

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिबन्धक संयोजनीयता संख्या क्रम 2018367013426

अवेदन संख्या : 201801041019746

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2018-11-28 00:00:00

प्रस्तुतकर्ता या प्राप्ति का नाम प्रशान्त धीरजसिंह अश्विनी हस्ताक्षरी कानूनी अधिकारी

लेख का प्रकार विनिर्दिष्ट विनिर्देश

प्रतिफल की धनराशि 8378270 / 0

1. एचिस्ट्रीकरण शुल्क 20000

2. शक्तिविकरण शुल्क 120

3. विनिर्माण या उल्लेख शुल्क

4. मुद्रांक के प्रविष्टिमापीकरण लिए शुल्क

6. कमीशन शुल्क

8. विविध

7. शक्तिविकरण

1 से 6 तक का योग 20120

शुल्क प्रत्युत्तर करने का दिनांक 2018-11-28 00:00:00

दिए गए लेख प्रविष्टिमापी या तस्वीर

प्रमाण पत्र वापस करने के लिए तैयार होगा 2018-11-28 00:00:00

एचिस्ट्रीकरण अधिकारी के हस्ताक्षर

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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP05392759189351Q
Certificate Issued Date : 27-Nov-2019 09:00 PM
Account Reference : SHCIL (FI) upshcil01/KAISERBAGH/UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100368728027115Q
Purchased by : KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Description of Document : Article 31 Exchange of property
Property Description : KHASRA NO 203, 189, 190 AND 267, 268, VILLAGE-SAFISAWA, LUCKNOW.
Consideration Price (Rs.) : EXORHANT ENTERPRISES PRIVATE LIMITED
First Party : KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Second Party : KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Stamp Duty Paid By : KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Stamp Duty Amount (Rs.) : 5,67,000
(Five Lakh Eighty Seven Thousand only)

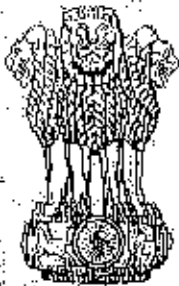


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KARTIKAY BUILDWELL P LTD
ADZE PROPERTIES P LTD

ADZE PROPERTIES P LTD
KARTIKAY BUILDWELL P LTD

01/11/2019



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Base Certificate No.	IN-UP05332759183361Q
Certificate No.	IN-UP05339177649908Q
Certificate Issued Date	28-Nov-2018 02:23 PM
Account Reference	SHCIL (FI) upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	SUBJ:UPUPSHCIL0106378611976155Q
Purchased by	KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Description of Document	Article 31 Exchange of property
Property Description	KHASRA NO. 299, 100, 190 AND 267, 266, VILLAGE SANSAWA, LUCKNOW
Consideration Price (Rs.)	
First Party	EXUBERANT ENTERPRISES PRIVATE LIMITED
Second Party	KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Stamp Duty Paid By	KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD
Stamp Duty Amount (Rs.)	60,000 (Sixty Three Thousand Only)



EXUBERANT ENTERPRISES PRIVATE LIMITED
KARTIKAY BUILDWELL P LTD AND ADZE PROPERTIES P LTD

EXUBERANT ENTERPRISES PRIVATE LIMITED

EXUBERANT ENTERPRISES PRIVATE LIMITED

REGD. OFF:- E-2/190 Near B.S Public School, Gali No.-12, Shivram Park

Nangloi, West Delhi -110041

Tel: 7754001122, Email ID: sranger53@yahoo.com

CIN: U45200DL2006PTC156428

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S EXUBERANT ENTERPRISES PRIVATE LIMITED HELD ON 05.07.2018 AT 12.30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY.

AUTHORIZATION FOR EXECUTION OF DEEDS/AGREEMENTS

The Chairman informed that the board decided to delegate relevant powers and authorities to the Authorized Signatory, Mr. Ankit Singh S/o Shri. Gyan Singh who only act on behalf of the company to complete relevant administrative, revenue and legal formalities for entering into the agreement to sale /sale deed/ exchange deed, etc. for Khasra No. 52 part at Ardauna Mau, Lucknow, Khasra No. 188 & 190 at Sarsawa, Sarojini Nagar, Lucknow and Khasra No. 293 at Sarsawa, Sarojini Nagar, Lucknow on behalf of the company.

"RESOLVED THAT consent of the Board of Directors be & is hereby accorded to delegate relevant powers and authorities to the authorized signatory, Mr. Ankit Singh, S/o Shri. Gyan Singh to complete relevant administrative, revenue and legal formalities for entering into the agreement to sale /sale deed/ exchange deed, etc. for Khasra No. 52 part at Ardauna Mau, Lucknow, Khasra No. 188 & 190 at Sarsawa, Sarojini Nagar, Lucknow and Khasra No. 293 at Sarsawa, Sarojini Nagar, Lucknow on behalf of the company.

RESOLVED FURTHER THAT Mr. Ankit Singh, Authorized Signatory of the company be and is hereby authorized on behalf of the company to execute sale deed, exchange deed, agreements to sale and other documents & paper etc. and to do all such acts, deeds and things which may be necessary in this regards on behalf of the company."

