

19/50/15

POOPALI PANDEY
Asst. Manager
SHCIL
LUCKNOW



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh e-Stamp

Certificate No.	: IN-UP01440307690226N
Certificate Issued Date	: 29-Oct-2015 12:14 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101731592596685N
Purchased by	: KONARKSHINE INDUSTRIES P LTD
Description of Document	: Article 23 Conveyance
Property Description	: KH.NO.299,300,218,219MIN. 226,213,216,220,214,289 AT BHASANDA, PARGANA-NIGOHA, TEH-MOHANLALGANJ, LKO
Consideration Price (Rs.)	: 3,40,00,000 (Three Crore Forty Lakh only)
First Party	: KALP BUILDERS AND DEVELOPERS PVT LTD
Second Party	: KONARKSHINE INDUSTRIES P LTD
Stamp Duty Paid By	: KONARKSHINE INDUSTRIES P LTD
Stamp Duty Amount(Rs.)	: 17,00,000 (Seventeen Lakh only)

25114.



Sub-Registrar (A.T. L.)
Lucknow (U.P.)

-----Please write or type below this line-----



KALP BUILDER

Managing Director



Konarkshine Industries Pvt. Ltd.

Director

Director

0001962199

Statutory Alert:

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

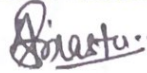
DETAILS OF INSTRUMENT IN SHORT

Pargana/Ward	:	Nigoha
Village	:	Bhasanda
Details of Property	:	Khasra No. 299, 300, 218, 219 Min, 226, 213, 216, 226, 220, 214 & 289
Standard of measurement	:	Sq.mtr
Area of Property Sold	:	10120
V-Code	:	0198
Type of Property	:	Plot
Consideration	:	Rs. 3,40,00,000/-
Valuation	:	Rs. 3,32,28,000/-
Stamp Duty paid	:	Rs. 17,00,000/-
No. of persons in First Part (1)		
Details of Seller :		
KALP BUILDERS & DEVELOPERS PVT. LTD. a company registered under the Companies Act 1956, and having its office at G-33, Syan Complex, Opposite 32, Battalion PAC, Kanpur Road, Lucknow through its Director Sri Anil Kumar Singh son of Late Subedar Singh, resident of B-17, Sector-G, Aliganj, Lucknow		

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.


Director

No. of persons in Second Part(1)

Details of Purchaser :

KONARKSHINE INDUSTRIES (P) LTD. a company registered under the Companies Act 1956, and having its registered office at 5th Floor, "A" Block Suraj Deep Complex, 1, Jopling Road, Lucknow-226001 through its Director Abhishek Srivastava son of Late Om Prakash Srivastava, resident of B-2, IInd Floor, Maharaja Apartment, Jiyamau, Lucknow

SALE DEED

THIS SALE DEED MADE on this 30th day of October, 2015, by **KALP BUILDERS & DEVELOPERS PVT. LTD.** a company registered under the Companies Act 1956, and having its office at G-33, Syan Complex, Opposite 32, Battalion PAC, Kanpur Road, Lucknow through its Director Sri Anil Kumar Singh son of Late Subedar Singh, resident of B-17, Sector-G, Aliganj, Lucknow (hereinafter referred to as the 'SELLER')

IN FAVOUR OF

KONARKSHINE INDUSTRIES (P) LTD. a company registered under the Companies Act 1956, and having its registered office at 5th Floor, "A" Block Suraj Deep Complex, 1, Jopling Road, Lucknow-226001 through its Director Abhishek Srivastava son of Late Om Prakash Srivastava, resident of B-2, IInd Floor,

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.


Director

Maharaja Apartment, Jiyamau, Lucknow, (hereinafter referred to as the **PURCHASER**).

WHEREAS the seller is the owner/bhumidhar of land Khasra No. 299 measuring 0.057 Hectare, Khasra No. 300 measuring 0.0505 Hectare, Khasra No. 218 measuring 0.0126 Hectare, Part of Khasra No. 219 measuring 0.1040 Hectare, Khasra No. 226 measuring 0.063 Hectare, Khasra No. 213 measuring 0.304 Hectare, Khasra No. 216 measuring 0.139 Hectare, Khasra No. 220 measuring 0.067 Hectare, Khasra No. 214 measuring 0.0255 Hectare, Khasra No. 289 measuring 0.076 Hectare, total measuring 1.0120 Hectare, situated at Village Bhasanda, Pargana- Nigoha, Tehsil-Mohanlalganj & District Lucknow, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the '**SAID PROPERTY**').

AND WHEREAS the name of seller is duly mutated in Revenue Record.

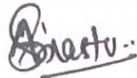
AND WHEREAS an account of declaration U/s 143 U.P.Z.A. & L.R. Act having already been issued the present land is no more an agricultural land.

AND WHEREAS the seller as absolute owner of the said property which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.



Director

the said property to the purchaser for a consideration of Rs. 3,40,00,000/- only (Rupees Three Crores Forty Lacs only).

