

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2010

office of the Sub Registrar II, on 04.09.2010 vide Book No. 1 Volume 10158 Pages 103 to 224 at serial number 12454.

AND WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus

[Signature]

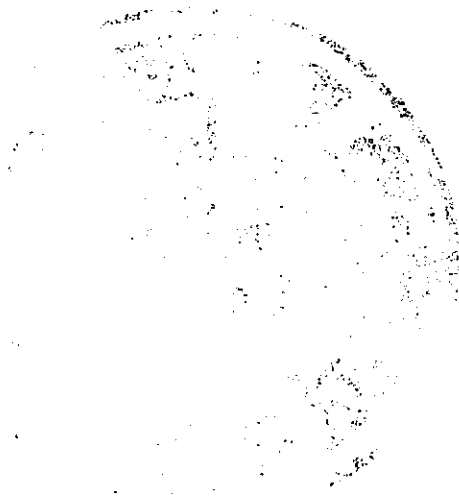
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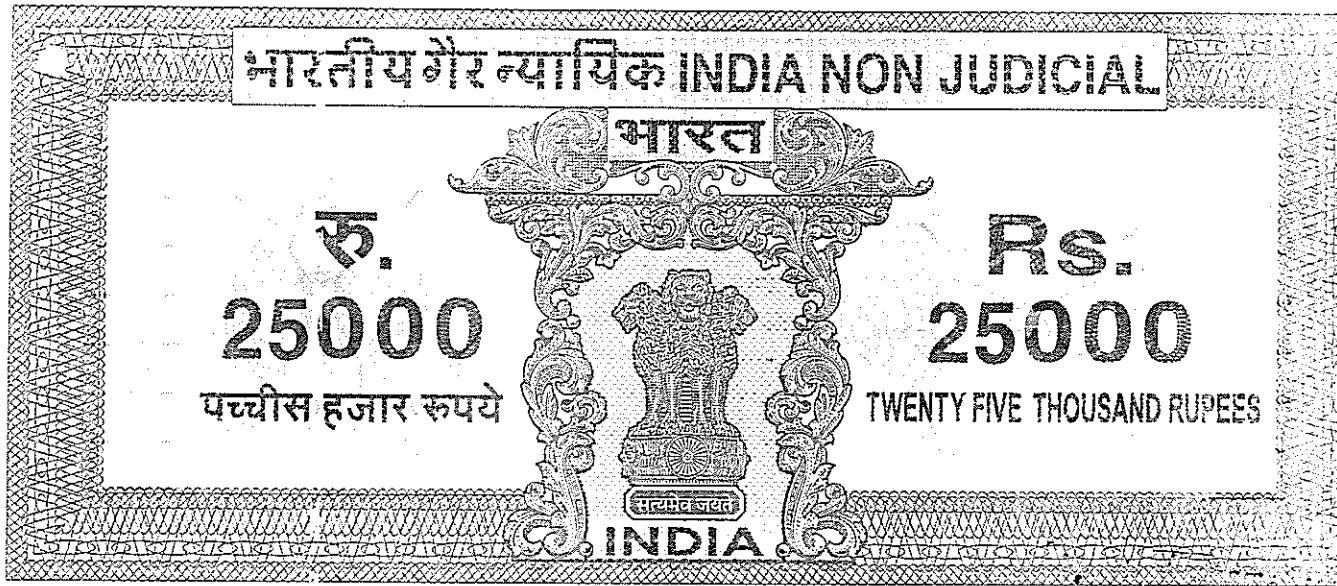
आदर्श कोषागार लेखन
दिनांक
शुभ
मास
वर्ष

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उत्तर प्रदेश UTTAR PRADESH

28 JUL 2015

land & have assured the PURCHASER that it has a good marketable, transferable and unencumbered rights in the Said Land and there is no impediment or restriction of any sort whatsoever on it's transfer by the SELLER in favour of the PURCHASER.