**Certified True Copy
For M/S Exuberant Enterprises Private Limited
Exuberant Enterprises Private Limited**



Director

**Mitesh Kumar Singh
Director**

KARTIKAY BUILDWELL PRIVATE LIMITED

(Regd. Off.: - 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON NOVEMBER 26, 2018

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to sign and execute exchange deed in respect of following land owned by the Company, admeasuring 0.0462 hectare situated at Village Sarsawa, Lucknow:

Village	Khasra No.	Area in Hectare
Sarsawa	266	0.0462
	Total	0.0462

With following land situated at Village Sarsawa, Lucknow:

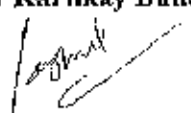
Village	Khasra No.	Area in Hectare	Owner's Name
Sarsawa	293	0.0820	M/s. Exuberant Enterprises Pvt. Ltd.
Sarsawa	188	0.0195	M/s. Exuberant Enterprises Pvt. Ltd.
Sarsawa	190	0.0110	M/s. Exuberant Enterprises Pvt. Ltd.
	Total	0.1125	

RESOLVED FURTHER Mr. Prashant Srivastava S/o Late Mr. B.N. Prasad, be is are hereby authorized and empowered, for and on behalf of the Company, to sign and execute the exchange deed and to certify, amend, submit, re-submit, any documents and papers as may be considered necessary and expedient in this regard and to appear before the concerned office of Sub-Registrar and/or any other concerned authority or any other officer or authority, for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

RESOLVED FURTHER THAT this authority granted in favour of Authorized Person is valid for a period of 6 (Six) months from the date of this resolution."

CERTIFIED TO BE TRUE

For Kartikay Buildwell Private Limited


Chandra Shekher Joshi
Director

ADZE PROPERTIES PRIVATE LIMITED

(Regd. Off.: - 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON NOVEMBER 26, 2018

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to sign and execute exchange deed in respect of following land owned by the Company, admeasuring 0.2465 hectare situated at Village Sarsawa, Lucknow:

Village	Khasra No.	Area in Hectare
Sarsawa	267	0.2465
	Total	0.2465


With following land situated at Village Sarsawa, Lucknow:

Village	Khasra No.	Area in Hectare	Owner's Name
Sarsawa	293	0.0820	M/s. Exuberant Enterprises Pvt. Ltd.
Sarsawa	188	0.0195	M/s. Exuberant Enterprises Pvt. Ltd.
Sarsawa	190	0.0110	M/s. Exuberant Enterprises Pvt. Ltd.
	Total	0.1125	

RESOLVED FURTHER Mr. Prashant Srivastava S/o Late Mr. B.N. Prasad, be is are hereby authorized and empowered, for and on behalf of the Company, to sign and execute the exchange deed and to certify, amend, submit, re-submit, any documents and papers as may be considered necessary and expedient in this regard and to appear before the concerned office of Sub-Registrar and/or any other concerned authority or any other officer or authority, for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

RESOLVED FURTHER THAT this authority granted in favour of Authorized Person is valid for a period of 6 (Six) months from the date of this resolution."

CERTIFIED TO BE TRUE
For Adze Properties Private Limited


Chandan Singh
Director

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 No.00731 fasli year 1420-1425 part of Khasra No. 293, area admeasuring 0.1640 Hect. out of total area 0.4920 Hect., Khata No.00328 Fasli year 1420-1425, Khasra No.188, area admeasuring 0.0390 Hect. And Khata No.00708, Khasra No.190, Fasli year 1420-1425, area admeasuring 0.0220 Hect. total area admeasuring 0.225 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow.
5. Unit of measurement: Hectare
7. Location of Road : 100 mtr. away from Amar Shaheed Path & Sultanpur Road
8. Detail of others : No
(9 mtr. wide Road/ Corner)

Boundaries of Entire Khasra No. 293

- East - Khasra No.314
 West - Khasra No. 290, 291 & 292
 North - Khasra no. 294 and others
 South - Boundary of Village Ardaunamau and Chak Marg Sarsawan

Boundaries of Khasra No. 188

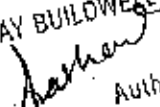
- East - Khasra No.189
 West - Khasra No.187
 North - Khasra No.192
 South - Khasra No.178


Boundaries of Khasra No. 190

- East - Khasra No.191
 West - Khasra No.189
 North - Khasra No.192
 South - Khasra No.173

Exuberant Enterprises Private Limited


Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For ADZE PROPERTIES 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 No 00606 fasli year 1420-1425 part of Khasra No. 267, area admeasuring 0.2465Hect., Khata No.00134 Fasli 1420-1425, part of Khasra No.266, measuring 0.0462 Hect., total measuring 0.2927Hect., Situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow.
5. Unit of measurement: Hectare
7. Location of Road : 100 mtr. away from Amar Shaheed Path & Sultanpur Road
8. Detail of others : No
(9 mtr. wide Road/Corner)

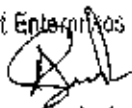
Boundaries of Khasra No. 267

- | | |
|-------|--|
| East | - Part of Khasra No 267 owned by First Party |
| West | - Part of Khasra No 266 |
| North | - khasra No 260 |
| South | - 45 Mtr Road |

Boundaries of Khasra No. 266

- | | |
|-------|--|
| East | - Part of Khasra No 267 |
| West | - Part of Khasra No 266 owned by First Party |
| North | - khasra No 260 |
| South | - 45 Mtr. wide Road |

Exuberant Enterprises Private Limited



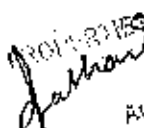
Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.



Auth. Signatory

For ADZE PROJECTS PVT. LTD.



Auth. Signatory

Nature of Document	: Exchange Deed
Valuation	: Rs. 92,78,270/-
Stamp Duty	: Rs. 6,50,000/-

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made and executed on this 27th day of November, 2018 at Lucknow.

BETWEEN


EXUBERANT ENTERPRISES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act 1956 having its registered office at B A-1, Stuti Building, Bank Road, Karol Bagh, New Delhi-110005, through its Authorised Signatory **SHRI ANKIT SINGH**, son of Shri Gyan Singh, duly authorized through a resolution dated 05.07.2018 passed by the Board of directors of the Company (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.

