

ASHMITA GHOSH
Executive



I-2491/14
INDIA NON JUDICIAL

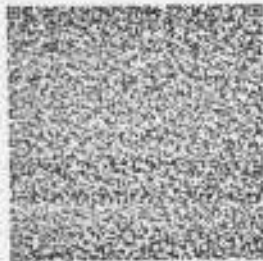


सत्यमेव जयते

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00252538682121M
Certificate Issued Date	: 15-Feb-2014 01:43 PM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100288930901806M
Purchased by	: BHAVISHYA BUILDCON PRIVATE LTD
Description of Document	: Article 23 Conveyance
Property Description	: 13M,31,32M,46M,133M,139,141M VILL-ARDONAMAU
Consideration Price (Rs.)	: 25,50,000 (Twenty Five Lakh Fifty Thousand only)
First Party	: SHRI KANT MISHRA
Second Party	: BHAVISHYA BUILDCON PRIVATE LTD
Stamp Duty Paid By	: BHAVISHYA BUILDCON PRIVATE LTD
Stamp Duty Amount(Rs.)	: 2,66,000 (Two Lakh Sixty Six Thousand only)



Please write or type below this line.....



For Bhavishya Buildcon Private Limited LUCKNOW INDIA FVT. LTD.

Auth. Signature 0000005808

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at: www.e-stampsonline.com. Any discrepancy in the details on this Certificate should be reported to the issuing authority.
2. The issue of checking the legitimacy is on the users of the certificate.

(2)

- : SALE DEED : -

V. Code :
Sale Consideration : Rs.25,50,000/-
Valuation : Rs.37,93,440/-
Stamp Duty : Rs. 2,66,000/-

DETAILS OF DOCUMENT

1. Type of Land : Agriculture
2. Ward/ Pargana : Lucknow
3. Mohalla/ Village : A r d a u n a m a u ,
Pargana, Tehsil and
District Lucknow.
4. Detail of Land : Khasra No.13M, 31,
32M, 46M, 133M,
139, 141M, Khata
Khatauni No.00068,
situated in
A r d a u n a m a u ,
Pargana, Tehsil and
District Lucknow,
measuring 0.1992
Hect. out of total area
0.996 Hect.
5. Unit of measurement : Hectare

CLARION INFRA TECH PVT. LTD.

For Bhavishya Buildcon Private Limited

Auth. Signatory

Authorized Signatory/Director

6. Location of Road : More than 100 mtr.
away from Shahid
Path and Sultanpur
Road.

7. Detail of others : No
(9 mtr. wide Road/ Corner)

Boundaries of Khasra No.13M:

East : Khasra No.14
West : Khasra No.12
North : Land of others
South : Khasra No.20

Boundaries of Khasra No.31:

East : Khasra No.25
West : Khasra No.30
North : Khasra No.26
South : Khasra No.32

Boundaries of Khasra No.32M:


East : Khasra No.25
West : Khasra No.35
North : Khasra No.30 & 31
South : Khasra No.33

Boundaries of Khasra No.46M:

East : Khasra No.47
West : Khasra No.45
North : Khasra No.53
South : Chak Marg


Boundaries of Khasra No.133 M:

East : Khasra No.189
West : Khasra No.132 & 134
North : Khasra No.132 & 131
South : Khasra No.137 & 189


For Bhavishya Buildcon Private Limited


Auth. Signatory

CLARION INFRA TECH PVT. LTD.


Authorised Signatory/Director

Boundaries of Khasra No.139:

East : Khasra No.137 & 138
West : Khasra No.162 & 141
North : Khasra No.140
South : Khasra No.162

Boundaries of Khasra No.141M:

East : Khasra No.162
West : Khasra No.142
North : Khasra No.140
South : Khasra No.145 & 159

DETAILS OF SELLER

MR. SHRI KANT MISHRA son of Sri A.N. Mishra, resident of 503/58, Mankameshwar Mandir Marg, Barauliya, Daliganj, Lucknow.


