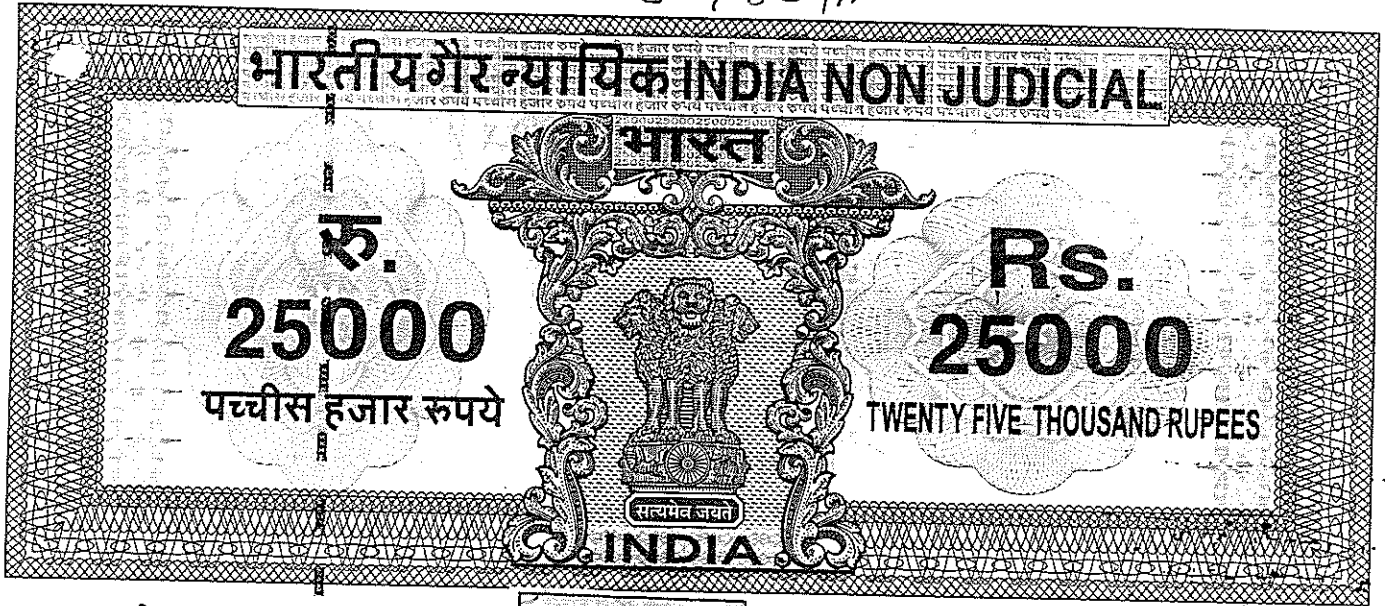
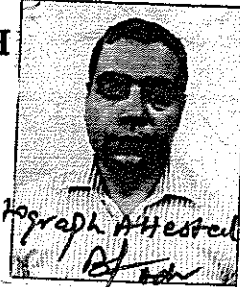


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उत्तर प्रदेश UTTAR PRADESH



B 237186
28 JUN 2011

Photograph Attested Photograph Attested

87
163

Valuation as per D.M.Circle Rate : Rs. 1,13,44,500.00
Sale Consideration : Rs 5,78,89,400.00
(Stamp Duty Paid : Rs. 40,53,000.00
(Rs 11,58,000.00 alongwith ATS + Rs 28,95,000.00 alongwith Sale Deed)
Pargana : Lucknow

बैनामा पत्र

प्रमाणित किया जाता है कि निम्नलिखित अनुबन्ध
प्रलेख दिनांक 12/05/11 को प्रमाणित किया गया
श्रीमान श्रीमान 11/5/2011
विशेष रूप से सम्प्रदर्शित

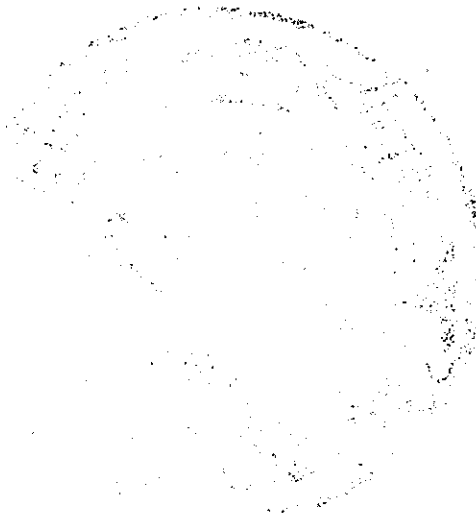
6/7/11

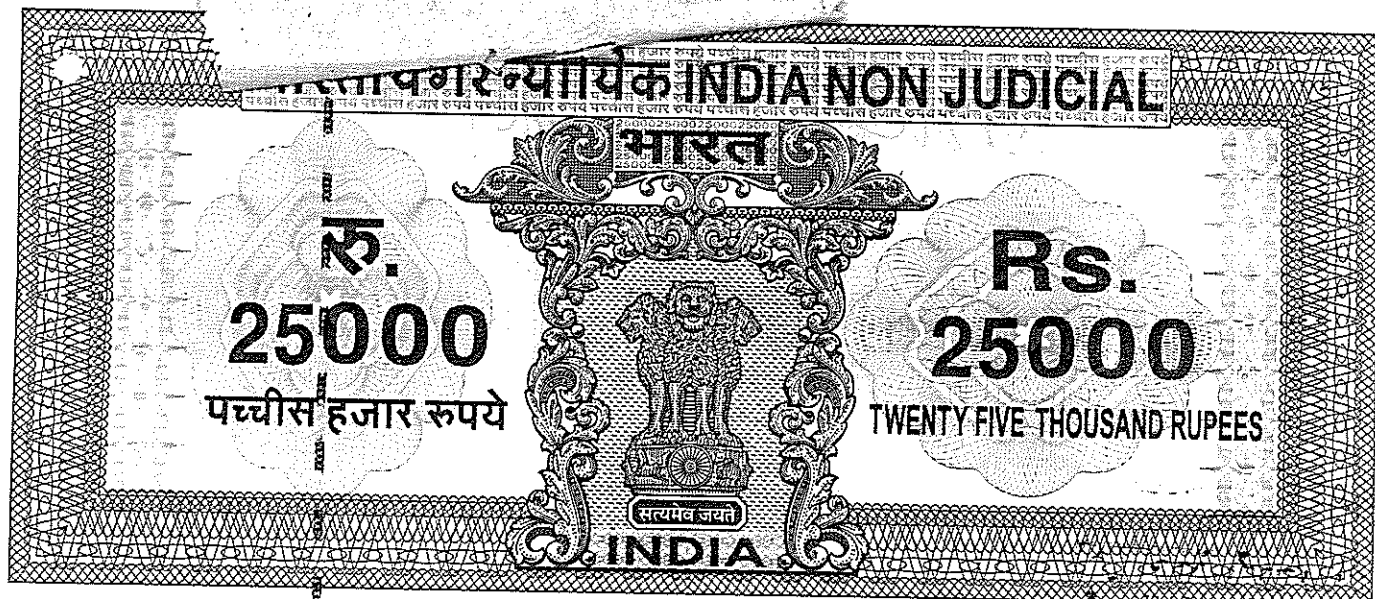
Ara

Avinash

2003 7/1
A. S. Derfler

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उत्तर प्रदेश UTTAR PRADESH

B 237187

28 JUN 2005

SALE DEED

Nature of Land

Agriculture

Village

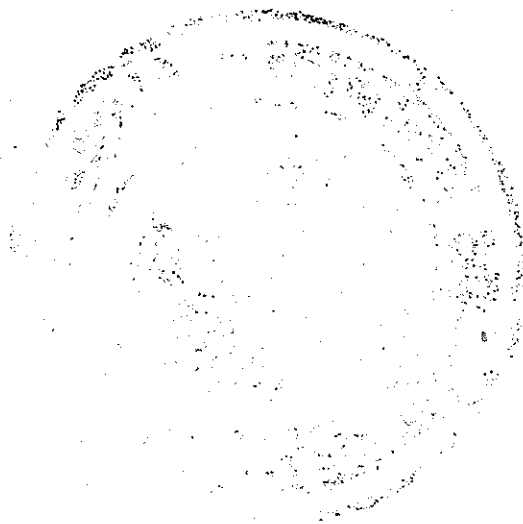
Baghamau

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Axi's Pending







उत्तर प्रदेश UTTAR PRADESH

B 237
28 JUN 2004

Tehsil & District

Lucknow

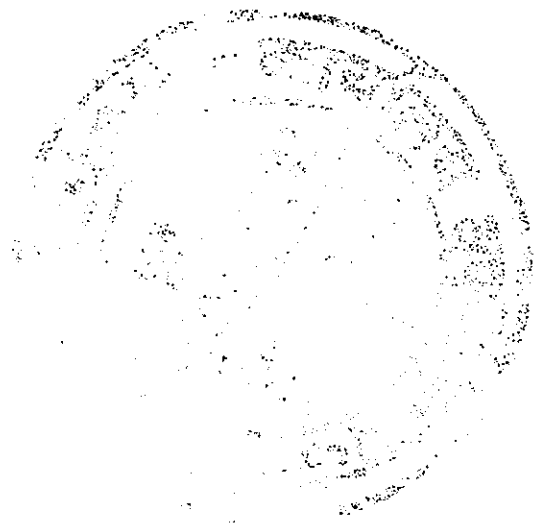
Details of Property Khasra Nos. 80(0.297 Acre); 101(0.081 Acre); 102(0.021 Acre);103 Kha(0.036 Acre);108 Kha(0.078 Acre);113Kha(0.021Acre);129(0.09 5 Acre);132g(0.469 Acre); 140ga(

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A N S. Bentley

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उत्तर प्रदेश UTTAR PRADESH

B 23
28 JAN 20

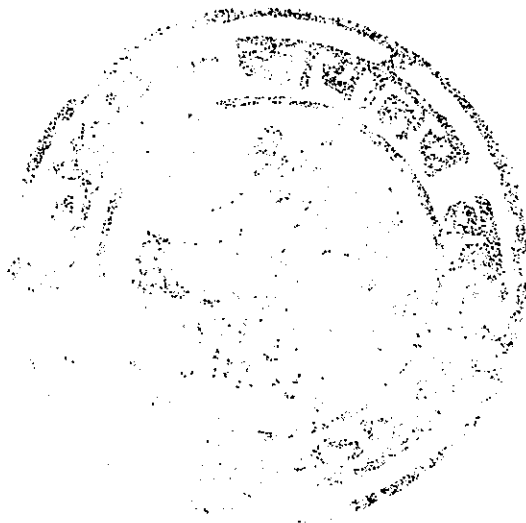
0.843 Acre); 152(0.808 Acre);153(
0.830 Acre);168(0.759 Acre);169(
0.756 Acre); 309(0.319 Acre); 311(
0.145 Acre); 352(0.097 Acre); 353(
0.031 Acre); 354(0.112 Acre);
387K (0.311 Acre) ; 583(0.499

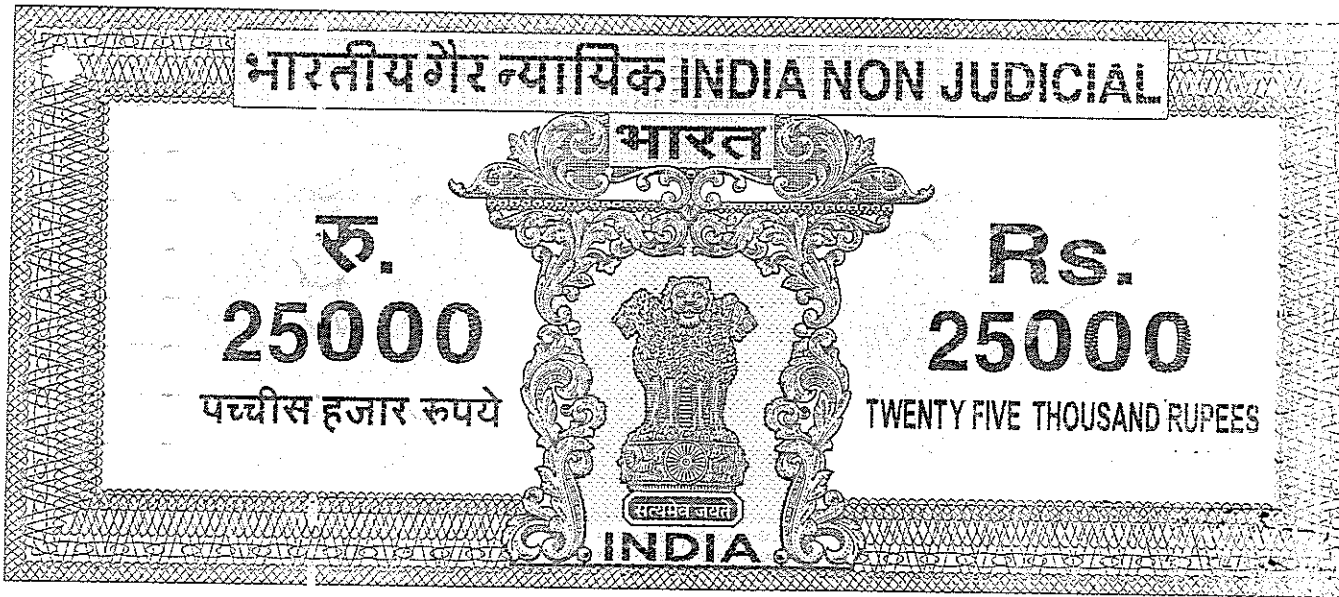
[Signature]

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उत्तर प्रदेश UTTAR PRADESH

Acre); 625 (1.720Acre) ; 640(0.232Acre); 658(0.226 Acre); 665Kha(0.052 Acre); 722 (0.437 Acre)AND 725(0.062 Acre) in the revenue village of Bagha Mau, Pargana & Tehsil Lucknow, District Lucknow, Uttar Pradesh

Man

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2007 4/21

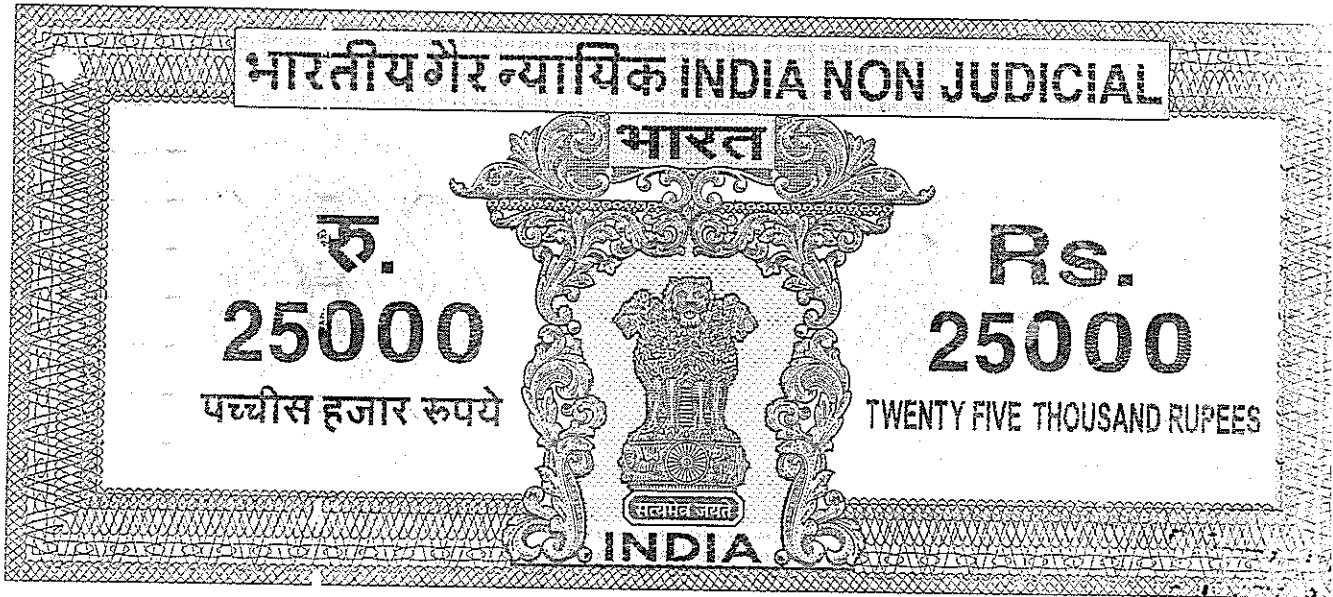
Miss Berke

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उत्तर प्रदेश UTTAR PRADESH

B 25
18 JUN 2011

Total Area Purchased

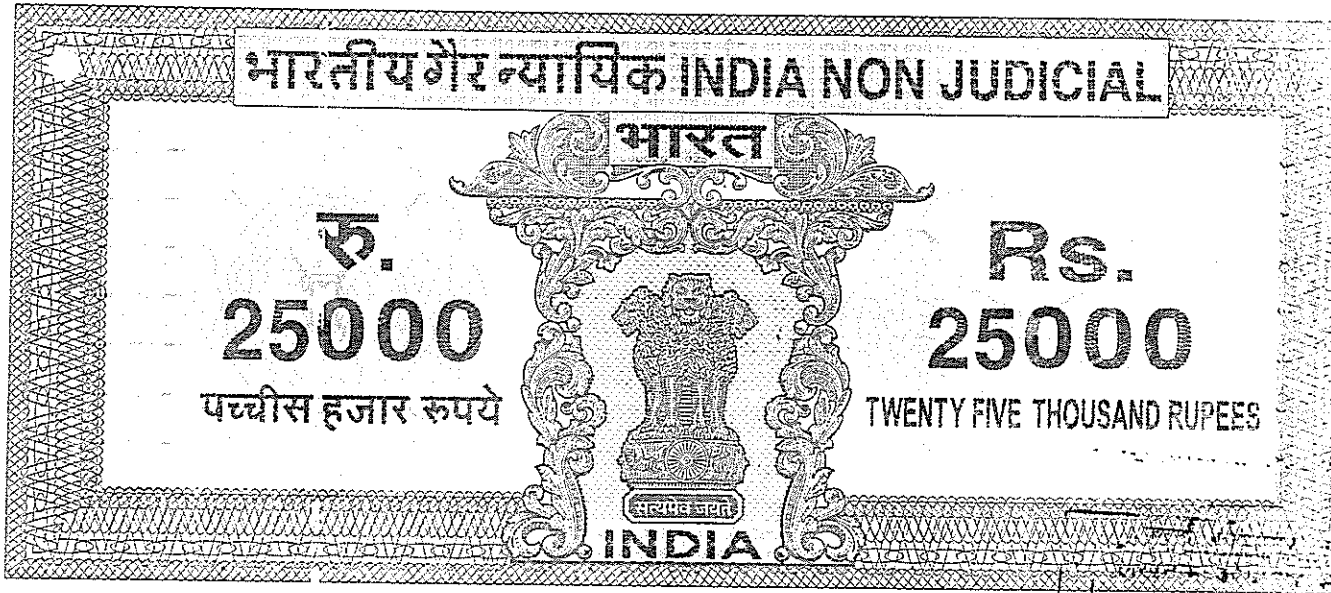
9.337 Acres (3.7815 Hectares)

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JWD
DHS Der Dug
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उत्तर प्रदेश UTTAR PRADESH

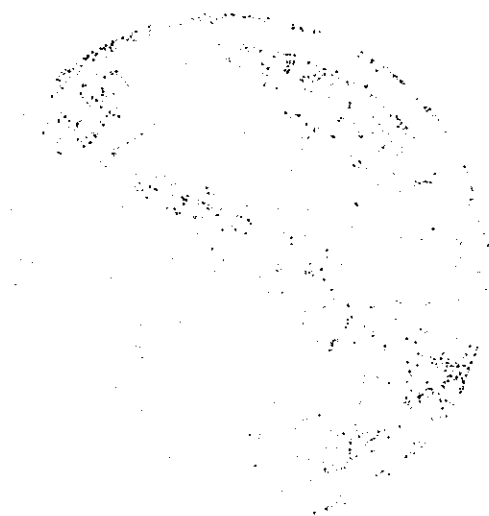
Road

More than 500 Mts. away from
Main Sultanpur Road . Land
Not Situated on the Link Road;
not having any abadi within
200 mts nor is having any
tubewell, boring or trees

[Signature]

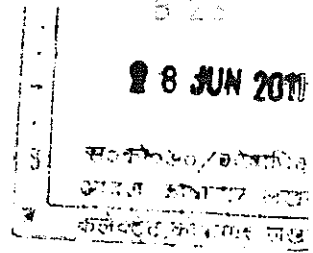
[Signature]

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AN S Derma





उत्तर प्रदेश UTTAR PRADESH



Type of Property Agriculture land

BOUNDARIES OF LAND

Khasra No. 80

East	:	Khasra No 82,81,116
West	:	Khasra No 124
North	:	Khasra No 119, 118
South	:	Khasra No 79

ADM 5471

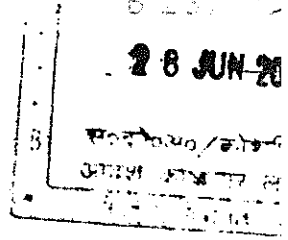
AMS Doc 140

45





उत्तर प्रदेश UTTAR PRADESH



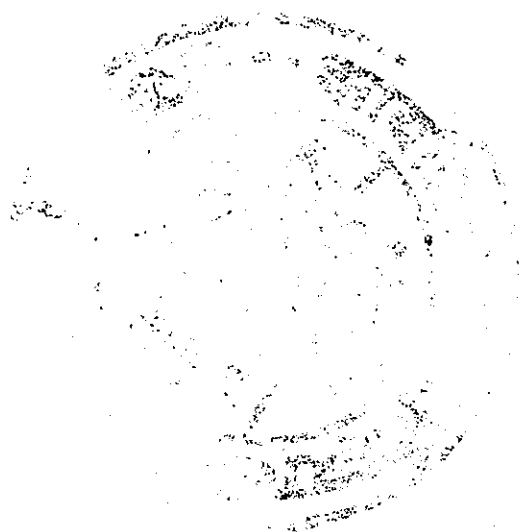
Khasra No. 101

East : Khasra No 102,108
West : Khasra No 116,114
North : Khasra No 115
South : Khasra No 100

Ma

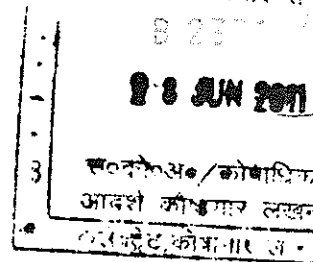
Avinash

12/00/77
DMS. Dev. P. 111
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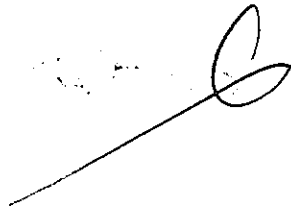
उत्तर प्रदेश UTTAR PRADESH



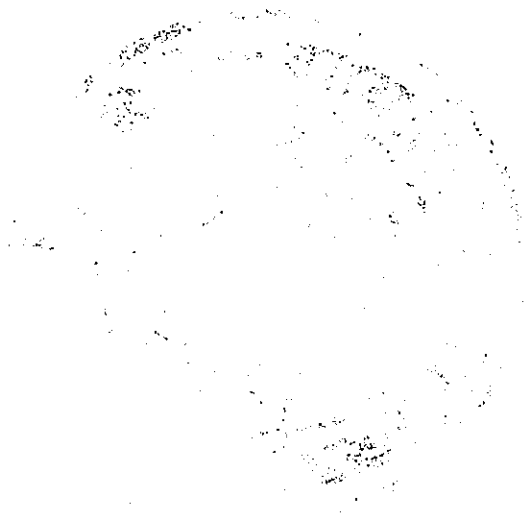
Khasra No. 102

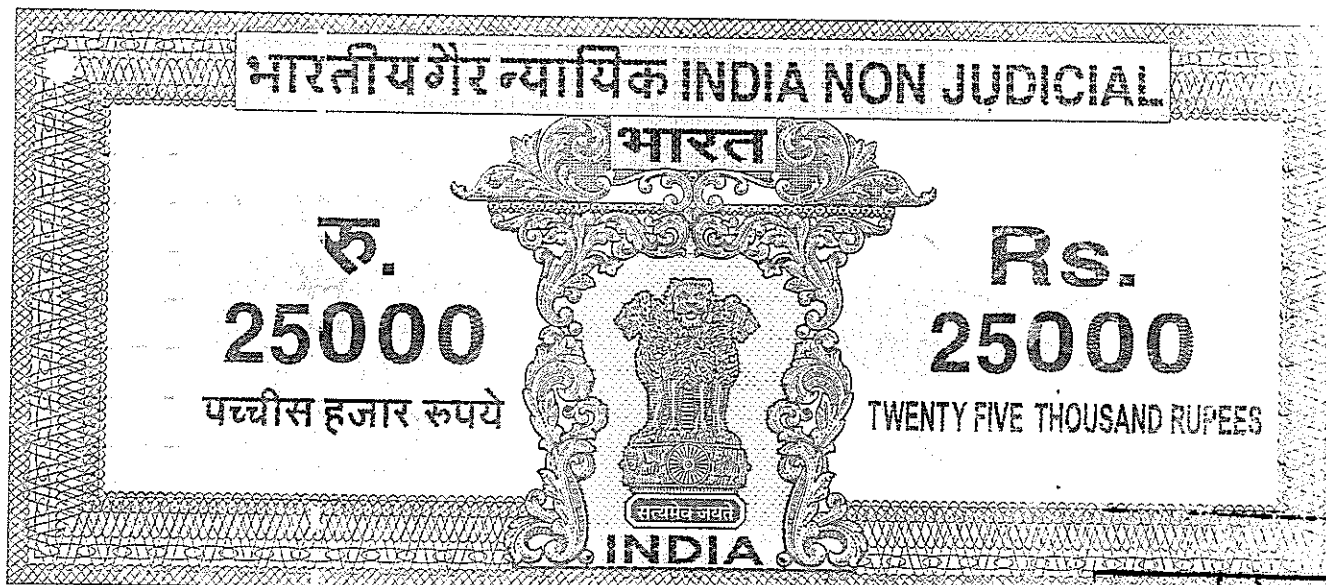
East : Khasra No 103
West : Khasra No 101
North : Khasra No 108
South : Khasra No 100

22/11/17
AMS Per mg

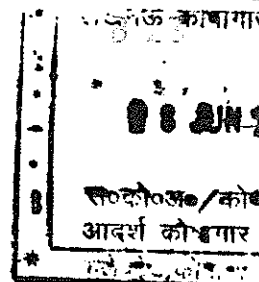


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Khasra No. 103 KHA(ख)

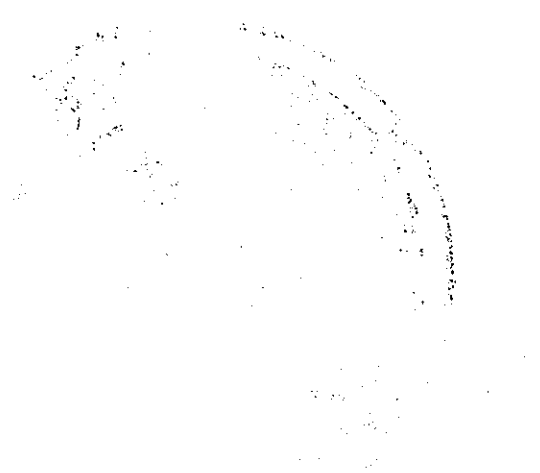
East : Khasra No 104
 West : Khasra No 100,102
 North : Khasra No 108
 South : Khasra No 137

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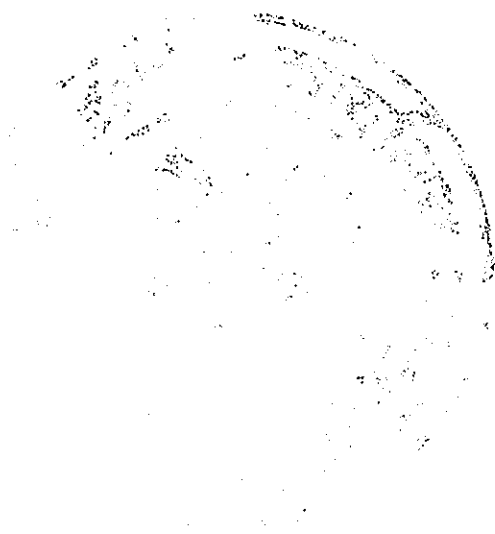
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आदर्श को बंगाल 14711
दिनांक 27/07/2018
पूरा A K S Developer R. K. R.
नाम
द्वारा

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 113 KHA(ख)

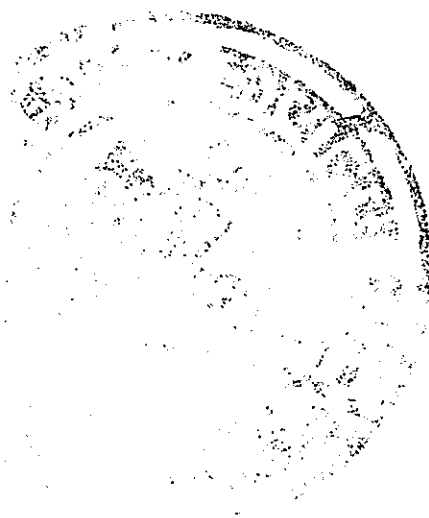
East : Khasra No 115
West : Khasra No 111,112
North : Khasra No 109
South : Khasra No 114

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Avinash

आदर्श कोषागार, ~~संक्रि~~ 17
दिनांक 25/10/20 ज 15/11 Der Pug
मूल्य
नाम
द्वारा

18





उत्तर प्रदेश UTTAR PRADESH

8 JUN 2011

Khasra No. 129

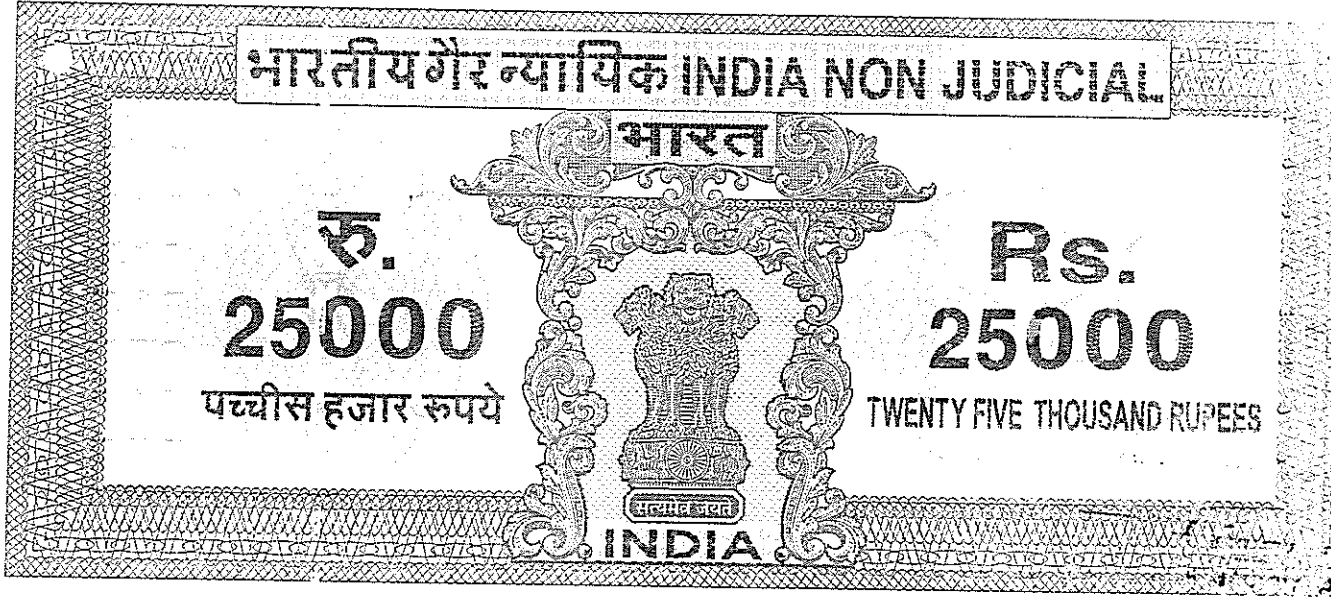
East : Khasra No 130
West : Khasra No 128
North : Khasra No 174
South : Khasra No 109

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Arinush

आदर्श कोषागार, ~~विकास~~ 11
मि. नं. ~~20/12~~ Der Sun
ब्लॉक ~~A/12~~
साम ~~...~~
हस्ता ~~...~~

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उत्तर प्रदेश UTTAR PRADESH

8 JUN 2011

Khasra No. 132 GA(ग)

East : Khasra No 140,131
West : Khasra No 108,104,106
North : Khasra No 131,
South : Khasra No 106,107,133,137