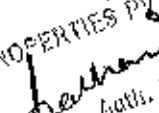
AND

KARTIKAY BUILDWELL PRIVATE LIMITED AND ADZE PROPERTIES PRIVATE LIMITED, Companies incorporated under the provisions of Companies Act 1956, having their registered office at 306-308, Square One, C-2 District Centre, Saket, New Delhi-110017 through their Authorized Signatory, **MR. PRASHANT SRIVASTAVA** son of Late Shri B.N. Prasad, duly authorized through a resolution passed on 19.09.2018 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

Exuberant Enterprises Private Limited


Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

Auth. Signatory


successors, legal representatives, administrators, executors and assigns) of the SECOND PART.

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

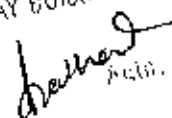
WHEREAS the First Party is the absolute owner and bhumidhar/possession of the

- A. property bearing Khata No 00731 fasli year 1420-1425 part of Khasra No. 293, area admeasuring 0.1640 Hect. out of total area 0.4920 Hect. situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow and its name is endorsed in the revenue record i.e. Khatauni. The first party has purchased the said property from Shri Indra Veer Singh and Shri Abhijit Singh, through a registered sale deed dated 26.10.2016, regd. on 26.10.2016, in bahi No.1, Jild No.19147, on pages 395/438, at serial No. 16460, in the office of Sub-Registrar-II, Lucknow
- B. property bearing Khata No 00328 fasli year 1420-1425 Khasra No. 188, area admeasuring 0.0390 Hect. and Khata No 00708 fasli year 1420-1425 Khasra No. 190 area admeasuring 0.0220 Hect., total area 0.0610 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow and its name is endorsed in the revenue record i.e. Khatauni. The first party has purchased the said property from Sri Brahmanand and Smt. Lalli Devi, through a registered sale deed dated 21.09.2016, regd. on 21.09.2016, in bahi No.1, Jild No.19019, on pages 95/132, at serial No. 14645, in the office of Sub-Registrar-II, Lucknow. Total area admeasuring 0.225 Hect.


Exuberant Enterprises Private Limited


Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.


Authorized Signatory

For ADZE PROPERTIES PVT. LTD.


Authorized Signatory

(hereinafter referred to as the "**Schedule A Land**") more clearly detailed and described in the **Schedule A** at the end of this deed.

WHEREAS the Second Party **KARTIKAY BUILDWELL PRIVATE LIMITED** AND is the absolute owner and bhumidhar / possession of the property Part of Khasra No. 266, area admeasuring 0.0462 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow, and its name is endorsed in the revenue record i.e. Khatauni. The second party has purchased the said property from Mr. Gurudin, through a registered sale deed dated 09.06.2006, regd. on 09.06.2006, in bahl No.1, Jild No. 5800 on pages 395 to 442, at serial No. 5239, in the office of Sub-Registrar-II, Lucknow (hereinafter referred to as the "**Schedule B Land**") more clearly detailed and described in the Schedule B at the end of this deed.

WHEREAS the Second Party **ADZE PROPERTIES PRIVATE LIMITED** is the absolute owner and bhumidhar / possession of the property Khata No 00606 fasli year 1420-1425 part of Khasra No. **267**, area admeasuring **0.2465** Hect. situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow, and its name is endorsed in the revenue record i.e. Khatauni. The second party has purchased the said property from Mr. Harihar Singh, through a registered sale deed dated 21.06.2006, regd. on 21.06.2006, in bahl No.1, Jild No. 5841 on pages 177 to 444, at serial No. 5796/06 in the office of Sub-Registrar-II, Lucknow

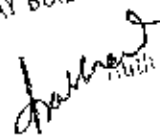
Property under Khasra no. 266 and 267 are hereinafter collectively referred to as the "**Schedule B Land**") more clearly detailed and described in the **Schedule B** at the end of this deed.

Exuberant Enterprises Private Limited




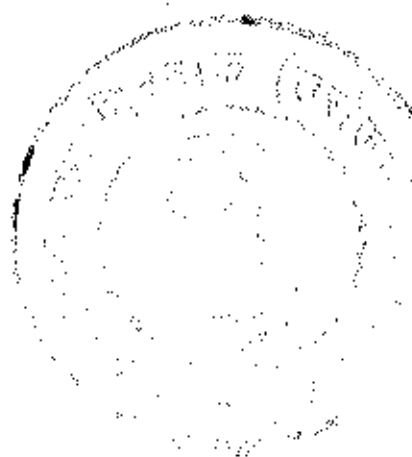
Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.



For ADZE PROPERTIES PVT. LTD.





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 have 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.

And WHEREAS the Parties have agreed to exchange their respective Schedule A Land and Schedule B Land in the following manner:

- A. Khasra No. 188, Area 0.0390 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 266 Area 0.0462 Hect. Presently owned by **KARTIKAY BUILDWELL PRIVATE LIMITED**, which is part of "**Schedule B Land**".
- B. Khasra No. 293, Area 0.1640 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 267 Area 0.2132 Hect. Presently owned by **ADZE PROPERTIES PRIVATE LIMITED**, which is part of "**Schedule B Land**".

Exuberant Enterprises Private Limited

Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

 Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

 Auth. Signatory



- C. Khasra No. 190, Area 0.0220 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 267 Area 0.0333 Hect. Presently owned by **ADZE PROPERTIES PRIVATE LIMITED**, which is part of "**Schedule B Land**".

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 all their rights, title and interests held by it in the land situated within revenue estate of village Sarsawa as mentioned in detail in Schedule 'A' i.e. Schedule A Land 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.
2. That in exchange 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 all its rights, title and interests in the land situated within revenue estate of village Sarsawa as mentioned in detail in **Schedule 'B'** i.e. Schedule B Land absolutely in favour of the **First Party** and the First Party has become full fledged and lawful owner in possession of Schedule 'B' land along with all rights appurtenance thereto.