DETAILS OF PURCHASER

BHAVISHYA BUILDCON PRIVATE LIMITED, regd. office at 17-B, MGF House, Asaf Ali road, New Delhi-110 002, through its Authorised Signatory **MR. ASHU BAJPAI** son of Dr. R.C. Bajpai, Add. Paper Mill Compound Opp. Arif Metro City, Nishatganj Road, Lucknow.

DETAILS OF CONFIRMING PARTY

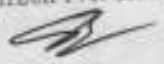
CLARION INFRATECH PVT. LTD., regd. office at B-5/53, Second Floor, Safdarganj Enclave, New Delhi-110029, through its Authorised Signatory **MR. SHRI KANT MISHRA** son of Sri A.N. Mishra, resident of 503/58, Mankameshwar Mandir Marg, Barauliya, Daliganj, Lucknow.

THIS DEED OF SALE is made on this 15th day of February, 2014 between **MR. SHRI KANT MISHRA** son of Sri A.N. Mishra, resident of 503/58,


For Bhavishya Buildcon Private Limited


Auth. Signatory

CLARION INFRATECH PVT. LTD.


Authorised Signatory/Director

(5)


Mankameshwar Mandir Marg, Barauliya, Daliganj, Lucknow 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 (hereinafter referred to as the "**SELLER**") AND **BHAVISHYA BUILDCON PRIVATE LIMITED**, regd. office at 17-B, MGF House, Asaf Ali road, New Delhi-110 002, through its Authorised Signatory **MR. ASHU BAJPAI** son of Dr. R.C. Bajpai, Add. Paper Mill Compound Opp. Arif Metro City, Nishatganj Road, Lucknow, duly authorized through a resolution passed on 10.02.2014 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 SECOND PART (hereinafter referred to as the "**PURCHASER**").

A N D

CLARION INFRATECH PVT. LTD., regd. office at B-5/53, Second Floor, Safdarganj Enclave, New Delhi-110029, through its Authorised Signatory **MR. SHRI KANT MISHRA** son of Sri A.N. Mishra, resident of 503/58, Mankameshwar Mandir Marg, Barauliya, Daliganj, Lucknow, 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 THIRD PART (hereinafter referred to as the "**CONFIRMING PARTY**").

The First Party, Second Party and the Third Party shall hereinafter be individually referred to as the 'Party' and collectively as the 'Parties'.

WHEREAS the Seller is a Bhumidar or acquired land under Khasra No.13M, 31, 32M, 46M, 133M, 139,


For Bhavishya Buildcon Private Limited

CLARION INFRATECH PVT. LTD.


Authorized Signatory/Director

141M, Khata Khatauni No.00068, situated in Ardaunamau, Pargana, Tehsil and District Lucknow, measuring 0.1992 Hect. out of total area 0.996 Hect., through registered Sale deed dated 19.11.2013 executed by Sri Subhash Kumar, Sudhish Kumar and Anil Kumar, sons of Daya Shankar & duly registered at Bahi No.1, zild No.14619, page 261/282 Sl. no. 16970 in the office of Sub Registrar-II, Lucknow. The mutation proceeding in respect of the said land is in process.

AND WHEREAS by virtue of said sale deed dated 19.11.2013, the Seller is the absolute owner in possession of land under Khasra No.13M, 31, 32M, 46M, 133M, 139, 141M, Khata Khatauni No.00068, situated in Ardaunamau, Pargana, Tehsil and District Lucknow, measuring 0.1992 Hect. (which is 3/15 share of the total area) out of total area 0.996 Hect., fully detailed and described in the schedule of the Land given at the foot of this sale deed (here-in-after referred to as 'SAID LAND').

AND WHEREAS, the Seller, being the absolute owner of the said Land, wants to sell and transfer the said Land to the Purchaser for a sale consideration as mentioned thereof and execute and register present sale deed and to deliver actual physical possession of the said Land to the Purchaser.

