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SAR-171B

SAR-171

SAR-171



उत्तर प्रदेश UTTAR PRADESH



Details of Exchange Deed

1. Type of land -Agriculture
2. Pargana—Lucknow
3. Village—Sarsawan
4. Property details (property no. and boundary)- Given in Schedule -A And Schedule -B
5. Measurement unit (Hectare)—
6. Area of property—2.6988/ 3.185 Hectare

For HAMLET

For KARTIKAY BUILDWELL PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For Agent

Auth. Signatory

आदर्श को-ऑपरेटिव, लखनऊ

दिनांक 17/2/20

मुख्य 17/2/20

नाम 17/2/20

द्वारा 17/2/20

व. पं. दिनांक

17/2/20





उत्तर प्रदेश UTTAR PRADESH

255751

- 2 -

7. Situation of Road (as per appendix)— More than 500 Mt. away from Amar Shaheed Path and Sultanpur Road
8. Valuation of trees— NIL
9. Boring/well/ other – NIL

For CHIM PROPERTIES PVT. LTD.,

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Agastya Properties Pvt. Ltd.

Auth. Signatory

For DALLAD CONSTRUCTION PVT. LTD.

Auth. Signatory

Auth. Sign.

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G. L. 17126
G. L. 17126



उत्तर प्रदेश UTTAR PRADESH

255750

- 3 -

- 10 Consideration amount of first party in previous deeds
Rs. 1,13,97,527/-
11. Consideration amount of Second party in previous
Deeds Rs.= 1,10,70,800/-
12. Market value – First Party Rs. 51,23,070/-

For KARTIKAY BUILDING DVT LTD.

[Signature]
Auth. Signatory

For HAMLET BUILDING

For BALLAD CONSOILD RVT LTD.

[Signature]
Auth. Signatory

For Agasthya Properties Pvt. Ltd.

[Signature]
Auth. Signatory

आचार्य लोकेश्वर, लखनऊ

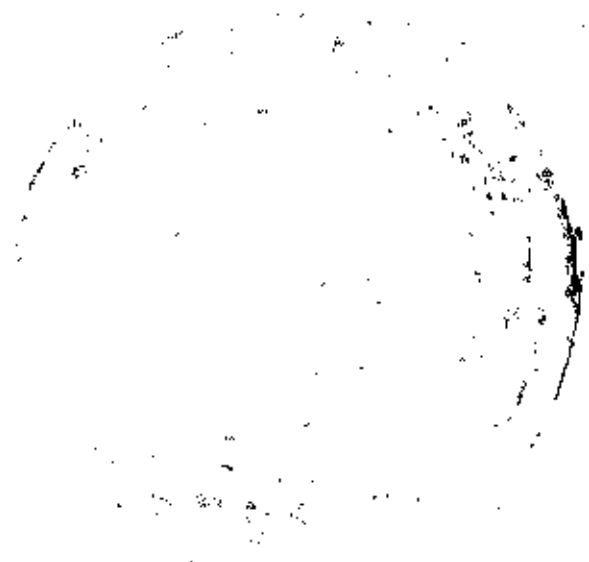
दिनांक 17/2/6

मुख्य ५६ अमरावती

नाम

६० रोडिया

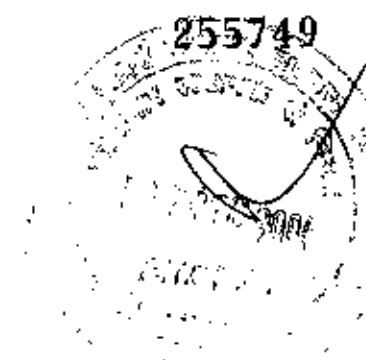
५६ रोडिया



SAR- 1713



उत्तर प्रदेश UTTAR PRADESH



- 4 -

Second Party Rs. 6967188/--

13. Stamps Rs 11,39,800/-

No. of first party - 5

No. of second party -One

Description of Seller	Description of Purchaser
1. Kartikey Buildwell Pvt. Ltd. 2. Ballad Conbuild Pvt. Ltd. 3. Gururakkha	1. Augstya Properties Pvt. Ltd. 2. Amod Builders Pvt. Ltd Address 61, Bansant

For HAMLET BUILDWELL

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD CONBUILD PVT. LTD.

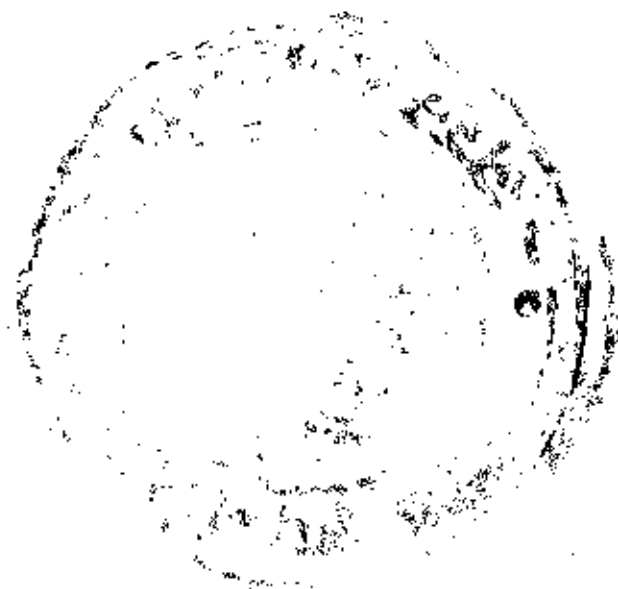
For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For Augstya Properties Pvt. Ltd.

[Signature]

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 दिनांक ३०/०८/२०२३
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उत्तर प्रदेश UTTAR PRADESH



- 5 -

Projects Pvt. Ltd. 4. Hemlet Buildwell Pvt. Ltd. 5. Chum Properties Pvt. Ltd. Add. B-1/3, Sector-G, Aliganj, Lucknow through its Authorized Signatory Sri Yogesh Bansal son of Late Ram Krishna Agarwal Add. B- 1/3, Sector-G, Aliganj, Lucknow.	Revenue, Amritsar, Panjab, through authorized signatory Sri Kishori Lal son of Rajendra Goyal Add. Kasba Hasanpur, Tehsil Hodel, District Faridabad-Haryana.
--	---

For HAMLET BUILDWELL

For KARTIKAY BUILDWELL PVT. LTD.

For BAILAD CONBUILD PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For Agasthya Properties Pvt. Ltd.

Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 6 -

This deed of exchange is made BETWEEN 1. **Kartikey Buildwell Pvt. Ltd.** of the First Part 2. **Ballad Conbuild Pvt. Ltd.** of the Second Part 3. **Gururakkha Projects Pvt. Ltd.** of the Third Part 4. **Hemlet Buildwell Pvt. Ltd.** of the Fourth Part 5. **Chum Properties Pvt. Ltd.** of the Fifth Part

For KARTIKAY BUILDWELL PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

[Signature]
Auth. Signatory

For BALLAD CONBUILD PVT. LTD.

For Agasthya P. Pvt. Ltd.

[Signature]
Auth. Signatory

[Signature]
Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

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Wm. Lloyd Garrison

Wm. Lloyd Garrison

Wm. Lloyd Garrison

Wm. Lloyd Garrison



उत्तर प्रदेश UTTAR PRADESH



- 7 -

Address. B-1/3, Sector-G, Aliganj, Lucknow through its Authorized Signatory Sri Yogesh Bansal son of Late Ram Krishna Agarwal Add. B-1/3, Sector-G, Aliganj, Lucknow hereinafter collectively referred as the "First party", AND 1.

Augstya Properties Pvt. Ltd. of the first part 2. **Amod**

For KARTIKAY BUILDWELL PVT. LTD. For CHUM PROPERTIFE PVT. LTD.

[Signature]
Auth. Signatory

[Signature]
Auth. Signatory

For BALIAD COMPANY PVT. LTD.

[Signature]
Auth. Signatory

For Amod
[Signature]
Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 8 -

Builders Pvt. Ltd of the Second part Address. 61, Bansant Revenue, Amritsar, Panjab, through authorized signatory Sri Kishori Lal son of Rajendra Goyal Add. Kasba Hasanpur, Tehsil Hodel, District Faridabad-Hariyana hereinafter collectively referred as the **"Second party"** of the other part.

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD COMPANY D PVT. LTD.

[Signature]
Auth. Signatory

For Agasthya Properties Pvt. Ltd.

[Signature]

For HAMLET BUILDWELL PVT. LTD.

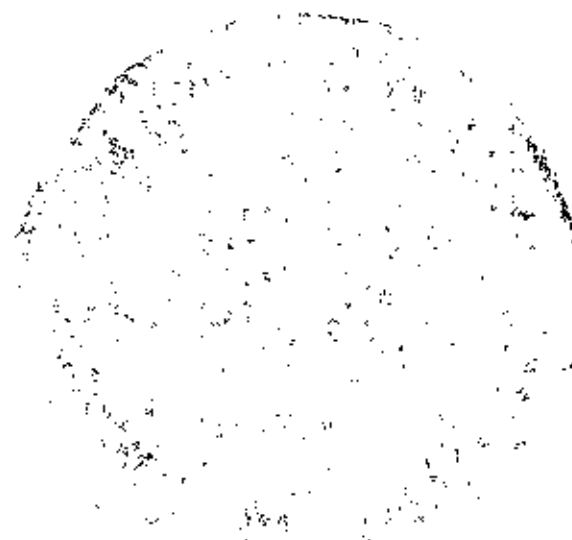
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उत्तर प्रदेश UTTAR PRADESH



- 19 -

This deed of exchange shall be binding upon the successors administrators, legal heirs and appointed persons of both the parties.

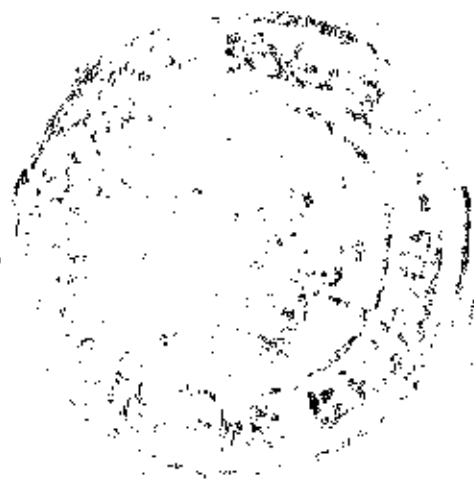
SCHEDULE-A

For HAMLET BUILDWELL PVT. LTD. <i>[Signature]</i> Auth. Signatory	For KARTIKAY BUILDWELL PVT. LTD. <i>[Signature]</i> Auth. Signatory	For CHUM PROPERTIES PVT. LTD. <i>[Signature]</i> Auth. Signatory
For BALLAD COMBOLD PVT. LTD. <i>[Signature]</i> Auth. Signatory	For Agasthya Properties Pvt. Ltd. <i>[Signature]</i> Auth. Signatory	
For Guru Rekha Projects Pvt. Ltd. <i>[Signature]</i> Auth. Signatory	For Azod Builders Pvt. Ltd. <i>[Signature]</i> Auth. Signatory	

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उत्तर प्रदेश UTTAR PRADESH



- 20 -

First Part Is the owner in possession of the **Khasara No. 509**
Area 1.083 Hectare, Situated at Sarsawan, Pargana and
Tehsil Lucknow by virtue of the sale deed on 26.05.2006
which is registered on Bahi no.I Zild No 5766 pages 383/430

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For BAHAD CONBUILD PVT. LTD.

Auth. Signatory

For GURU RAKHA PROJECTS PVT. LTD.

Auth. Signatory

For GURU RAKHA PROJECTS PVT. LTD.

Auth. Signatory

For GURU RAKHA PROJECTS PVT. LTD.

Auth. Signatory

आदर्श टोयांगर, लखनऊ 1126
 दिनांक 20/11/2015
 पृष्ठ संख्या 1126
 नाम
 पता
 प. विभाग





उत्तर प्रदेश UTTAR PRADESH



- 21 -

at Serial No.4713 before the office of Sub Registrar-II
Lucknow.

Boundaries of Khasara No 509

North: Khasara No. 506, 507, 508

South: Khasara No. 511, 512

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For BALLAB COMBINE PVT. LTD.

Auth. Signatory

For Guro Rakha Projects Pvt. Ltd.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For Ragesh Properties Pvt. Ltd.

Auth. Signatory

For Amod Builders Pvt. Ltd.

Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



-22-

East: Boundary of other Village

West: Khasara No.510, 502

Second Part is the owner in possession of the **Khasara No.402 Area 0.298 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For ANUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD CONCRETE PVT. LTD.

[Signature]
Auth. Signatory

For Anand...