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100-115 Rev 1994
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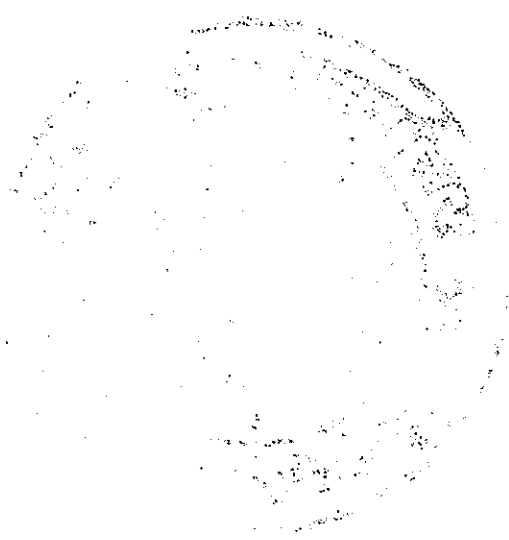
उत्तर प्रदेश UTTAR PRADESH

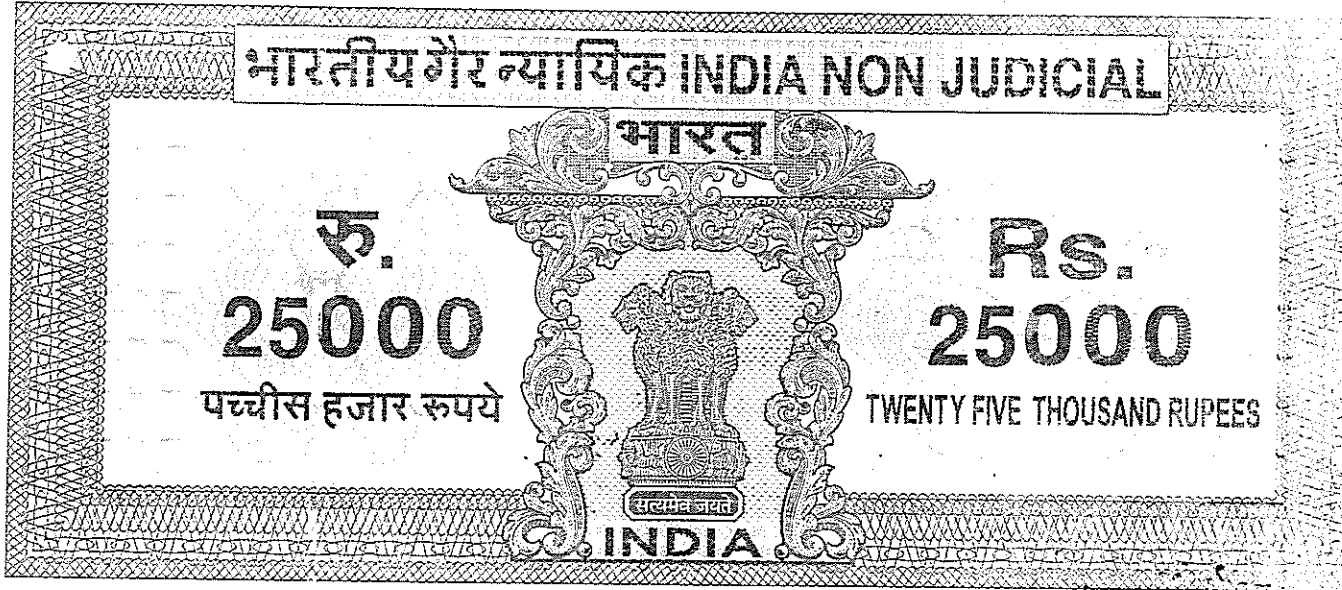
Khasra No. 140 GA(ग)

East : Khasra No 141, 142, 143, 144, 150,
154, 162
West : Khasra No 132 to 138 and 131
North : Khasra No 156, 131, 163
South : Khasra No 141, 303

12/11/2007
ANS Per Png

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उत्तर प्रदेश UTTAR PRADESH

Khasra No. 152

East : Khasra No 150
West : Khasra No 153
North : Khasra No 150,171
South : Khasra No 150,151

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Arinash

आदर्श कोषागार ~~बख्तपुर~~ 11

दिनांक ~~24/11/2015~~

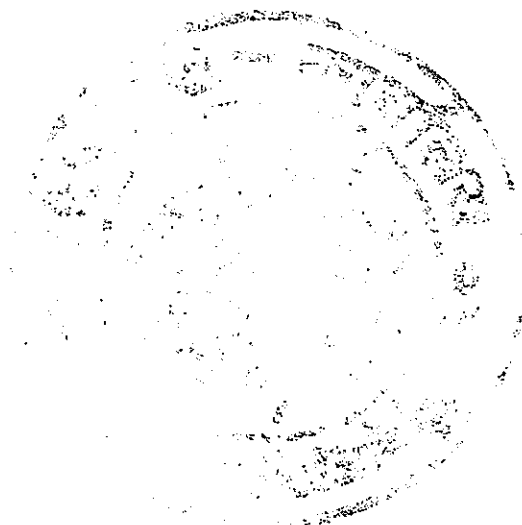
मूल्य ~~रु. 100/-~~

नाम ~~श्रीमान~~

पता ~~...~~

~~...~~ सेक्रेटरी

Per PMS





उत्तर प्रदेश UTTAR PRADESH

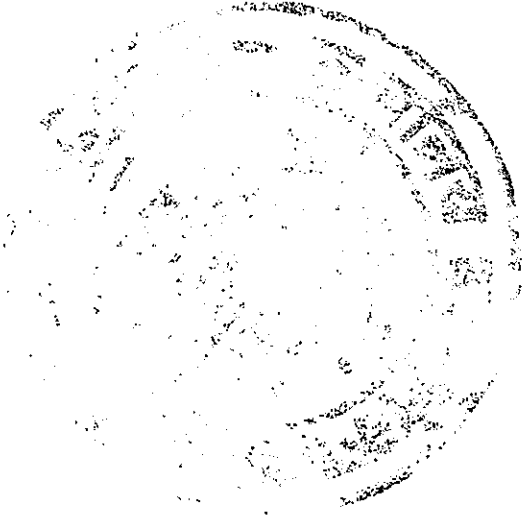
Khasra No. 153

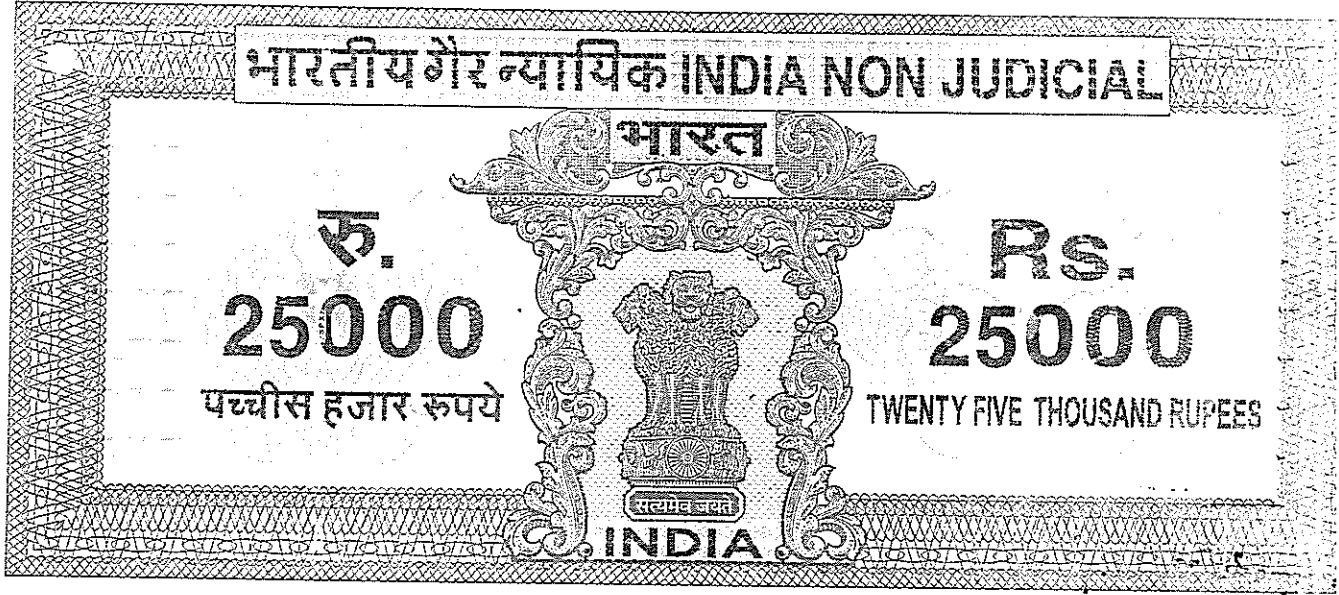
East : Khasra No 152
West : Khasra No 159,158,156,155
North : Chak Road and Khasra No 171
South : Khasra No 151,150,154

आदर्श कोशालगार लखनऊ ॥
विषय:
पूरा:
बाप:
द्वारा:

Derby

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उत्तर प्रदेश UTTAR PRADESH

B 23

28 Jan 2009

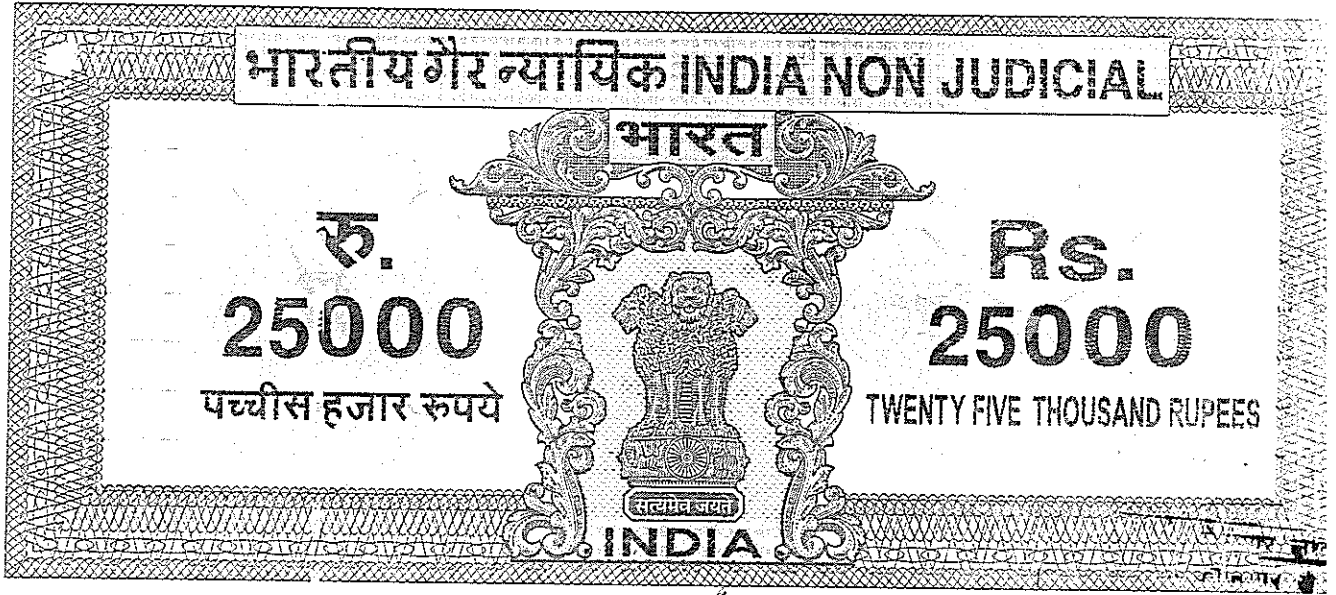
Khasra No. 168

East : Khasra No 169
West : Khasra No 167
North : Chak Road and Village Boundary
South : Khasra No 161

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उत्तर प्रदेश UTTAR PRADESH

B 237
28 JUN 2011
सदर जमा/कोषाधिकारी
उत्तर प्रदेश सरकार
लखनऊ

Khasra No. 169

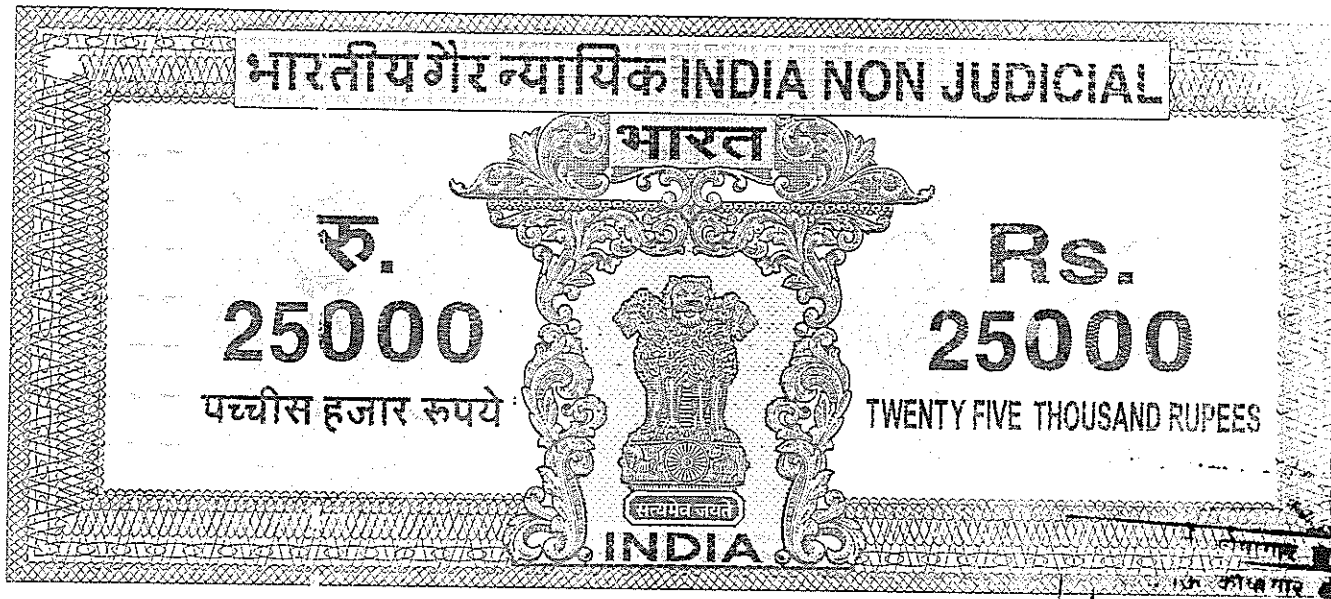
East : Khasra No 170
West : Khasra No 168
North : Chak Road and Village Boundary
South : Khasra No 161

[Signature]

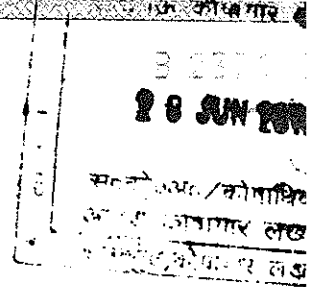
Arindh

आदर्श कोषागार १४/१०/१७
9/10/17 MS Der pue
पुस्तक





उत्तर प्रदेश UTTAR PRADESH



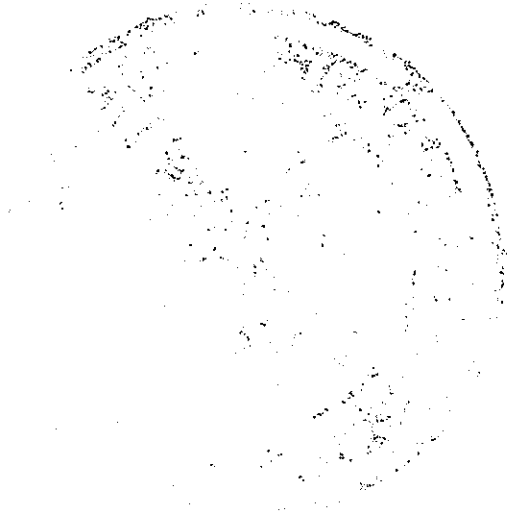
Khasra No. 309

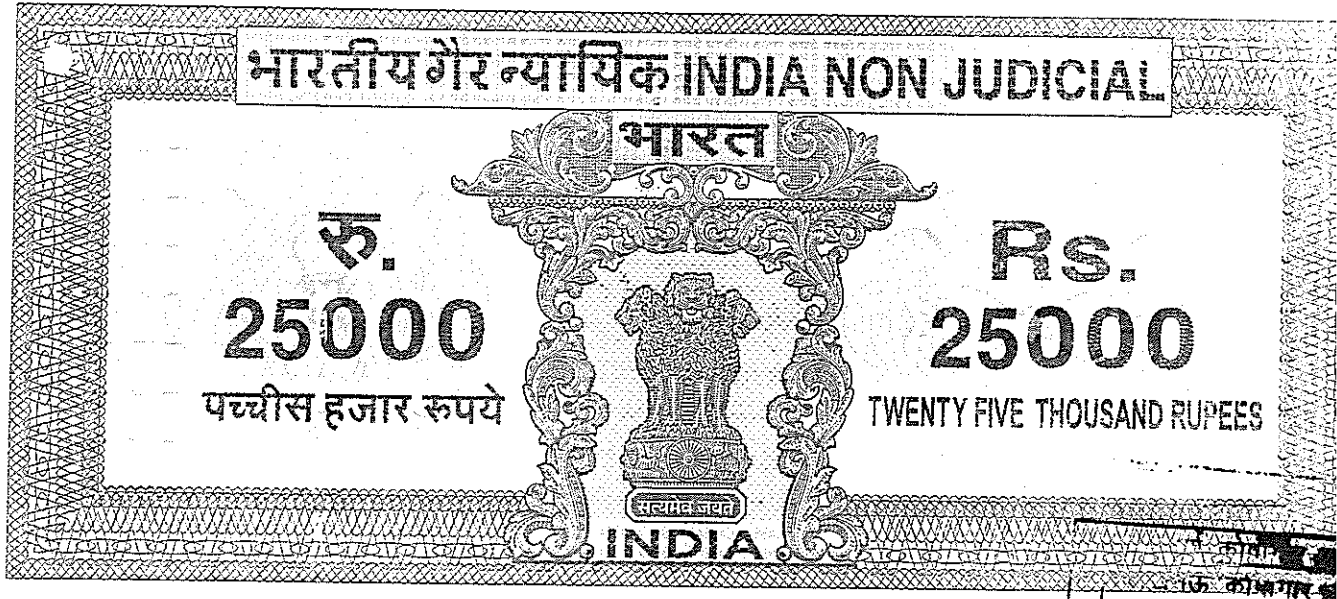
East : Khasra No 324,325
West : Khasra No 308,369
North : Khasra No 312,310
South : Khasra No 367,355

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Anirash

SECRETARY GENERAL
Date: 24/5/2011
To: AMS Per P. 102





उत्तर प्रदेश UTTAR PRADESH

Khasra No. 311

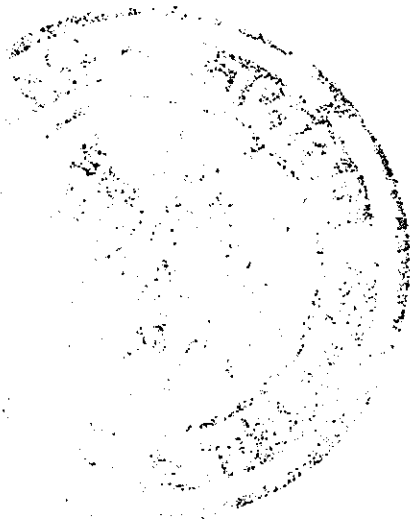
East : Khasra No 306
West : Khasra No 312
North : Khasra No 315
South : Khasra No 310

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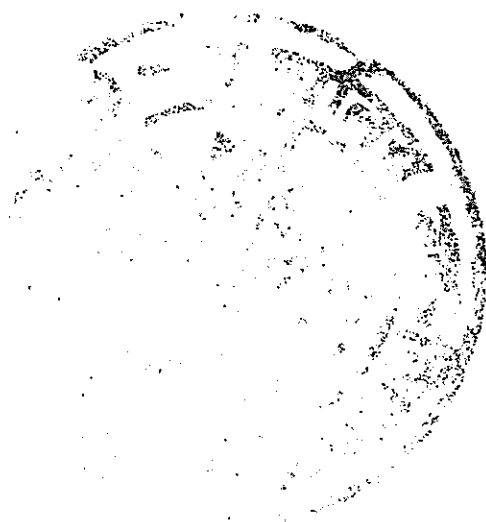
उत्तर प्रदेश UTTAR PRADESH

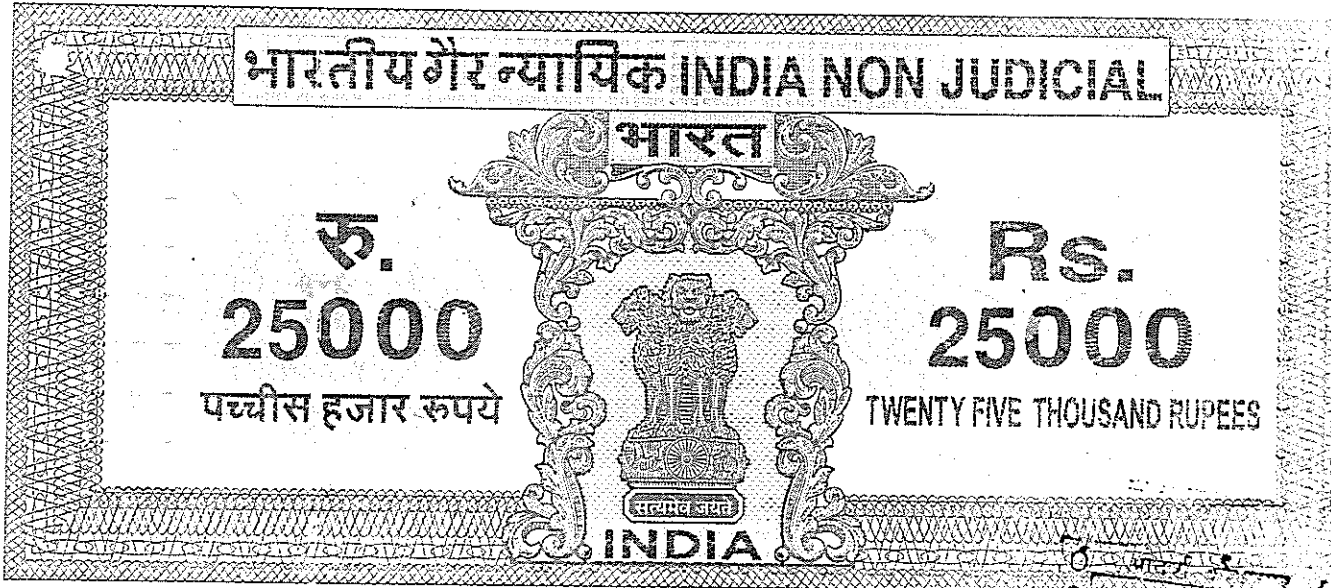
Khasra No. 352

East : Khasra No 354, 353
West : Khasra No 351,350
North : Khasra No 351,330,329
South : Khasra No 349

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2011

Khasra No. 353

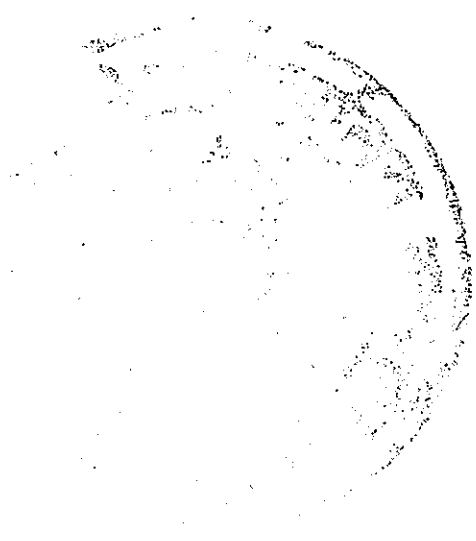
East : Khasra No 326
West : Khasra No 349,352
North : Khasra No 326
South : Khasra No 354

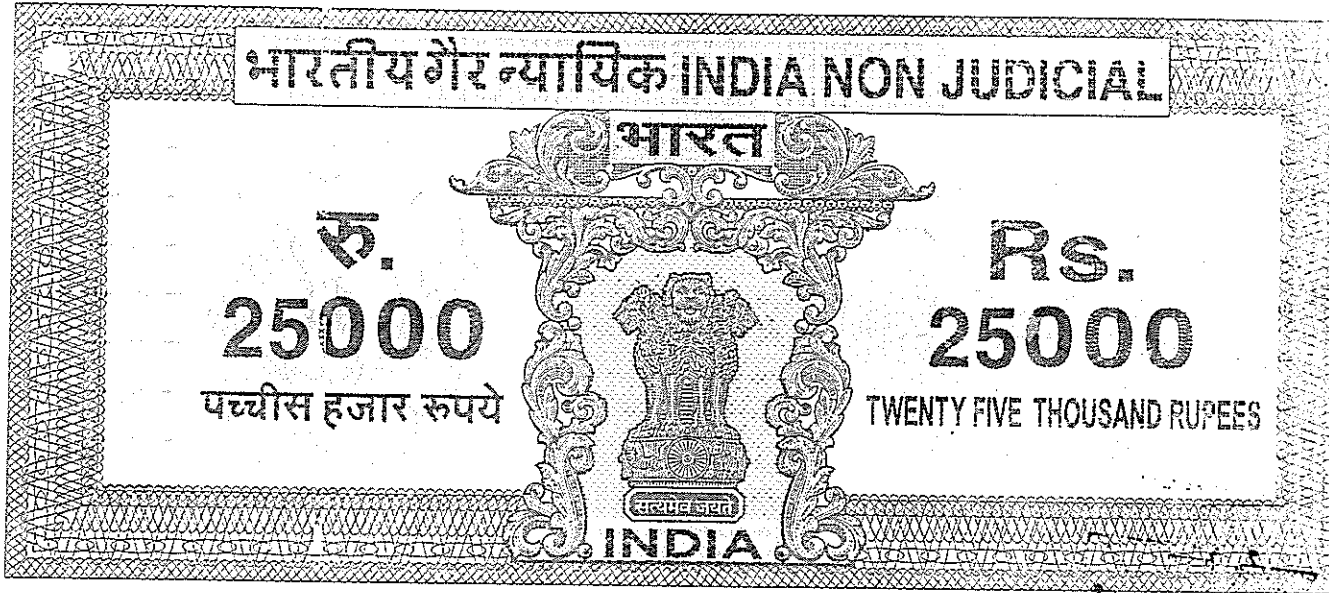
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Devi

ॐ नमो भगवते वासुदेवाय





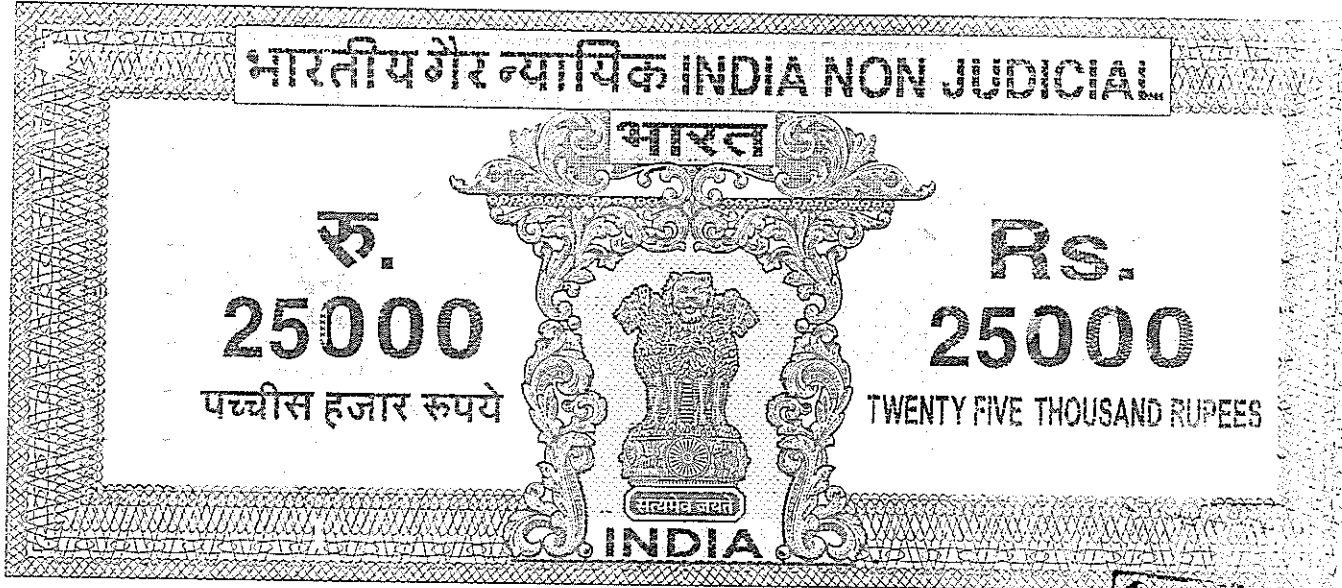
उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

Khasra No. 354

East : Khasra No 355
West : Khasra No 352,349,359
North : Khasra No 353,326
South : Khasra No357

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उत्तर प्रदेश UTTAR PRADESH

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* न्यायिक न्यायालय
61
28 JUN 20

Khasra No. 387 K(क)

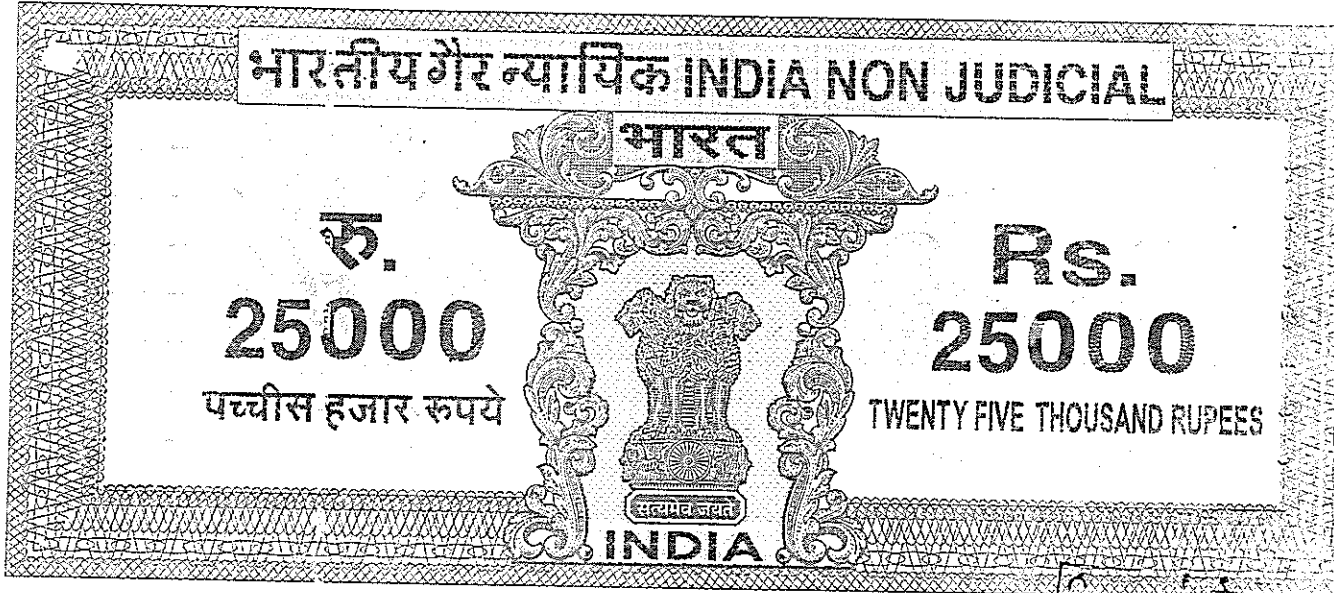
East : Khasra No 361
West : Khasra No 388,385
North : Khasra No 386,362
South : Khasra No 361