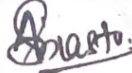
AND WHEREAS the seller has received the said consideration amount from the purchaser details given below :-

1. Rs. 11,00,000/- only by Cheque No. 000001 dated. 09.07.2013
2. Rs. 10,00,000/- only through RTGS dated 15.07.2013
3. Rs. 11,00,000/- only by Cheque No. 000041 dated. 24.07.2013
4. Rs. 9,00,000/- only by Cheque No. 202541 dated 24.07.2013
5. Rs. 9,00,000/- only through RTGS dated 05.08.2013
6. Rs. 4,50,000/- only through RTGS dated 10.08.2013
7. Rs. 10,00,000/- only by Cheque No. 000052 dated 12.08.2013
8. Rs. 20,00,000/- only by Cheque No. 908403 dated 27.08.2013
9. Rs. 18,00,000/- only through RTGS dated 09.09.2013
10. Rs. 6,50,000/- only through RTGS dated 04.10.2013
11. Rs. 45,00,000/- only through RTGS dated 15.10.2013
12. Rs. 22,00,000/- only through RTGS dated 08.11.2013
13. Rs. 1,00,00,000/- only by Cheque No. 000043 dated 07.12.2013
14. Rs. 10,00,000/- only through RTGS dated 02.05.2014
15. Rs. 8,00,000/- only by Cheque No. 000227 dated 21.05.2014
16. Rs. 1,50,000/- only by Cheque No. 656734 dated 21.05.2014

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.




Director

17. Rs. 5,50,000/- only by Cheque No. 656735 dated 22.05.2014
18. Rs. 7,00,000/- only by Cheque No. 000230 dated 22.06.2014
19. Rs. 2,50,000/- only by Cheque No. 428123 dated 13.06.2014
20. Rs. 5,00,000/- only by Cheque No. 656761 dated 01.07.2014
21. Rs. 5,00,000/- only through RTGS dated 14.07.2014
22. Rs. 10,00,000/- only through RTGS dated 28.07.2014
23. Rs. 2,00,000/- only through RTGS dated 07.10.2014
24. Rs. 7,50,000/- only through RTGS dated 14.11.2014

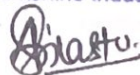
NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.
2. That the seller has handed over the vacant possession of the said property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the sellers to HOLD and enjoy the same forever free from all encumbrances whatsoever.

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.



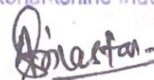
Director

3. That if any person claims through the seller any right or privileges in respect of the said property, mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the said property mentioned above or any proprietary right therein, by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from his other moveable or immoveable properties wherever found in existence at that time.
4. That the total area of the plot hereby sold is 1.0120 Hectare = 10120 Sq. Mtr. valuation whereof as per rates fixed by the Collector @ Rs. 4500/- only per for First 1000 Sq. Mtr. comes to Rs. 45,00,000/- only for balance 9120 Sq. Mtr reduced 30% @ Rs. 3150/- it comes to Rs. 2,87,28,000/- only total valuation comes to Rs. 3,32,28,000/- only. It has no construction. It is beyond Municipal limits and not situated on any segment road.
5. That the expressions "Seller" and "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.



Director

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री प्रकाश श्रीवास्तव एडवो.

पेशा वकालत

निवासी सिविल कोर्ट लखनऊ

व श्री प्रशान्त अग्रवाल एडवो.

पुत्र श्री

पेशा वकालत

निवासी हाईकोर्ट लखनऊ

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

Prakash Srivastava



Prashant Agrawal



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rajesh Kumar

राजेश कुमार (प्रभारी)
उ.नि.मोहनलालगंज
लखनऊ

30/10/2015



For Registrar of Mortgages
Mohan Lal Gangaj
Lucknow

IN WITNESS WHEREOF the above named parties hereto have put their respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Land Khasra No. 299 measuring 0.057 Hectare, Khasra No. 300 measuring 0.0505 Hectare, Khasra No. 218 measuring 0.0126 Hectare, Part of Khasra No. 219 measuring 0.1040 Hectare, Khasra No. 226 measuring 0.063 Hectare, Khasra No. 213 measuring 0.304 Hectare, Khasra No. 216 measuring 0.139 Hectare, Khasra No. 220 measuring 0.067 Hectare, Khasra No. 214 measuring 0.0255 Hectare, Khasra No. 289 measuring 0.076 Hectare, total measuring 1.0120 Hectare, situated at Village Bhasanda, Pargana- Nigoha, Tehsil-Mohanlalganj & District Lucknow, which bounded as under :-

BOUNDARY OF KHASRA NO. 299/ 300

EAST : Khasra No. 296
WEST : Khasra No. 220 & 219
NORTH : Khasra No. 221
SOUTH : Khasra No. 301 & 298

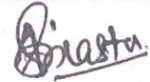
BOUNDARY OF KHASRA NO. 218

EAST : Khasra No. 219

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.