[Signature]
Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

[Signature]
Auth. Signatory

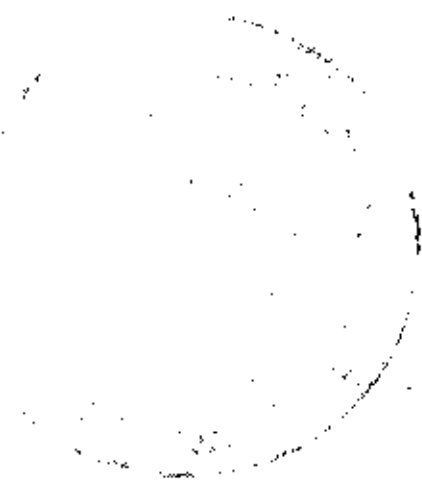
For Anand...

[Signature]
Auth. Signatory

For HANLEY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 23 -

20.06.2006 which is registered on Bahi no.I Zild No 5837
pages 31/60 at Serial No.5740/06 before the office of Sub
Registrar-II Lucknow.

Boundaries of Khasara No 402

North: Khasara No. 401

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For BALLAD CONBUILD PVT. LTD.
Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.
Auth. Signatory

For CHIM PROPERTIES PVT. LTD.
Auth. Signatory

Auth. Signatory

Auth. Signatory

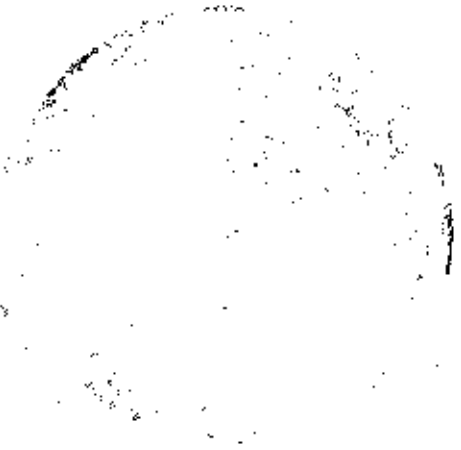
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उत्तर प्रदेश UTTAR PRADESH



-24-

South: Khasara No.403, 404

East: Khasara No.497

West: Khasara No. 407, 408

Third Part is the owner in possession of the **Khasara No.489**

Area 0.1752 Hectare, Situated at Sarsawan, Pargana and

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD CONSBUILD PVT. LTD.

[Signature]
Auth. Signatory

For Agasthya Properties Pvt. Ltd.

[Signature]
Auth. Signatory

For Gura Rakha Projects Pvt. Ltd.

[Signature]
Auth. Signatory

For Amod Builders Pvt. Ltd.

[Signature]
Auth. Signatory

For HANNA BUILDWELL PVT. LTD.
[Signature]
Auth. Signatory

ST. LOUIS, MISSOURI, SEPTEMBER 1904

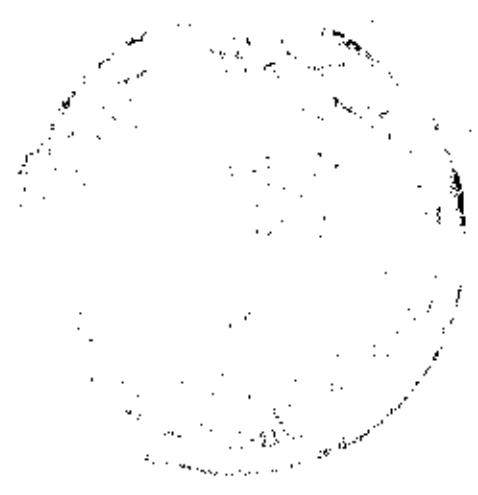
TO THE
HONORABLE
MEMBERS OF THE
COMMISSIONERS

FROM N. V.

INVESTMENT

BY
[Signature]

[Signature]





उत्तर प्रदेश UTTAR PRADESH



- 25 -

Tehsil Lucknow by virtue of the sale deed on 26.07.2006
which is registered on Bahi no.I Zild No 5919 pages 287/344
at Serial No.6908 before the office of Sub Registrar-II
Lucknow.

Boundaries of Khasara No 489

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

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For BALLAD CONBUILD PVT. LTD.

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For Guru Rakha Projects Pvt. Ltd.

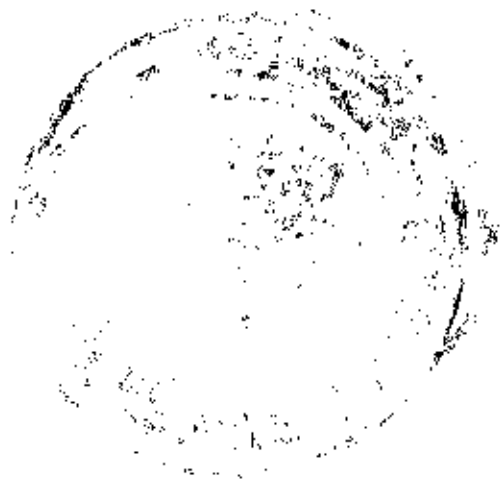
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For HANLET BUILDWELL PVT. LTD.
Auth. Signatory

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m. G. 226
Q. 226





उत्तर प्रदेश UTTAR PRADESH

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- 26 -

North: Khasara No. 487

SOUTH: KHASARA NO.490

EAST: KHASARA NO.488

WEST: CHAKROAD AND KHASARA No. 480, 481

For KARTIKAY BUILDING PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDING PVT. LTD.

For BALLAD CONBUILD PVT. LTD.

For Guru Rakha Projects Pvt. Ltd.

For CHUM PROPERTIES PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

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Signature
Date





उत्तर प्रदेश UTTAR PRADESH

255726

- 27 -

Fourth Part is the owner in possession of the Khasara
No.479 Area 0.409 Hectare, Situated at Sarsawan,
Pargana and Tehsil Lucknow by virtue of the sale deed on
21.06.2006 which is registered on Bahi no.I Zild No 5837

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

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Auth. Signatory
For Agasthya Prop

For BALLAD CONBUILD PVT. LTD.

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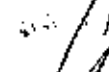
For Guru Ratha Properties Pvt. Ltd.

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For Anca

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उत्तर प्रदेश UTTAR PRADESH

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- 28 -

pages 1/38 at Serial No.5757 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 479

North: Khasara No. 416,417

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD COMPUID PVT. LTD.

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Auth. Signatory

For Agasthya Properties Pvt. Ltd.

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For Guru Rakha Projects Pvt. Ltd.

