

SAR-188

21-21/14

VINAY KUMAR
Executive



सत्यमेव जयते

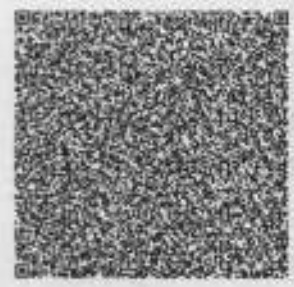
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

SAR-188

Certificate No.	: IN-UP00771645233019M
Certificate Issued Date	: 10-Dec-2014 03:16 PM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100928127081953M
Purchased by	: CRONY BUILDERS PVT LTD
Description of Document	: Article 31 Exchange of property
Property Description	: PART OF KHASRA NO-325, AREA -0.311 HEC AND KHASRA NO-637, AREA-0.313 HEC, VILL-SARSAWA, LUCKNOW
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ANIL AND MITHLESH S O LATE HULLI AND MUNNI DEVI
Second Party	: CRONY BUILDERS PVT LTD
Stamp Duty Paid By	: CRONY BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	: 4,84,000 (Four Lakh Eighty Four Thousand only)

40315



Please write or type below this line



LTD.

Auth. Signatory

0002163514

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

BRIEF DESCRIPTION OF PROPERTY
SCHEDULE - A

1. Type of Land : Agriculture
2. Ward/ Pargana : Lucknow
3. Mohalla/ Village : Sarsawa, Lucknow.
4. Detail of Property : Khata Khatauni 00612
fasli year 1420-1425
part of Khasra No.
325, area
admeasuring 0.311
Hec. is being
exchanged situated
in Village Sarsawa
Lucknow
5. Unit of measurement : Hectare
7. Location of Road : 100 mtr. away from
Shaheed Path &
Sultanpur Road
8. Detail of others : No
(9 mtr. wide Road/ Corner)

Part of Khasra No. 325 area measuring 0.311 hect
situated in Village Sarsawa, Tehsil & district Lucknow.

Boundaries of Khasra No. 325

- East - khasra no.329, 332, 330
West - khasra no.320, 321,
North - khasra no. 326, 327, 319
South - khasra no. 324, 323

सि. ३० मुन्नी देवी

मि. ११०२५

अ. १०२५

CLARION INFRASTRUCTURE LTD.
CLARION INFRASTRUCTURE LTD.

For CRONY BUILDERS PVT. LTD.


Auth. Signatory

BRIEF DESCRIPTION OF PROPERTY
SCHEDULE - B

- | | | |
|----------------------------|---|---|
| 1. Type of Land | : | Agriculture |
| 2. Ward/ Pargana | : | Lucknow |
| 3. Mohalla/ Village | : | Sarsawa, Lucknow. |
| 4. Detail of Property | : | Khata Khatauni 00123
fasli year 1420-1425
of Khasra No.637.,
area admeasuring
0.313 Hec. is being
exchanged situated
in Village Sarsawa
Lucknow, |
| 5. Unit of measurement | : | Hectare |
| 7. Location of Road | : | 100 mtr. away from
Shaheed Path &
Sultanpur Road |
| 8. Detail of others | : | No |
| (9 mtr. wide Road/ Corner) | | |

Boundaries of Khata Khatauni No.00123, Khasra No.637, situated in Sarsawa, Tehsil & district Lucknow.

East	:	Khasra No.646 & 654
West	:	Khasra No.636 & 635
North	:	Khasra No.638
South	:	Khasra No.631 & 632


 सि. अ. मुनी देवी
 मिथलेश
 अल्लु

For CHONY BUILDERS PVT. LTD.
 Auth. Signatory

Nature of Document : Exchange Deed
Valuation : Rs 6909000/-
Stamp Duty : Rs. 484000/-

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made and executed on this 10th day of December, 2014 at Lucknow.