Exuberant Enterprises Private Limited

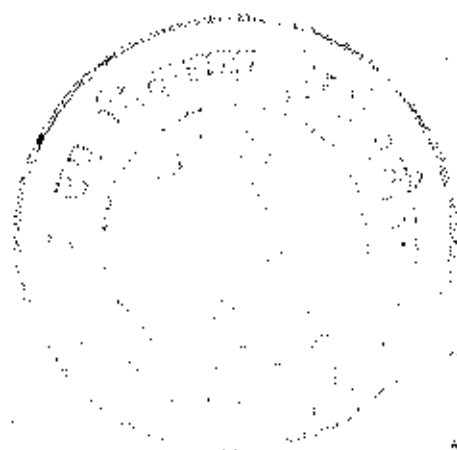
Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

 Auth. Signatory

For ADZE PROPERTIES PRIVATE LTD.

 Auth. Signatory



3. That Schedule A Land and Schedule B Land has been exchanged between the Parties in the following manner:

A. Khasra No. 188, Area 0.0390 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 266 Area 0.0462 Hect. Presently owned by **KARTIKAY BUILDWELL PRIVATE LIMITED**, which is part of "**Schedule B Land**".

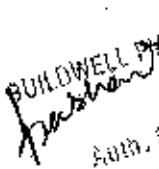
B. Khasra No. 293, Area 0.1640 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 267 Area 0.2132 Hect. Presently owned by **ADZE PROPERTIES PRIVATE LIMITED**, which is part of "**Schedule B Land**".

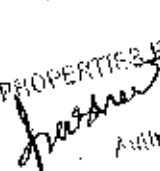
C. Khasra No. 190, Area 0.0220 Hect. Owned by **EXUBERANT ENTERPRISES PRIVATE LIMITED**, which is part of "**Schedule A Land**" is being exchanged with Khasra No. 267 Area 0.0333 Hect. Presently owned by **ADZE PROPERTIES PRIVATE LIMITED**, which is part of "**Schedule B Land**".

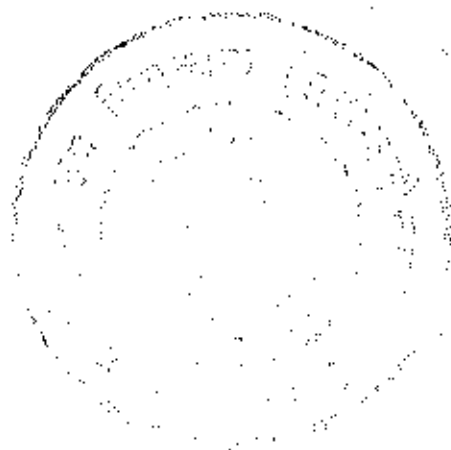
4. Simultaneous with execution and registration of this Exchange deed, the parties have handed over the vacant possession of the Schedule A Land and Schedule B Land to the respective Parties with all its rights and privileges so far held and enjoyed by the parties concerned prior to this exchange deed 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

Exuberant Enterprises Private Limited.


Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory


For ADZE PROPERTIES PVT. LTD.

Auth. Signatory



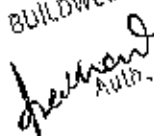
and vested in favour of the Second Party absolutely to the exclusion of all person/s claiming any rights under or through the First Party. Similarly, the Second Party shall not have any rights, title and/or Interest in the Schedule B Land written hereunder which now stands transferred to and vested in favour of the First Party absolutely to the exclusion of all person/s claiming any rights under or through the Second Party.

5. That both the Parties shall be entitled to use and utilize the exchanged Land in any manner deemed fit by the parties and parties undertakes not to raise any objection to the same.
6. That First Party has assured the Second Party that they hold a clear, legal and marketable title in respect of Schedule A Land detailed above given in exchange. They have also assured that the Land referred to above are free from all types of encumbrances, 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. The First Party has also assured the Second Party that they have not entered into any prior agreement of transfer/ Agreement to Sell or any agreement or document in favour of any third party relating to the Schedule A Land being given in exchange.
7. Simultaneously, the Second Party has assured the First Party that they hold a clear, legal and marketable title in respect of Schedule B Land detailed above given in exchange and assured that the Schedule B Land is free from all types of encumbrances, acquisition proceedings, charges,


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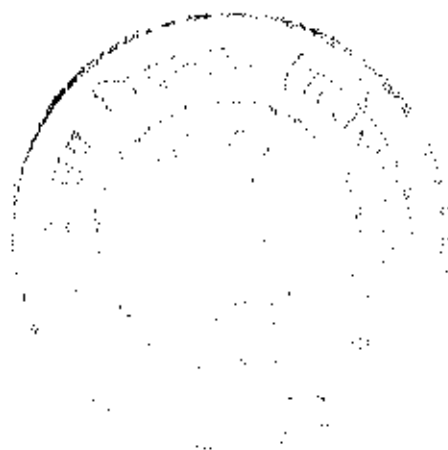

Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.


Auth. Signatory

For LOZE PROPERTIES PVT. LTD.

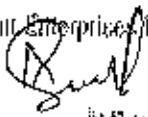

Auth. Signatory



taxes, liens, restraint orders, attachments etc. and no litigations or dispute whatsoever is pending in respect of the same before any court or authority. The Second Party has also assured the First Party that they have not entered into any prior agreement of transfer in favour of any third party relating to the Schedule B Land being given in exchange.

8. 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.
9. 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.
10. Similarly, if any person claims any right or privileges in respect of the Schedule B Land, it shall be rendered illegal and void by virtue of the present exchange deed and if the First Party shall be deprived of the Schedule B Land or any portion thereof, by reasons of any defect in the title, the Second Party undertakes to INDEMNIFY to the First 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.