[Signature]
Auth. Signatory

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For ...
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Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH

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[Circular stamp with text 'UTTAR PRADESH' and '255724']

- 29 -

SOUTH: KHASARA No.481

EAST: KHASARA No.480

WEST: KHASARA No. 477,478

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.
Auth. Signatory

For BALLAD CONSBUILD PVT. LTD.
Auth. Signatory

For Gurm Rakha Projects Pvt. Ltd.
Auth. Signatory

For Properties
Auth. Signatory

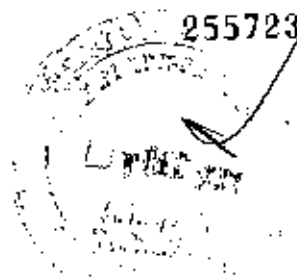
For Builders
Auth. Signatory

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Fifth Part is the owner in possession of the Khasara No. 502
Area 0.7337 Hectare, Situated at Sanswan, Pargana and
Tehsil Lucknow by virtue of the sale deed on 20.06.2006
which is registered on Bahi no.I Zild No 5835 pages 201/294

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]
Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

[Signature]
Auth. Signatory

For BALLAD CONWELL PVT. LTD.

[Signature]
Auth. Signatory

For PVT. LTD.

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For Guru Rakha Projects Pvt. Ltd.

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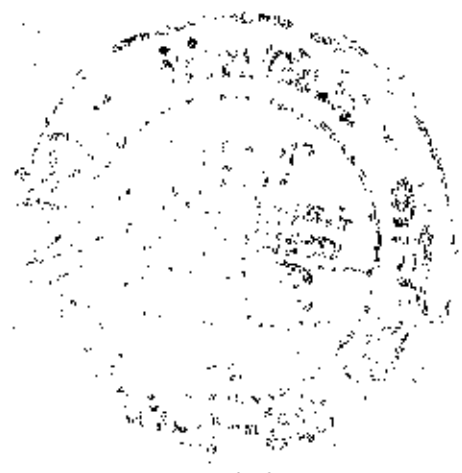
For HANU ET BUILDWELL PVT. LTD.
Auth. Signatory

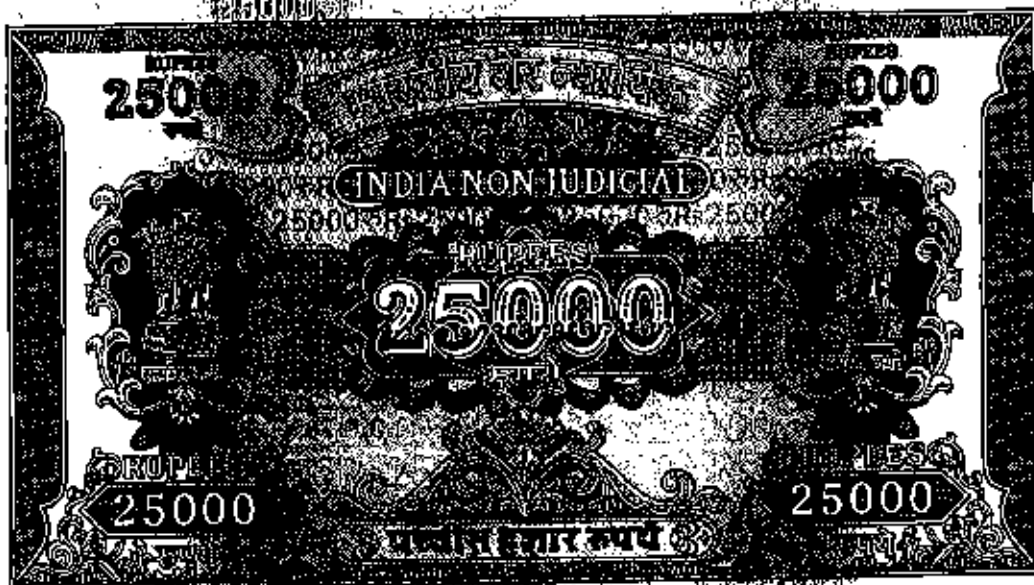
गणेश जी महाराज, काशी

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उत्तर प्रदेश UTTAR PRADESH

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- 31 -

at Serjal No.5721 before the office of Sub Registrar-II
Lucknow.

Boundaries of Khasara No 502

North: Khasara No.499

South: Khasara No.550, 549

For KARTIKAY BUILDWELL PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

For BAIKUNTH COMPUID PVT. LTD.

For Agasthya Properties Pvt. Ltd.

For Guru Rakha Properties Pvt. Ltd.

For Anand Properties Pvt. Ltd.

For Kartikay Buildwell Pvt. Ltd.
Auth. Signatory

Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 32 -

East: Chakroad and Khasara No. 510, 509

West: Khasara No. 500, 501

Total Area of the first party is hereby transferred approximately 2.6988 Hectare situated at Srasawan, Pargana

For CHUM PROPERTIES PVT. LTD.

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

Auth. Signatory

For BALLAD CONCRETE PVT. LTD.

Auth. Signatory

For Agastya PVT. LTD.

Auth. Signatory

For Guru Rakha Prakash PVT. LTD.

Auth. Signatory

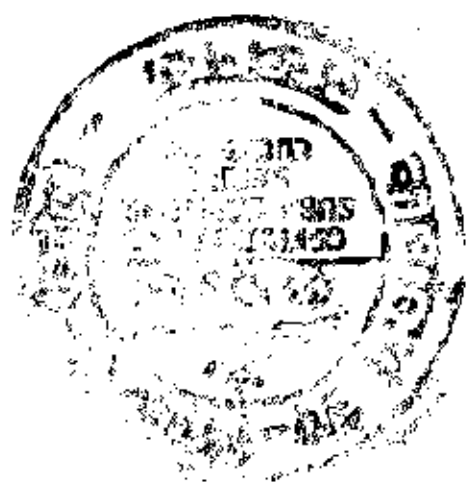
For A.L.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

आचार्य लेखनाथ, रायपुर
 दिनांक १५/१२/०६
 मूल्य १००/-
 नाम श्री. राजेश कुमार
 पता रा. १२३४
 रा. रायपुर





उत्तर प्रदेश UTTAR PRADESH



- 33 -

and Tehsil, Lucknow. For the purpose of the stamp duty collector has decided the rate of Sarsawan Rs.17,50,000 per hectare since transfer is among companies hence circle rate happens to be Rs.2187500 per hectare. Land is more than 500 meter away from Amar Shaheed Path and Sultanpur Road

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For CHINI PROPERTIES PVT. LTD.
Auth. Signatory

For BALI AD CONVIN D PVT. LTD.
Auth. Signatory

For Agas...
Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.
Auth. Signatory

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 34 -

nor connected to any link Road State/National Highway. At present agricultural activities are carrying on the land hereby transferred and no tube well, tree, pond etc is not the land.