BETWEEN

1. Munni Devi wife of Late Hulli R/o Mahipal Khera Lucknow

2. Anil Kumar son of Late Hulli R/o Mahipal Khera Lucknow

3. Mithlesh Kumar son of Late Hulli R/o Mahipal Khera Lucknow

(hereinafter referred to as the "**FIRST PARTY**" which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

M/S CRONY BUILDERS PVT. LTD., having its registered office at E. C. House, First Floor, 28, Kasturba Gandhi Marg, New Delhi - 110001 through its Authorized Signatory, **MR. ASHU BAJPAI** son of Dr. R. C. Bajpai, duly authorized through a resolution passed on 25.11.2014 by the Board of the company (hereinafter referred to as the "**SECOND PARTY**" which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the SECOND PART.

For **CRONY BUILDERS PVT. LTD.**

Auth. Signatory

Handwritten signature and date: 31/12/14

(5)

AND

M/S CLARION INFRATECH PVT. LTD. having its registered office at B - 5/53, Second Floor, Safdarjung Enclave New Delhi through its Authorized Signatory, **MR. SHRI KANT MISHRA** duly authorized through a resolution passed by the Board of the company which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the Fourth PART (hereinafter referred to as the "CONFIRMING PARTY").

First Party and Second Party shall be collectively referred to as Parties

WHEREAS the First Party & Sushil Kumar are the legal heirs & successors of late Hulli & by inheritance they have become the absolute owner and bhumidhar / possession of the aforesaid property. The name of the First Party & Sushil Kumar have got mutated & endorsed in the revenue record i.e. Khatauni (hereinafter referred to as the "SAID PROPERTY") more clearly detailed and described in the Schedule A at the end of this deed.

AND WHEREAS First party 1. Munni Devi wife of of Late Hulli 2. Anil Kumar son of Late Hulli 3. Mithlesh Kumar son of Late Hulli will transfer their respective share (1/4) each, total share 3/4 in respect of the khasra no. 325 area admeasuring 0.311Hec. situated in Village Sarsawa, Pargana Tehsil & District Lucknow.

AND WHEREAS the Second Party had purchased of Khasra no. 637 with area admeasuring 0.313 Hec. having Khata Khatauni No. 00123 fasli year 1420-

For **CRONY BUILDERS PVT. LTD.**

Auth. Signatory

Handwritten signature
34/12/19

1425 situated in Sarsawa, Tehsil and District Lucknow from Niti Shri International through sale deed dated 03.07.2006 registered on Bahi No.1, zild No.5865, page 1 to 34 Sl. no. 6145 before the office of Sub Registrar-II, Lucknow and by virtue of the aforesaid sale deed, the Second Party (M/S CRONY BUILDERS Pvt Ltd.) has become the absolute owner and bhumidhar / possession of the aforesaid property. The name of the Second Party has got mutated & endorsed in the revenue record (Hereinafter referred to as the "SAID LAND") more clearly detailed and described in the Schedule B at the end of this deed.

AND WHEREAS the confirming party in the business of providing services and facilitating the purchase / exchange of land between the parties and the confirming party has accordingly agreed to act as a facilitator between the parties.

AND WHEREAS as per the khatauni dated 05.12.2014, Fasli Year 1420-1425 of khasra no. 325 Sarsawa Lucknow, the name of the husband of first party Smt. Munni Devi has wrongly been mentioned as Dulli instead of late Hulli. The First party & the Confirming Party confirm & declare that Smt. Munni Devi is the mother of Anil Kumar, Mithlesh Kumar (first party) & wife of Late Hulli. In the Khatauni dated 05.12.2014 has wrongly recorded the name of Dulli instead of Hulli and the same needs to be corrected as such it shall be the sole responsibly of the First Party, Confirming Party to get the name corrected of First

1425 Sarsawa

1st Party
3rd Party

CRONY BUILDERS PVT. LTD.

For CRONY BUILDERS PVT. LTD.

Auth. Signatory

Party Munni Devi's husband as Late Hulli in the revenue records.

AND WHEREAS both the parties have assured each other that their respective properties are free from all encumbrances like sale, gift, mortgage, assignment, transfer, exchange, court attachment etc. and there is no legal dispute in respect of their respective properties hereby being exchanged. Both the parties also assured each other that they have good, valid, subsisting, unencumbered, marketable and transferable rights, interest and title in respect of their respective properties.

AND WHEREAS both the parties are of the opinion that in case the properties referred to above are exchanged by them they would be able to use and utilize the same in a much better manner and for their own benefit.