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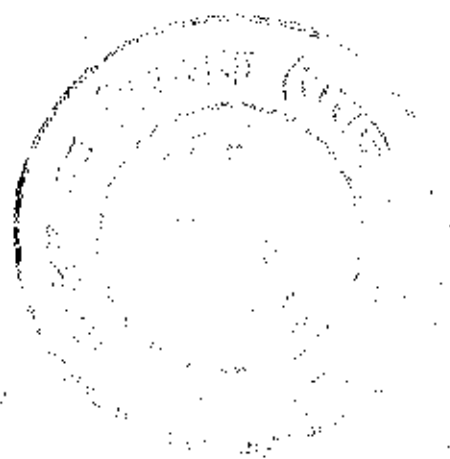
Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

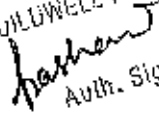
Auth. Signatory



11. That the Parties assures & undertakes to get their names mutated in the revenue records or any other departments which are to be required for proper documentation at their own costs and expenses in respect of the Schedule A Land & Schedule B Land respectively in the manner as provided in clause 3 above.
12. That all the expenses of stamp duty, registration charges/fee and all other misc. expenses in connection with the execution and registration of this exchange deed shall be borne and paid by the second party exclusively.
13. That in the event of any part of the aforesaid properties being lost by either party on account of defective title of the exchanged land or acquired under as urban land ceiling 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 whose land is lost due to defect in title. However, if any point of time any area is found under urban land ceiling, then both the parties hereby ensure, undertake & indemnify to each other that they shall do all acts & things at their own cost and expense to proclaim the urban ceiling land in favour of the party whose land has gone under Land Ceiling.
14. 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

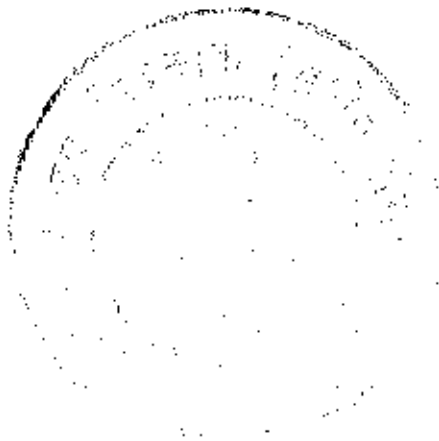
Exuberant Enterprises Private Limited

 Authorised Signatory

For KARTIKAY BUILDWELL PVT. LTD.

 Auth. Signatory

For ADZE PROPERTIES PVT. LTD.


 Auth. Signatory

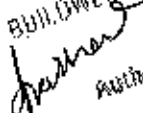


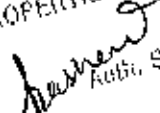
custody and shall be further bound to produce same whenever so requisitioned by the First Party. First Party shall obtain and retain certified copy of the same.

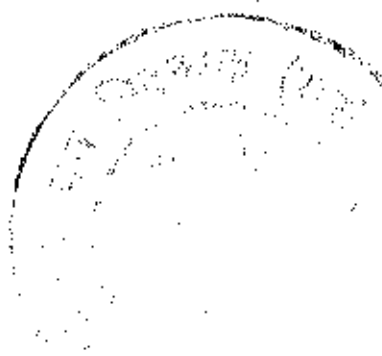
15. THAT both the parties covenant with each other to do all future acts and deeds in respect of exchanged properties hereby exchanged as may be required for holding the said property with the respective parties from time to time, if there be any such need.
16. THAT the First Party and the Second Party have executed this Deed of Exchange in their sound disposition of mind without any pressure, compulsion, coercion, and undue influence from anyone whomsoever.
17. 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 both the parties for their respective lands to get the approval from the said statutory authority at their own cost and expenses.
18. THAT the permanent and present addresses of both the parties are same as described in the Exchange deed which are true and correct.
19. THAT the Schedule A Land and Schedule B Land is situated beyond 100 Meters from Amar Shaheed Path and more than 200 mtr. Away from Abadi.

Exuberant Enterprises Private Limited


Authorized Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

Auth. Signatory



20. THAT the Schedule A Land and Schedule B Land of Lucknow is not on corner side.
21. That proposed land for exchange offered is situated on 45mtr.wide road, that proposed land for exchange offered by **KARTIKAY BUILDWELL PRIVATE LIMITED AND ADZE PROPERTIES PRIVATE LIMITED** is located after reducing the area of 45 mtrs. road constructed by the company. If any difference arise in calculating the area of road and the land at site, both the parties will settle the dispute amicably.
22. THAT the valuation of properties and computation of Stamp Duty are as under:-


A. VALUATION OF PROPERTY 'A' – Schedule A Land


Land Area of the Property Khasra No. 293, area admeasuring 0.1640 Hect. out of total area 0.4920 Hect. and Khata No.00328 Fasli year 1420-1425, Khasra No.188, area admeasuring 0.0390 Hect. And Khata No.00708, Khasra No.190, Fasli year 1420-1425, area admeasuring 0.0220 Hect. total area admeasuring 0.225 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow, the value of first 0.050 Hect. Comes to 500 sq.mtr. x Rs.7000 = Rs.35,00,000/- the value of remaining 0.175 Hect. Comes to 0.175 x Rs.2,01,00,000/- Rs.35,17,500/-, thus the total market value of the land comes to Rs.70,17,500/-.

B. VALUATION OF PROPERTY 'B' – Schedule B Land

Khata No 00606 fasli year 1420-1425 part of Khasra No. 267, area admeasuring 0.2465 Hect., Khata No.00134 Fasli 1420-1425, part of

Exhibent Enterprises Private Limited


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For KARTIKAY BUILDWELL PVT. LTD.

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For ADZE PROPERTIES PVT. LTD.