AND WHEREAS the Confirming Party has confirmed that the Confirming Party will facilitate in the purchase and execution of Sale Deed for the Scheduled Land from the existing Land Owners/ Khatedars directly in favour of the Purchaser.

AND WHEREAS the Purchaser has agreed to purchase the said Land for the said consideration amount.

For Bhavishya Buildcon Private Limited

Auth. Signatory

CLARION INFRA TECH PVT. LTD.

Authorised Signatory/Director

NOW THIS SALE-DEED WITNESSTH AS UNDER

1. That the Seller has received the entire sale consideration of Rs. 25,50,000/- (Rupees Twenty Five Lacs Fifty Thousand only) for the Said Land and Seller hereby further admits and acknowledges to have received the entire sale consideration as full and final consideration for the Scheduled Land, detail of which is given in Schedule of Payment.
2. That the Seller declares that the Seller is the lawful owner in possession of the said Land along with all rights appurtenant thereto and that the Seller has got a clear marketable title in respect of the Said Land. The Seller further assured the Purchaser that the said Land is free from all types of encumbrances, mortgages, acquisition proceedings, charges, taxes, liens, restrains, orders, gift, security, attachments etc and no litigation or dispute whatsoever is pending in respect of the same before any court or authority
3. That the Seller do hereby sell, transfer, convey and assign absolutely to the Purchaser the Said Land and all that it has including all rights of easements attaching in favour thereof and other things which may be already recoverable in relation to the said Land, to the Purchaser, to hold and possess the same unto and use and enjoy the same as absolute owner thereof. The Seller further confirms that the Seller is not left with any right, interest or title in the land in question which has now become the absolute Land of the Purchaser.
4. That the Seller has handed over the vacant possession of the said Land to the Purchaser with all its rights and privileges so far held and enjoyed by the Seller for ever free from all encumbrances whatsoever.

CLARION INFRA TECH PVT. LTD.

For Bhavishya Buildcon Private Limited

Authorised Signatory/Director

Auth. Signatory

5. That if any person claims through the Seller any right or privileges in respect of the said Land, it shall be rendered illegal and void by virtue of the present sale-deed and if the Purchaser are deprived of the said Land or any portion of the said Land, by reasons of any defect in the title or area, the Seller and the Confirming Party undertakes to INDEMNIFY to the Purchaser 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.
6. That the Seller and the Confirming Party has assured that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the said Land sold to the Purchaser, till the date of the execution of the sale-deed and in case any outstanding amount of dues, taxes, charges or liens etc are subsequently discovered unpaid, the same shall be payable by the Seller and the Purchaser shall have no concern with the same.
7. That the Purchaser will get its name mutated in the records of the concerned departments at its own costs and the Seller and the Confirming Party will cooperate with the Purchaser for the same. The Seller and the Confirming Party further covenants to the Purchaser to do all future acts as may be required for the mutation in favour of the Purchaser in respect of the said Land.
8. That the Purchaser shall bear all expenses of stamp duty, registration charges/fee and all other misc. expenses in connection with the execution and registration of the sale deed.

CLARION INFRA TECH PVT. LTD.

For Bhavishya Buildcon Private Limited

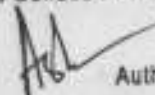
Auth. Signatory

Authorised Signatory/Director

9. That the Seller and the Confirming Party confirms that the said Land does not belong to Scheduled Caste/ Scheduled Tribe Land.
10. That the Seller and the Confirming Party confirms that the said Land is not part of or under any land acquisition proceedings with any authority or Court and does not belong to Graam Sabha and is not under Patta.
11. That the Seller and the Confirming Party confirms that there is no well, hand pump or construction on the said Land.
12. That the Seller and the Confirming Party confirm that in case any approval or permission is required from any statutory authority for the execution of this Sale Deed or the Said land being purchased, it shall be the responsibility of the Seller and the Confirming Party to get the approval from the said statutory authority at its own cost and expense.
13. That the Seller and Purchaser have not entered into any registered agreement to sell in respect of the Said Land prior to this deed.
14. That the Said Land is not situated at corner side or two side road and is also not situated at 9 mtr. wide road
15. That the said Land is more than 100 mtr. away from Shaheed Path or any other prescribed highway in parishisht Ka, and said Plot under the sale deed is in shape of a plot of land, having no construction thereon.