Value of the land as per circle rate value of the land is

$2187500 \times 2.6988 = \text{Rs. } 59,03,625/-$

For KARTIKAY BUILDWELL PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

Auth. Signatory

For BALLAD CONSTRUCTION PVT. LTD.

Auth. Signatory

For Ganga Naina Projects Pvt. Ltd.

Auth. Signatory

For HARI PT. BUILDWELL PVT. LTD.
Auth. Signatory

Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 35 -

Value of the land as per previous consideration before this exchange is Rs. 1,13,97,527/-

Stamp Duty as per rule Rs.11,39,800/-

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For CHUN PROPERTIES PVT. LTD.

Auth. Signatory

For Agasthya Properties Pvt. Ltd.

Auth. Signatory

For ... Pvt. Ltd.

Auth. Signatory

2011/12/28
Graham
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उत्तर प्रदेश UTTAR PRADESH



- 36 -

SCHEDULE - B

First Part Is the owner in possession of the **Khasara No. 130,**
140 Total Area 0.319 Hectare, Total Remaining Area
0.293 Hectare, Situated at Ardaunamau, Pargana and Tehsil

Lucknow by virtue of the sale deed on 09.06.2006 which is

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For CHUKA PROPERTIES PVT. LTD.

Auth. Signatory

For BALI AD CONSTRUCTION PVT. LTD.

Auth. Signatory

For Agastya Properties Pvt. Ltd.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

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For HAMLET BUILDWELL PVT. LTD.
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उत्तर प्रदेश UTTAR PRADESH



- 37 -

registered on Bahi no.I Zild No. 5802 pages 65/86 at Serial
No 5259 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No. 130

North: Khasara No.128, 126

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For BHUM PROPERTIES PVT. LTD.
Auth. Signatory

For BALLAD CONSTRUCTION PVT. LTD.
Auth. Signatory

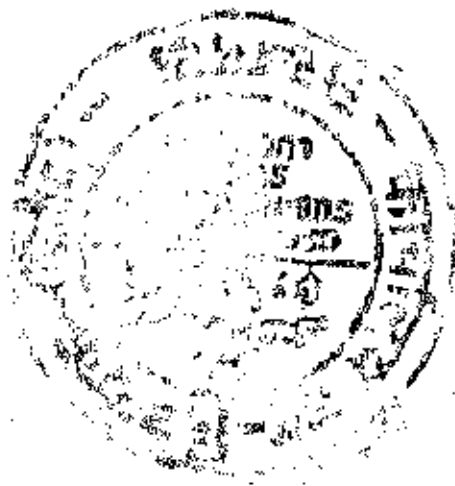
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For HAMLET BUILDWELL PVT. LTD.
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उत्तर प्रदेश UTTAR PRADESH



- 38 -

South: Khasara No. 131

East: Khasara No. 124

West: Khasara No. 132, 129

Boundaries of Khasara No. 140

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For BALLAD CONWELL PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For Anand Builders Pvt. Ltd.

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For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH



- 39 -

North: Khasara No. 136

South: Khasara No 142, 139

East: Khasara No 137

West: Khasara No 135

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For CHINI PROPERTIES PVT. LTD.
Auth. Signatory

For BALLAD CONCRETE PVT. LTD.
Auth. Signatory

For Agasthya Properties Pvt. Ltd.
Auth. Signatory

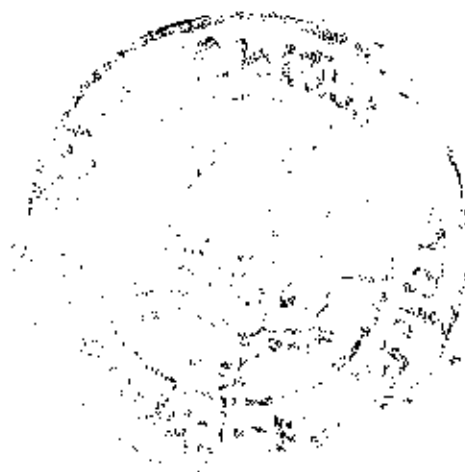
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उत्तर प्रदेश UTTAR PRADESH

255712

- 41 -

at Serial No. 5309 before the office of Sub Registrar-II
Lucknow.

Boundaries of Khasara No. 333

North: Khasara No. 323

For KARTIMAY BUILDWELL PVT. LTD.

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For CHAUH PROPERTIES PVT. LTD.

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For BALLAD CONBUILD PVT. LTD.

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For Guru K... ..

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For HAMLET BUILDWELL PVT. LTD.
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उत्तर प्रदेश UTTAR PRADESH

255711

- 42 -

South: Khasara No 334

East: Khasara No 338

West: Khasara No 323

For KARTIKAY BUILDWELL PVT. LTD. For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For Guru Rakha Properties Pvt. Ltd.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

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उत्तर प्रदेश UTTAR PRADESH

255710

-43-

First Part is the owner in possession of the Khasara No. 41
Area 0.915 Hectare, Situated at Sarsawan, Pargana and
Tehsil Lucknow by virtue of the sale deed on 16.09.2006
which is registered on Bahi no. I Zild No. 6046 pages 215/254

For HANSET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

For ANJAN RANGSHERMA PVT. LTD.
Auth. Signatory

For BALLAD CONEUILD PVT. LTD.
Auth. Signatory

For Agasthya Properties Pvt. Ltd.
Auth. Signatory

For Guru Rakhya Projects Pvt. Ltd.
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उत्तर प्रदेश UTTAR PRADESH

255709

- 44 -

at Serial No. 8682 before the office of Sub Registrar-II
Lucknow.

Boundaries of Khasara No. 41

North: Khasara No.35

For KARTIKAY BUILDWELL PVT. LTD.

For RHINI PROPERTIES PVT. LTD.

For KARTIKAY BUILDWELL PVT. LTD.
Auth. Signatory

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For Kartikay Buildwell Pvt. Ltd.

For Agasthya Properties Pvt. Ltd.

Auth. Signatory

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

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उत्तर प्रदेश UTTAR PRADESH

255708

-45-

South: Khasara No 44

East: Khasara No 226, 228

West: Khasara No 40, 42

For KASTURJI BUILDWELL PVT. LTD.

Auth. Signatory

For CHHIMPROPERTIES PVT. LTD.