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Khasra No.266, measuring 0.0462 Hect., total measuring 0.2927 Hect., Situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow the value of first 0.050 Hect. Comes to 500 sq.mtr. x Rs.8800 = Rs.44,00,000/- the value of remaining 0.2427 Hect. Comes to 0.2427 x Rs.2,01,00,000/- = Rs.48,78,270/-, thus the total market value of the land comes to Rs.92,78,270/-.

Thus the valuation of the property mentioned in Schedule 'B' is higher than the property mentioned in the Schedule 'A'. Thus Stamp duty is being paid Rs. 5,87,000/- on this instrument by the second party, through e-stamp bearing base certificate no. IN-UP05332759183351Q dated 27.11.2018. & 2nd Rs. 63,000/- on this instrument by the second party, through e-stamp bearing Certificate No. IN-UP05339177649908Q Dated 28.11.2018. Thus the total stamp duty paid of Rs. 6,50,000/- by the second party.

SCHEDULE OF PROPERTY 'A'

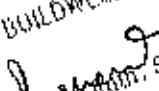
Khata No.00731 fasli year 1420-1425 part of Khasra No. 293, area admeasuring 0.1640 Hect. out of total area 0.4920 Hect., Khata No.00328 Fasli year 1420-1425, Khasra No.188, area admeasuring 0.0390 Hect. And Khata No.00708, Khasra No.190, Fasli year 1420-1425, area admeasuring 0.0220 Hect. total area admeasuring 0.225 Hect., situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow.

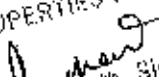
Boundaries of Entire Khasra No. 293

East	-	Khasra No.314
West	-	Khasra No. 290, 291 & 292
North	-	Khasra no. 294 and others
South	-	Boundary of Village Ardaunamau and Chak Marg Sarsawan

Exuberant Enterprises Private Limited


Authorised Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

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Boundaries of Khasra No. 188

East - Khasra No.189
 West - Khasra No.187
 North - Khasra No.192
 South - Khasra No.178

Boundaries of Khasra No. 190

East - Khasra No.191
 West - Khasra No.189
 North - Khasra No.192
 South - Khasra No.173

SCHEDULE OF PROPERTY 'B'

Khata No 00606 fasli year 1420-1425 part of Khasra No. 267, area admeasuring 0.2465 Hect., Khata No.00134 Fasli 1420-1425, part of Khasra No.266, measuring 0.0462 Hect., total measuring 0.2927 Hect., Situated at Village Sarsawa, Tehsil Sarojni Nagar, District Lucknow.

Boundaries of Khasra No. 267

East - Part of Khasra No 267 owned by First Party
 West - Part of Khasra No 266
 North - khasra No 260
 South - 45 Mtr Road

Boundaries of Khasra No. 266

East - Part of Khasra No 267
 West - Part of Khasra No 266 owned by First Party
 North - khasra No 260
 South - 45 Mtr. wide Road

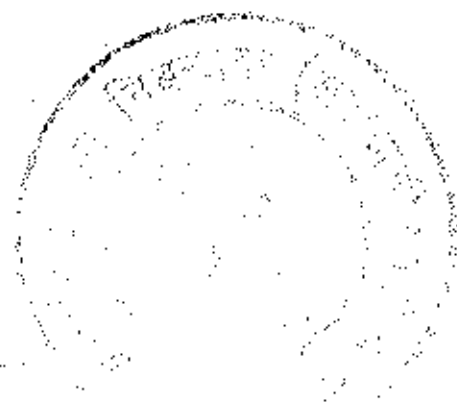
Exuberant Enterprises Private Limited

[Signature]

Authorized Signatory

For ADZE PROPERTIES PVT. LTD.
[Signature]
 Auth. Signatory

For ADZE PROPERTIES PVT. LTD.
[Signature]
 Auth. Signatory



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

Lucknow

Dated:-27-11-2018

WITNESSES:



Mukesh Dubey
S/o Late R.S. Dubey
R/o 176, Eldico Green
Gazi Nagar, U.P.

2.Name
S/O Mr.
Address:-



Kiran Gupta
Advo
Civil Court
Lko

Typed by: -

Vimal Singh
(Vimal Singh)
Civil Court, Lucknow.

FIRST PARTY
Exuberant Enterprises Private Limited
(SHRI ANKIT SINGH)
Exuberant Enterprises Pvt. Ltd.
Through its Authorised Signatory

SECOND PARTY
1st KARTIKAY BUILDWELL LTD.
Prashant Srivastava
(MR. PRASHANT SRIVASTAVA)
Kartikay Buildwell Pvt. Ltd.

Through its Authorised Signatory
ADZE PROPERTIES LTD.
Prashant Srivastava
(MR. PRASHANT SRIVASTAVA)

ADZE Properties Pvt. Ltd.
Through its Authorised Signatory

Drafted by: -

Atul Mishra
(Atul Mishra)
Advocate
Civil Court, Lucknow.

विनिमय विलेख

प्रतिफल- 8378270 स्टाम्प शुल्क- 650000 बाजारी मूल्य- 0 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 120 योग: 20120

श्री प्रशान्त श्रीवास्तव अधिकृत हस्ताक्षरी कार्तिकेय वि० प्र० लि०,
पुत्र श्री स्व वी एन प्रसाद
व्यवसाय: नौकरी
निवासी: 306-308 स्कवायर-1, सी-2 डिस्टिक सेंटर साकेत न्यू दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 28/11/2018 एवं 04:24:48 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)

निर्यत सिंह

उप निबंधक (सरोजनीनगर)