NOW, THEREFORE, in consideration of the premises and mutual agreements and covenants contained in this Exchange Deed both the Parties have agreed to exchange the properties afore mentioned on terms and conditions herein below mentioned:

1. That the First Party hereby conveys and transfers by way of exchange their all rights, title and interests held by it in the land situated within revenue estate of village Sarsawa as mentioned in detail in Schedule 'A' absolutely in favour of the Second Party and the Second Party has become full fledged and lawful owner in possession of Schedule 'A' land along with all rights appurtenance thereto.

For CRONY BUILDERS PVT. LTD.

Auth. Signatory

1st Party
3-12-84

2. That in consideration of the First Party transferring its rights, title and interest in the Schedule 'A' land in favour of the Second Party, the Second Party hereby conveys and transfers it's all rights, title and interests in the land situated within revenue estate of village Sarsawa as mentioned in detail in Schedule 'B' absolutely in favour of the First Party and the First Party has become full fledged and lawful owner in possession of Schedule 'B' land alongwith all rights appurtenance thereto.

3. That the parties have handed over the vacant possession of the said Land to the respective Parties with all its rights and privileges so far held and enjoyed by the parties concern prior to his exchange deed for ever free from all encumbrances whatsoever. That hereafter the First Party shall not have any rights, title and/or interest in the Schedule A Land written hereunder which now stands transferred to and vested in favour of the Second Party absolutely to the exclusion of all person/s claiming any rights under or through the First Party. Similarly, the Second Party shall not have any rights, title and/or interest in the Schedule B Land written hereunder which now stands transferred to and vested in favour of the First Party absolutely to the exclusion of all person/s claiming any rights under or through the Second Party.

4. That Second Party shall be entitled to use and utilize Schedule A Land in any manner deemed fit by it and the First Party undertakes 'not to raise any objection to the same.

For ARONY BUILDERS PVT. LTD.

Auth. Signatory

नि.मं.सु.नी.दी.
19/4/2015

31/12/14

5. That both the parties have assured each other that they hold a clear, legal and marketable title in respect of Land detailed above given in exchange. Both parties have further assured each other that the Land referred to above are free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders, attachments etc. and no litigations or dispute whatsoever is pending in respect of the same before any court or authority. Both parties have also assured each other that they have not entered into any prior agreement of transfer in favour of any third party relating to the Land being given in exchange.

6. That both parties undertake that in case any outstanding amount or due, taxes, charges or liens etc. up to the date of execution of this exchange deed are discovered subsequently, in that event the concerned party who has given the Land in exchange shall be liable to clear/ pay off the same.

7. That if any person claims any right or privileges in respect of the Schedule A Land, it shall be rendered illegal and void by virtue of the present exchange deed and if the Second Party shall be deprived of the Schedule A Land or any portion thereof, by reasons of any defect in the title, the First Party undertakes to INDEMNIFY to the Second Party to the extent of such loss or losses as the case may be, from his other movable or immovable properties or from both, found in existence at that time.

8. That the First Party assures & undertakes that First party will get the name of the Second Party mutated in the revenue records or any other

श्रीम. सुनील
श्रीम. सुनील

30/10/21

for CRONY BUILDERS PVT. LTD.

Auth. Signatory

departments which are to be required for proper documentation at its own costs and expenses in respect of the Schedule A Land in favour of the Second Party.

9. That the confirming party hereby undertakes and confirm that in the event there is any dispute or inconsistency found in respect of the Khasra No. 325 in village Sarsawa, in the revenue records. The confirming party shall be duty bound to correct and resolve the matter at his part and all the cost and expenses in that respect shall be borne by the confirming party.

10. That the Second Party shall bear all expenses of stamp duty, registration charges/fee and all other misc. expenses in connection with the execution and registration of this exchange deed.

11. That in the event of any part of the aforesaid properties being lost by the party who has proceeded to acquire the Property in exchange on account of defective title of the party which has proceeded to give the Land in exchange, then the defaulting party shall recoup the other party for all such losses together with litigation expenses and all/any other expenses etc. as may be suffered by the party which has proceeded to acquire the property in exchange. However, if any point of time any area is found under urban land ceiling, the First Party hereby ensure, undertakes & indemnify to the Second Party that the First Party shall do all acts & things at its own cost and expense to proclaim the urban ceiling land in favour of the party whose land has gone under Land Ceiling.