Auth. Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For AGRO BUILD

Auth. Signatory

For Guro Rakha Projects Pvt. Ltd.

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For Anand Build

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For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

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- 46 -

Second Part is the owner in possession of the **Khasara No.**

223 Total Area 0.3737 Hectare Situated at Sarsawan,

Pargana and Tehsil Lucknow by virtue of the sale deed on

07.06.2006 which is registered on Bahi no.I Zild No. 5794

For KARTIKAY BUILDWELL PVT. LTD.

For CHINCH PROPERTIES PVT. LTD.

Auth. Signatory

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For PALLAD CONSTRUCTION PVT. LTD.

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For Guru Rakha Projects Pvt. Ltd.

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For HAMLET BUILDWELL PVT. LTD.

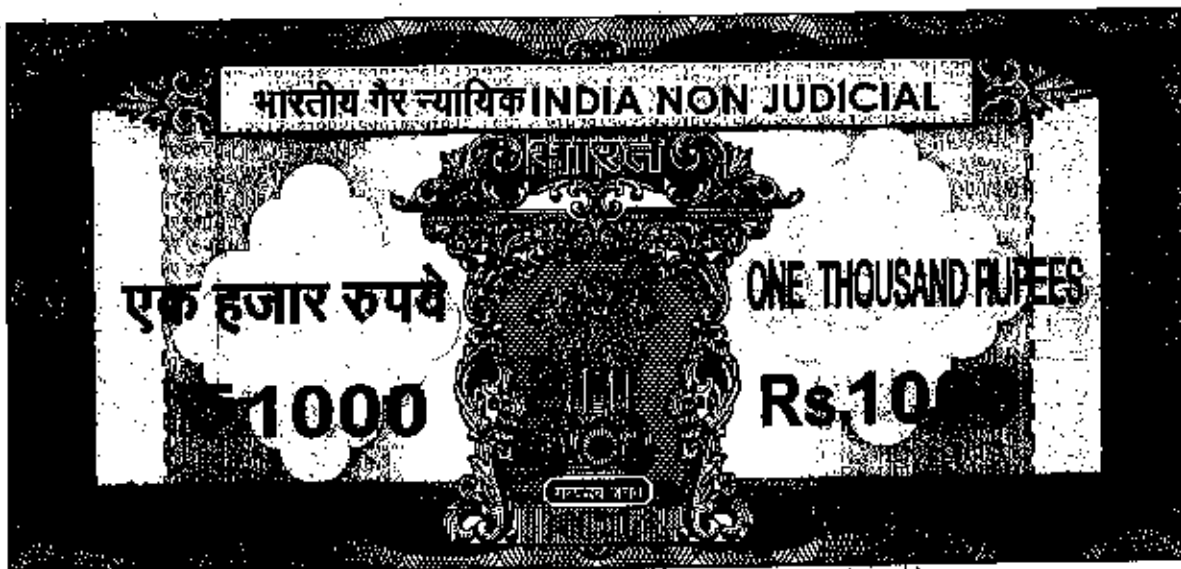
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- 47 -

pages 241/266 at Serial No 5146 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No. 223

North: Khasara No. 219

For KARTIKAY BUILDWELL PVT. LTD.

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For AGASTHYA PROPERTIES PVT. LTD.

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For BALLAD CONCRETE PVT. LTD.

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For Guru Raksha Pvt. Ltd.

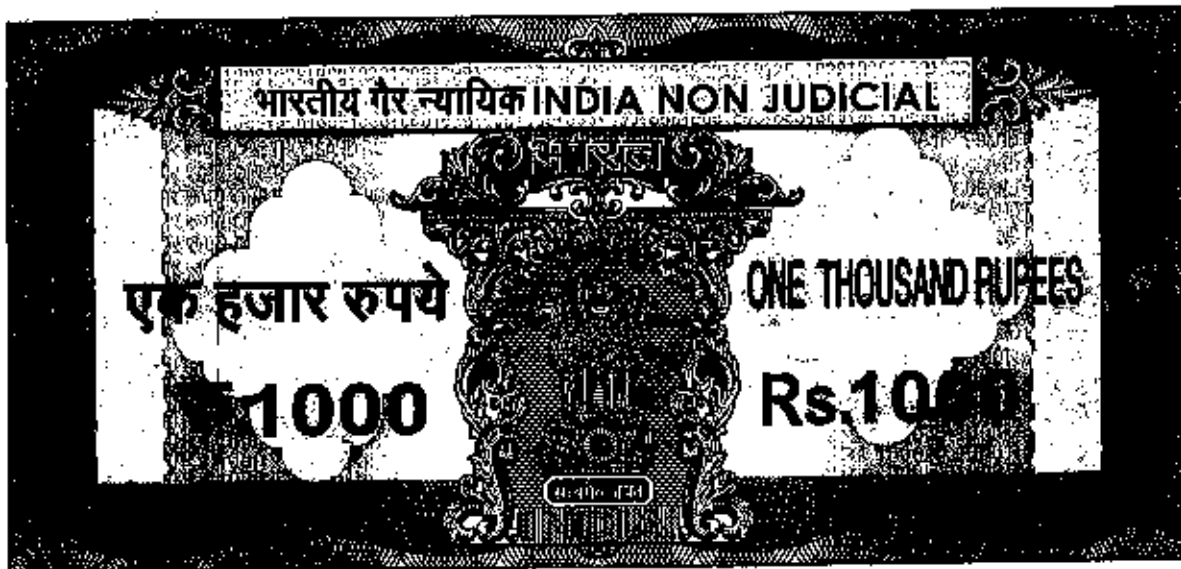
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For HAMLET BUILDWELL PVT. LTD.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹ 1000

Rs. 1000

उत्तर प्रदेश UTTAR PRADESH

C 077904



South: Chakroad

East: Chakroad

West: Khasara No. 222

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

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For BALLAD CONBUILD PVT. LTD.

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For Agasthya Properties Pvt. Ltd.