For Bhavishya Buildcon Private Limited



Auth. Signatory

CLARION INFRA TECH PVT. LTD.



Authorized Signatory/Director

मे निष्पादन स्वीकार किया।

जिनकी पहचान श्री अतुल मिश्रा एडवो
सिविल कोर्ट लखनऊ

पेश वकालत

निवासी

व श्री दिलीप चौधरी एडवो
सिविल कोर्ट लखनऊ

पेश वकालत

निवासी

ने की।

प्रत्यक्षतः भद्र सक्षियों के निज़ान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

15/2/2014



16. That the total land Area of the said land is 0.1992 Hect., and circle rate of the land of the area is fixed at Rs. 1,12,00,000/- per Hect. (as the land is situated within 100 mtr. radius of development area) as fixed by the Collector Lucknow. Total area 0.1992 Hect. = 0.063 hect. + 0.1362 Hect., the value of 0.063 hect. which is calculated @ Rs.3600/- per sq.mtr., which comes to Rs.22,68,000/- and the value of 0.1362 hect., which is calculated @ Rs.1,12,00,000/- per Hect., which comes to Rs.15,25,440/-. Thus the total valuation of the said land comes to Rs.37,93,440/- and the sale consideration paid to the aforesaid plot is Rs. 25,50,000/-, which is less than the market value. The stamp duty of amounting to Rs. 2,66,000/- is being paid on the market value, through e-Stamp bearing certificate No.IN-UP00252538682121M dated 15.02.2014.

SCHEDULE OF PAYMENT

The seller has received the total sale consideration of Rs.25,50,000/- from the purchaser before execution of the sale deed.

SCHEDULE OF THE LAND

Khasra No.13M, 31, 32M, 46M, 133M, 139, 141M, Khata Khatauni No.00068, situated in Ardaunamau, Pargana, Tehsil and District Lucknow, measuring 0.1992 Hect. (which is 3/15 share of the total area) out of total area 0.996 Hect., bounded as below:

Boundaries of Khasra No.13M:

East	:	Khasra No.14
West	:	Khasra No.12
North	:	Land of others
South	:	Khasra No.20

CLARION INFRA TECH PVT. LTD.

For Bhavishya Buildcon Private Limited

Auth. Signatory

Authorized Signatory/Director

2,550,000.00 / 3,794,000.00

विक्रय पत्र

10,000.00

20

10,020.00

1,000

प्रतिफल
श्री श्री
पुत्र श्री

मालियत
श्रीकान्त मिश्रा
ए.एन.मिश्रा

फीस रजिस्ट्री

सकल व प्रति शुल्क

योग

शब्द लगभग

व्यवसाय व्यापार

निवासी स्थायी 503/58, मनकामेश्वर मंदिर मार्ग बरौलिया डालीगंज लखनऊ

अस्थायी पता
वे यह लेखपत्र इस कार्यालय में दिनांक 15/2/2014 समय 4:00PM

बने निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

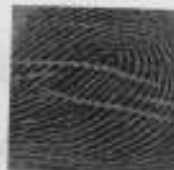
15/2/2014

निष्पादन लेखपत्र वाद याने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता

क्रेता

श्री श्रीकान्त मिश्रा
पुत्र श्री ए.एन.मिश्रा
पेशा व्यापार

निवासी 503/58, मनकामेश्वर मंदिर मार्ग
बरौलिया डालीगंज लखनऊ



भविष्य विल्डकान प्रा.लि.द्वारा अधि ह. आशु बाजपेई
पुत्र श्री डा. आर.सी.बाजपेई
पेशा व्यापार
निवासी पेपर मिल कम्पाउण्ड अपोजिट आरिफ मेट्रो
सिटी निशातगंज लखनऊ

श्री क.इन्फ्रा.प्रा.लि.द्वारा अधि ह. श्रीकान्त मिश्रा (क.पा.)