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उत्तर प्रदेश UTTAR PRADESH

2-8 JUN 2011
भारतीय गैर न्यायिक
पच्चीस हजार रुपये
25000

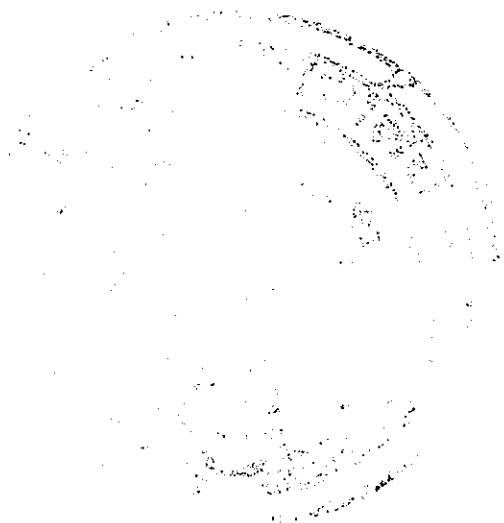
Khasra No. 583

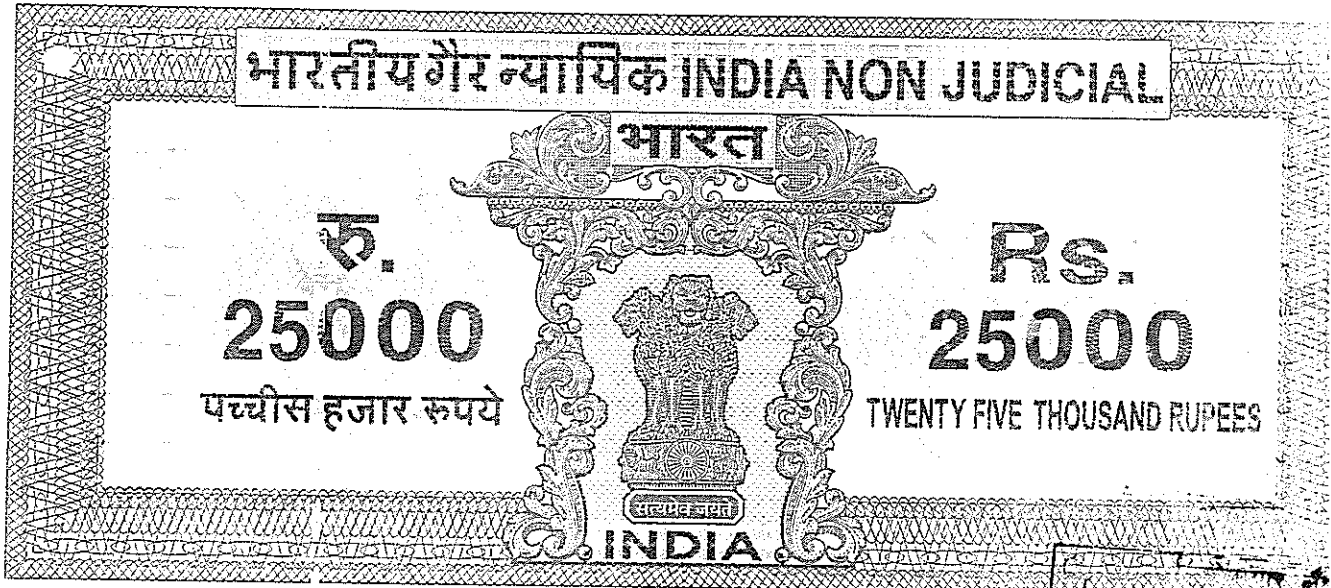
East : Khasra No 588
West : Chak Road and Khasra No 562
North : Khasra No 582
South : Khasra No 584

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उत्तर प्रदेश UTTAR PRADESH

8 JUN 2011
भारतीय गैर न्यायिक
पच्चीस हजार रुपये

Khasra No. 625

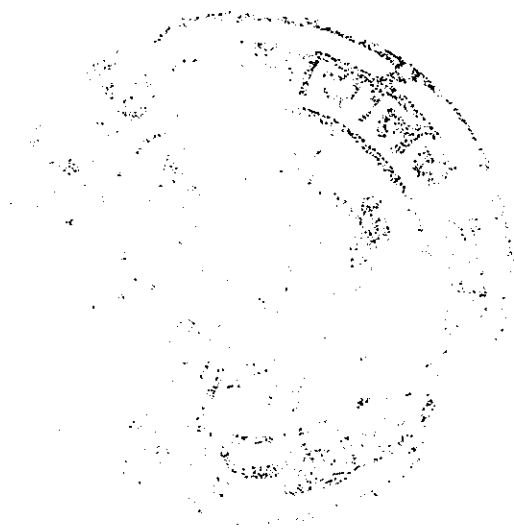
East : Khasra No 624
West : Khasra No 568
North : Khasra No 626
South : Khasra No 569

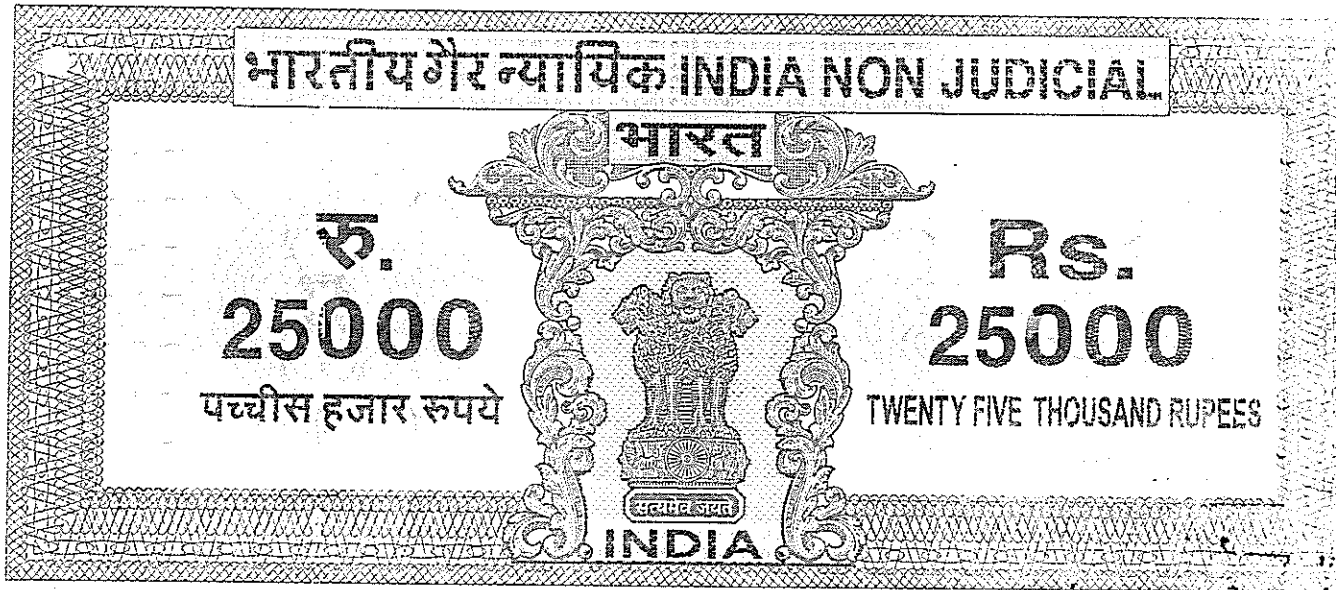
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[Signature]

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उत्तर प्रदेश UTTAR PRADESH

B 237

28 JUN 2011

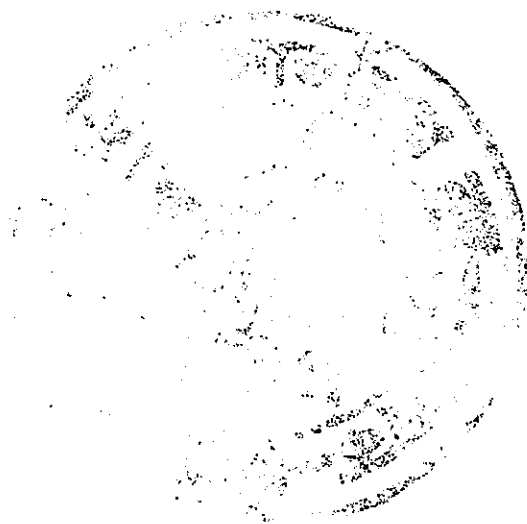
Khasra No. 640

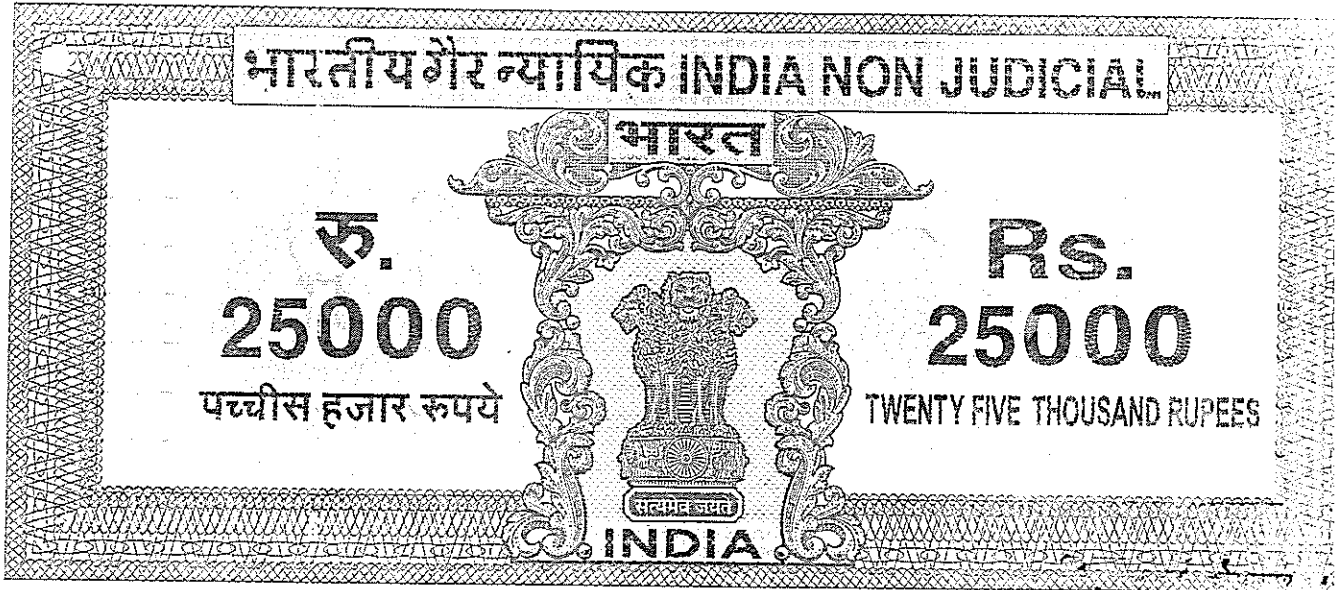
East : Khasra No 643
West : Khasra No 639
North : Chak Road
South : Khasra No 641

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JOHN S. [unclear] P. 4th
ANNEX Dev.
C





उत्तर प्रदेश UTTAR PRADESH

28 JUN 201

Khasra No. 658

East : Khasra No 659
West : Khasra No 649
North : Khasra No 654
South : Khasra No 645, 659

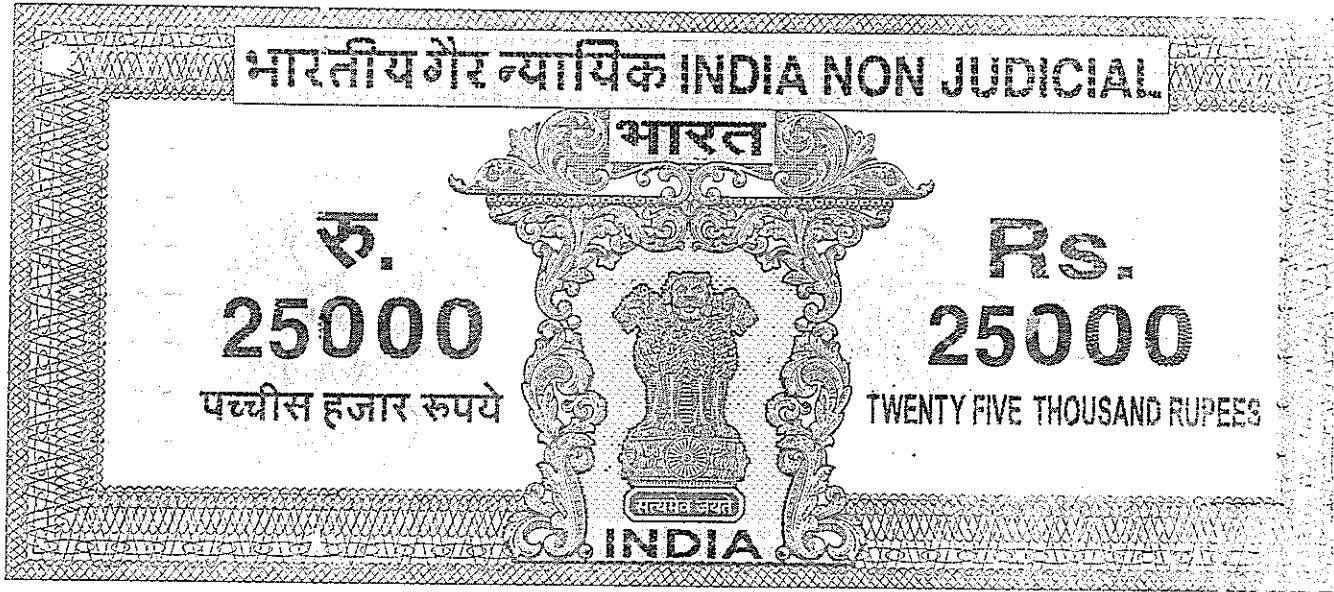
[Signature]

Anirudh

~~2005/07/11~~
~~2005/07/11~~ Der Tag

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

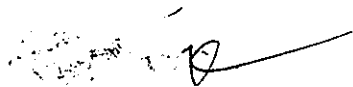
Khasra No. 665 KHA(ख)

East : Khasra No 666
West : Khasra No 664
North : Khasra No 669
South : Khasra No 822

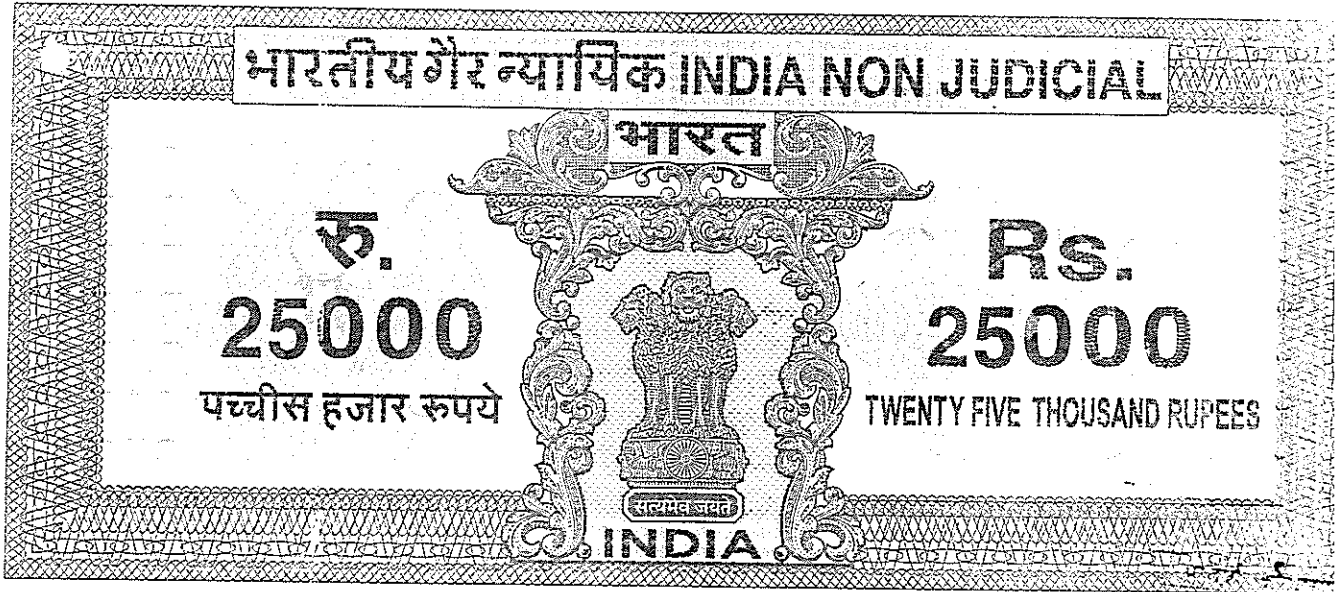
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उत्तर प्रदेश UTTAR PRADESH

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Khasra No. 722

East : Khasra No 815
West : Khasra No 721
North : Khasra No 725
South : Khasra No 815

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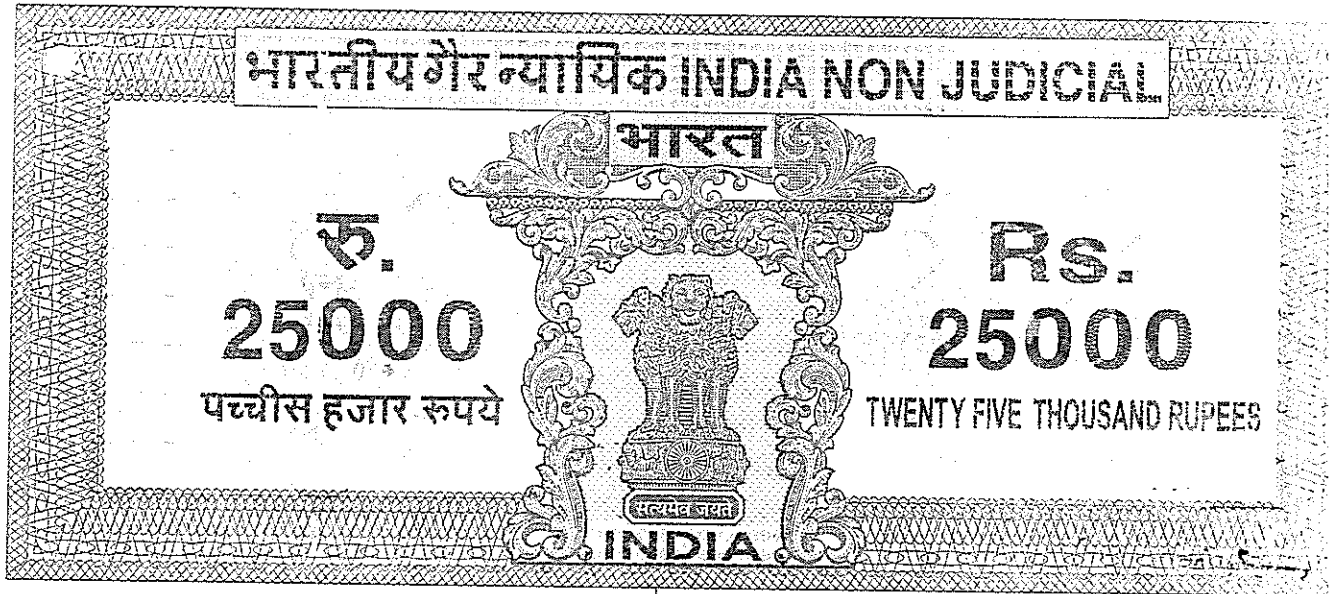
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आदर्श कोषागार मन्त्रालय
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ADLS Dr V PM

संकेतित





उत्तर प्रदेश UTTAR PRADESH

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28 JUN 20

Khasra No. 725

East : Khasra No 724
West : Khasra No 718
North : Khasra No 740,784
South : Khasra No 722

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उत्तर प्रदेश UTTAR PRADESH

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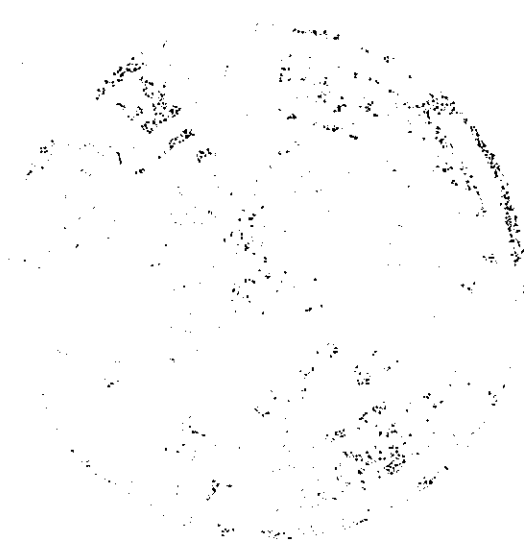
SELLER (1)

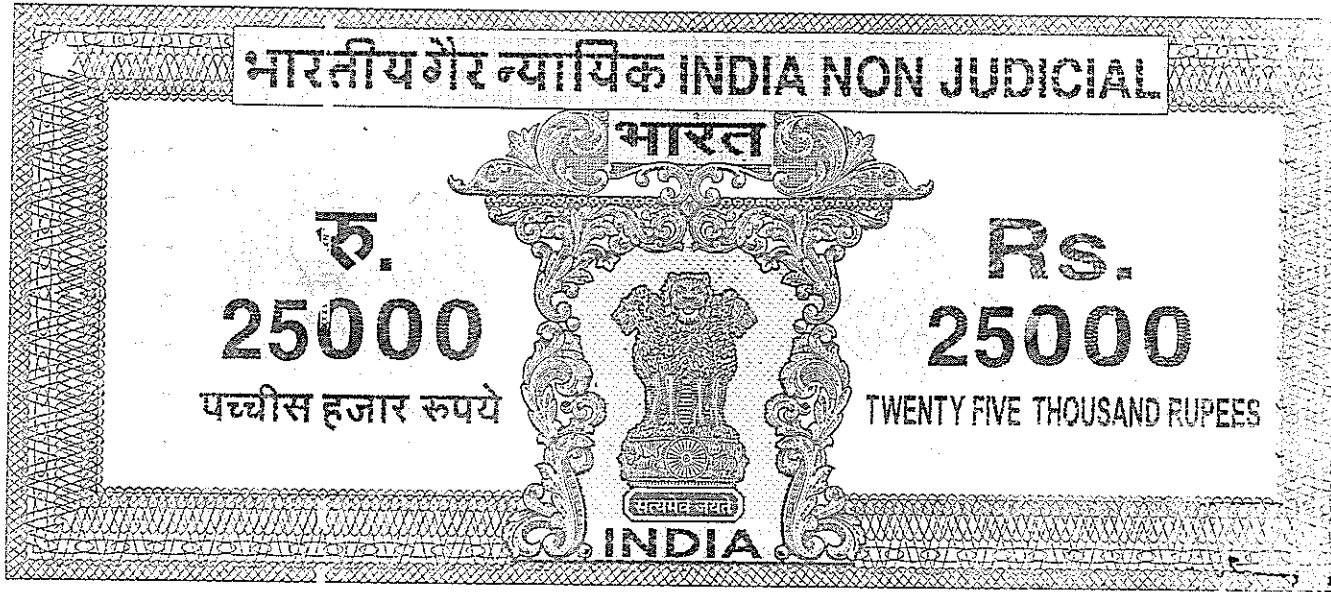
PURCHASER (1)

Name of the
SELLER:

M/s M Tech Developers Limited, a
company incorporated under the provisions of the
Companies Act, 1956 and having its registered
office at 144/2, Ashram, Mathura Road, New
Delhi (hereinafter referred to as 'Vendor', /
Seller which expression shall, unless repugnant
to the context or meaning thereof, be deemed to
include its successor(s) in interest and its

आदर्श कोमागर लखनऊ
दिनांक २०/११/२०१७
मूल्य १००/-
नाम ANS Der PMS
हस्ताक्षर [Signature]
[Stamp] [Signature]





उत्तर प्रदेश UTTAR PRADESH

28 JUN 2011

administrator) acting through its authorized representative **Mr Amit Kumar Jha** S/o Sri Pashupati Jha R/o Flat No. 24, Nav Jagriti Apartments, Vasundhara Enclave, New Delhi duly authorized *vide* its board resolution dated 15.06.2010 of the **FIRST PART**;

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उत्तर प्रदेश UTTAR PRADESH

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28 JUN 2011

Name of
PURCHASER:

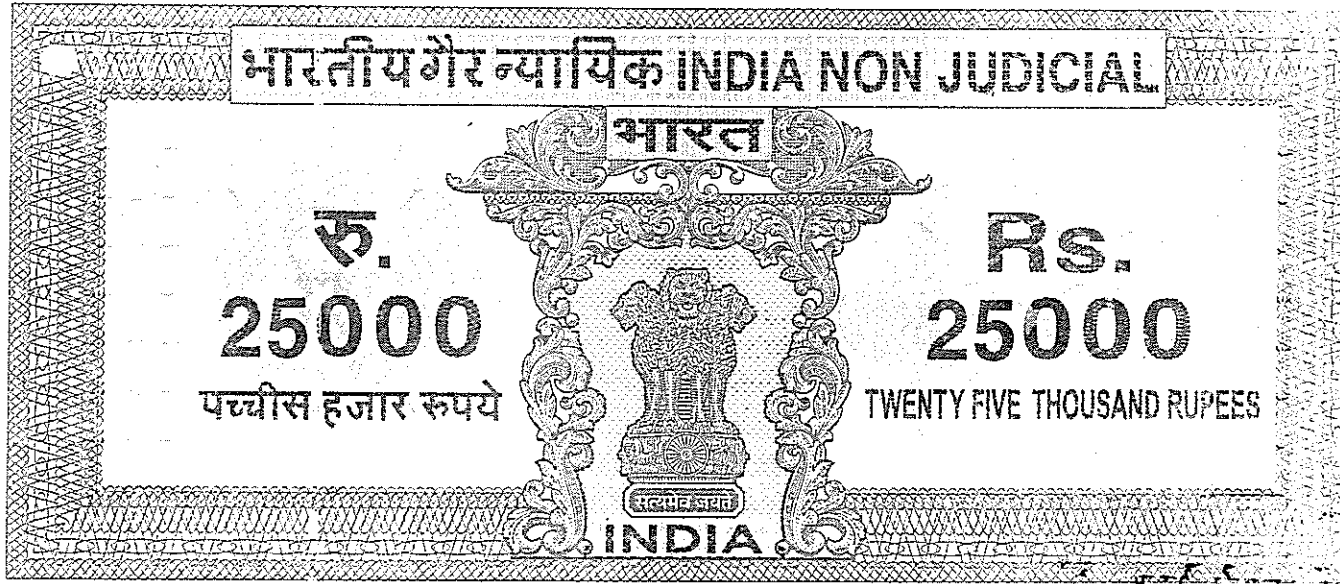
M/s ANS Developers Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as '**Vendee**'/ **Purchaser** which expression shall, unless repugnant to the context or meaning thereof, be deemed to include

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उत्तर प्रदेश UTTAR PRADESH

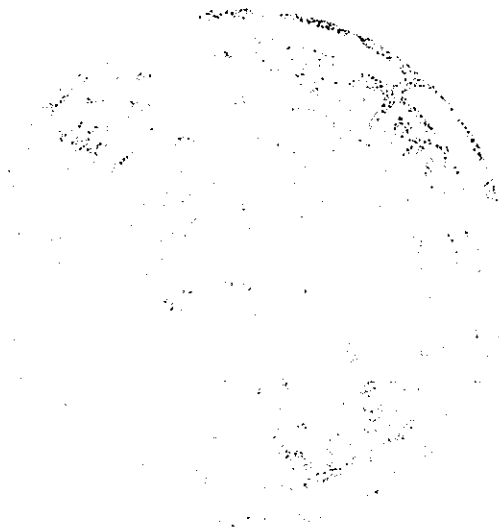
28 JUN 2011

its successor(s) in interest, administrator and assigns) acting through its authorized representative Mr. Avinash Kashyap S/o Sri Brij Kumar Kashyap presently R/o 21/N New Drivers Colony, Dalibagh, Lucknow, duly authorized vide its board resolution dated 21st June 2011 **SECOND PART**

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उत्तर प्रदेश UTTAR PRADESH

28 JUL 2015

THIS DEED OF SALE is executed Between:

1. M/s M Tech Developers Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as

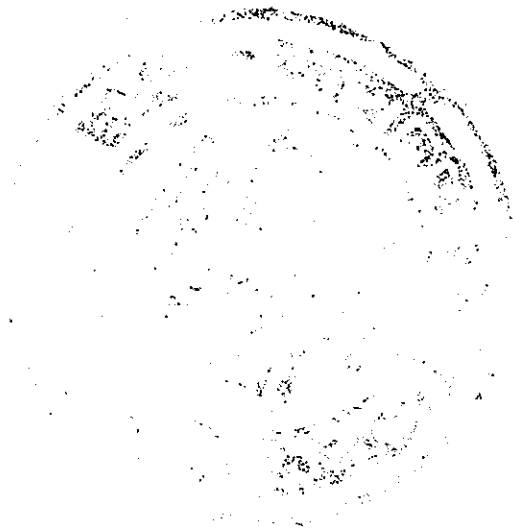
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आदर्श कोषागार, लखनऊ
दिनांक 25/07/2017
मूल्य
नाम
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16/07/2017





उत्तर प्रदेश UTTAR PRADESH

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28 JUN 21

'Vendor', / Seller which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor(s) in interest and its administrator) acting through its authorized representative **Mr Amit Kumar Jha** S/o Sri Pashupati Jha R/o Flat No. 24, Nav Jagriti Apartments, Vasundhra Enclave, New Delhi duly

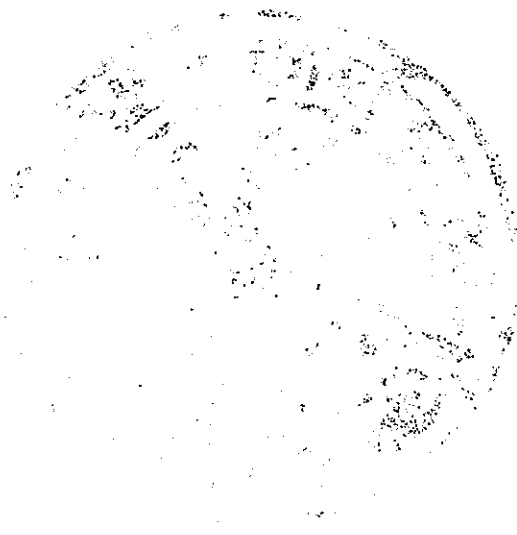
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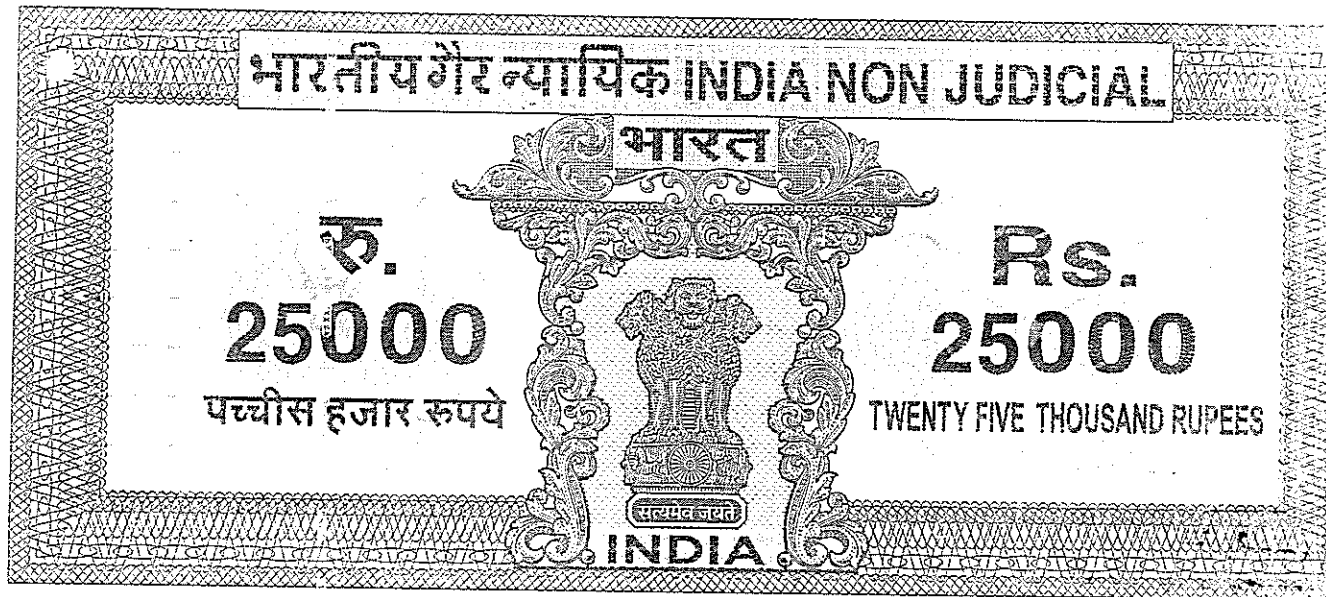
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आदर्श कोषागार लिमिटेड
दिनांक १५/०७/२०१८
मूल्य ५००/-
नाम
द्वारा

ALL Pending

१५/०७/२०१८
५००/-





उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

authorized *vide* its board resolution dated 15.06.2010 of
the FIRST PART;