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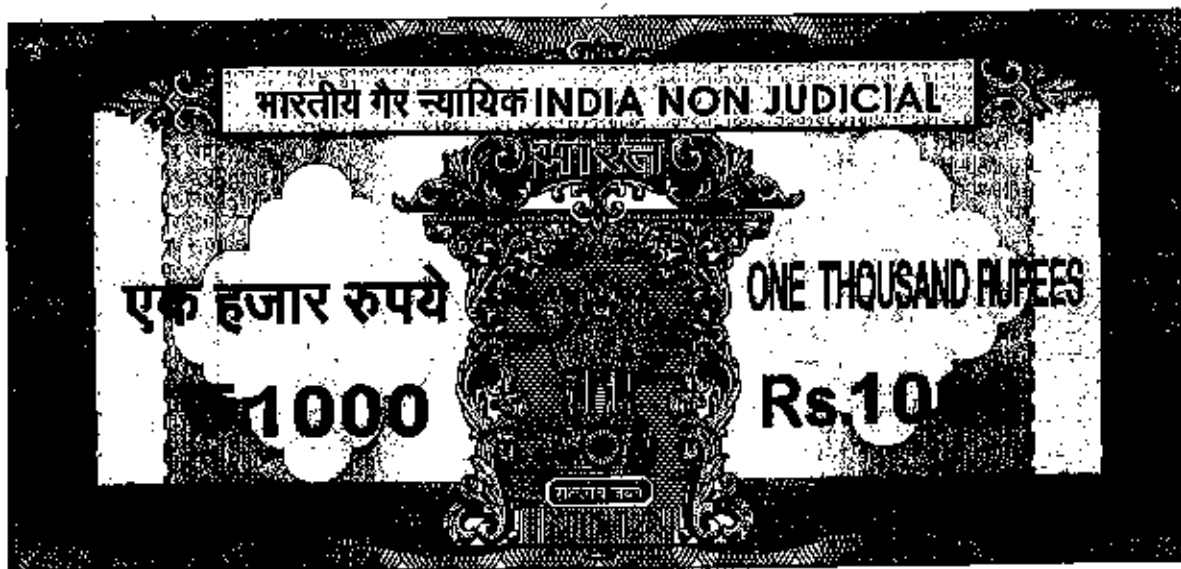
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For HAMLET BUILDWELL PVT. LTD.
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उत्तर प्रदेश UTTAR PRADESH

C 077903



- 49 -

Second Part is the owner in possession of the Khasara No. 378/1143 Area 0.417 Hectare, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on

06.06.2006 which is registered on Bahi no.I Zild No. 5792

For KARTIKAY BUILDWELL PVT. LTD.

For SHRI PROPERTIES PVT. LTD.

For BALLAD CONWELL PVT. LTD.

For Agasthya PVT. LTD.

For Guru Rakha Projects Pvt. Ltd.

For Laxmi Builders Pvt. Ltd.

For HANU BUILDWELL PVT. LTD.
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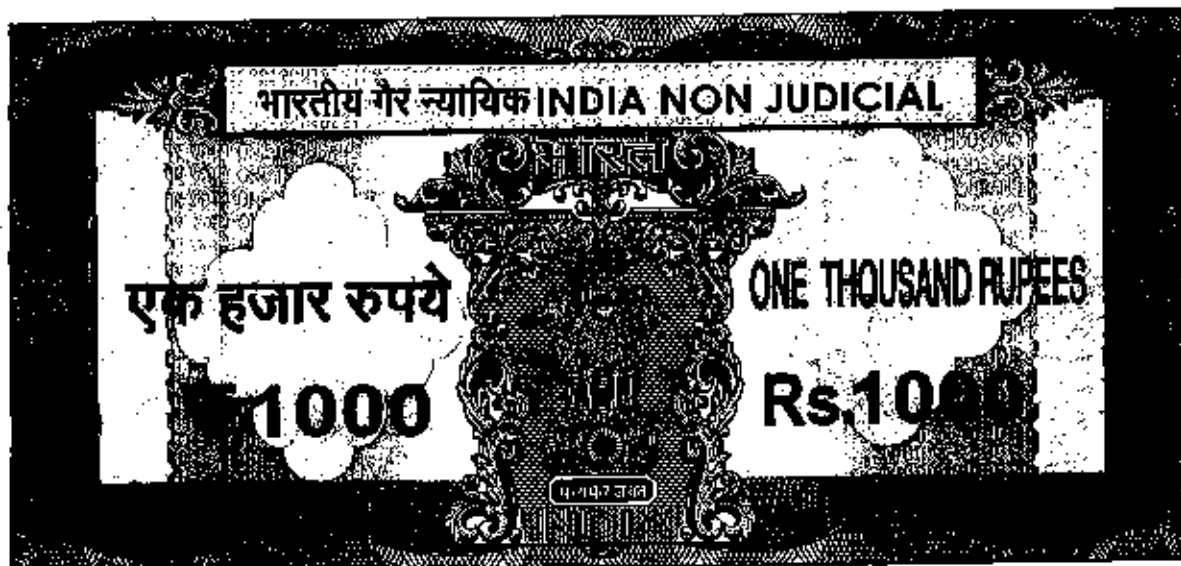
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उत्तर प्रदेश UTTAR PRADESH



- 50 -

pages 143/174 at Serial No. 5113/06 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No. 378/1143

For KARTIKAY BUILDWELL PVT. LTD. North: Khasara No. 378

[Signature]
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For KARTIKAY PROPERTIES PVT. LTD.

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For BALLAD CONSUMERS PVT. LTD.

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For Gauri Rashtra Properties Pvt. Ltd.