पुत्र श्री ए.एन.मिश्रा
पेशा व्यापार

निवासी 503/58, मनकामेश्वर मंदिर मार्ग
बरौलिया डालीगंज लखनऊ



Boundaries of Khasra No.31:

East : Khasra No.25
West : Khasra No.30
North : Khasra No.26
South : Khasra No.32

Boundaries of Khasra No.32M:

East : Khasra No.25
West : Khasra No.35
North : Khasra No.30 & 31
South : Khasra No.33

Boundaries of Khasra No.46M:

East : Khasra No.47
West : Khasra No.45
North : Khasra No.53
South : Chak Marg

Boundaries of Khasra No.133 M:

East : Khasra No.189
West : Khasra No.132 & 134
North : Khasra No.132 & 131
South : Khasra No.137 & 189

Boundaries of Khasra No.139:

East : Khasra No.137 & 138
West : Khasra No.162 & 141
North : Khasra No.140
South : Khasra No.162

Boundaries of Khasra No.141M:

East : Khasra No.162
West : Khasra No.142
North : Khasra No.140
South : Khasra No.145 & 159

For Bhavishya Buildcon Private Limited


Auth. Signatory

CLARION INFRA TECH PVT. LTD.


Authorized Signatory/Director

विक्रेता

Registration No.: 2491

Year: 2014

Book No.: 1

0101 श्रीकान्त मिश्रा

ए.एन.मिश्रा

503 /58 , मनकामेश्वर मंदिर मार्ग बरीलिया झलीगंज लखनऊ
व्यापार



0102 क.इन्द्रा.प्रा.लि.द्वारा अधि ह. श्रीकान्त मिश्रा (क.पा.)

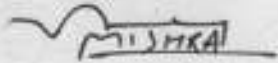
ए.एन.मिश्रा

503 /58 , मनकामेश्वर मंदिर मार्ग बरीलिया झलीगंज लखनऊ
व्यापार



IN WITNESS WHEREOF, we, the above named SELLER and the PURCHASER, without any pressure, coercion or undue influence whatsoever, put their respective hands & seal to the contents of this sale-deed in presence of the following witnesses on this 15th day of February, 2014 at Lucknow.

WITNESSES

1. 
ATUL Mishra
Adv.
CIVIL COURT, LKO.



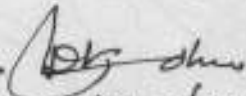
SELLER

For Bhavishya Buildcon Private Limited



PURCHASER

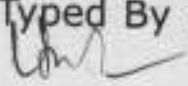
CLARION INFRA TECH PVT. LTD.

2. 
Dilip Choudhary
Adv.
CIVIL COURT, LKO.

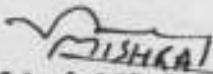


CONFIRMING PARTY

Typed By : -


(Vimal Singh)
Civil Court, Lucknow.

Drafted By : -


(Atul Mishra)
Advocate
Civil Court, Lucknow.