AND

2. M/s ANS Developers Private Limited, a
company incorporated under the provisions of the

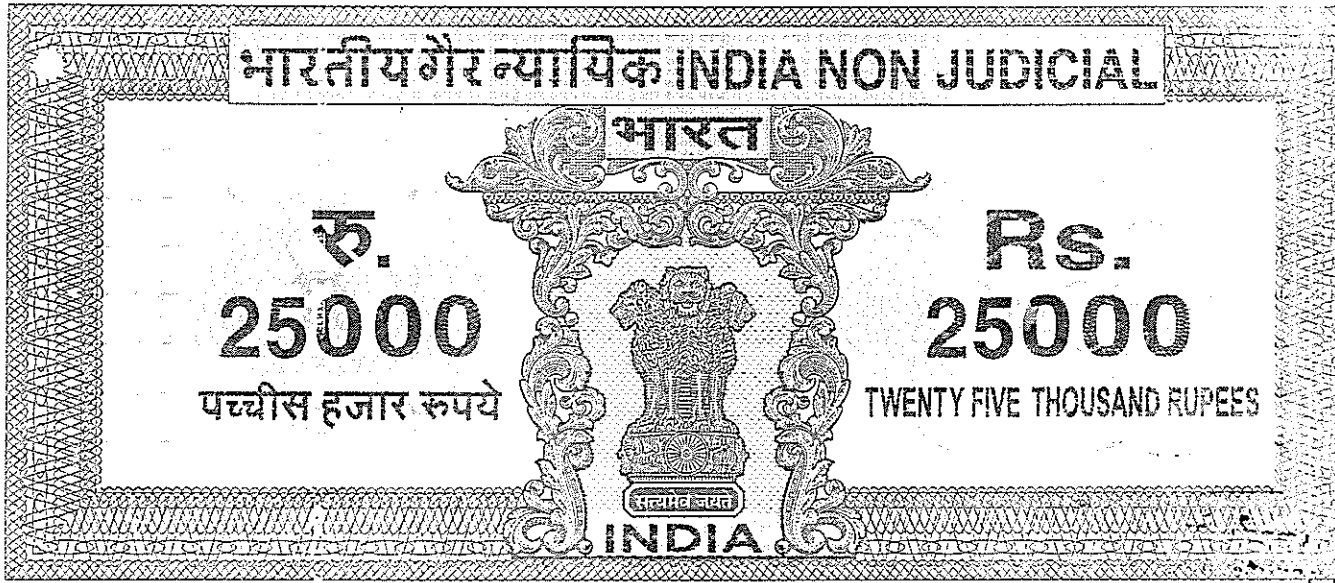
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आदर्श कोषागार नमूना
दिनांक १५/०५/२०१५
पृष्ठ संख्या १५
पृष्ठ संख्या १५
पृष्ठ संख्या १५

१५/०५/२०१५





उत्तर प्रदेश UTTAR PRADESH

5 28 JUN 2017

Companies Act, 1956 and having its registered office at 144/2, Ashram, Mathura Road, New Delhi (hereinafter referred to as 'Vendee'/ Purchaser which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor(s) in interest, administrator and assigns) acting through its authorized

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उत्तर प्रदेश UTTAR PRADESH

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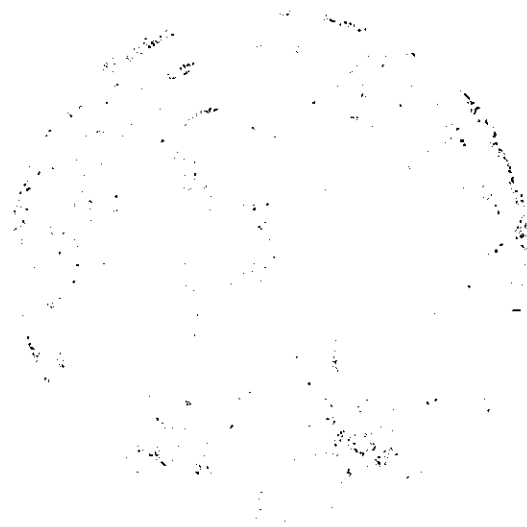
28 JUN 2011

representative Mr. Avinash Kashyap S/o Sri Brij Kumar
Kashyap presently R/o 21/N New Drivers Colony,
Dalibagh, Lucknow, duly authorized *vide* its board
resolution dated 21st June 2011 **SECOND PART**

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2018

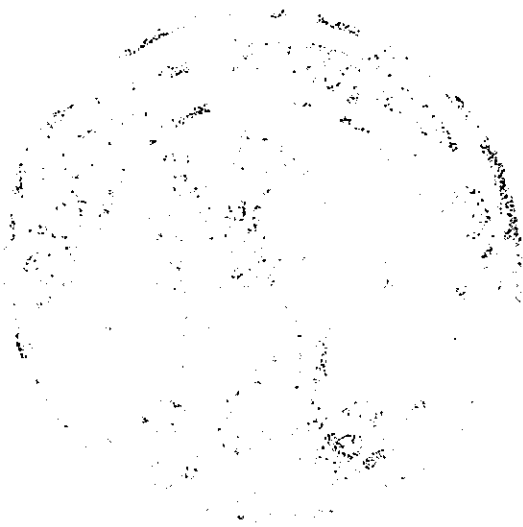
WHEREAS the SELLER is the sole absolute, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land situated at village Baghamau, Pargana, Tehsil and District Lucknow bearing :-

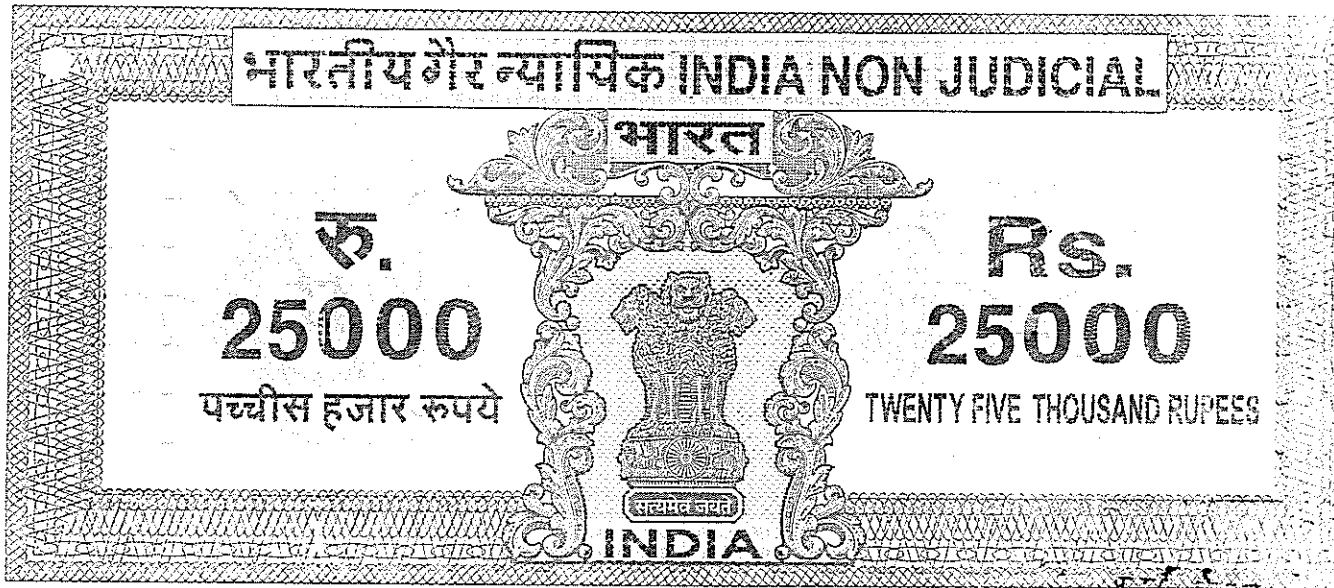
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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2005

	Khasra No.	Area in Acres	Area in Hectare
	80	0.297	0.1201
	101	0.081	0.0327
	102	0.021	0.0083
	103 kha	0.036	0.0147
	108 kha	0.078	0.0317
	113 kha	0.021	0.0083

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आदर्श कोषागार, लखनऊ
दिनांक २०/११/२०१८
मूल्य १००/-
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द्वारा

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2007

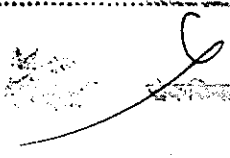
129		0.095	0.0384
132	g	0.469	0.1901
140	ga	0.843	0.3413
152		0.808	0.3272
153		0.830	0.3363
168		0.759	0.3072
169		0.756	0.3062
309		0.319	0.1291

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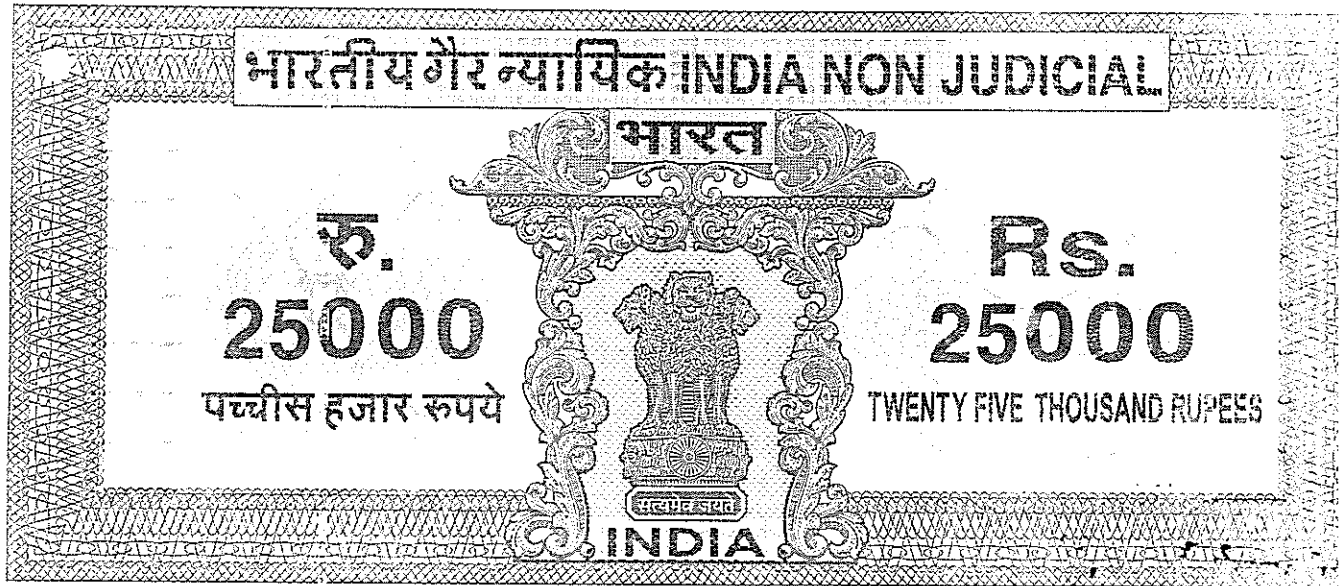
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सादर कोशपात्र सम्पन्न
दिनांक 27/05/2017
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उत्तर प्रदेश UTTAR PRADESH

26 JUN 2011

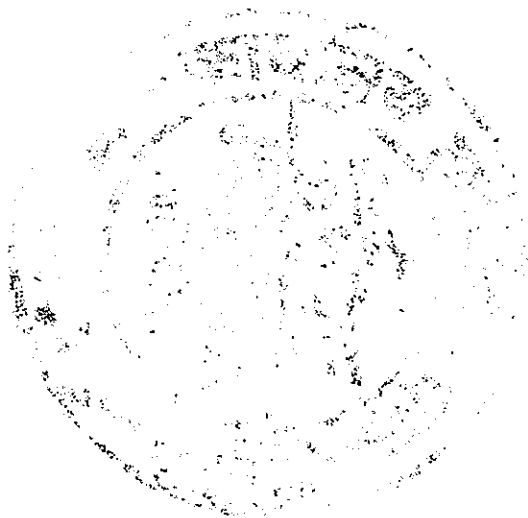
311		0.145	0.0588
352		0.097	0.0394
353		0.031	0.0127
354		0.112	0.0455
387	k	0.311	0.1261
583		0.499	0.2022
625		1.720	0.6965
640		0.232	0.0940
658		0.226	0.0915
665	kha	0.052	0.0210

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उत्तर प्रदेश UTTAR PRADESH

2-6 JUN 2017

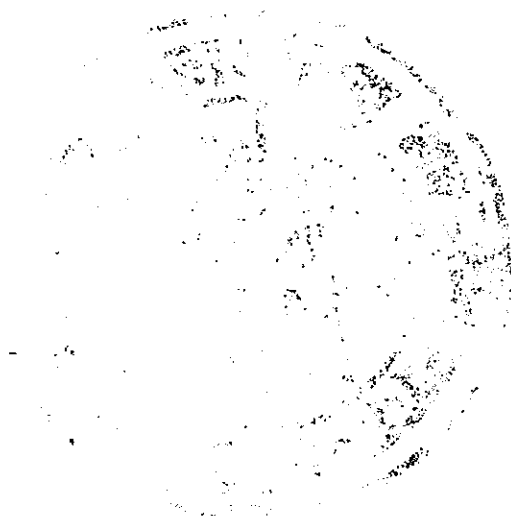
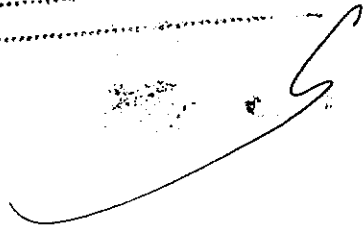
122	0.437	0.1770
725	0.062	0.0251
Total	9.337	3.7815

WHEREAS the SELLER named above executed an Agreement to Sell of the aforementioned land with the Purchaser. The said Agreement stands registered in the

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उत्तर प्रदेश UTTAR PRADESH

office of the Sub Registrar II, on 04.09.2010 vide Book No. 1 Volume 10158 Pages 103 to 224 at serial number 12454.

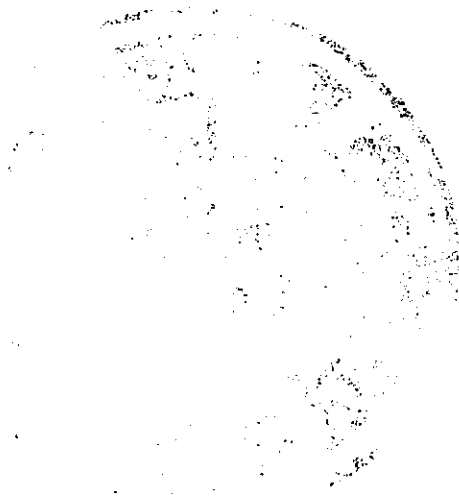
AND WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus

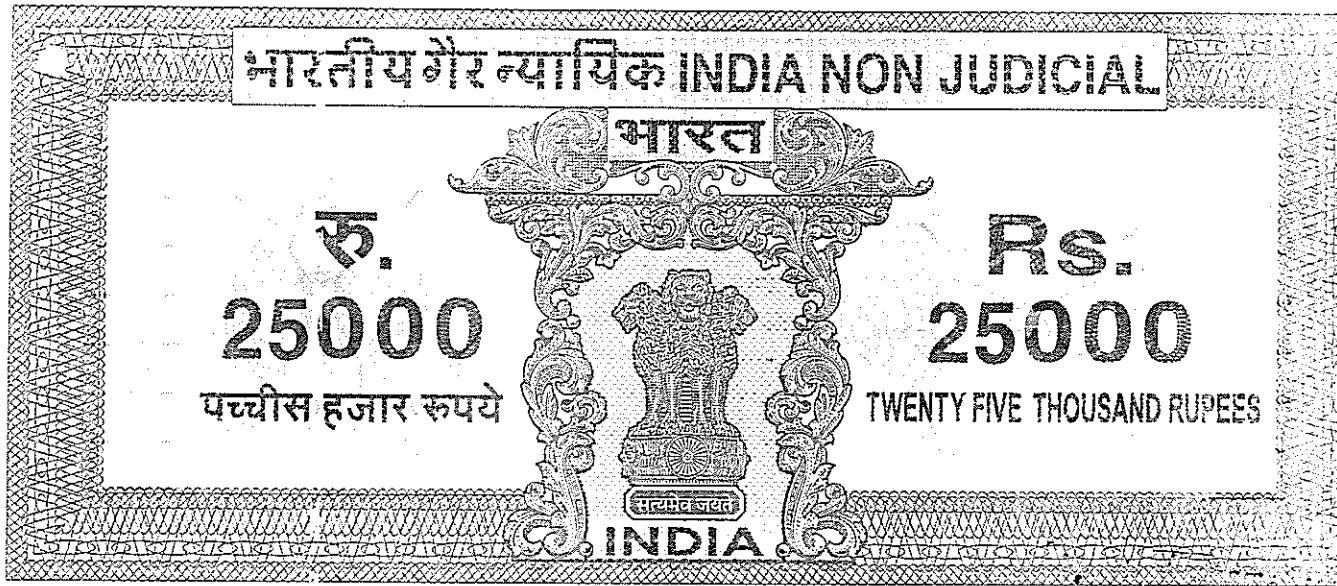
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उत्तर प्रदेश UTTAR PRADESH

28 JUL 2015

land & have assured the PURCHASER that it has a good marketable, transferable and unencumbered rights in the Said Land and there is no impediment or restriction of any sort whatsoever on it's transfer by the SELLER in favour of the PURCHASER.

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2018

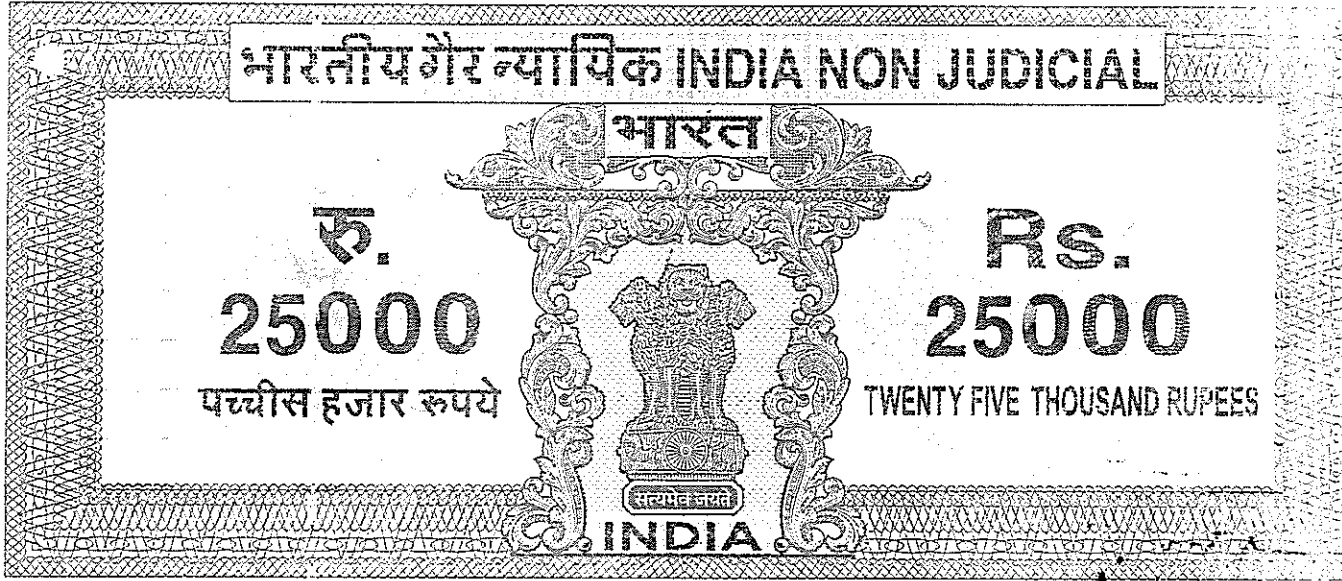
AND WHEREAS the SELLER further represents and warrants that the Said Land is free from all encumbrances, including but not limited to, any pledge, negative lien, positive lien, non disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment,

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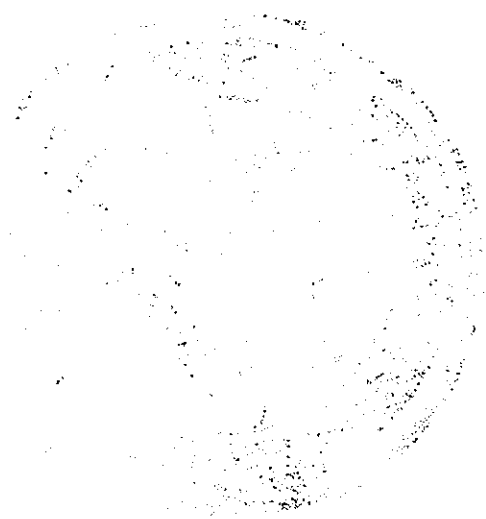
attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land.

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DATE: 10/11/11
TO: Mr. [unclear]
FROM: [unclear]
SUBJECT: [unclear]

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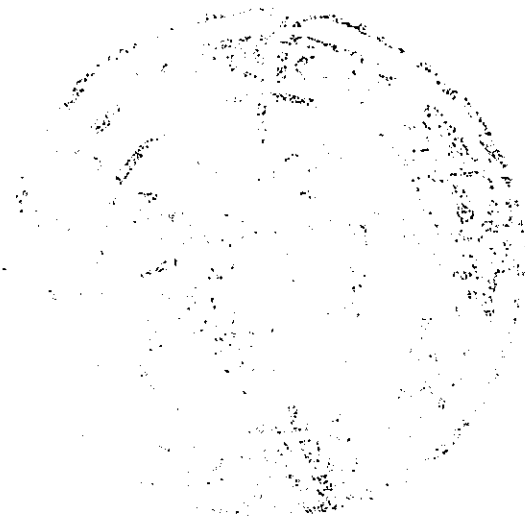
The SELLER also represents and warrants that it has not sold and/ or executed any agreement and / or any agreement to sell with respect to the Said Land, to/ in favour of any third party, till the date of execution of this Sale Deed.

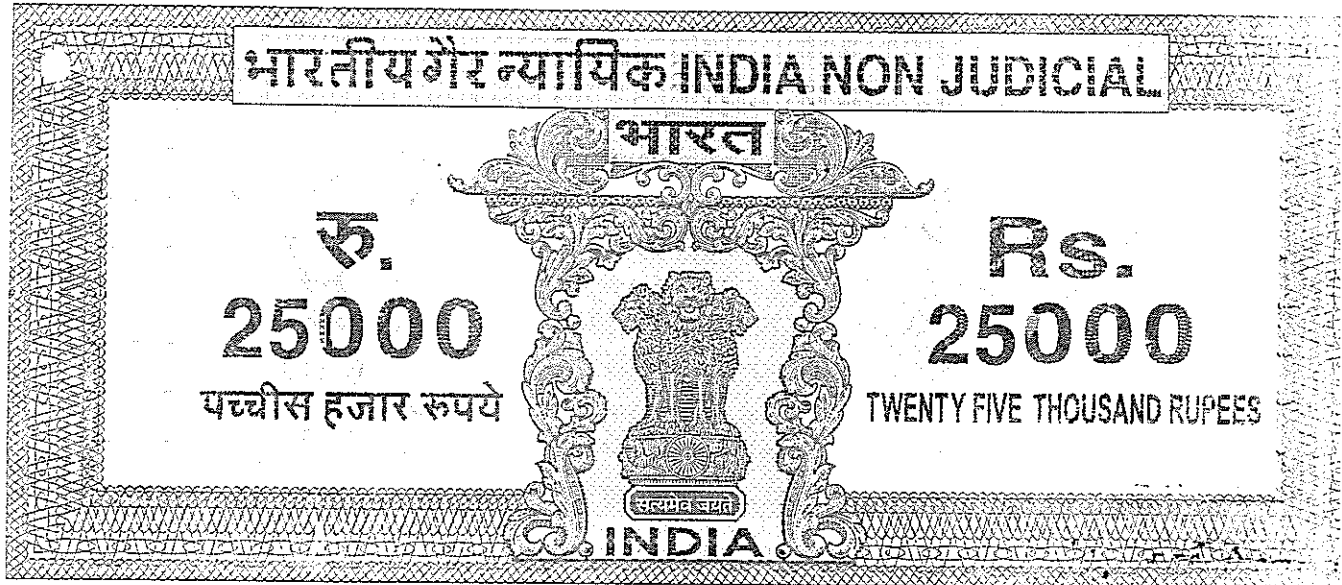
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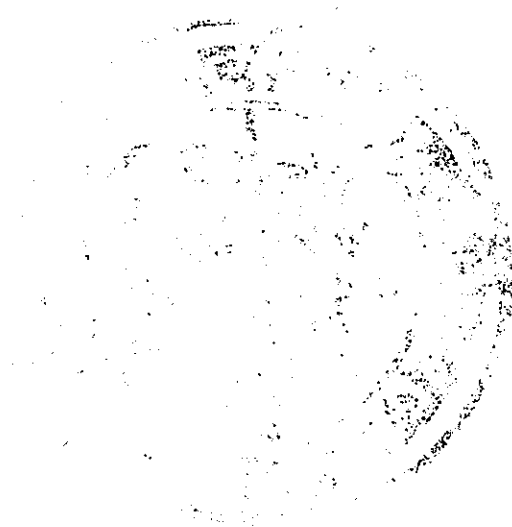
उत्तर प्रदेश UTTAR PRADESH

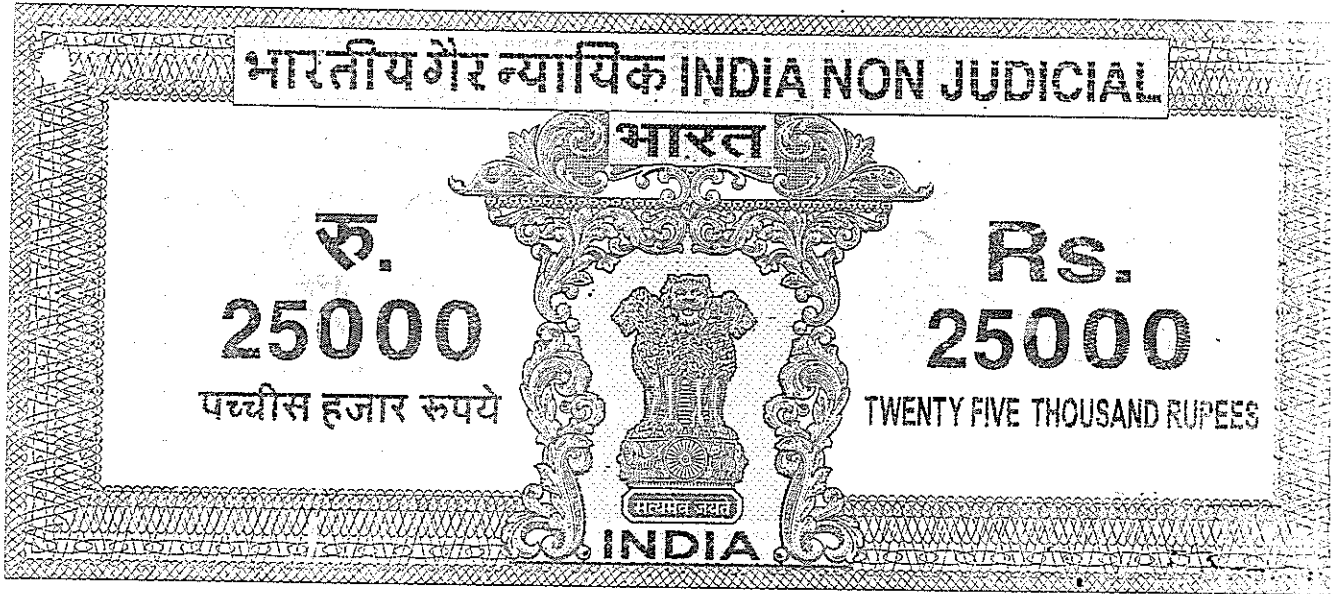
WHEREAS the SELLER has agreed to sell, convey, transfer and assign all its rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements, advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2005

has agreed to purchase, acquire and possess the same for a total consideration of Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only);

AND WHEREAS the PURCHASER has entered into this Sale Deed on the faith and strength

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उत्तर प्रदेश UTTAR PRADESH

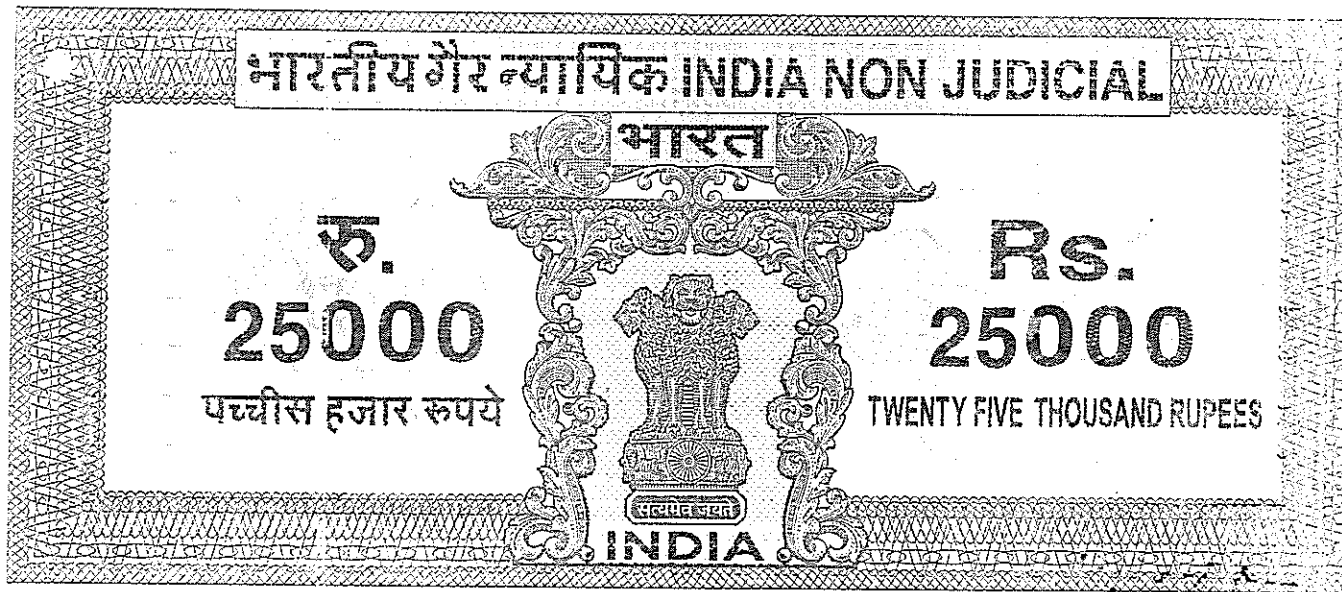
of the representations, warranties and assurances
of the SELLER contained herein for the sale of the
Said Land.