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2018

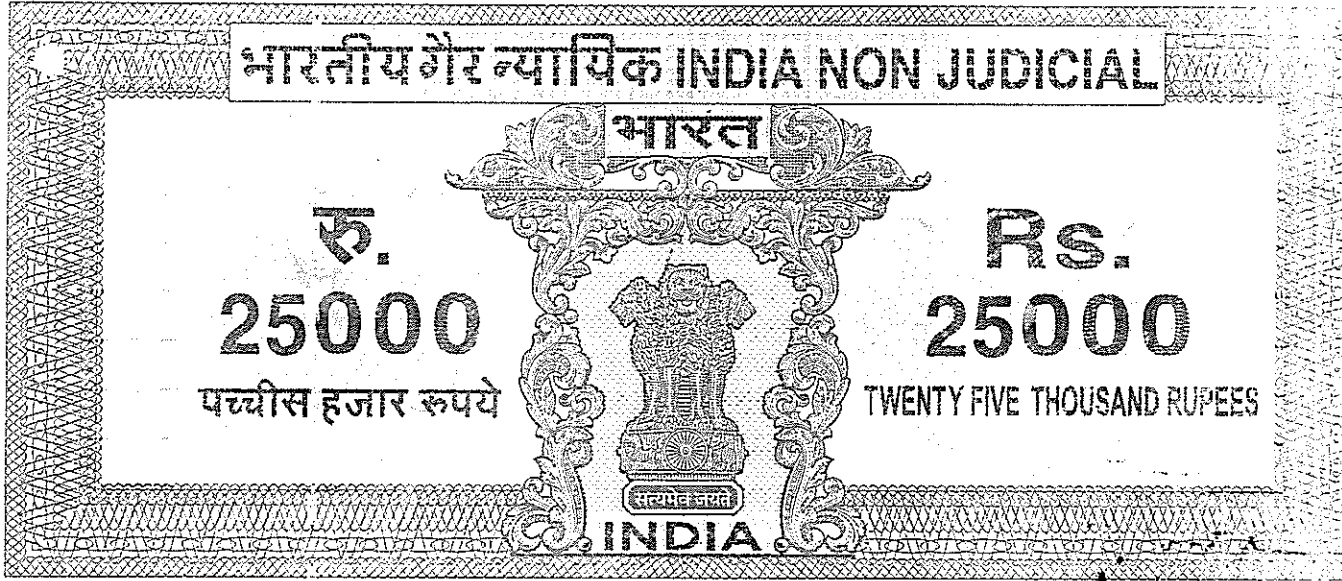
AND WHEREAS the SELLER further represents and warrants that the Said Land is free from all encumbrances, including but not limited to, any pledge, negative lien, positive lien, non disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment,

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उत्तर प्रदेश UTTAR PRADESH

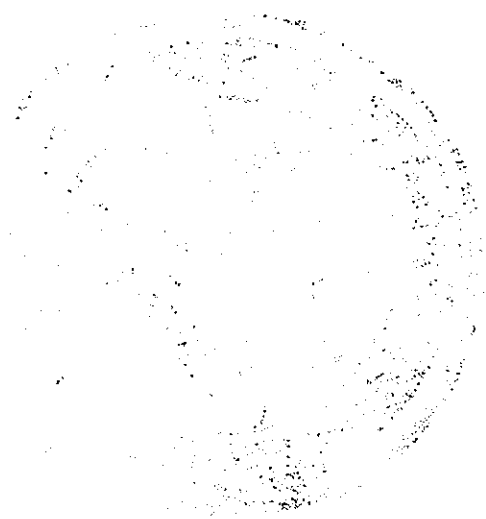
attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land.