क्रेता

Registration No. : 2491

Year : 2,014

Book No. : 1

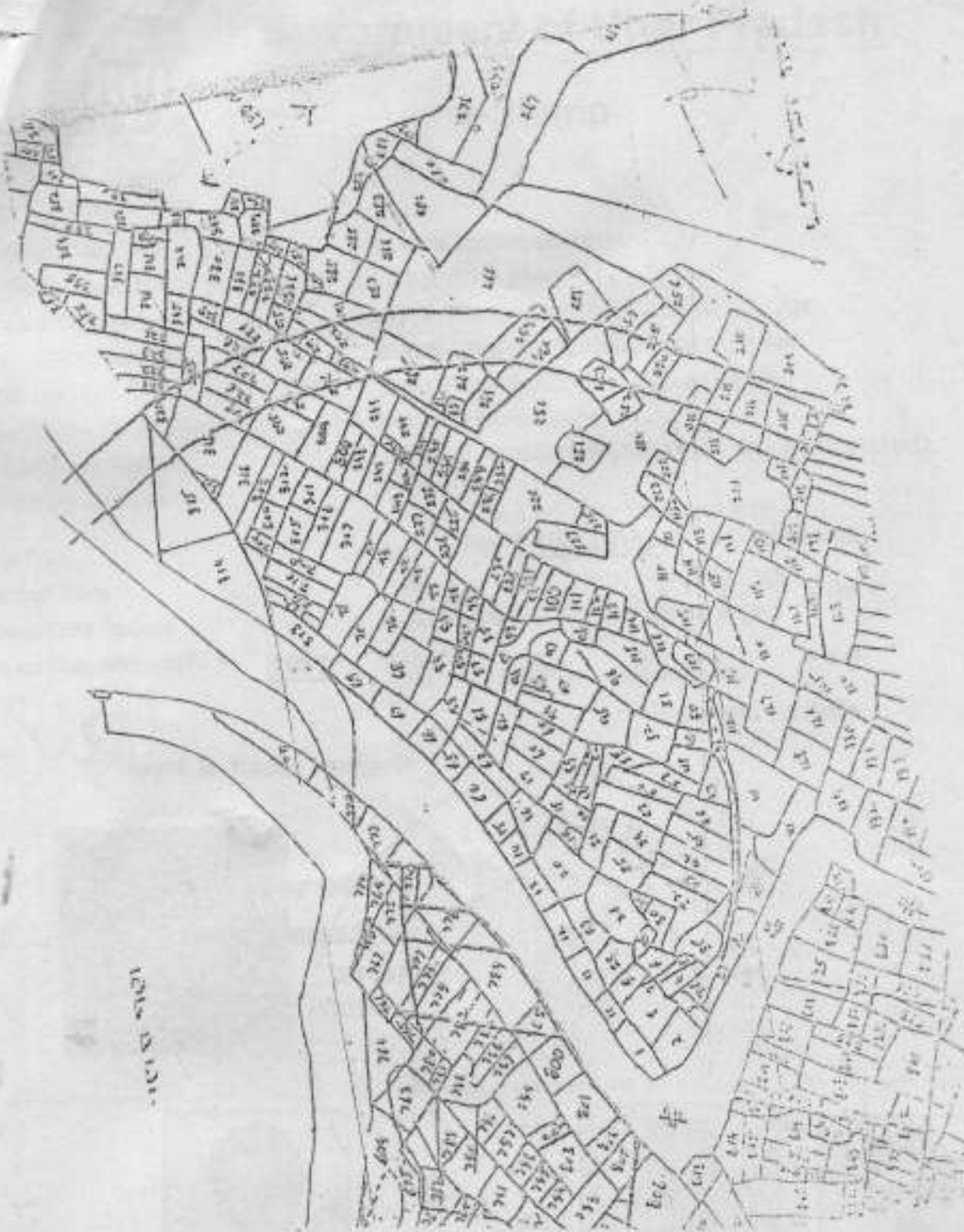
0201 भविष्य बिल्डकान प्रा.लि.द्वारा अधि ह. आशु बाजपेई

डा. आर.सी.बाजपेई

पेपर मिल कम्पाउन्ड अर्पोजिट आरिफा मेट्रो सिटी निशातगंज लखनऊ

व्यापार





NOTES ON PLAN

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For Bhavishya Builders Private Limited

[Handwritten signature]
Auth. Signatory

CLARION INFRA TECH PVT. LTD.

[Handwritten signature]
Authorized Signatory/Director

आज दिनांक 15/02/2014 को

वही सं. 1 जिल्द सं. 14972

पृष्ठ सं. 1 से 26 पर क्रमांक 2491

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ
15/2/2014