NOW This deed of sale witnesseth as under:-

1(a) That the SELLER hereby sell, convey, assign and

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उत्तर प्रदेश UTTAR PRADESH

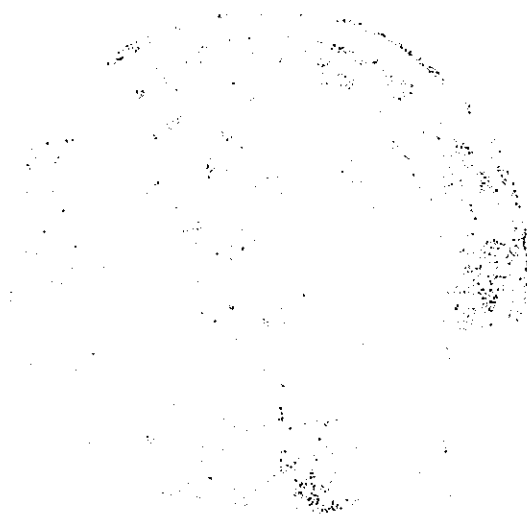
28 JUN 2015

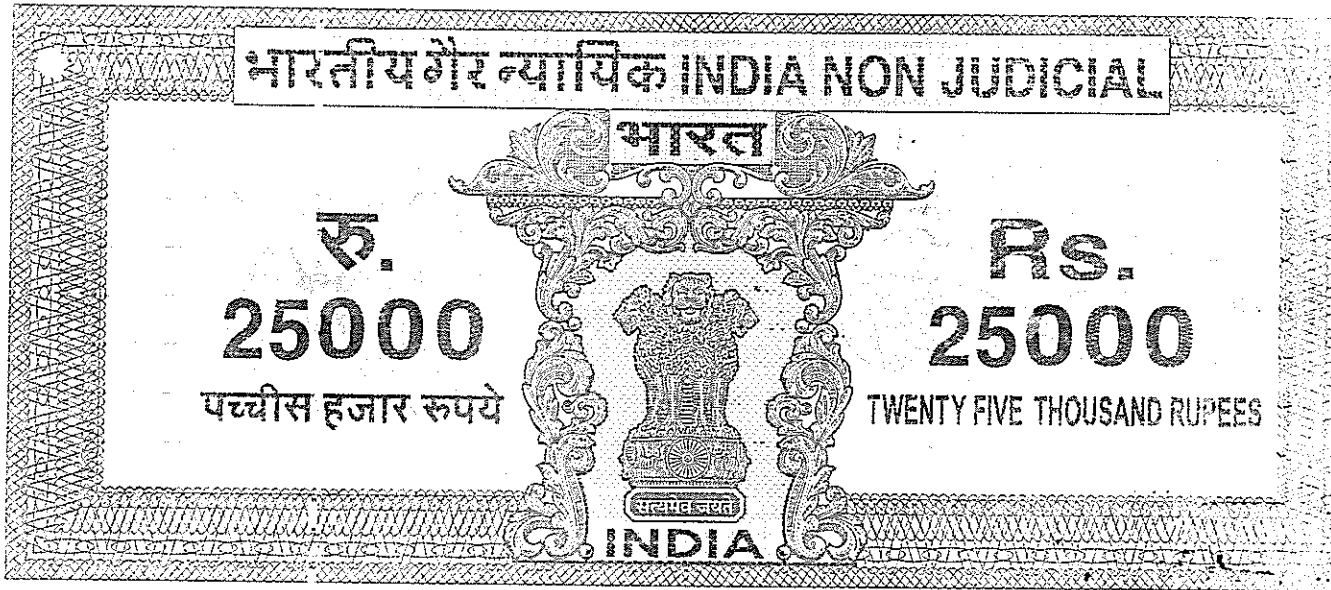
transfer to the PURCHASER by way of sale absolutely and forever all of the SELLER's rights, title and interest in the Said Land free from all encroachments, charges and Encumbrances, and to the extent applicable, together with trees, plants, shrubs, ways, paths, passages, common gullies,

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उत्तर प्रदेश UTTAR PRADESH

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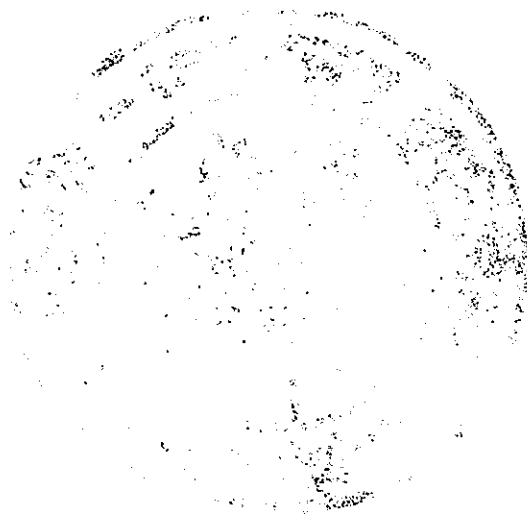
easements, profits, advantages, rights, tube wells, hand pumps, borings and appurtenances whatsoever on the Said Land or ground hereditaments and premises or any part thereof appertaining to or with the same or any part thereof now or at any time heretofore usually held, used,

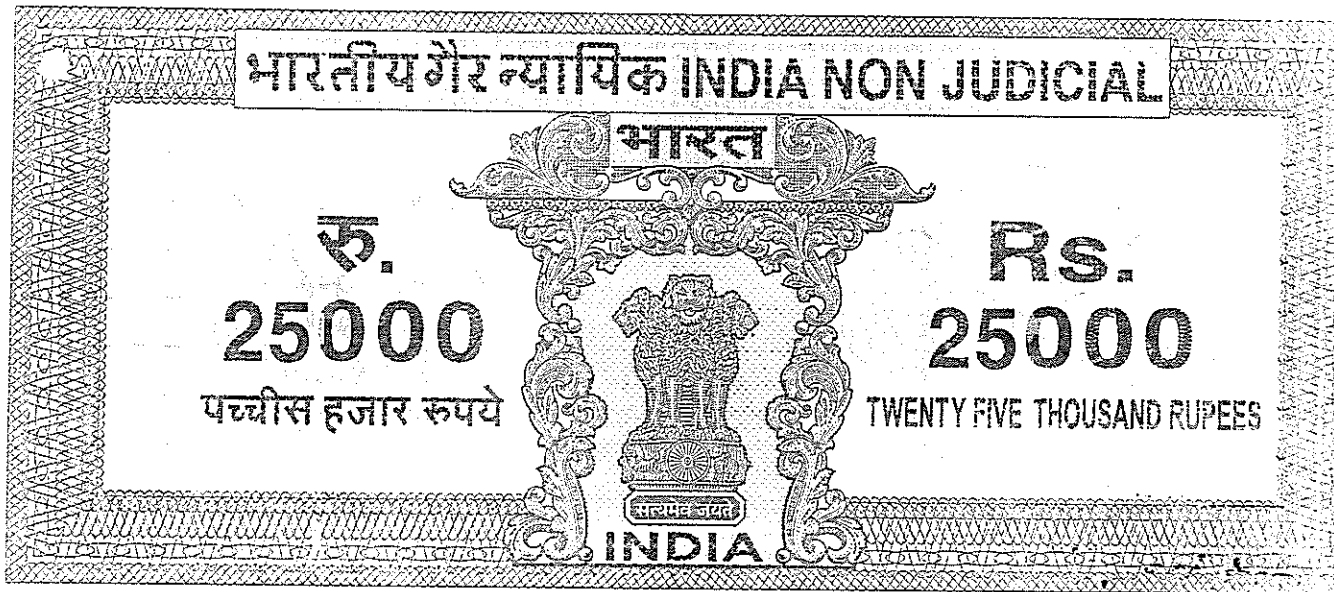
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दिनांक ०१/०१/०१
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उत्तर प्रदेश UTTAR PRADESH

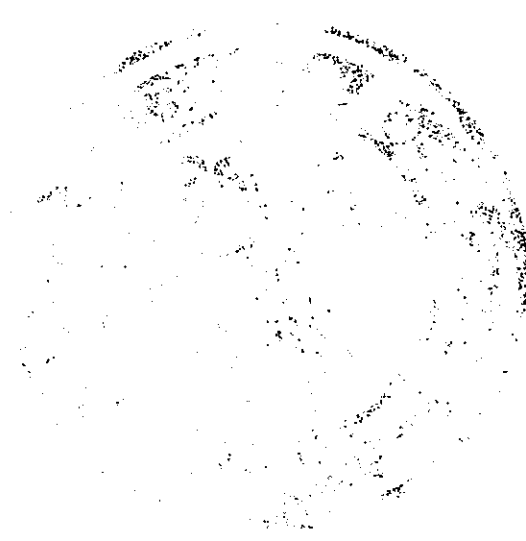
occupied or enjoyed or reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises

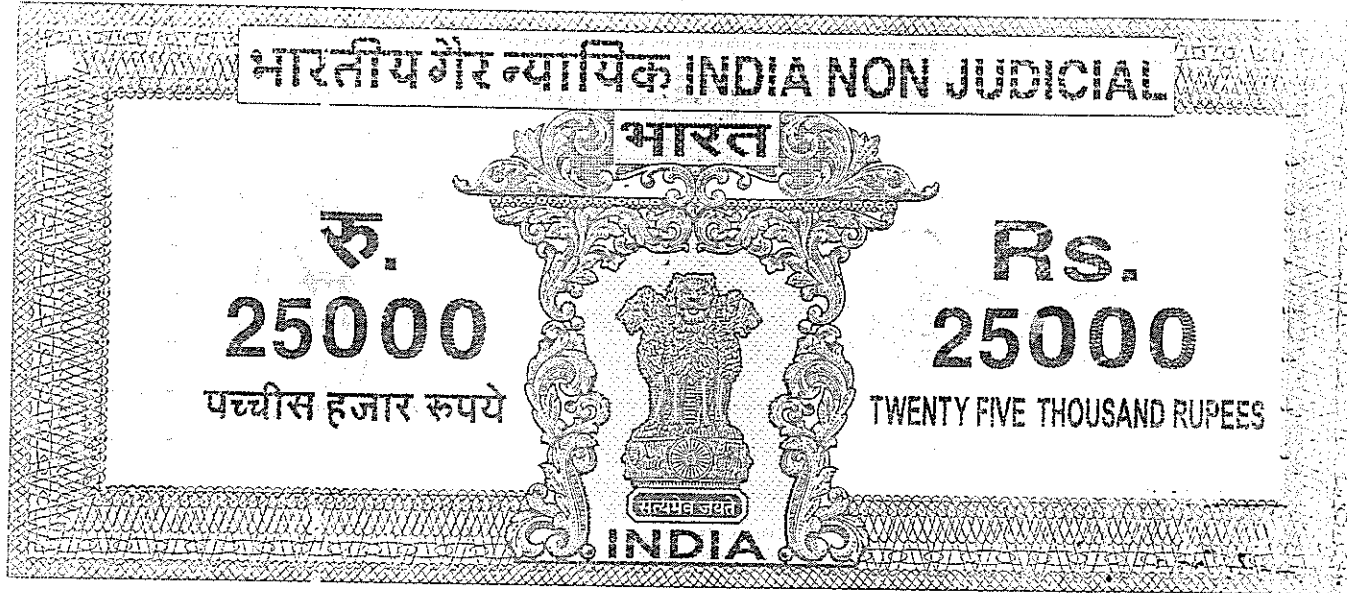
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संख्या: १०८/२०१८
दिनांक: २२/०५/२०१८
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उत्तर प्रदेश UTTAR PRADESH

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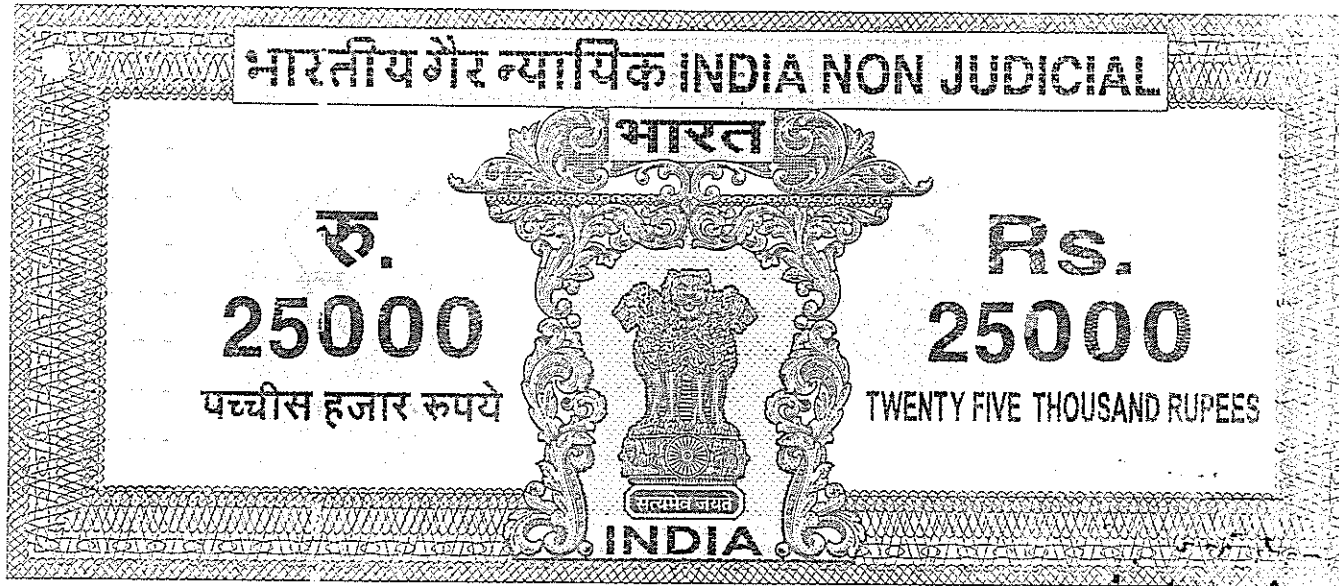
hereby granted, conveyed, transferred and assured or intended or expressed so to be with her and every of her rights, title, interest, privileges, and appurtenances unto and to the use and benefit of the PURCHASER for ever and absolutely alongwith the unfettered use and possession of the Said Land.

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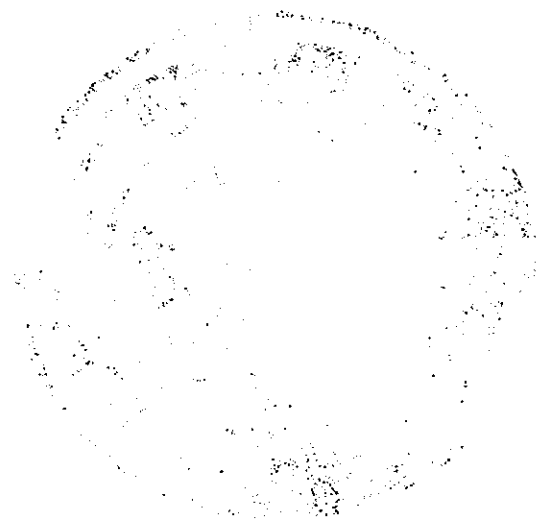
उत्तर प्रदेश UTTAR PRADESH

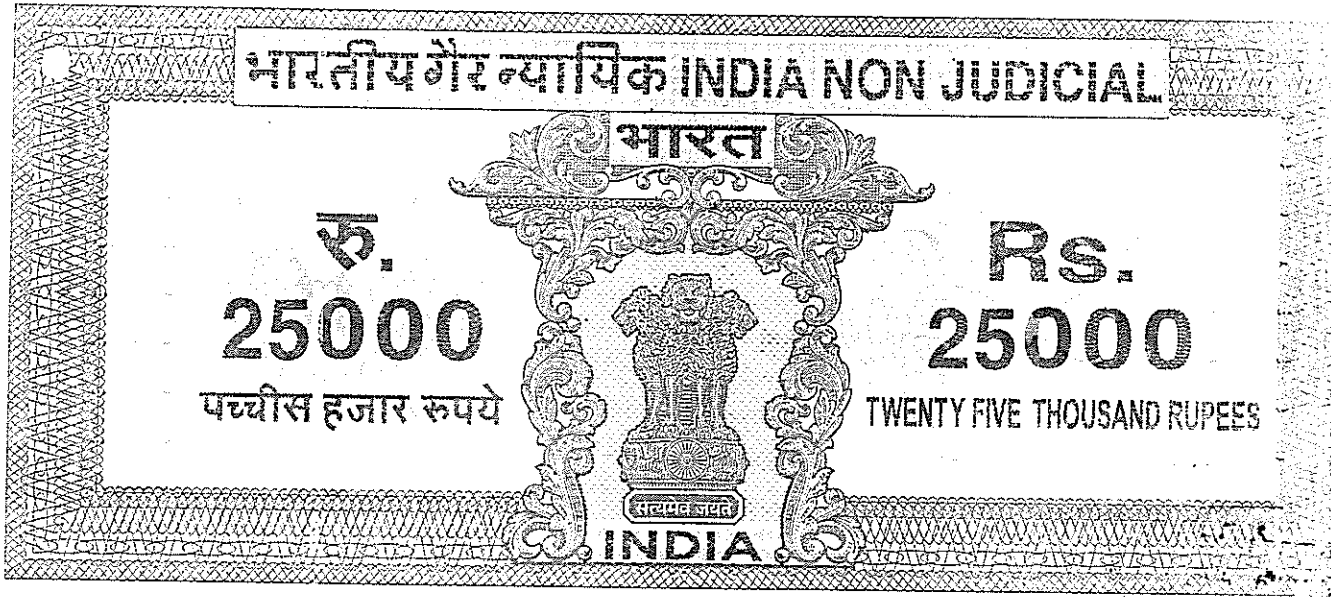
(b) The SELLER has handed over the actual physical and peaceful vacant possession of the Said Land alongwith appurtenances thereon unto the PURCHASER on the execution of this Sale Deed and the PURCHASER acknowledges the same.

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उत्तर प्रदेश UTTAR PRADESH

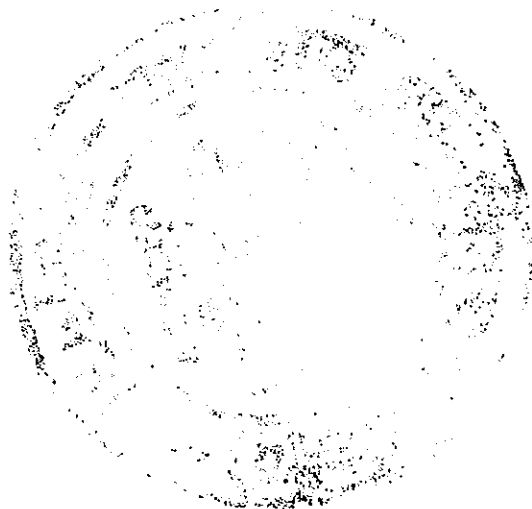
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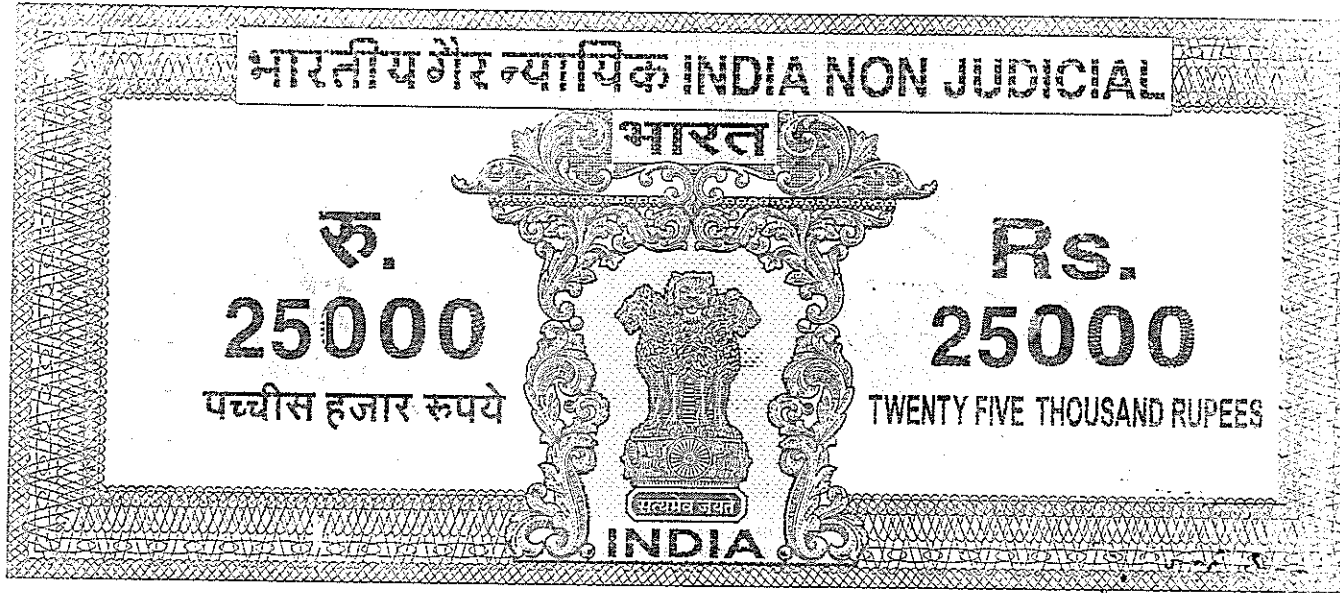
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Further the SELLER confirms that, it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold under, enter upon, have, occupy, possess, develop and enjoy the Said Land hereby granted, conveyed,

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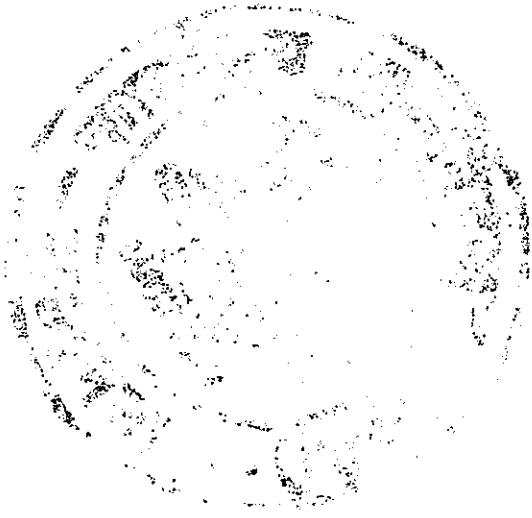
उत्तर प्रदेश UTTAR PRADESH

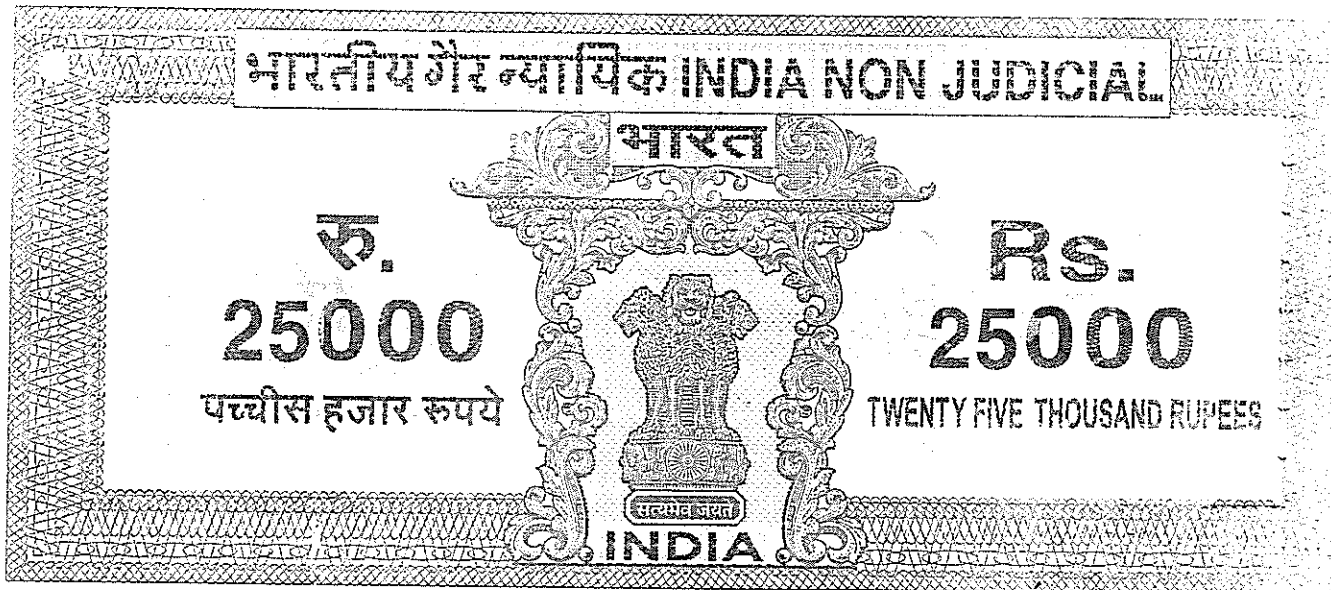
transferred, and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, its successors or assigns or any of

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उत्तर प्रदेश UTTAR PRADESH

them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for it or them or any of them.

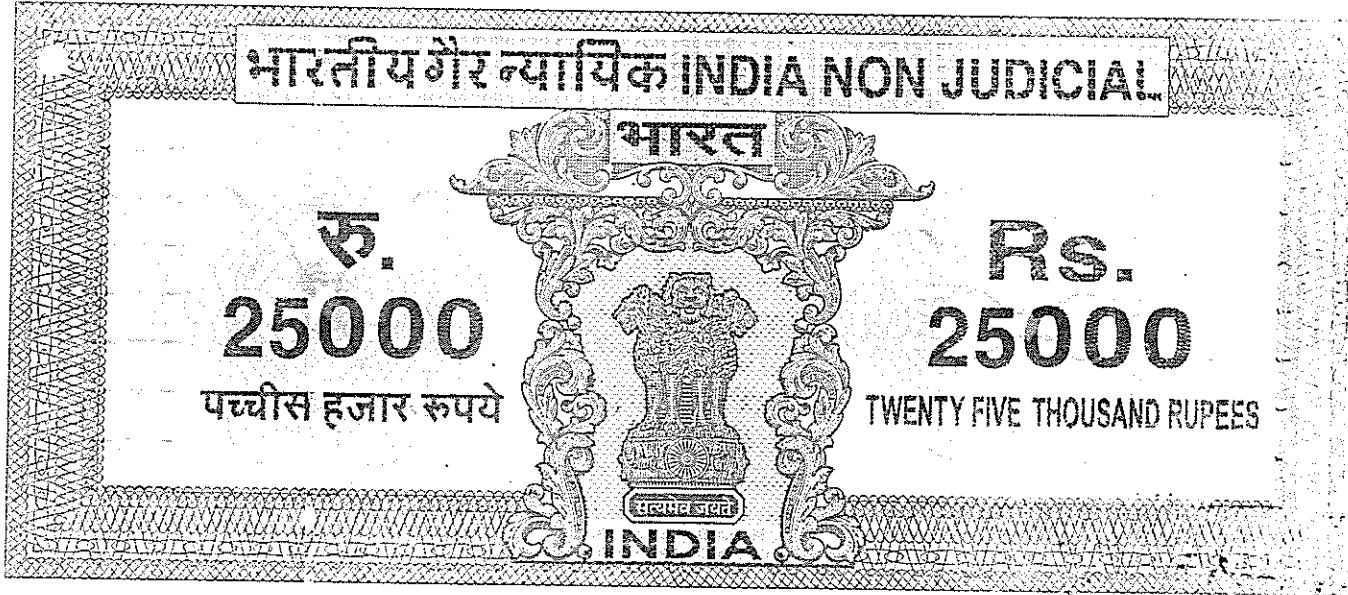
(c) The SELLER is left with no right, title, interest of any nature whatsoever in the Said Land and the

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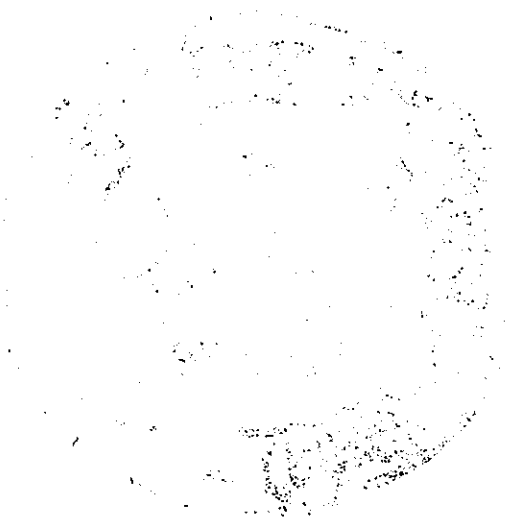


उत्तर प्रदेश UTTAR PRADESH

PURCHASER shall have the absolute right to construct / develop, transfer, assign, convey, encumber, charge, mortgage the Said Land to any person, at such terms and conditions it deems fit and proper at its sole discretion and deal with the Said Land in any manner whatsoever, and hereafter

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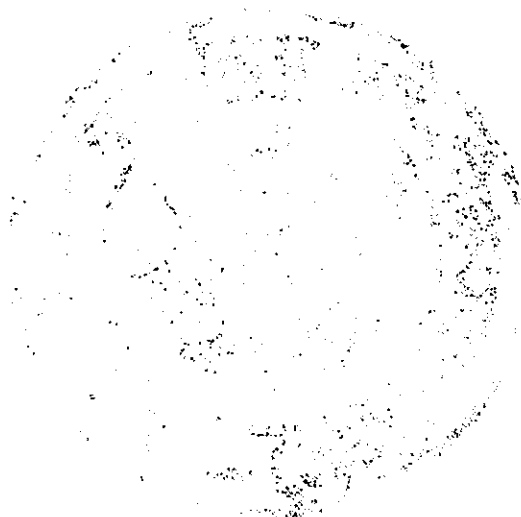
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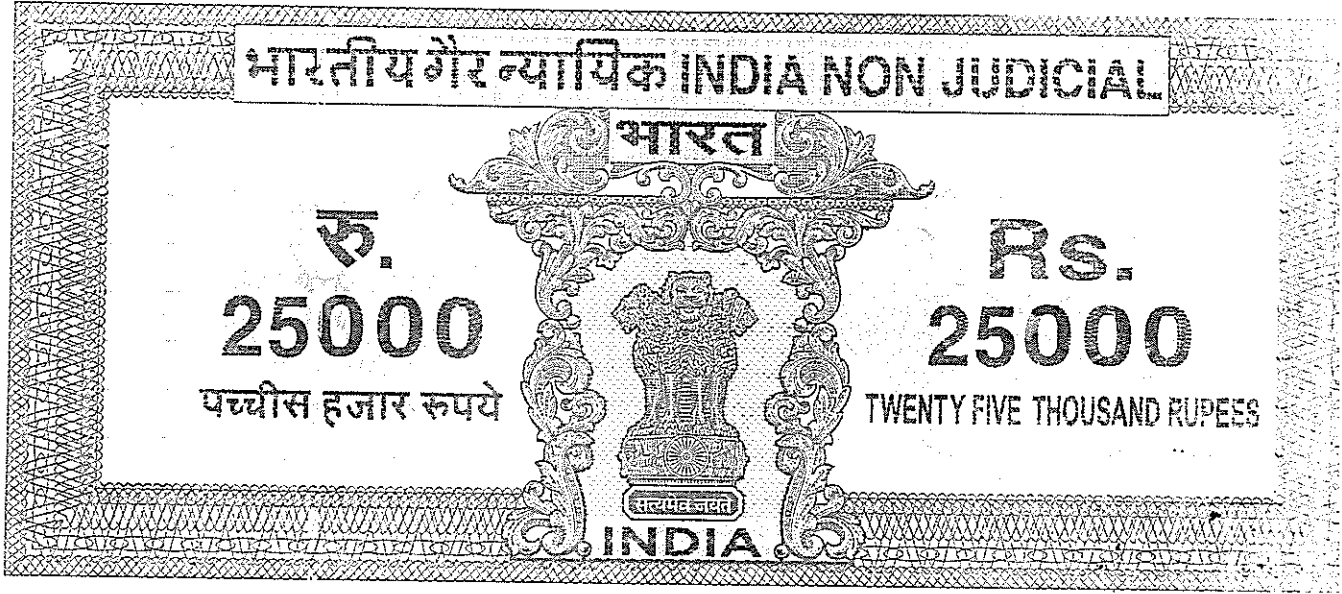
the PURCHASER shall peacefully and quietly enjoy the Said Land and deal with the same in any manner he may deem fit without any hindrance, claim or demand of any nature whatsoever from the SELLER or any person(s) claiming under or through it .