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Arinush

DATE: 10/11/11
TO: Mr. [unclear]
FROM: [unclear]
SUBJECT: [unclear]

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उत्तर प्रदेश UTTAR PRADESH

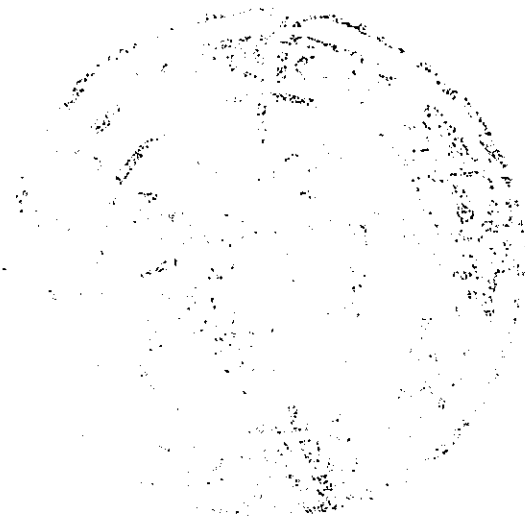
The SELLER also represents and warrants that it has not sold and/ or executed any agreement and / or any agreement to sell with respect to the Said Land, to/ in favour of any third party, till the date of execution of this Sale Deed.

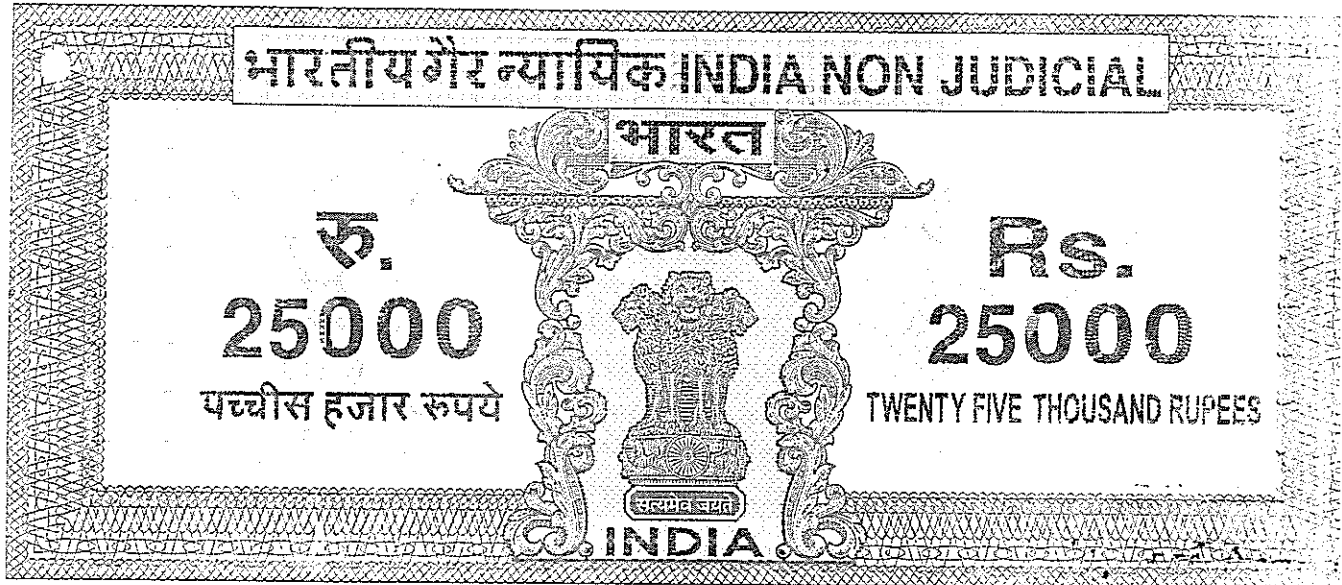
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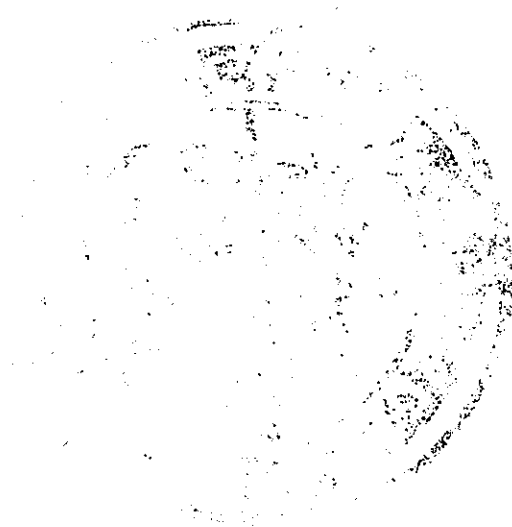
उत्तर प्रदेश UTTAR PRADESH