For CRONY BUILDERS PVT. LTD.

Auth. Signatory

महेशचंद्र शर्मा
महेशचंद्र शर्मा

महेशचंद्र शर्मा

महेशचंद्र शर्मा

12. That it is mutually agreed that this deed in original shall be retained after registration by the Second Party who shall be bound to keep it in safe custody and shall be further bound to produce same whenever so requisitioned. First Party shall obtain and retain certified copy of the same.

13. THAT both the parties covenant with each other to do all future acts and deeds in respect of exchanged properties hereby exchanged as may be required for holding the said property with the respective parties from time to time, if there be any such need.

14. THAT the First Party and the Second Party have executed this Deed of Exchange in their sound disposition of mind without any pressure, compulsion, coercion, and undue influence from anyone whomsoever.

15. That both the Parties confirm that in case any approval or permission is required from any statutory authority for the execution of this Exchange Deed or transfer of land under this Exchange Deed, it shall be the responsibility of the First Party to get the approval from the said statutory authority at its own cost and expense.

16. THAT the permanent and present addresses of both the parties are same as described in the Exchange deed which are true and correct.

17. THAT the said property of Lucknow is situated beyond 100 Meters from Shaheed Path.

18. THAT the said property of Lucknow is neither situated on 9 mtr. wide road nor on corner or two side roads.

For CRONY BUILDERS PVT. LTD.

Auth. Signatory

13/04/2017
31/12/17

19. THAT the valuation of properties and computation of Stamp Duty are as under:-

A. VALUATION OF PROPERTY 'A'

Land Area of the Property Khasra No.325, measuring 0.311 Hec. situated at Village Sarsawa, Lucknow, area 0.311 Hec. = 0.248 + 0.0630 and value of the 0.0630Hec. comes to Rs. 34,02,000/- and circle rate of the land of the area is fixed at Rs. 1,40,00,000/- per Hec. as fixed by the Collector Lucknow, and the value of 0.248 hect. comes to Rs. 34,72,000/- as such valuation of the said land comes to 68,74,000/-

B. VALUATION OF PROPERTY 'B'

Land Area of the Property Khasra No.637, measuring 0.313 Hec. situated at Village Sarsawa, Lucknow, area 0.313 Hec. = 0.250 + 0.0630 and value of the 0.060Hec. comes to Rs. 34,02,000/- and circle rate of the land of the area is fixed at Rs. 1,40,00,000/- per Hec. as fixed by the Collector Lucknow, and the value of 0.250 hect. Comes to Rs. 35, 07,000/- as such valuation of the said land comes to Rs.69, 09,000/-.

Thus the valuation of the property mentioned in Schedule 'B' comes to Rs. 69, 09,000/-. It is higher than the property mentioned in the Schedule 'A'. Thus Stamp duty is being paid Rs. 4, 84,000/- on this instrument by the Second Party, through e-stamp bearing certificate no. IN-UP00771645233019M dated 10-12-2014

For CHRONY BUILDERS PVT. LTD.