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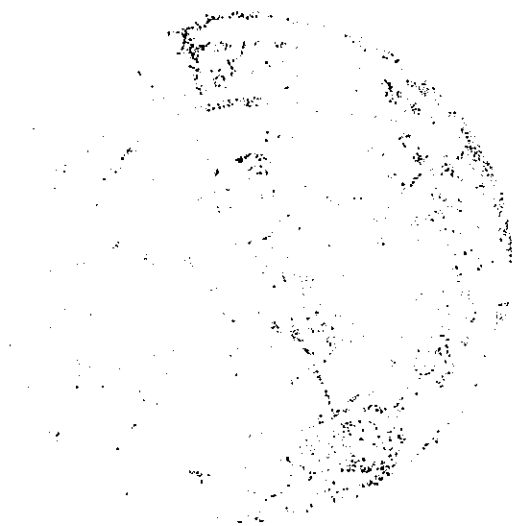
2. That the SELLER does hereby grant , convey, sell, transfer and assure unto the PURCHASER the Said Land free from all encumbrances together with all easements, rights and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever relating to the Said Land or

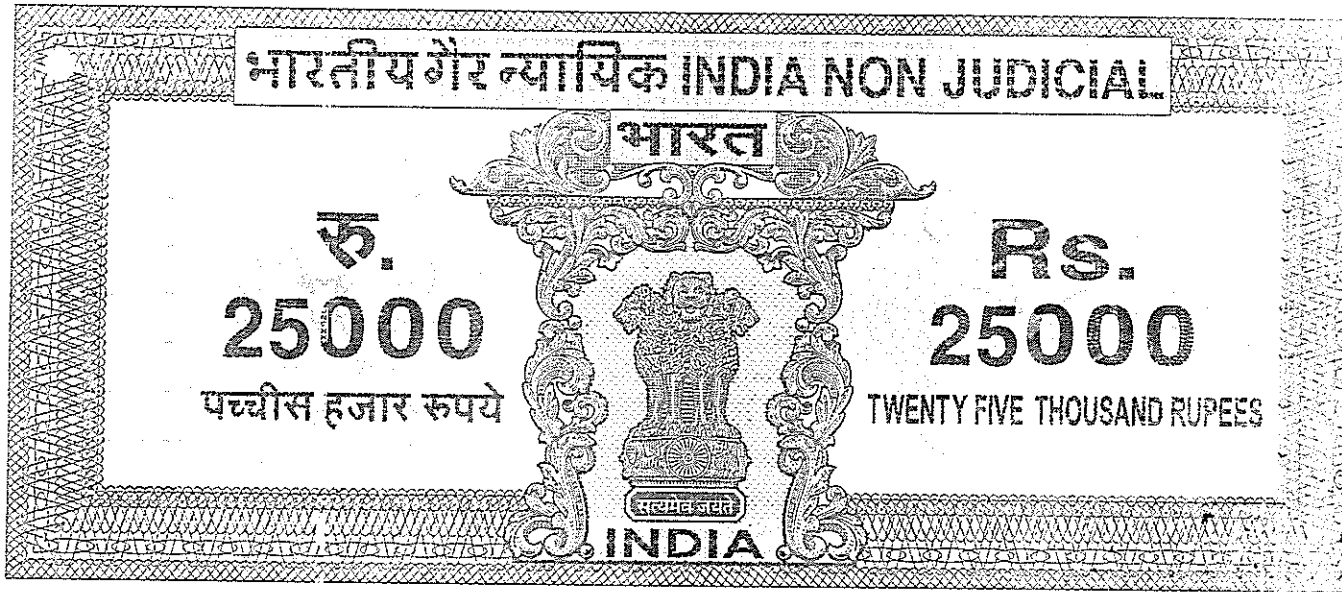
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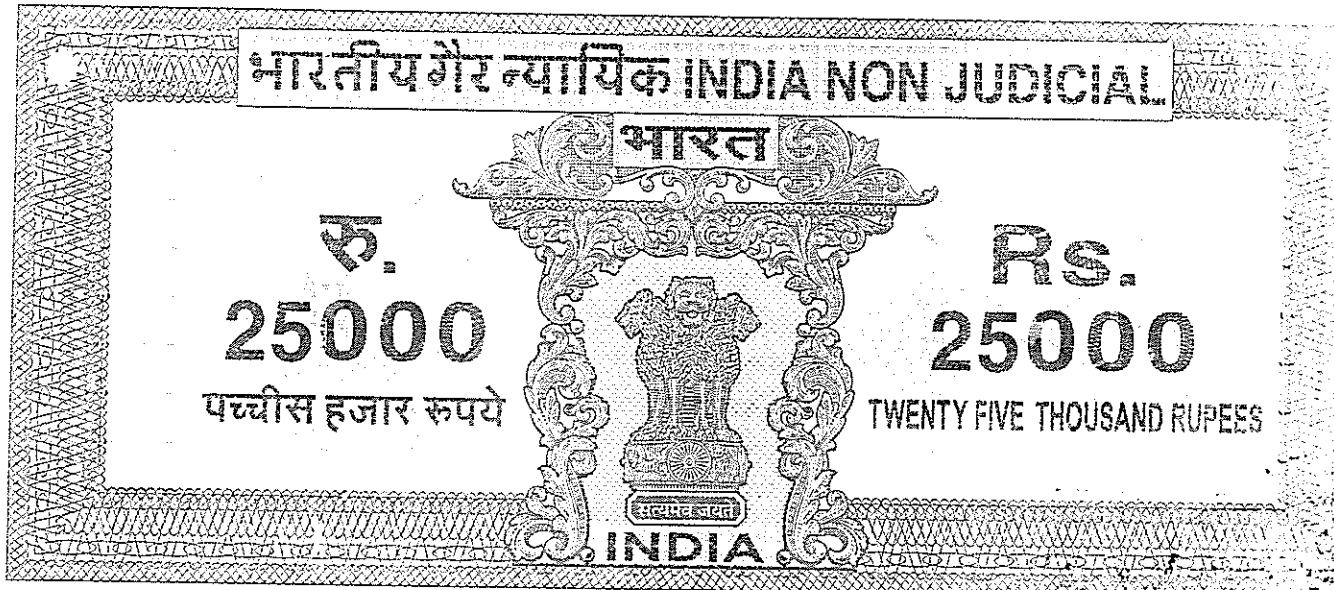
in any way appurtenant thereto or therewith usually held or known as part and parcel thereof and all the estate right, title and interest whatsoever of the SELLER onto or upon the Said Land absolutely and forever for a total consideration of the sum of Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty

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3. The SELLER shall and will, as and when required by the PURCHASER and at her own cost, risk and expenses and without any loss or damage to the PURCHASER, do all such acts and execute

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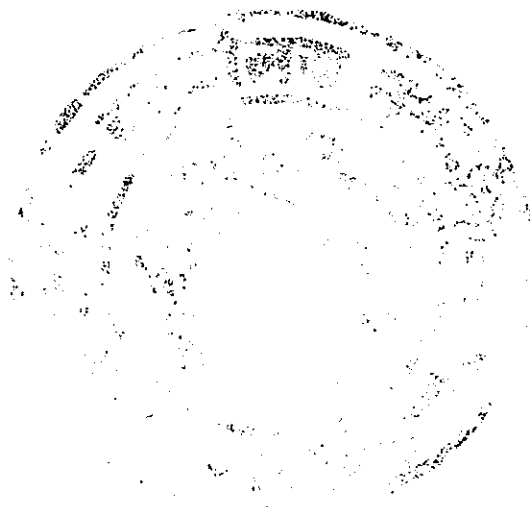
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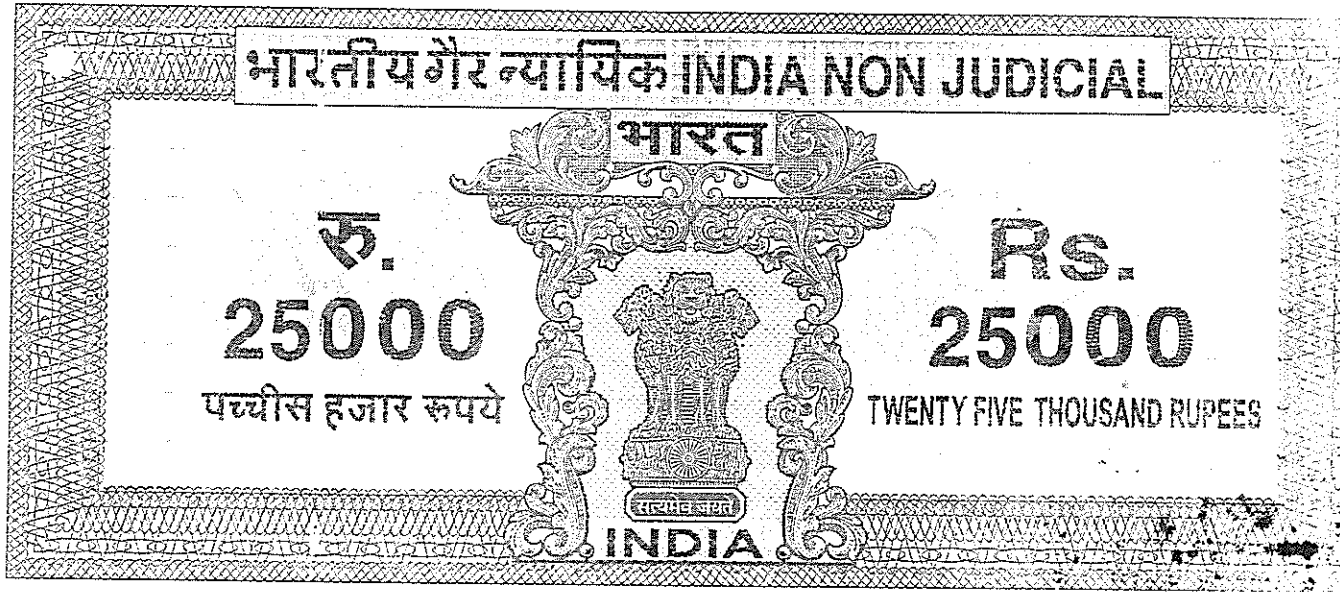
all such documents, deeds, agreements and present themselves before the concerned authorities as may reasonably be required by the PURCHASER for more fully effectuating the sale being hereby made or for more fully assuring the ownership and enjoyment of the Said Land or the

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Resulting Consequences or defending any action or proceeding concerning the same. Further, the SELLER and all persons having or lawfully or equitably claiming any estate, right, title or interest in or to the Said Land Property hereby conveyed, transferred and assured or any part thereof from,

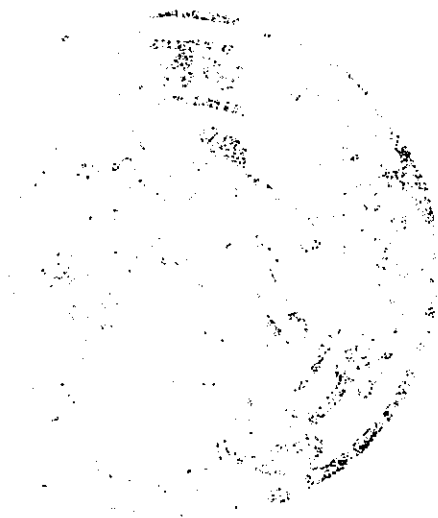
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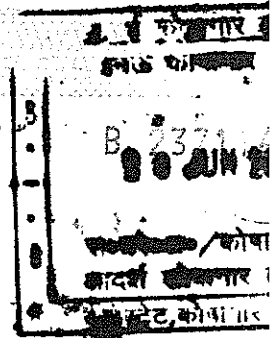
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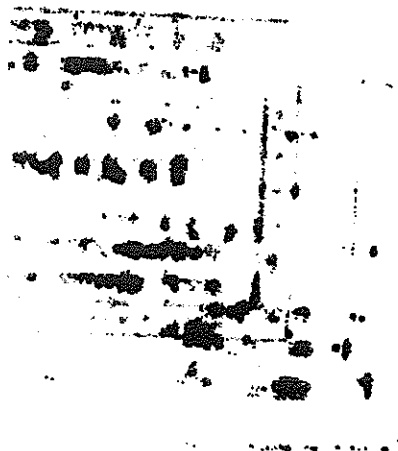
under, or in trust for the SELLER or her successors and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the SELLER do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and

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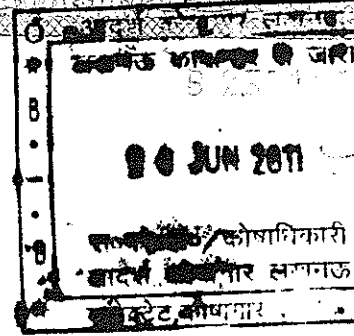
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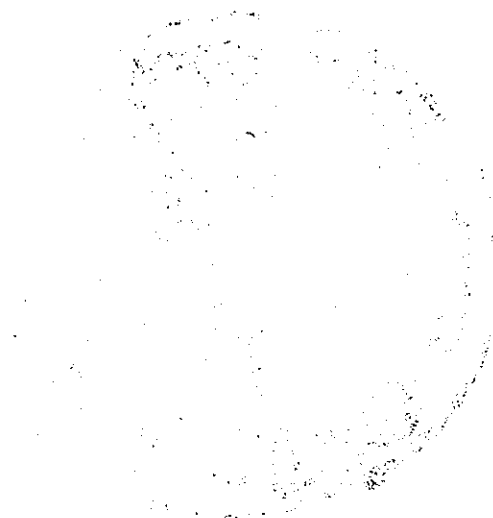
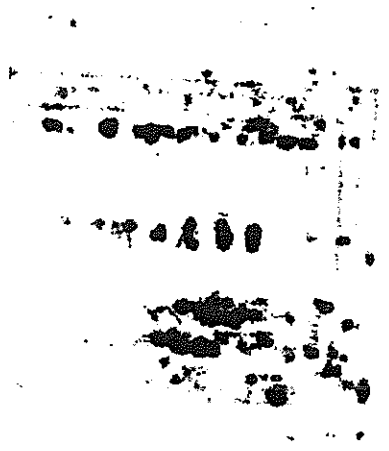
assurances in law whatsoever for the better, further and more perfectly and effectually and absolutely granting unto and to the use of PURCHASER in the manner aforesaid or as may be reasonably required by the PURCHASER or his successors or assigns or his counsel in law for assuring the Said Land and

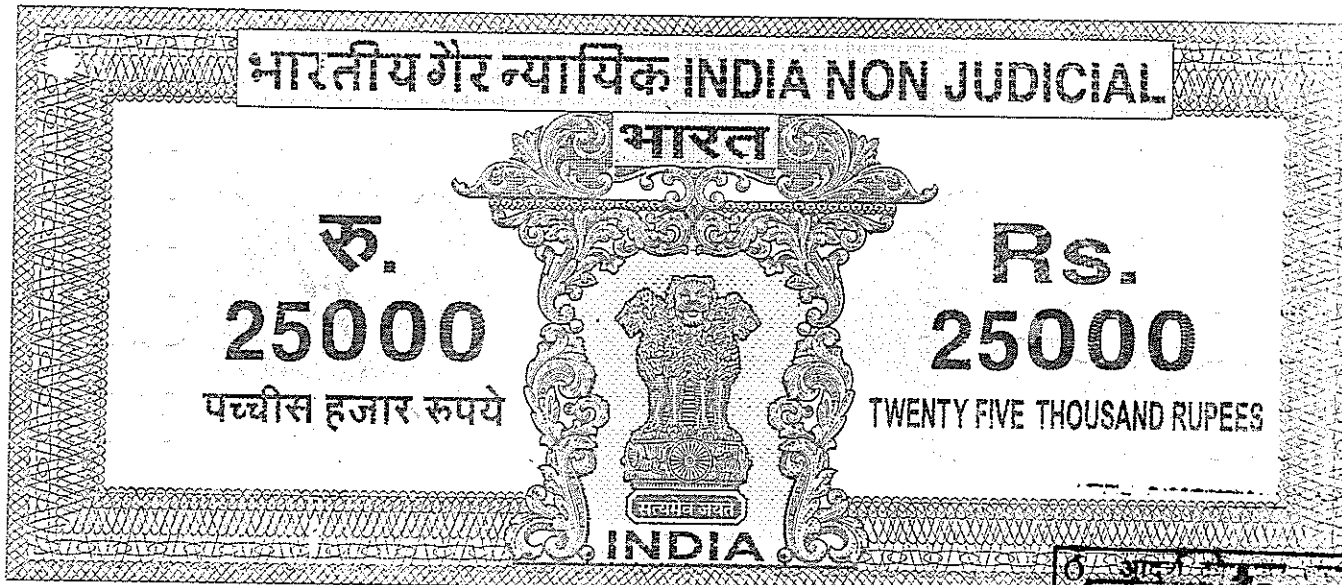
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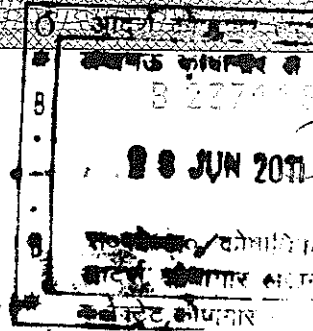
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every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the PURCHASER.

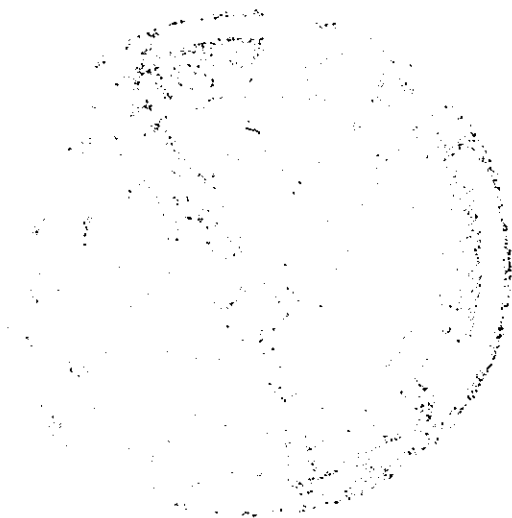
4. The SELLER covenants that this Sale Deed is executed in its entirety and that the SELLER has

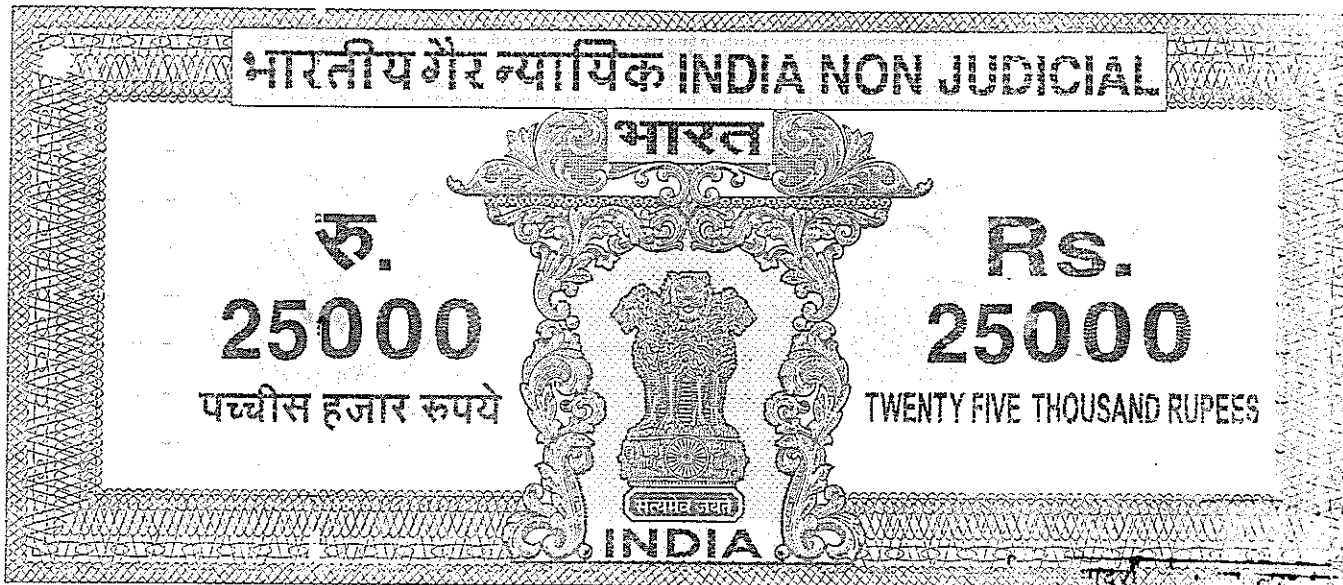
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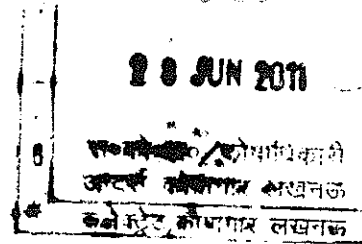
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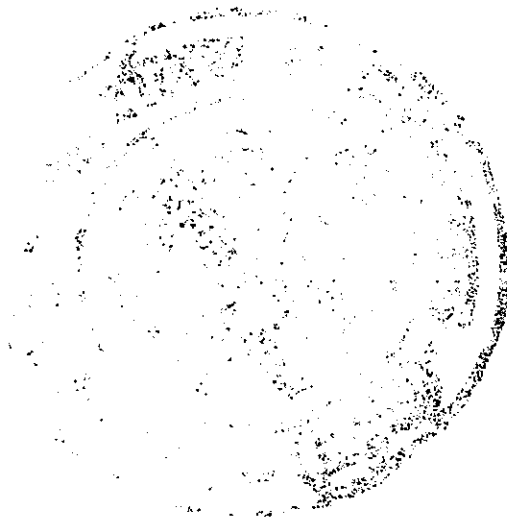
transferred all its rights and title to the PURCHASER in and to the Said Land along with interest in relation to any Resulting Consequences. The PURCHASER is and will henceforth be empowered to use, develop or deal with the Said Land as per his own will and to get it mutated in his

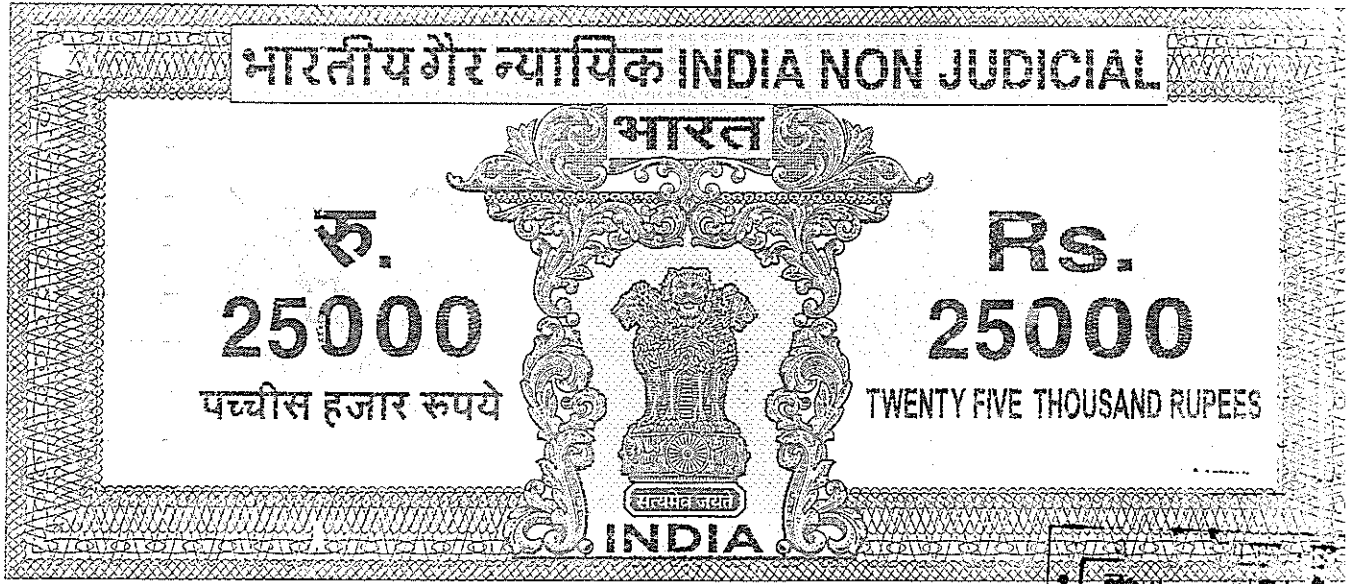
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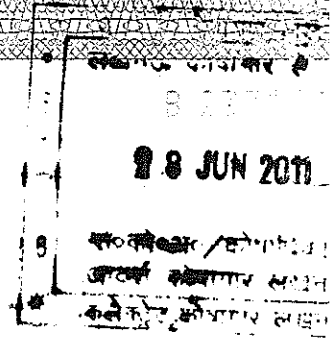
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own name in the statutory records on the basis of
this Sale Deed and/or such further
deeds/documents as may be executed in favour of
the PURCHASER in relation to any land which may
become available to the SELLER as part of

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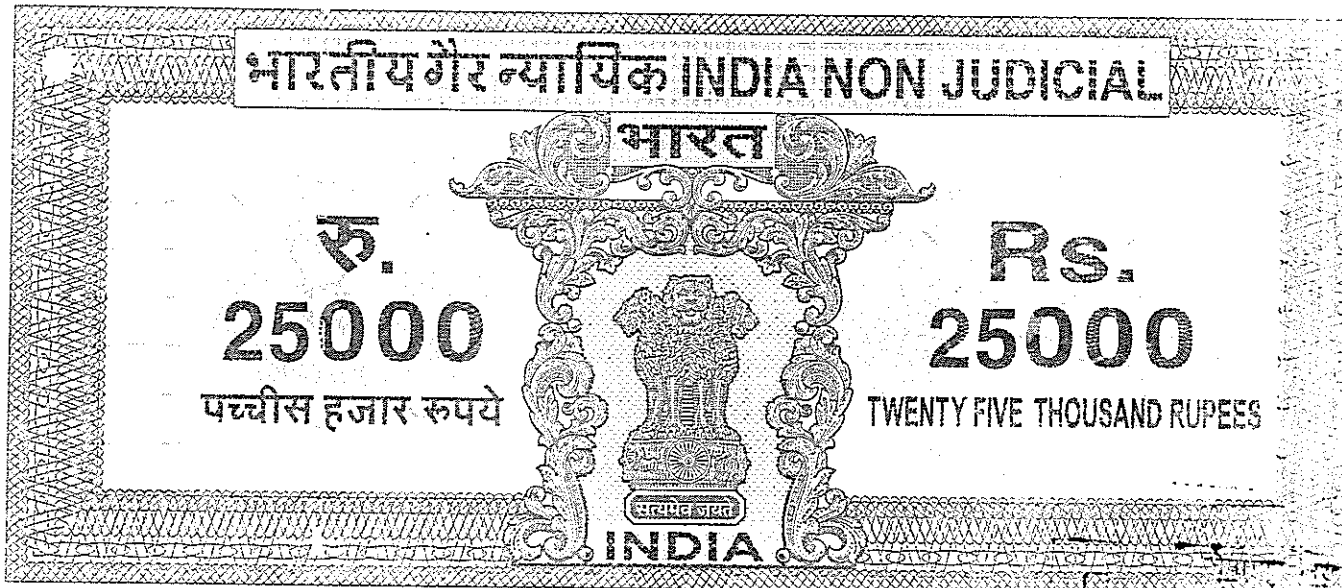
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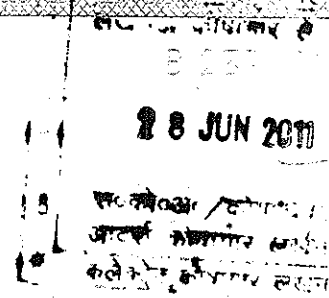
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उत्तर प्रदेश UTTAR PRADESH



Resulting Consequences and upon notice from the PURCHASER, the SELLER hereby undertakes and agrees to execute such further deeds for perfecting and conveying the Purchaser's entitlement in relation to any land made available to the SELLER as part of Resulting Consequences in a form

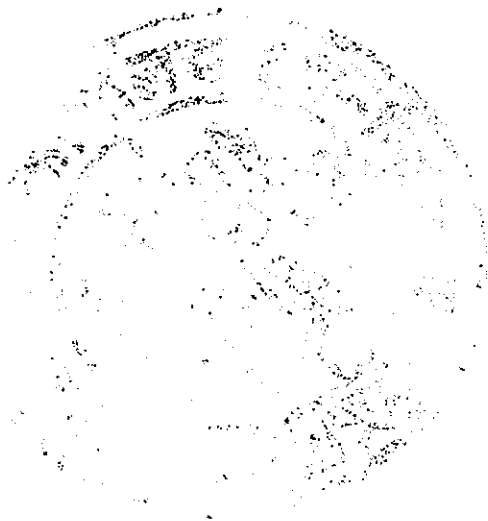
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acceptable to the PURCHASER, provided any such deed or document shall represent the actual factual position existing on such date, within a reasonable time period stipulated by the PURCHASER being at the risk, cost, charges and expense of the SELLER

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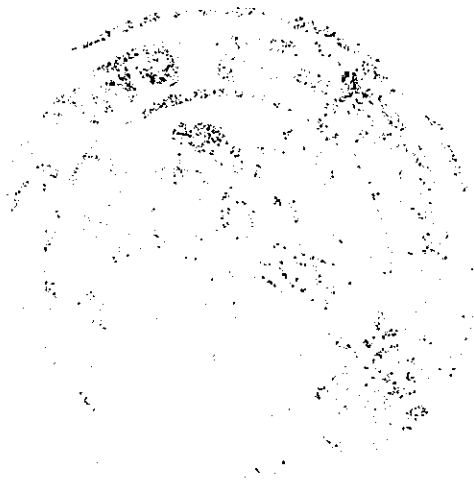
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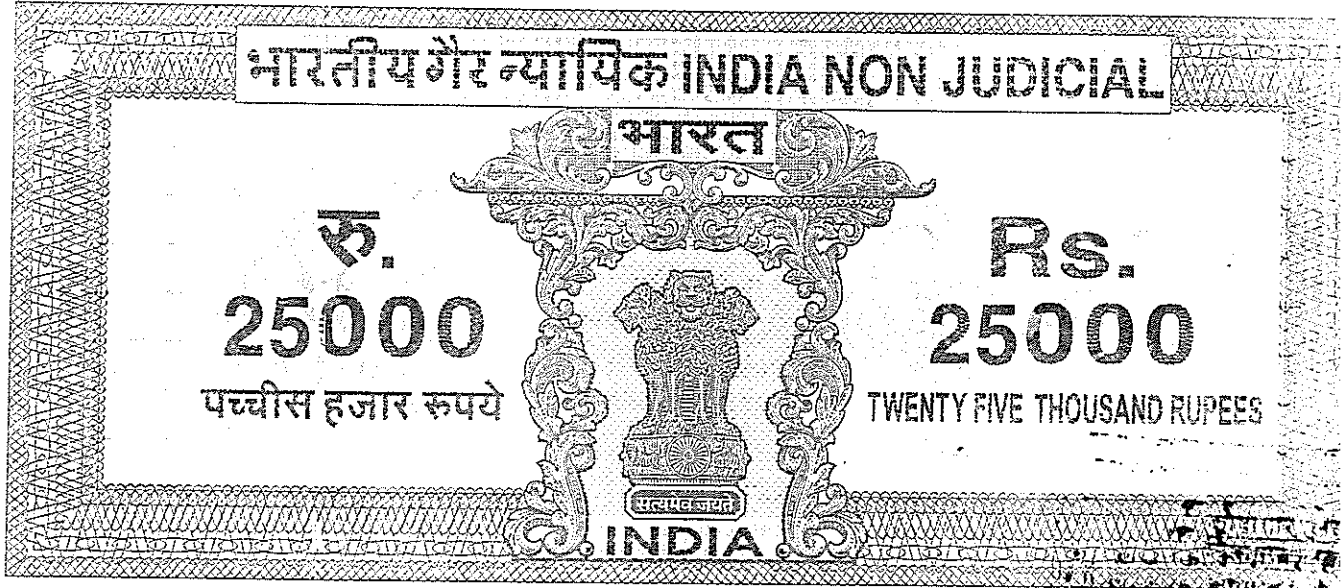
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28 JUN 2011
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without causing any harm or loss to the PURCHASER in any manner whatsoever.