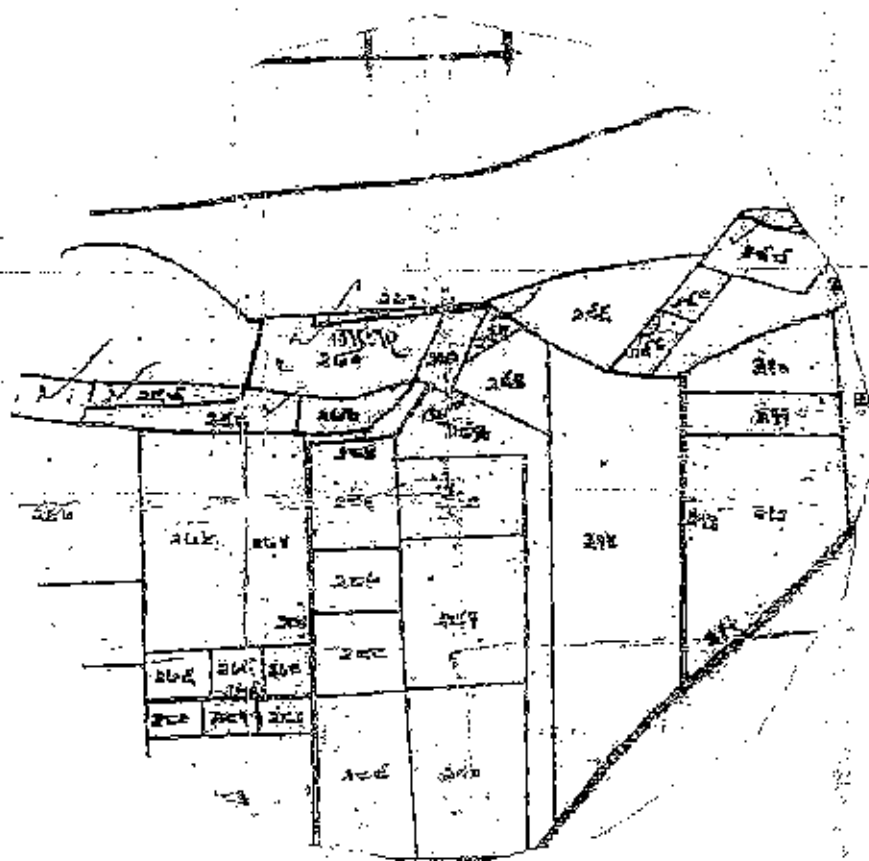
तखलेक

28/11/2018

(Signature)

कनिष्ठ सहायक (निबंधन) - नियमित





Exuberant Enterprises Private Limited

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Authorised Signatory

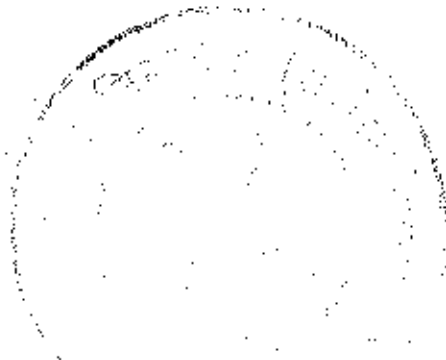
For KARTIKAY BUILDWELL PVT. LTD.

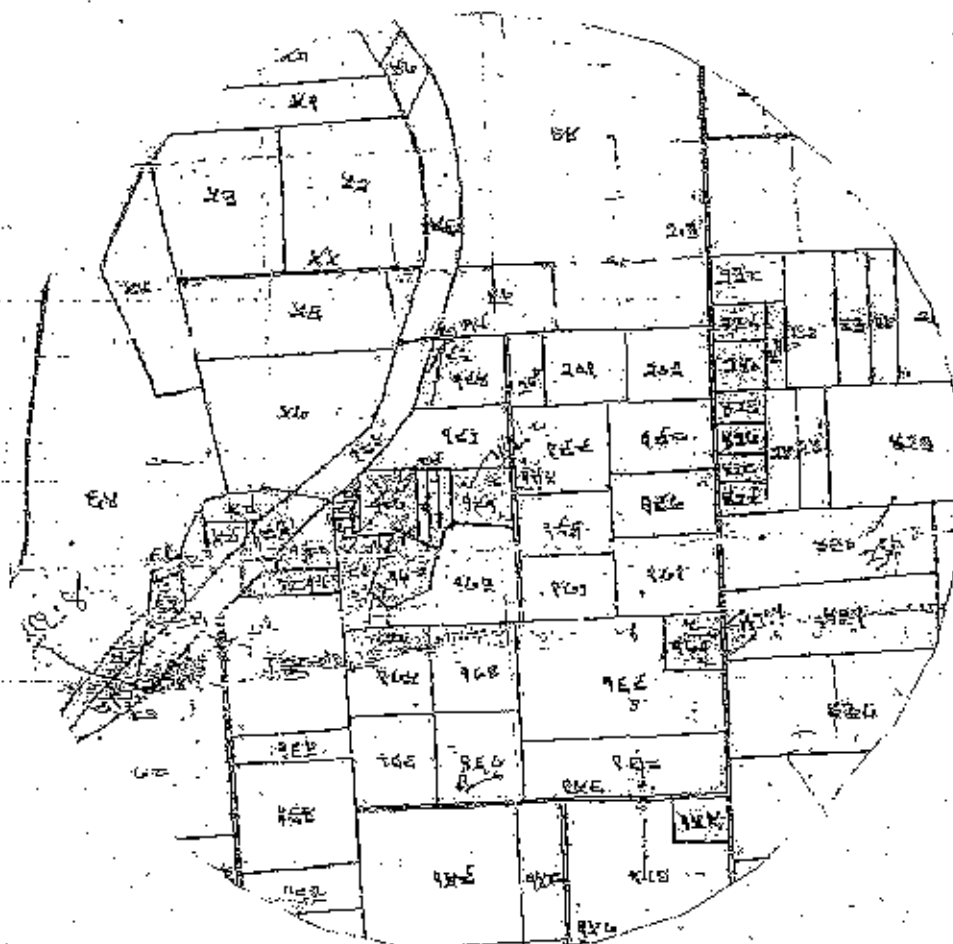
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Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

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Auth. Signatory

राजेश शर्मा
कमिश्नर सहायक (निबंधन) -
नियमित





Exuberant Enterprises Private Limited

Paul

Authorised Signatory

For KARTIKAY BUILDWELL PVT. LTD.