Auth. Signatory

निम्नलिखित
अधिकारी

अधिकारी

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एसओ केओ तिवारी

पुत्र श्री बीओ केओ तिवारी

पेशा व्यापार

निवासी ग्राम न पोओ निगोहा लखनऊ

व श्री मोओ आदिल एडवोओ

सिविल कोर्ट लखनऊ

पेशा वकालत

निवासी

ने की।

प्रत्यक्षत भद्र राक्षियों के निशान अंगुठे विद्यमानुसार लिये गये हैं।



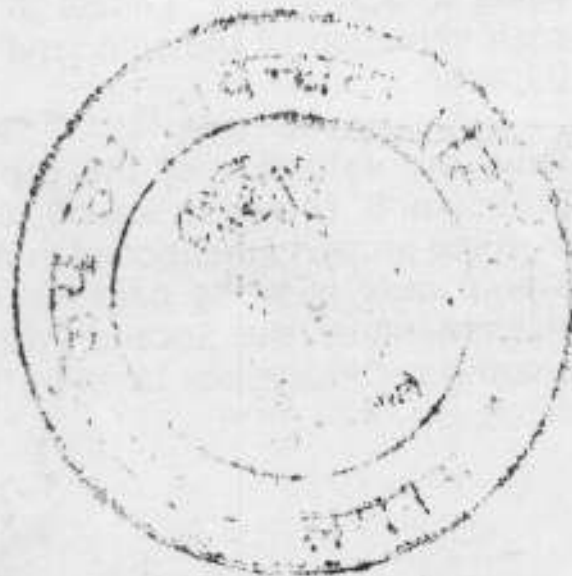
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014



SCHEDULE OF PROPERTY 'A'

Boundaries of Khata Khatauni 00612 part of Khasra No.325 undivided share, measuring 0.311 Hect. situated in Sarsawa, Lucknow.

Boundaries of Khasra No. 325

East - khasra no.329, 332, 330
West - khasra no.320, 321,
North - khasra no. 326, 327, 319
South - khasra no. 324, 323

SCHEDULE OF PROPERTY 'B'

Khata Khatauni No. of Khasra No.637 situated in Sarsawa, Tehsil and District Lucknow measuring 0.3135 Hect., which Is bounded as under : -

Boundaries of Khata Khatauni 00123 of Khasra No.637 Min, measuring 0.313 hect., situated in Sarsawa, Lucknow.

East : Khasra No.646 & 654
West : Khasra No.636 & 635
North : Khasra No.638
South : Khasra No.631 & 632

IN WITNESS IN WITNESS WHEREOF the parties have here unto set and subscribed their respective hands & seals to this exchange deed on the day, month and

For CHONY BUILDERS PVT. LTD.

Auth. Signatory

1/1/2015
मोहो गुनीदीनी
अरुण

6,909,000.00

विनिमय विलेख

10,000.00

20

10,020.00

1,000

प्रतिफल

चौथ रजिस्ट्री

नकल व प्रति शुल्क

योग

अवशेष

श्रीमती

गुडरी देवी

पत्नी श्री

स्व० हुल्ली

व्यवसाय गृहिणी

निवासी

महिपाल खेडा लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 10/12/2014

समय

4:55PM

कई निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

निष्पादन लेखपत्र बाद सुनने व समझने नजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष

द्वितीय पक्ष

श्रीमती गुडरी देवी

पत्नी श्री स्व० हुल्ली

पेशा गृहिणी

निवासी महिपाल खेडा लखनऊ

मे० कोनी बि० प्रा० लि० द्वारा निवे० आशु बाजपेयी

पुत्र श्री डॉ० आर० सी० बाजपेयी

पेशा व्यापार

निवासी 28 कस्तूरबा गांधी मार्ग नई दिल्ली

श्री अनिल कुमार

पुत्र श्री स्व० हुल्ली

पेशा व्यापार

निवासी महिपाल खेडा लखनऊ

श्री मिथिलेश कुमार

पुत्र श्री स्व० हुल्ली

पेशा व्यापार

निवासी महिपाल खेडा लखनऊ

मे० क्लेरिन इन्फ्रा० प्रा० लि० द्वारा अधि० श्रीकान्त

मिश्रा (कन्फ० पार्टी)

पुत्र श्री ए० एन० मिश्रा

पेशा व्यापार

निवासी बी- 5/53 द्वितीय तल सफदरगंज दिल्ली

Year first above written in the presence of the following witnesses who have signed these presents in the presence of the parties:

WITNESSES:

1. [Signature]
Satendra Kumar
Sh. Shri Vinod
Tiwari, W.P.
Nri. B. B. N. G. K.

2. [Signature]
श्री आदित्य शर्मा
मिनिस्टर ऑफ़ लॉ

1. [Signature]
2. [Signature]
3. [Signature]

FIRST PARTY
FOR CRONY BUILDERS PVT. LTD.

[Signature]
Auth. Signature

SECOND PARTY

CRONY BUILDERS PVT. LTD.

CONFIRMING PARTY

Typed by : -

Vimal
(Vimal Singh)
Civil Court, Lucknow.

Drafted by : -

[Signature]
(Atul Mishra)
Advocate
Civil Court, Lucknow.