Director

34,000,000.00 / 33,228,000.00 विक्रय पत्र 10,000.00 20 10,020.00 1,000

प्रतिफल मालियत
कल्प बिल्डर्स एण्ड डेव. प्रा. लि. द्वारा निदे. अनिल कुमार सिंह
पुत्र श्री स्व. सुबेदार सिंह
व्यवसाय व्यापार

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

निवासी स्थायी बी-17 से-जी अलीगंज लखनऊ
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 30/10/2015 समय 2:40PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
राजेश कुमार (प्रभारी)
उ.नि. मोहनलालगंज
लखनऊ

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
विक्रेता क्रेता

कल्प बिल्डर्स एण्ड डेव. प्रा. लि. द्वारा निदे. अनिल
कुमार सिंह
पुत्र श्री स्व. सुबेदार सिंह
पेशा व्यापार
निवासी बी-17 से-जी अलीगंज लखनऊ



कोनार्क साईन इण्डस्ट्रीज प्रा. लि. द्वारा निदे. अभिषेक
श्रीवास्तव
पुत्र श्री स्व. ओम प्रकाश श्रीवास्तव
पेशा व्यापार
निवासी बी-2 द्वितीय तल महाराजा अर्पाटमेन्ट
जियामऊ लखनऊ



Director

WEST : Road 9 feet wide

NORTH : Khasra No. 217

SOUTH : Khasra No. 219

BOUNDARY OF KHASRA NO. 219

EAST : Khasra No. 300

WEST : Khasra No. 217

NORTH : Khasra No. 214 & 220

SOUTH : Remaining Part of Khasra No. 219

BOUNDARY OF KHASRA NO. 226

EAST : Khasra No. 231

WEST : Khasra No. 224

NORTH : Others Land

SOUTH : Land Gram Samaj

BOUNDARY OF KHASRA NO. 213, 214 & 220

EAST : Khasra No. 221

WEST : Khara No. 216

NORTH : Khasra No. 212

SOUTH : Khasra No. 219

BOUNDARY OF KHASRA NO. 216

EAST : Khasra No. 215

WEST : Road Bhasanda

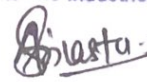
NORTH : Khasra No. 213

SOUTH : Khasra No. 217

KALP BUILDERS & DEVELOPERS (P) LTD.


Managing Director

For Konarkshine Industries Pvt. Ltd.


Director

WEST
NORTH
SOUTH

BOUNDARY OF KHARRA NO. 235

EAST
WEST

विक्रेता

Registration No.: 19150 Year: 2,015 Book No.: 1

0101 कल्प बिल्डर्स एण्ड डेव.प्रा.लि.द्वारा निवे.अनिल कुमार सिंह
स्व.सुबेदार सिंह
बी-17 से-जी अलीगंज लखनऊ
व्यापार



BOUNDARY OF KHARRA NO. 214 & 230

EAST
WEST
NORTH
SOUTH
EAST
WEST
NORTH
SOUTH




Director

BOUNDARY OF KHASRA NO. 289

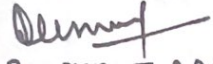
EAST : Khasra No. 237
WEST : Khara No. 297
NORTH : Khasra No. 294 & 292
SOUTH : Khasra No. 288

WITNESSES :-

1. 
(Prakash Srivastava)
Civil Court dko.


Managing Directors

SELLER

2. 
PRASHANT AGRAWAL
Advocate
High Court Lucknow

For Konarkshree Industries Pvt. Ltd.


Director

PURCHASER

DRAFTED BY:-



Advocate
Civil Court, Lucknow.
Mob. No- 9452296817
Regn. No.- 1380/1972

TYPED By:-

Shubham Gupta
(SHUBHAM GUPTA)
Civil Court, Lucknow.

BOUNDARY OF KHASRA NO. 288

EAST : Khasra No. 287
WEST : Khasra No. 289
NORTH : Khasra No. 286 & 283
SOUTH : Khasra No. 288
WITNESSES :

केता

Registration No. : 19150

Year : 2,015

Book No. : I

0201 कोनार्क साईन इण्डस्ट्रीज प्रा.लि.द्वारा निदे.अभिषेक श्रीवास्तव
स्व.ओम प्रकाश श्रीवास्तव
बी-2 द्वितीय तल महाराजा अर्पाटमेन्ट जियामऊ लखनऊ
व्यापार



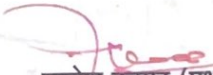
Director
PURCHASER



DRAFTED BY
19/02/2015

आज दिनांक 30/10/2015 को
वही सं. 1 जिल्द सं. 6168
पृष्ठ सं. 167 से 186 पर क्रमांक 19150
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राजेश कुमार (प्रभारी)
उ.नि.मोहनलालगंज
लखनऊ
30/10/2015

For K. Mohan Lal Gangaj P. Ltd.
Director