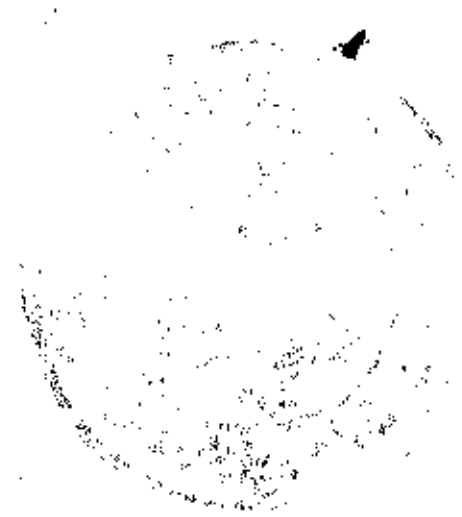
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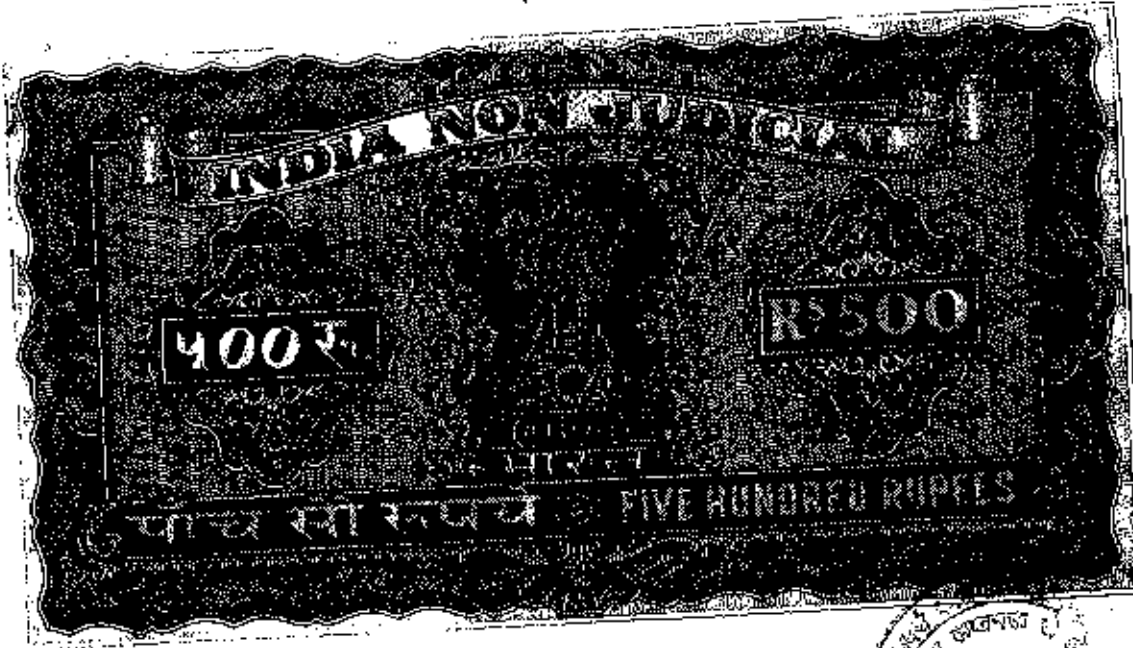
For United Builders Pvt. Ltd.

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For HAMLET BUILDWELL PVT. LTD.
14-12-2006

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- 51 -

South: Khasara No 379

East: Khasara No 380

West: Khasara No 375
For CHUM PROPERTIES PVT. LTD.

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Agasthya Properties Pvt. Ltd.

Auth. Signatory

For DALLI D. BUILDWELL PVT. LTD.

Auth. Signatory

For Guru Rakha Project

Auth. Signatory

For Indira Buildwell Pvt. Ltd.

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For HAMLET BUILDWELL PVT. LTD.

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उत्तर प्रदेश UTTAR PRADESH



- 52 -

Second Part is the owner in possession of the **Khasara No.**

378 Area 0.415 Hectare, Situated at Sarsawan, Pargana

and Tehsil Lucknow by virtue of the sale deed on 06.06.2006

which is registered on Bahi no.I Zild No.5792 pages 203/234 at

Serial No.5115 before the office of Sub Registrar-II Lucknow.

For KARTIKAY BUILDWELL PVT. LTD.

For CHUM PROPERTIES PVT. LTD.

For ADARSH PVT. LTD.

For BALLAD CE T...

For Gura Rakha Projects Pvt. Ltd.

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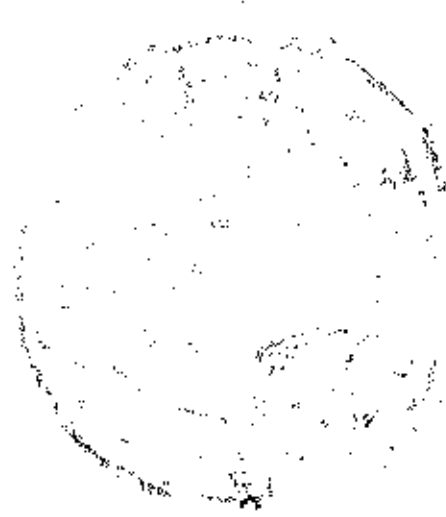
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उत्तर प्रदेश UTTAR PRADESH



- 53 -

Boundaries of Khasara No. 378

North: Khasara No.377

South: Khasara No 378/1143

East: Khasara No 374

For CHUM PROPERTIES PVT. LTD.

For KARTIKAY BUILDWELL PVT. LTD.

For PALLAB...

For HANLET BUILDWELL PVT. LTD.

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For Geta...

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उत्तर प्रदेश UTTAR PRADESH



- 54 -

West: Khasara No 382

Total Area of the Second party is hereby transferred approximately 3.185 Hectare situated at Sarasawan, Pargana and Tehsil, Lucknow. For the purpose of the stamp duty collector has decided the rate of Sarsawan Rs.17,50,000 per

For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory
For BALLAD CONSTRUCTION PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd. For Agasthya Properties Pvt. Ltd.

Auth. Signatory
For CHUM PROPERTIES PVT. LTD.

Auth. Signatory
For J. & S. Builders Pvt. Ltd.

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hectare since transfer is among companies hence circle rate happens to be Rs.2187500 per hectare. Land is more than 500 meter away from Amar Shaheed Path and Sultanpur Road nor connected to any link Road State/National Highway. At present agricultural activities are carrying on the land hereby transferred and no tube well, tree, pond etc is not the land.

Value of the land as per circle rate value of the land is $2187500 \times 3.185 = \text{Rs. } 6967188/-$

Value of the land as per previous consideration before this exchange is Rs. = 1,10,70,800/-

Stamp Duty as per rule Rs.11,07,100/-

According to Indian Stamps Act-1899; Schedule I-B Article 31 stamps shall be charged on the greatest value as set forth in instrument. The greatest value is Rs. 75,61,100/- upon which stamps of Rs 7,56,200/- is being given.

In Witness, whereof both the parties have put their signatures before the witnesses:-

Lucknow

Dated:-01.12.2006

1.

(Manishar Pal Tripathi)
Shobha Pal Tripathi

2. (Suresh Kumar Singh)
Civil Court, Lucknow

(Suresh Kumar Singh)
Civil Court, Lucknow

Typed By:-

(Monu Kumar)

Civil Court Lucknow

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For BALLAD CONWILD PVT. LTD.

Auth. Signatory

First Party Pvt. Ltd.

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

Second Party

for Agasthya Properties Pvt. Ltd.

Drafted By:-

Auth. Signatory

(Rajeev Singh Chauhan)

Advocate

Civil Court Lucknow



आज दिनांक 01/12/2009 को

वही सं 1 जिल्द सं 6221

पृष्ठ सं 1 से 122 पर क्रमांक 11157

रजिस्ट्रीकृत किया गया।

शकेरा शुक्ला

नियामक (द्वितीय)