प्रथम पक्ष

Registration No.: 21021

Year: 2014

Book No.: 1

0101 गृही देवी

स्व० हुल्ली

महिपाल खेडा लखनऊ

गृहिणी



0102 अनिल कुमार

स्व० हुल्ली

महिपाल खेडा लखनऊ

व्यापार



0103 मिथिलेश कुमार

स्व० हुल्ली

महिपाल खेडा लखनऊ

व्यापार



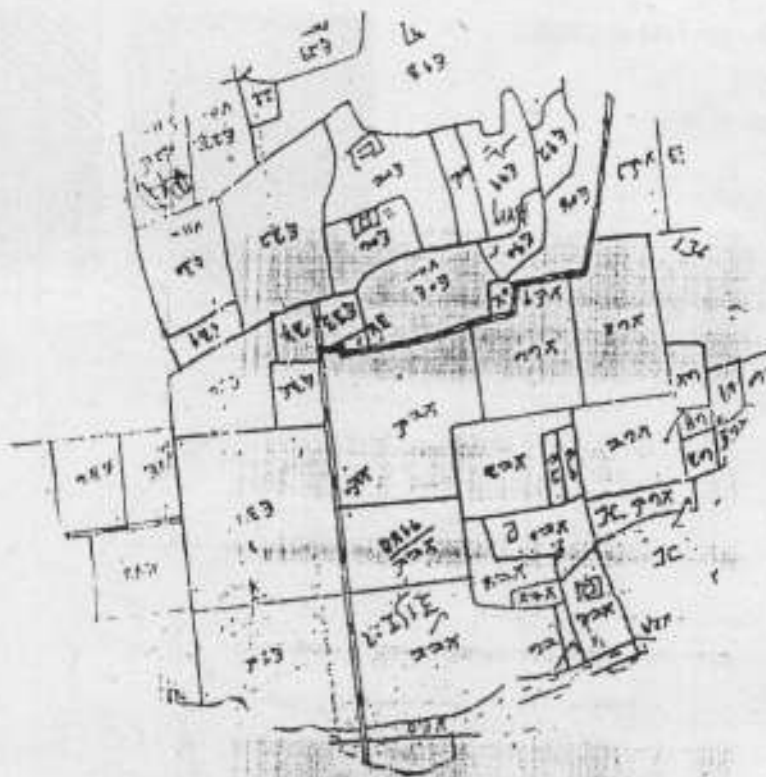
0104 मे० क्लेरिन इन्फा० प्रा० लि० द्वारा अवि० श्रीकांत मिश्रा (कन्फ०)

ए० एन० मिश्रा

बी- 5/53 द्वितीय तल साफदरमज दिल्ली

व्यापार





CLARION INFRASTRUCTURE PVT. LTD.

For CRONY BUILDERS PVT. LTD.

Handwritten signature in Devanagari script, likely reading 'प्रमोदगुप्त' (Prmodgust).

Auth. Signatory

Handwritten signature in Devanagari script, likely reading 'अमित' (Amit).

D. TO.

for atory

द्वितीय पक्ष

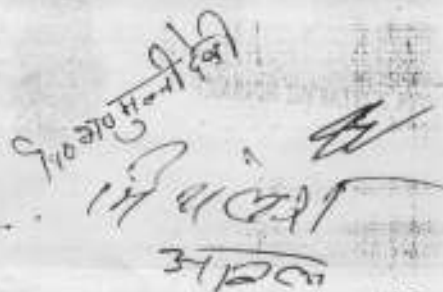
Registration No. : 21021

Year : 2014

Book No. : 1

0201 मे० ब्रौनी बि०प्रा०लि० द्वारा निवे० आशु बाजपेयी
डॉ० आर० सी० बाजपेयी
28 कस्तूरबा गांधी मार्ग नई दिल्ली
व्यापार





Autn. Signatory

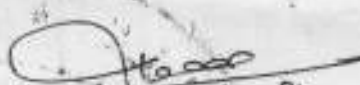
आज दिनांक 10/12/2014 को

वही सं. 1 जिल्द सं. 16213

पृष्ठ सं. 329 से 360 पर क्रमांक 21021

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014