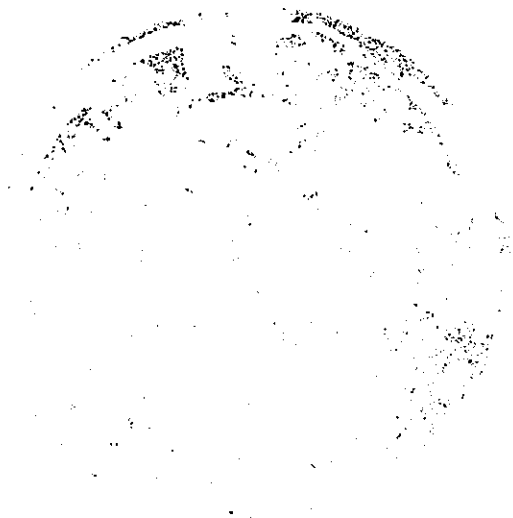
5. That the SELLER hereby declares and have assured the PURCHASER that he is the sole owner of the Said Land having every right and legal

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capacity to transfer it to the PURCHASER and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

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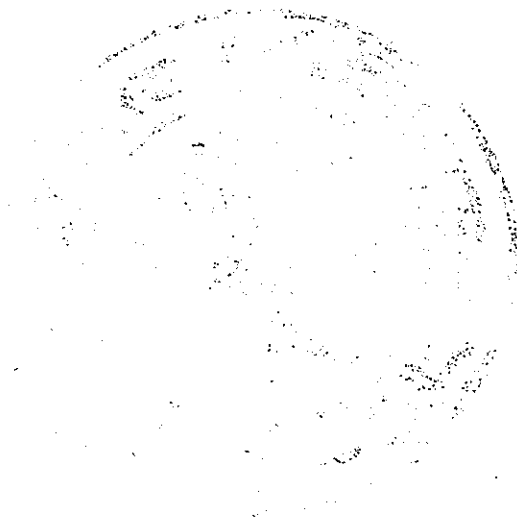
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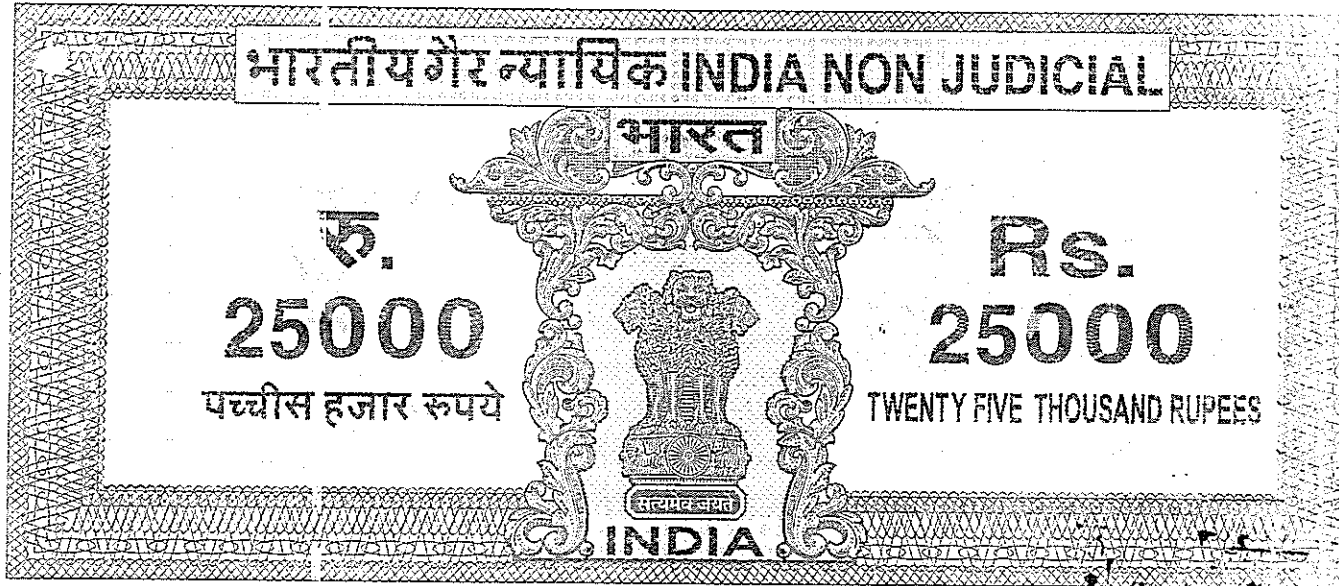
5. That the SELLER has further assured the PURCHASER that all dues, taxes, cesses, rents, demands and other outgoing including debts etc. whatsoever liable to be paid with respect to the Said Land transferred under this Sale Deed up to the date of execution of this Sale Deed have been fully

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paid and no dues, rents, claims, demands, taxes etc. of any nature whatsoever are outstanding with respect to the Said Land prior to the date of execution of this Sale Deed and in case any such dues, taxes, rents, claims, demands etc. are found subsequently to be due with respect to the Said

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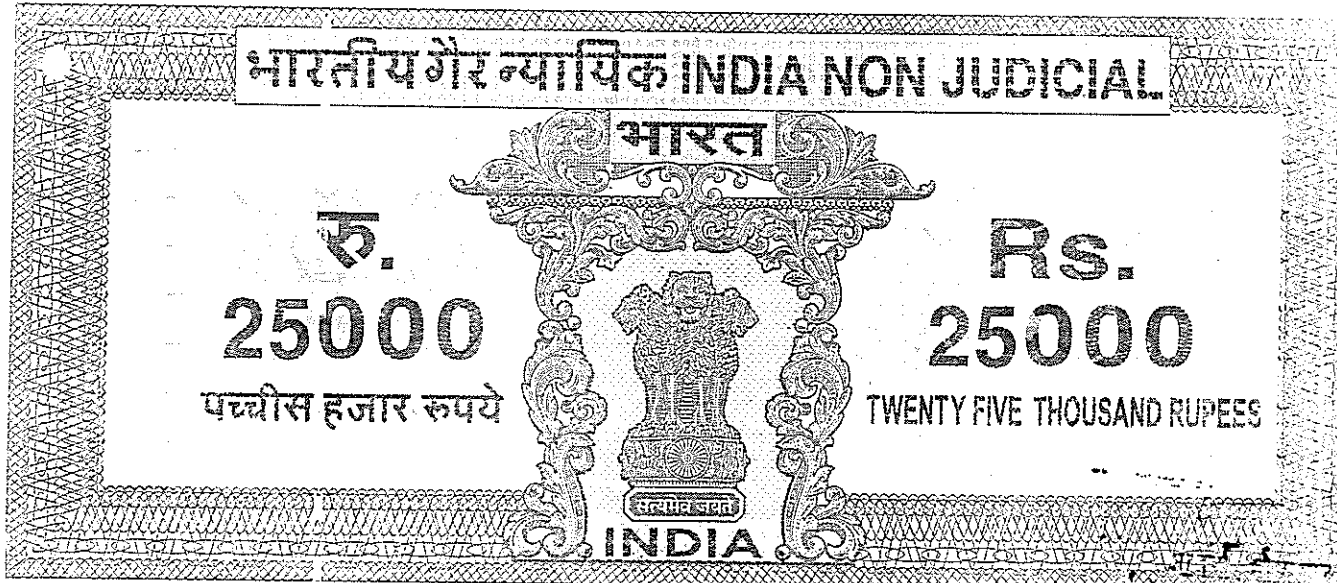
Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to the date of execution of this Sale Deed. However, from the date

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of registration of this deed, the PURCHASER shall be liable to pay all such taxes, rents, demands etc. payable with respect to the Said Land.

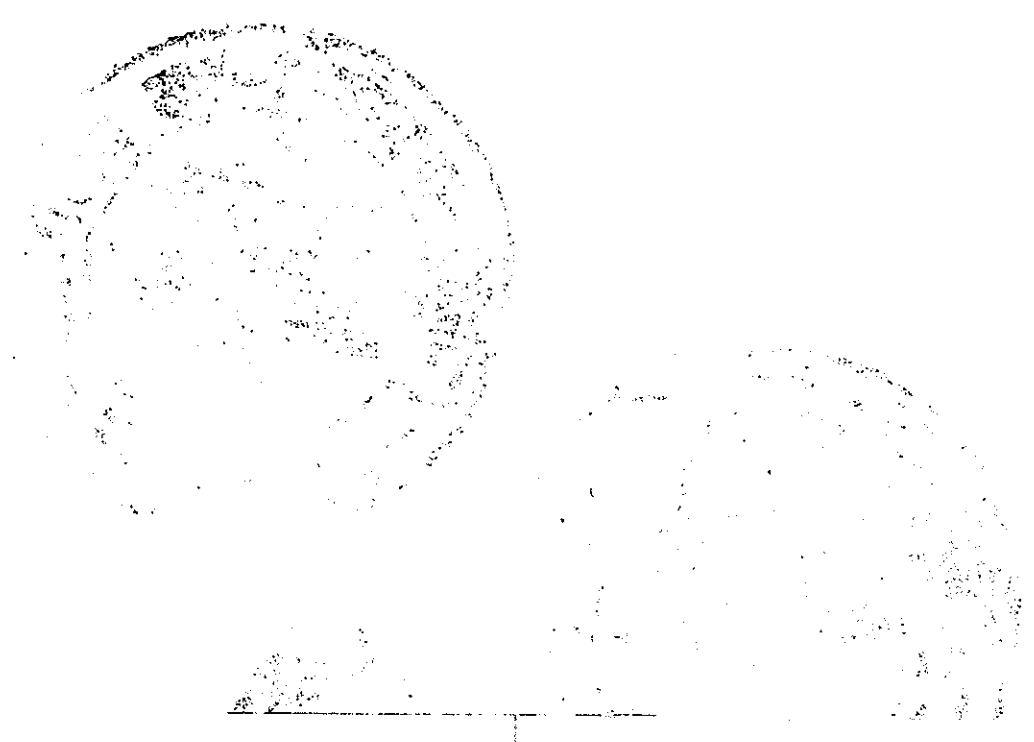
7. That, the SELLER understands that the PURCHASER has purchased the Said Land relying upon the representations, assurances and

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covenants stated in this Sale Deed including the Preamble and has acted on the faith thereof. In the event, any of the covenants, representations, undertakings, assurances etc. made therein turns out to be incorrect or false or if the title of the SELLER in the Said Land is found to be defective

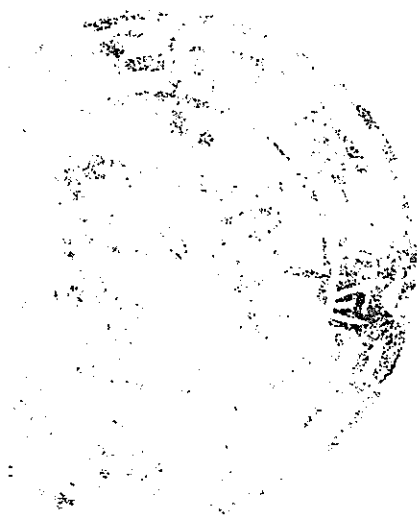
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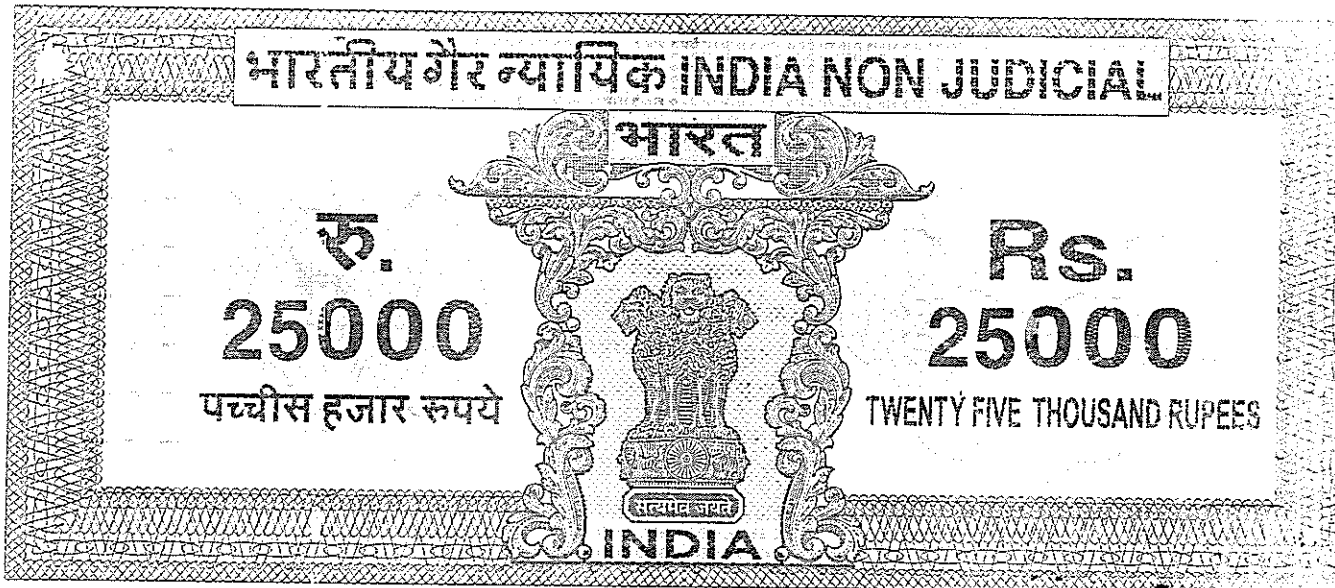
thereby depriving the PURCHASER of whole or any portion of the Said Land thereby conveyed to the PURCHASER, the PURCHASER shall be entitled to recover from the SELLER, their legal representatives, executors, administrators, successors etc. whole or part of the sale

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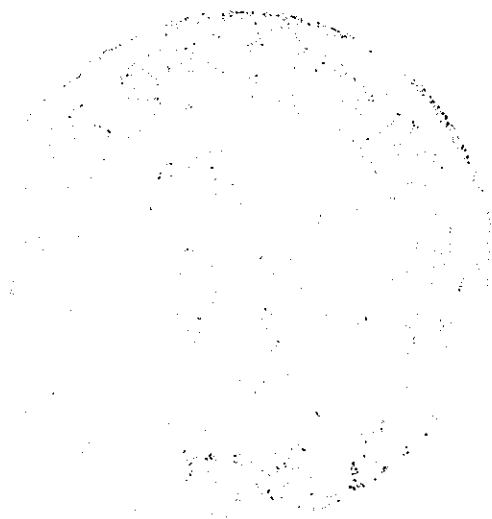
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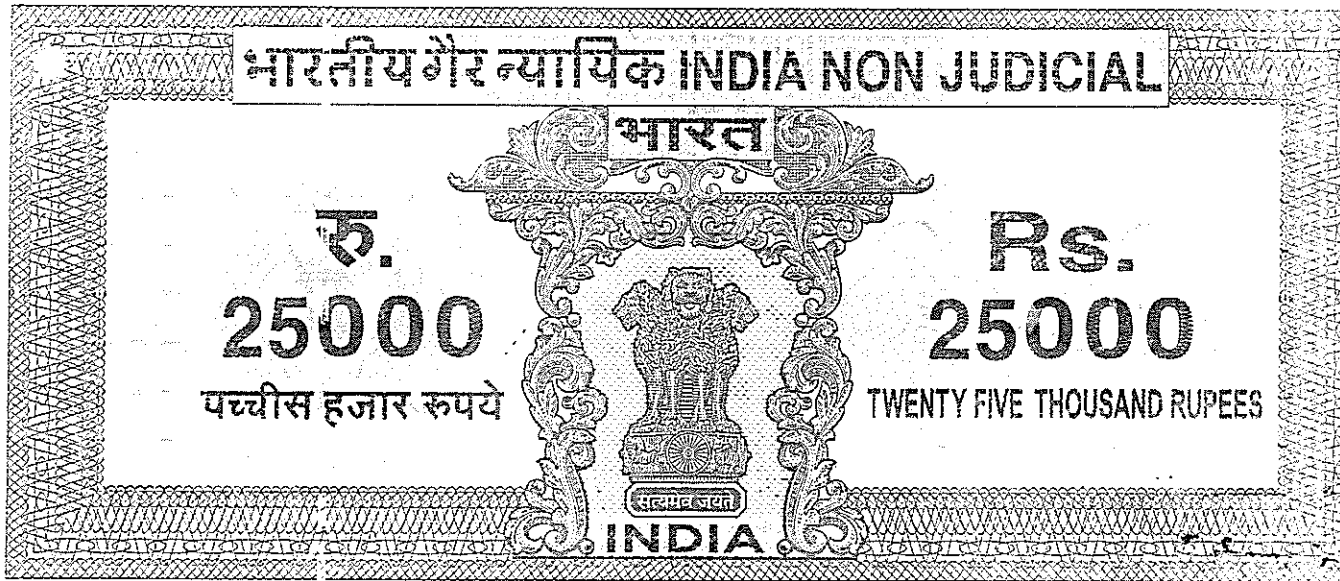
28 JUN 2011

consideration together with damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the SELLER, any other person finally establishes any claim to the Said Land transferred under this deed or to any part thereof, or if any one claims adverse

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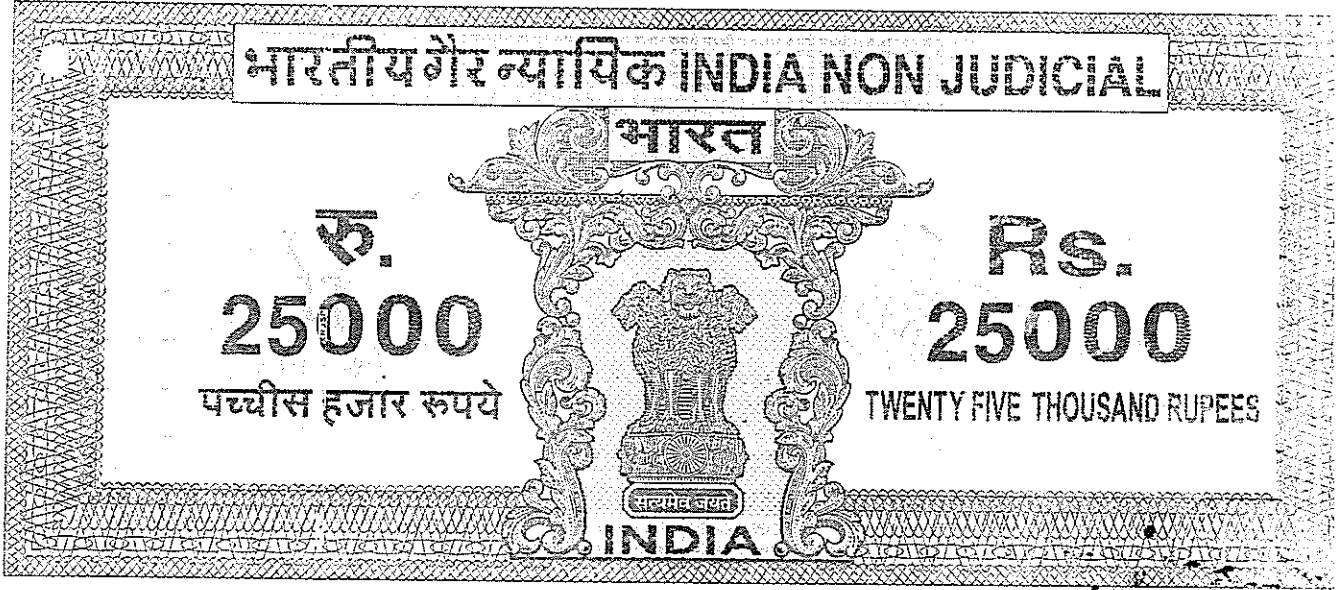
rights in the Said Land, then the SELLER shall be liable and responsible for all the risks, costs, dues, losses, expenses, claims, expenses, arrears etc. on whatsoever account of whatsoever nature. The SELLER shall also be liable for and responsible to make good and pay such losses, damages, costs,

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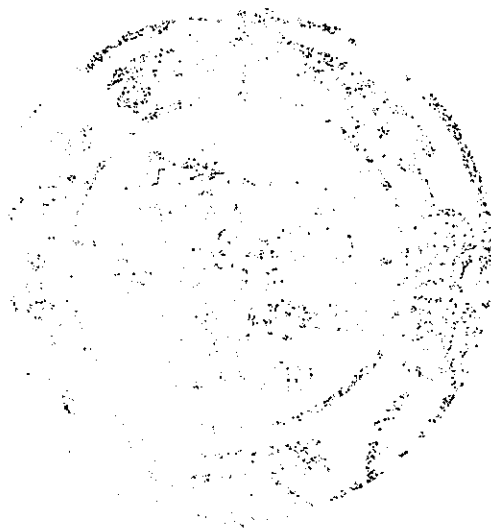


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28 JUN 2019

expenses, loss of profits etc., suffered / sustained by the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified from and against the same. The SELLER their legal representatives,

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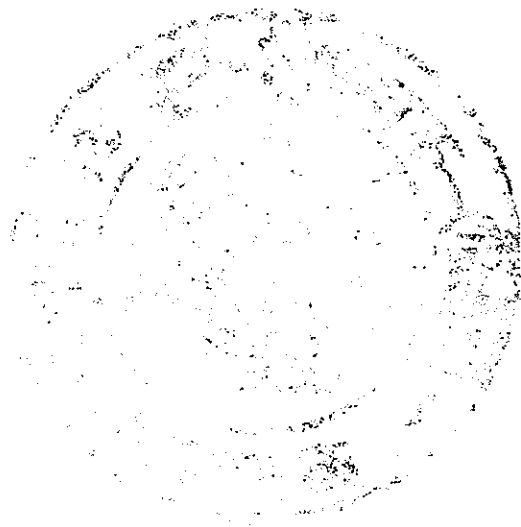
executors, administrators, successors etc shall be responsible to fulfill all the losses that may be sustained by the PURCHASER from all their assets.

8. That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/ has been paid by the PURCHASER.

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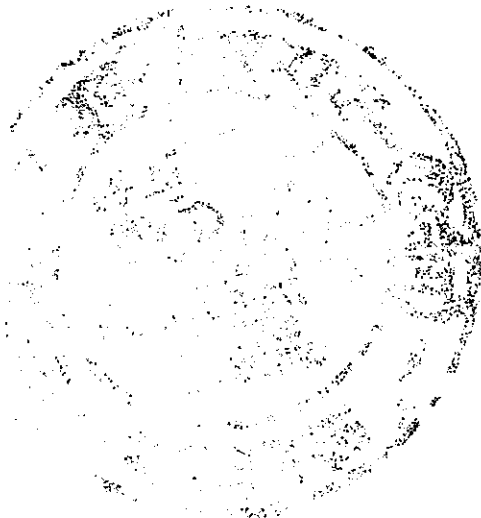


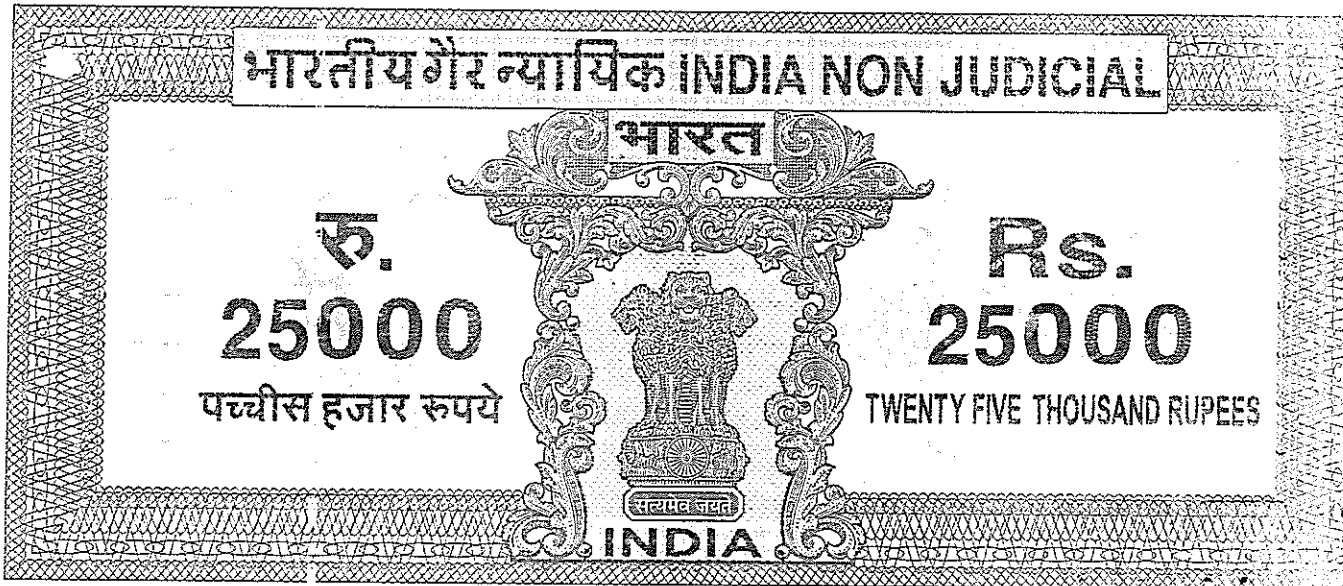
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28 JUN 2011

That the PURCHASER is entitled to get the Said Land mutated in its favour and the SELLER has given its consent to the PURCHASER for getting the Said Land mutated in his favour.

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दिनांक *Handwritten date*
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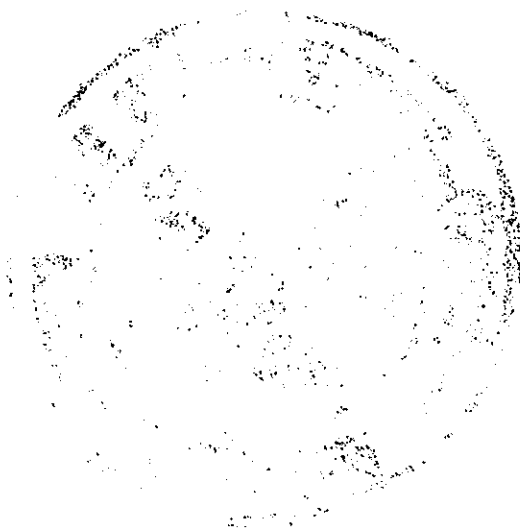
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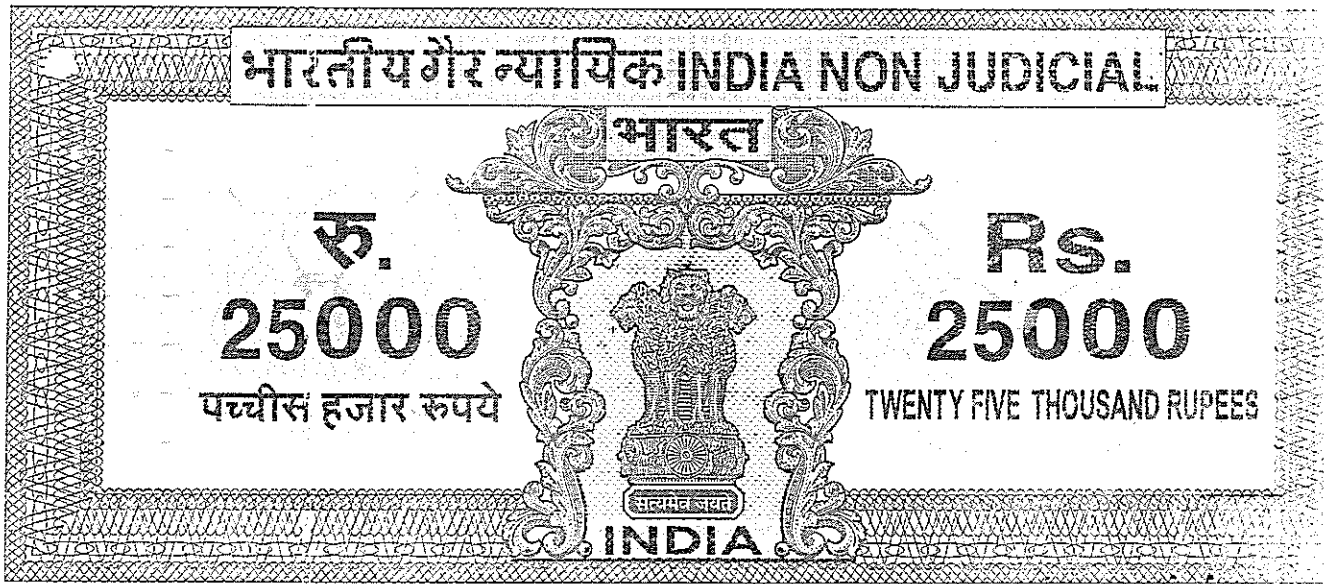
28 June 2018

9. That the SELLER and all persons claiming under them do hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts,

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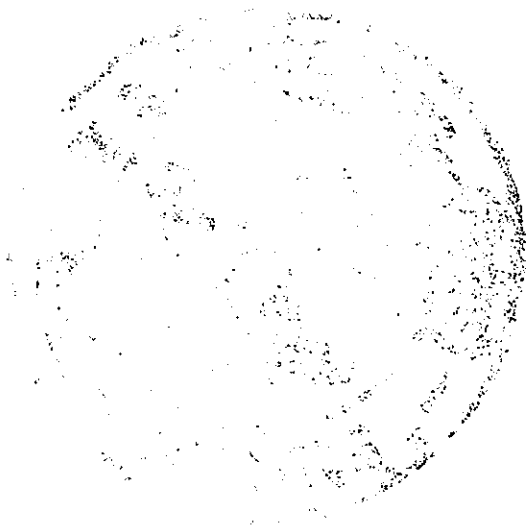


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documents, deeds and things whatsoever and to present themselves before the concerned authorities as and when required by the PURCHASER for more fully effectuating the sale being hereby made and for fully owning and enjoying the Said Land and more perfectly

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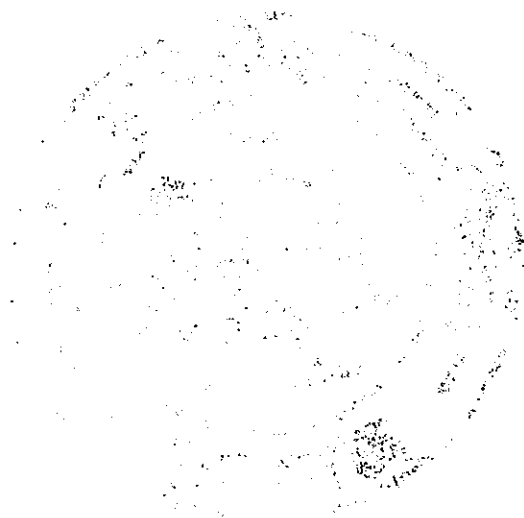
conveying and assuring the Said Land or any part thereof to the PURCHASER and its representative and placing it in possession of the PURCHASER or defending any action or proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably

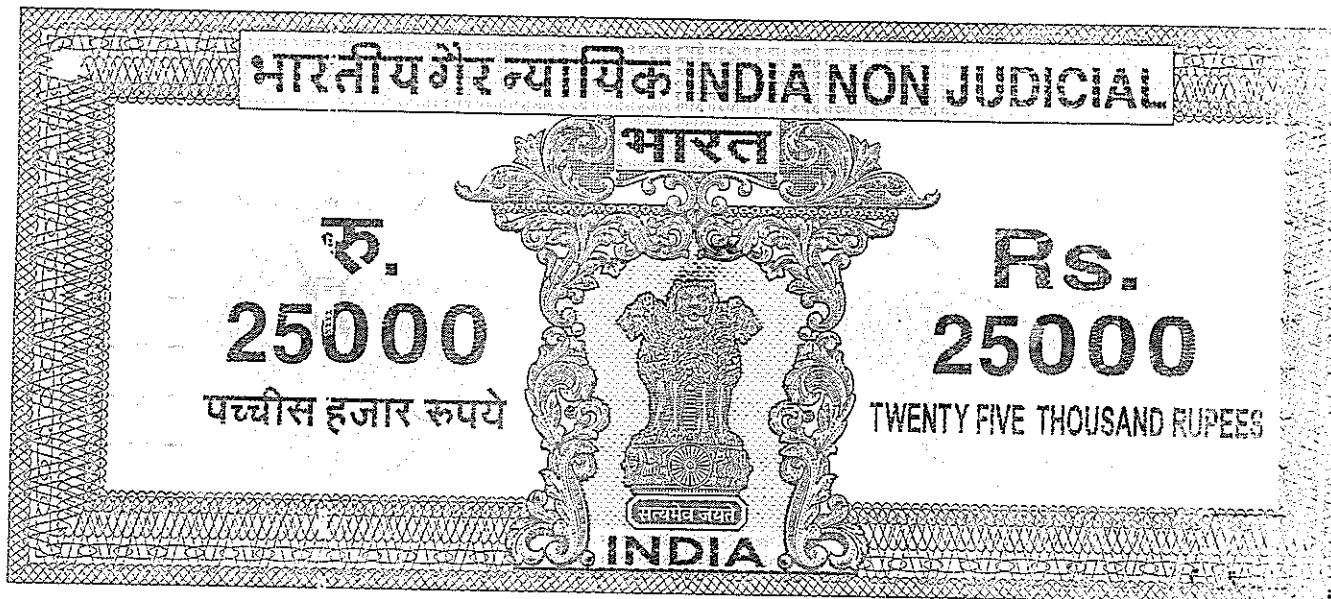
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उत्तर प्रदेश UTTAR PRADESH

28 JUN 2018

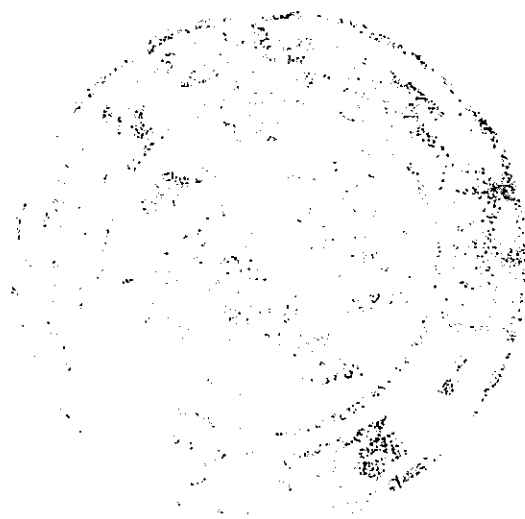
required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER due to the non adherence of the SELLER to any such request as above made by the PURCHASER and shall keep

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उत्तर प्रदेश UTTAR PRADESH

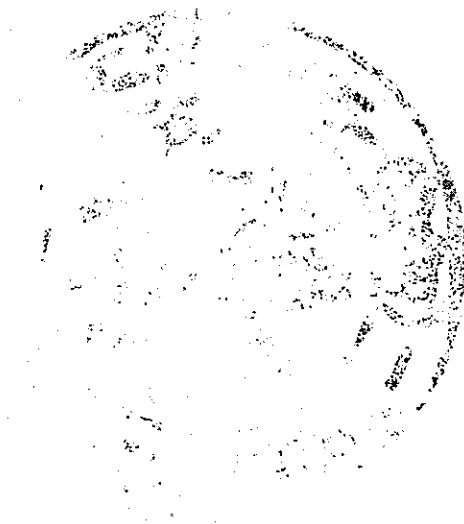
20 June 20

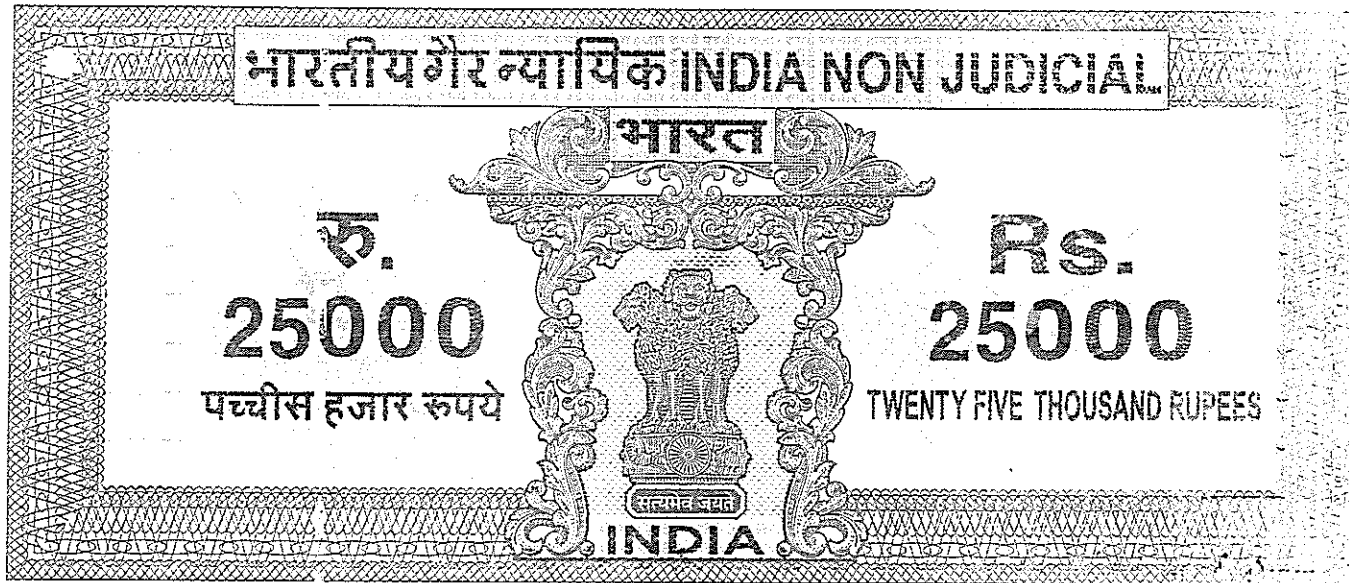
the PURCHASER free, clear and absolutely
acquitted and exonerated and forever saved,
defended harmless and indemnified from and
against the same.