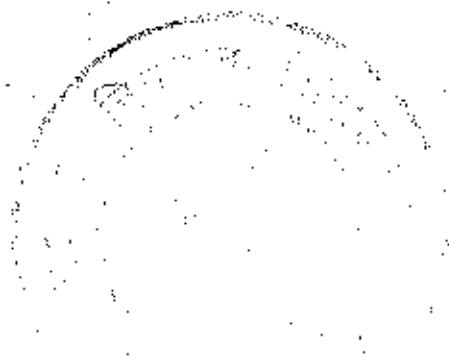
Prashant

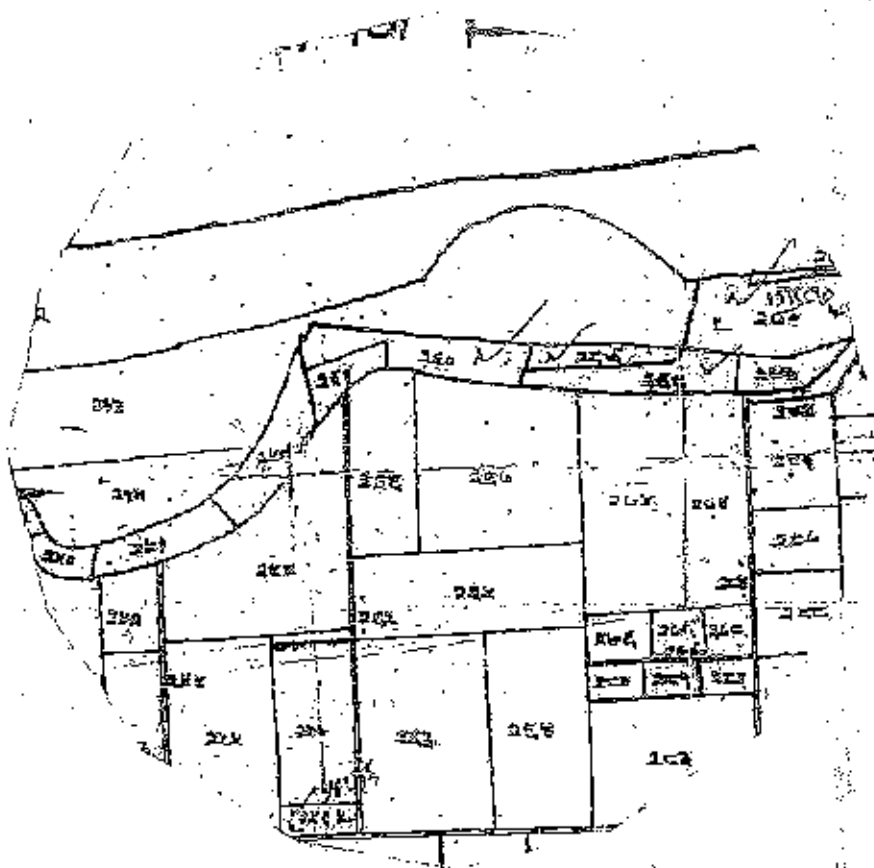
Auth. Signatory

For ABEE PROPERTIES PVT. LTD.

Prashant

Auth. Signatory





Exuberant Enterprises Private Limited

[Signature]

Authorised Signatory

For KARTIKAY BUILDWELL PVT. LTD.

[Signature]

Auth. Signatory

For ADZE PROPERTIES PVT. LTD.

[Signature]

Auth. Signatory

निष्पादन लेखपत्र बाद सुनिश्च व समझने मजबूत व प्राप्त धनराशि के प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री एग्ज्यूटिव इन्टर प्राइज प्रॉ लि० द्वारा अधिकृत हस्ताक्षरी
अंकित सिंह, पुत्र श्री ज्ञान सिंह

निवासी: बी ए-1 स्तुति बिल्डिंग बैंक रोड करोल बाग न्यू दिल्ली
व्यवसाय: नौकरी

द्वितीय पक्ष: 1

श्री प्रशान्त श्रीवास्तव अधिकृत हस्ताक्षरी कार्तिकेय बि० प्र० लि०,
पुत्र श्री स्व बी एन प्रसाद

निवासी: 306-308 स्वयंवर-1, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू
दिल्ली

व्यवसाय: नौकरी

द्वितीय पक्ष: 2

श्री प्रशान्त श्रीवास्तव अधिकृत हस्ताक्षरी ए बी जेड ई प्रॉ प्र० लि०,
पुत्र श्री बी एन प्रसाद

निवासी: 306-308 स्वयंवर-1 सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू
दिल्ली

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिल्ला पहचान

पहचानकर्ता: 1

श्री मुकेश दुबे, पुत्र श्री स्व आर-एस दुबे

निवासी: 176 एल्लिको थोन गोमती नगर लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

सुश्री किरण गुप्ता, एडवोकेट

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत

ने की। प्रत्यक्षतः भद्र सार्विधों के निशान अंगूठे नियमानुसार लिए
गए हैं।

दिप्पणी:

रजिस्ट्रार अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक: सरोजनीनगर

लखनऊ

बही संख्या 1 जिल्द संख्या 861 के पृष्ठ 231 से 272 तक क्रमांक 12451 पर
दिनांक 28/11/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह

उप निबंधक, सरोजनीनगर

लखनऊ

28/11/2018