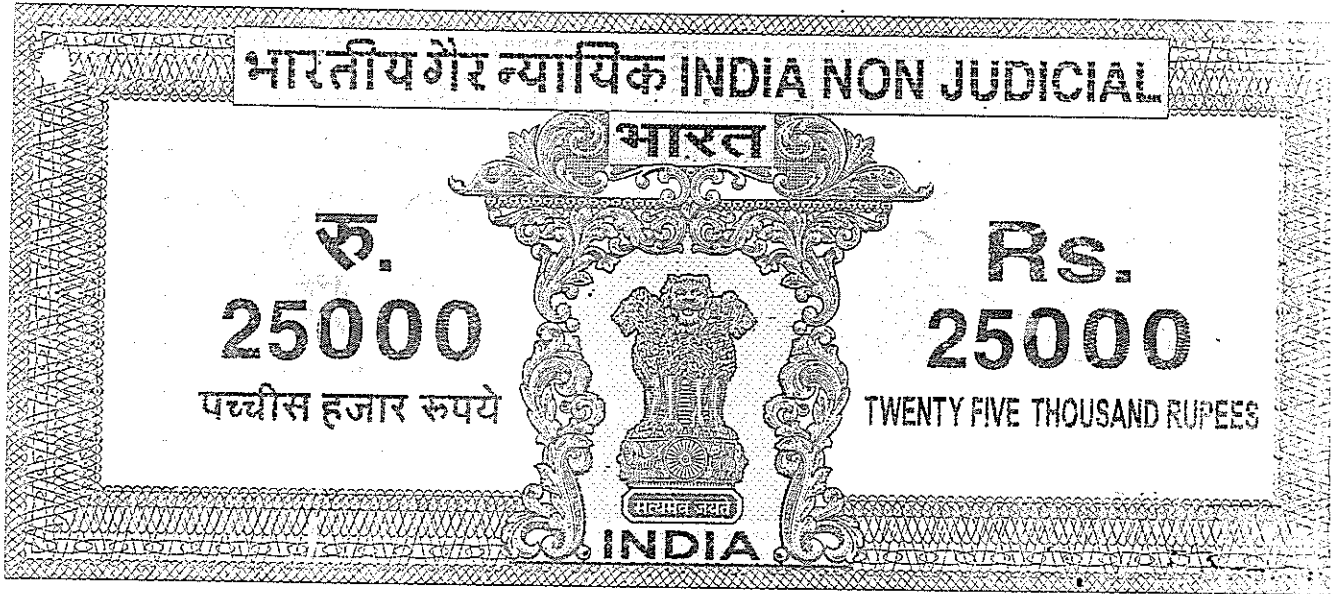
WHEREAS the SELLER has agreed to sell, convey, transfer and assign all its rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements, advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2005

has agreed to purchase, acquire and possess the same for a total consideration of Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only);

AND WHEREAS the PURCHASER has entered into this Sale Deed on the faith and strength

2000-2001
ANS Review

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उत्तर प्रदेश UTTAR PRADESH

of the representations, warranties and assurances
of the SELLER contained herein for the sale of the
Said Land.

NOW This deed of sale witnesseth as under:-

1(a) That the SELLER hereby sell, convey, assign and

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