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उत्तर प्रदेश UTTAR PRADESH

28 Jun 20

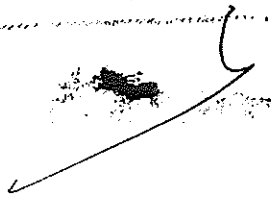
10. That the SELLER has represented and assured to the PURCHASER that the seller has not violated provisions of any bye – laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.

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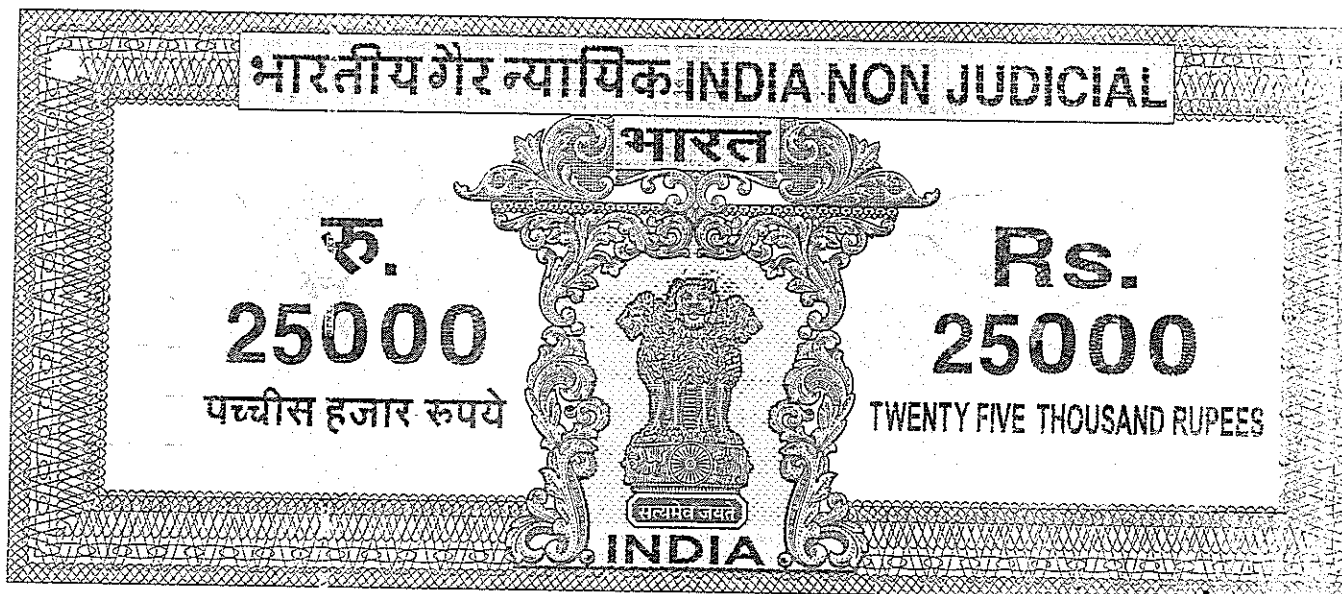
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उत्तर प्रदेश UTTAR PRADESH

28 June 2017

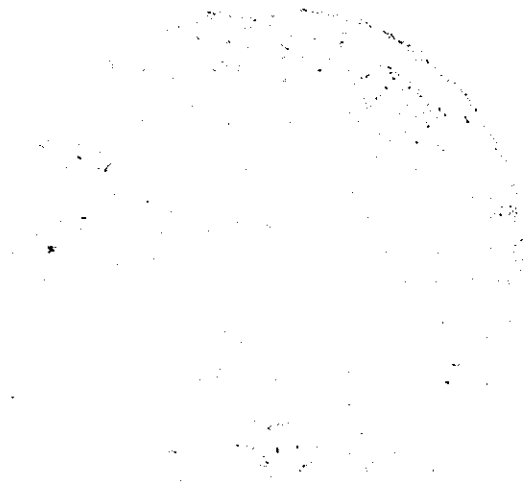
11. That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed.

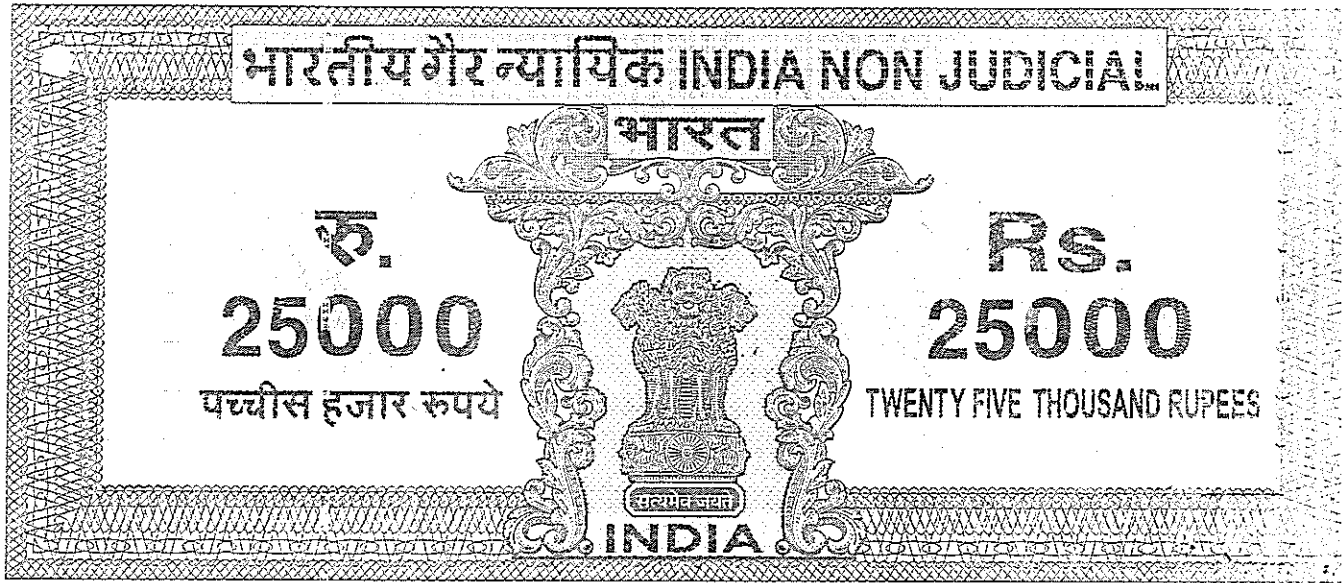
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दिनांक 28/9/00
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उत्तर प्रदेश UTTAR PRADESH

24 JUN 2009

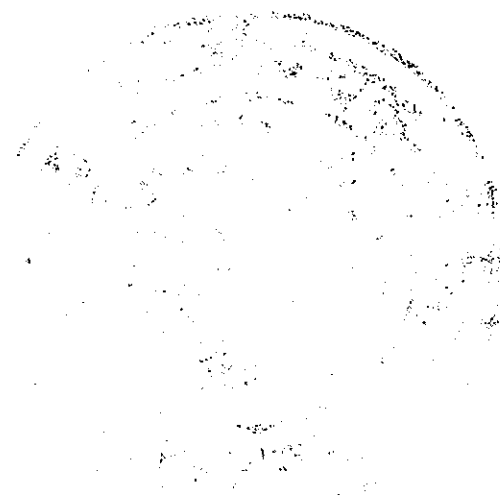
12. That the SELLER further represent and covenant that the Said Land is not subject matter of any proposed or existing acquisition, requisition or reservation proceedings by any authority or public body and neither any notice under section 4 or 6 of the Land Acquisition Act, 1894 has been received

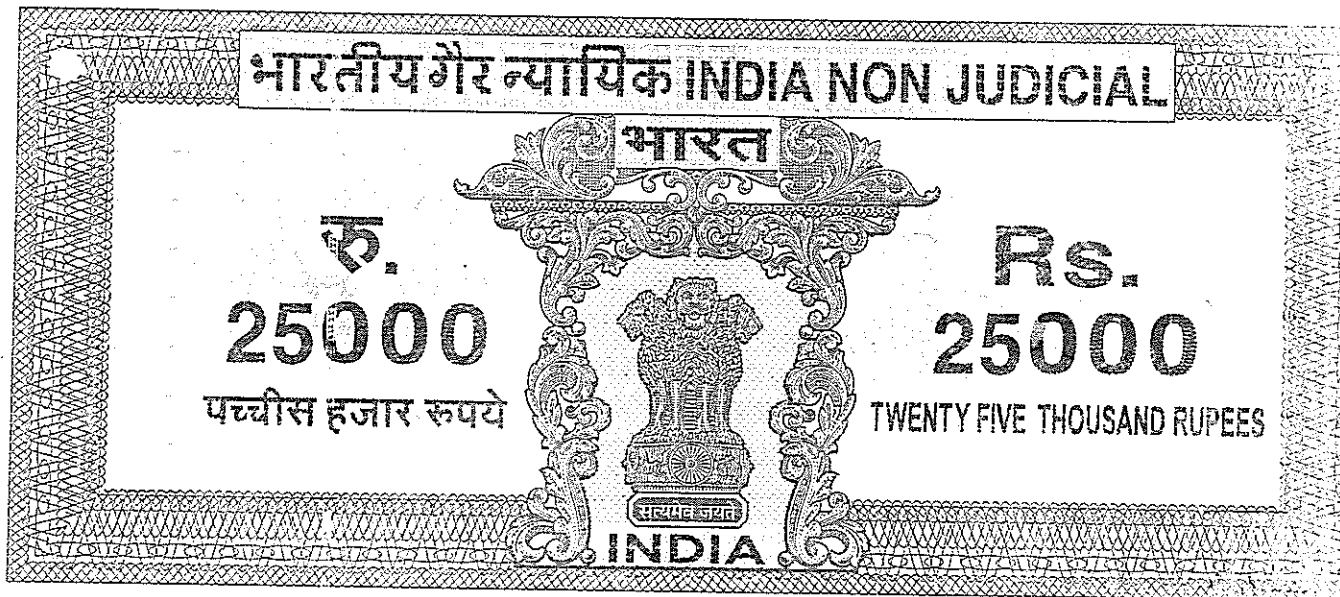
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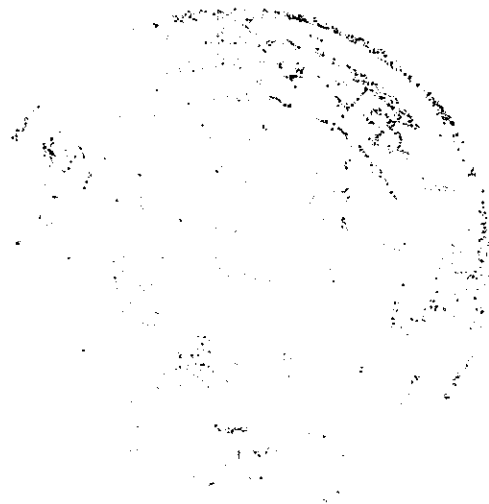
nor any proceeding relating thereto is pending in any court(s) of Law and there are no legal impediments whatsoever for the sale of the Said Land in favour of the PURCHASER

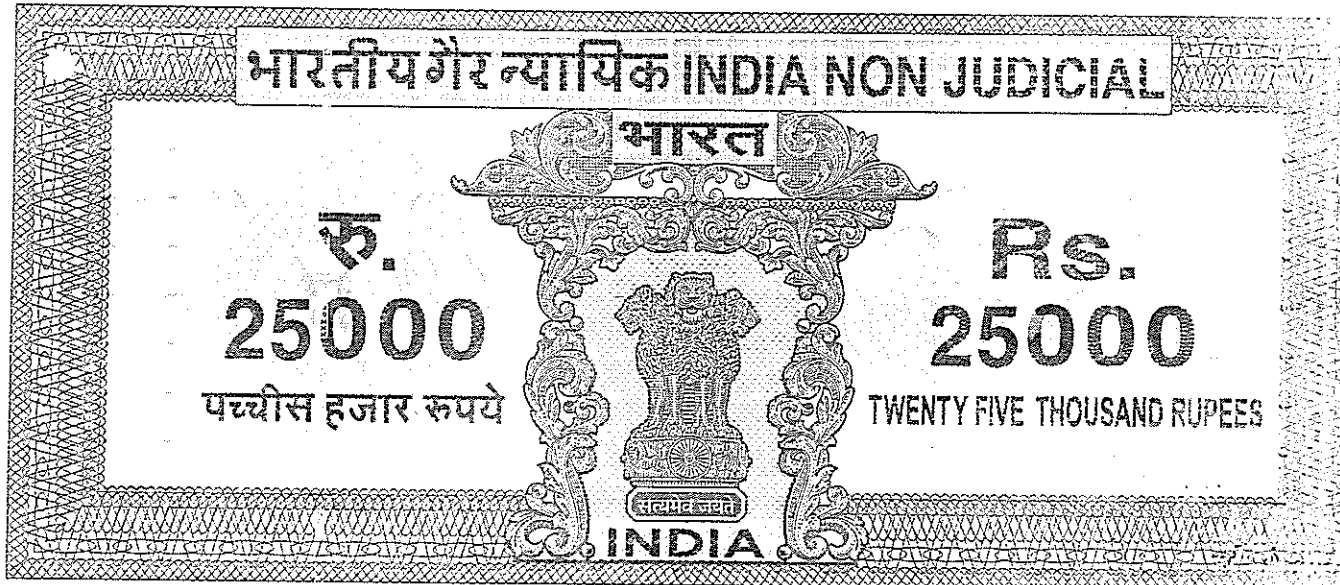
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उत्तर प्रदेश UTTAR PRADESH

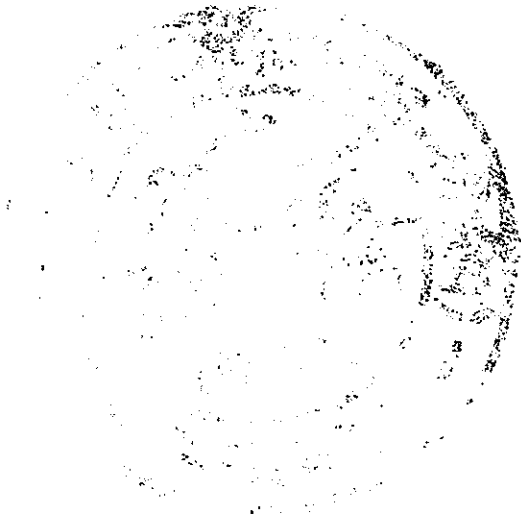
13. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "SELLER" and "PURCHASER" herein

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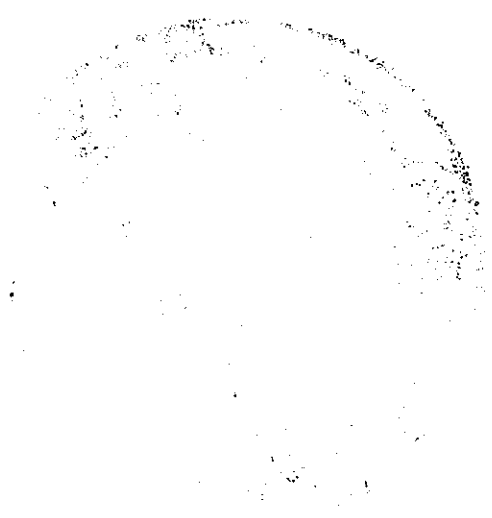
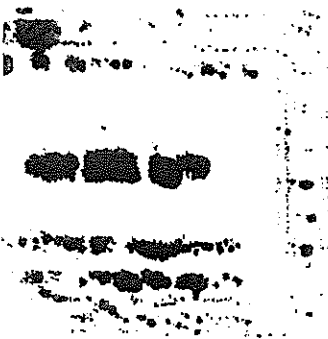
before used shall include their respective heirs,
legal representatives, successors and assigns.

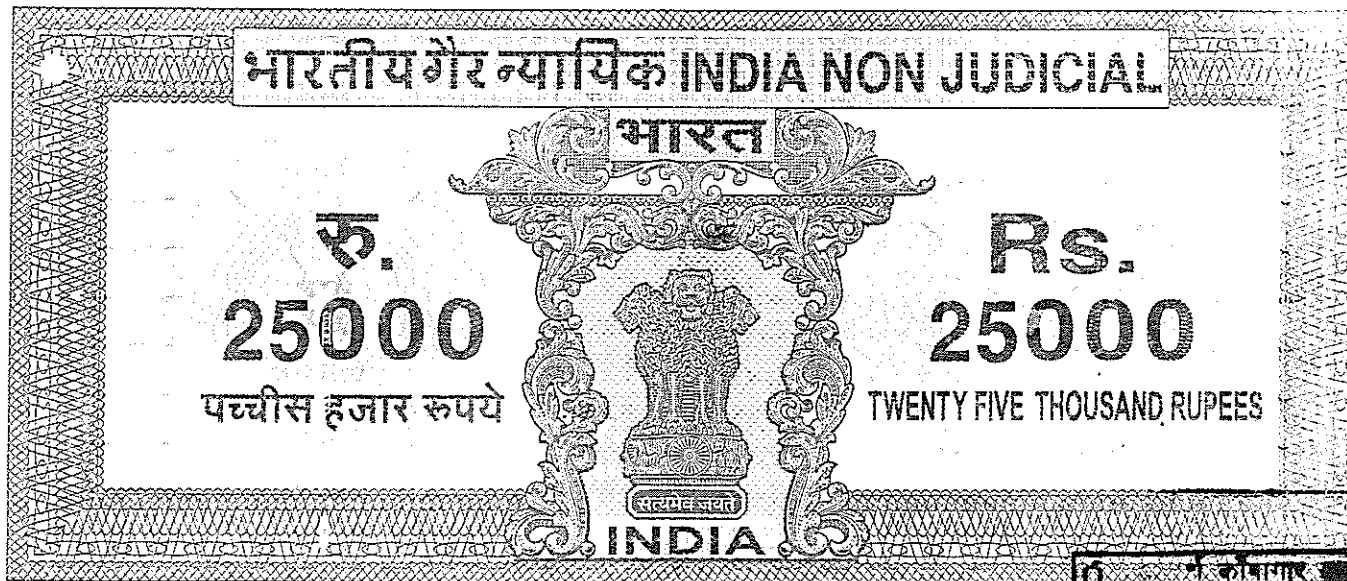
14. That the Said Land transferred under this deed
is not situated on any National Highway, State
Highway, District Road . The said land is 500 mts

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from main Lucknow Sultanpur Road,. Further, the Said Land hereby conveyed is not having abadi and no development work has been carried out within the peripheral limits of 200 meters of the same.

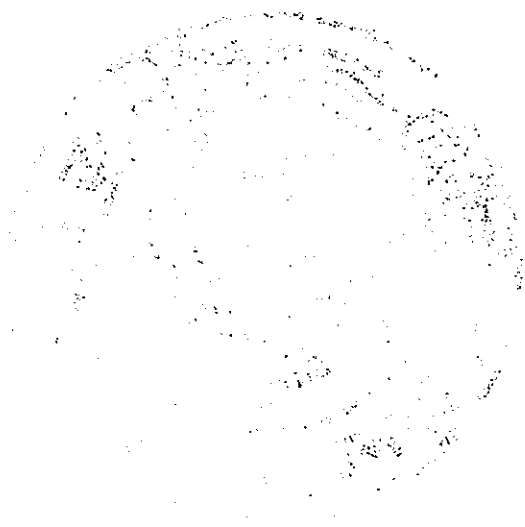
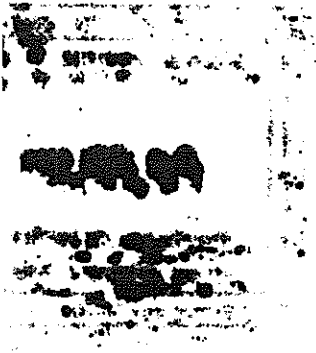
The present as well as the permanent addresses of the SELLER and the PURCHASER are the

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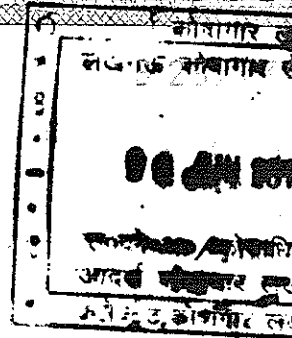
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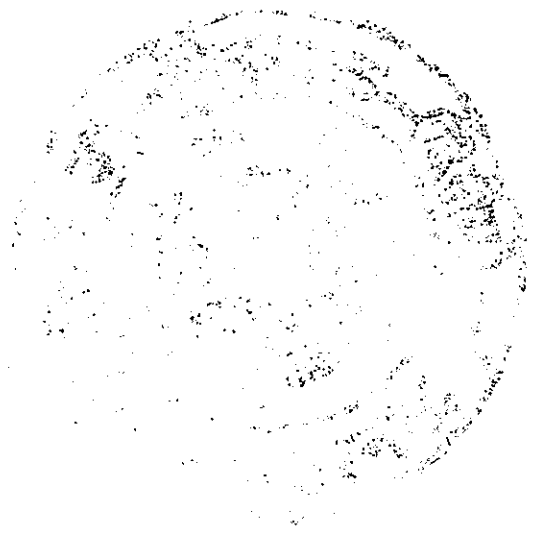
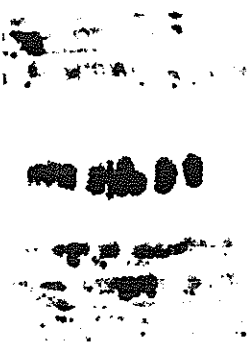
same as mentioned above and they are not belonging to the Scheduled Castes and Scheduled Tribes.

That the total area of the Said Land transferred under this deed is 9.337 Acres (3.7815 Hectares)

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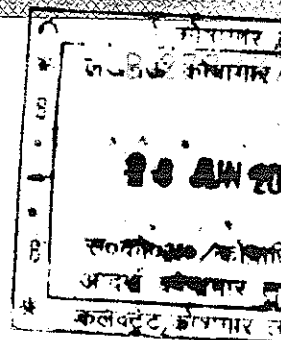
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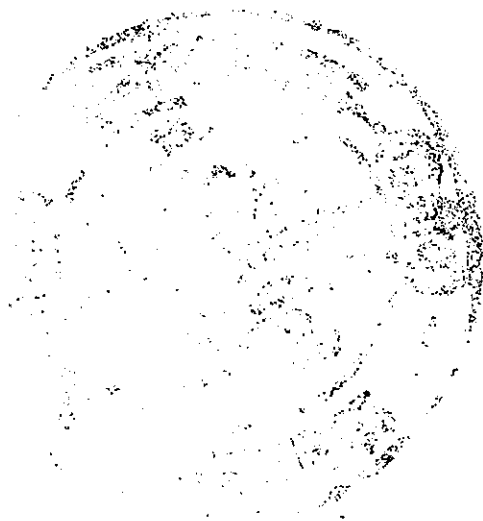
The value of the Land being transferred which is situated 500 mts from main Lucknow Sultanpur Highway Road, Lucknow as fixed by the Collector, Lucknow is Rs. 30,00,000.00 per hectare, Since the land is not having link road or construction thereon as such the value of the land according to

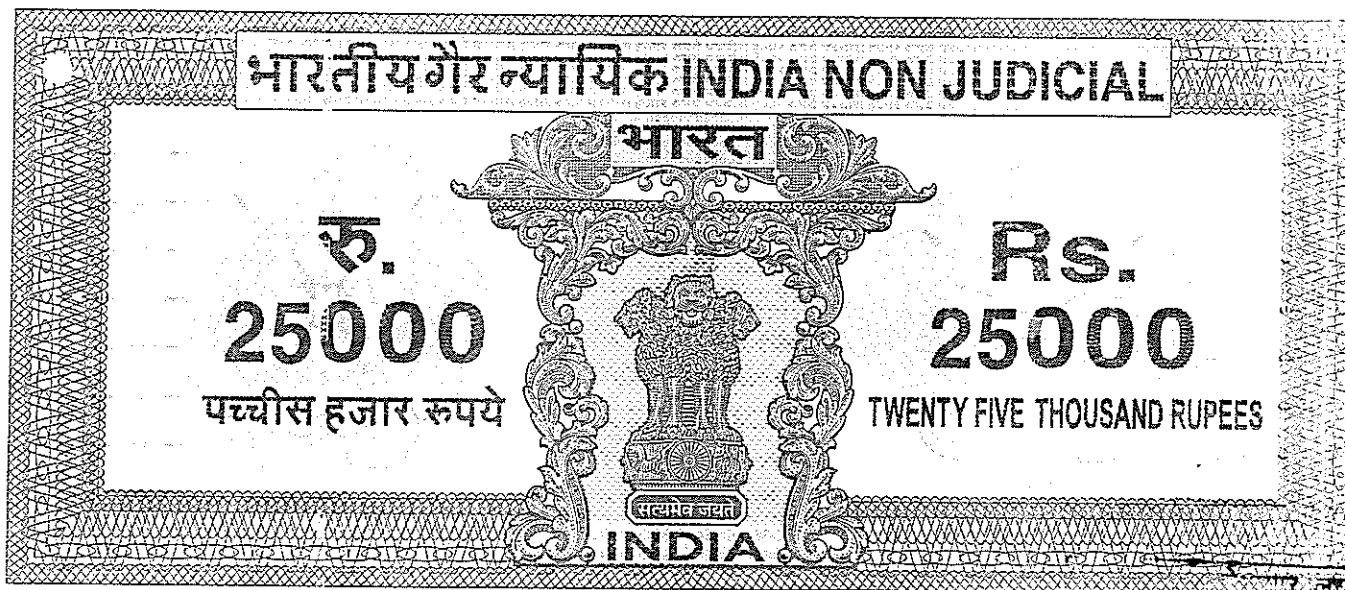
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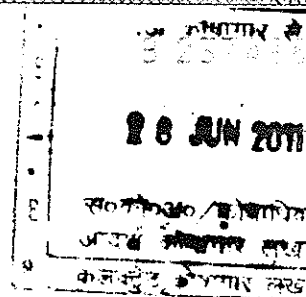
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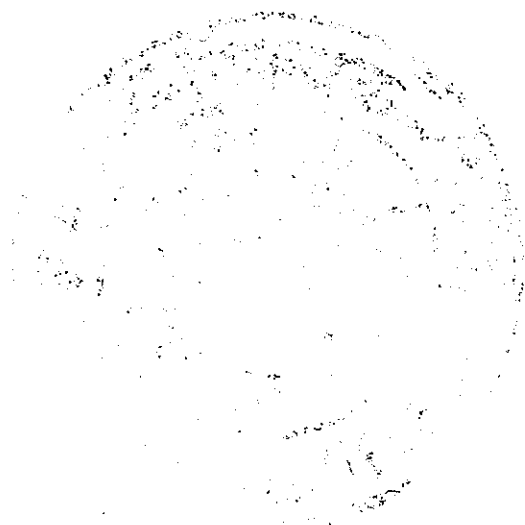
the collector value of the said Khasra numbers (total area being purchased 9.337 Acres (3.7815 Hectares) is Rs. 1,13,44,500.00 (Rupees One Crore Thirteen Lacs Forty Four Thousand Five Hundred Only).

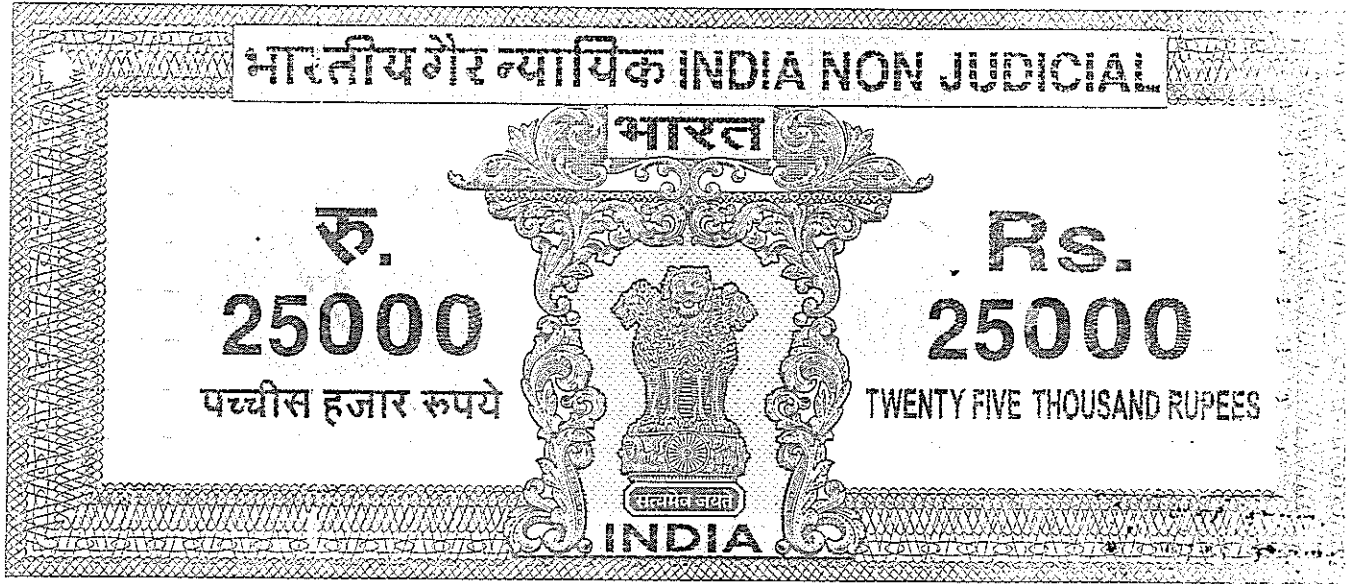
However the actual sale consideration of the Said

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उत्तर प्रदेश UTTAR PRADESH

28 JUN 20

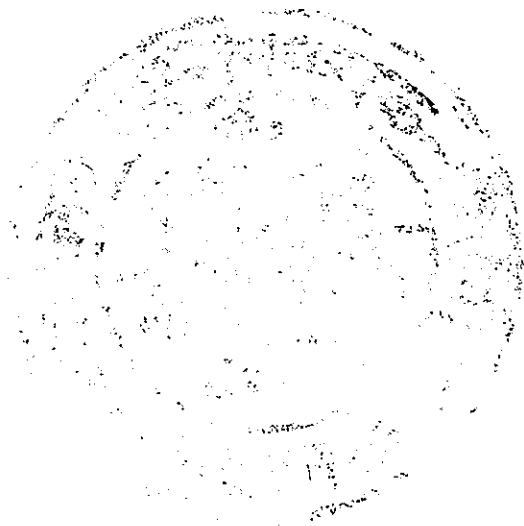
Land including all the appurtenances is Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only) which is higher than the collector value of Rs. 1,13,44,500.00 (Rupees One Crore Thirteen Lacs Forty Four Thousand Five Hundred Only).

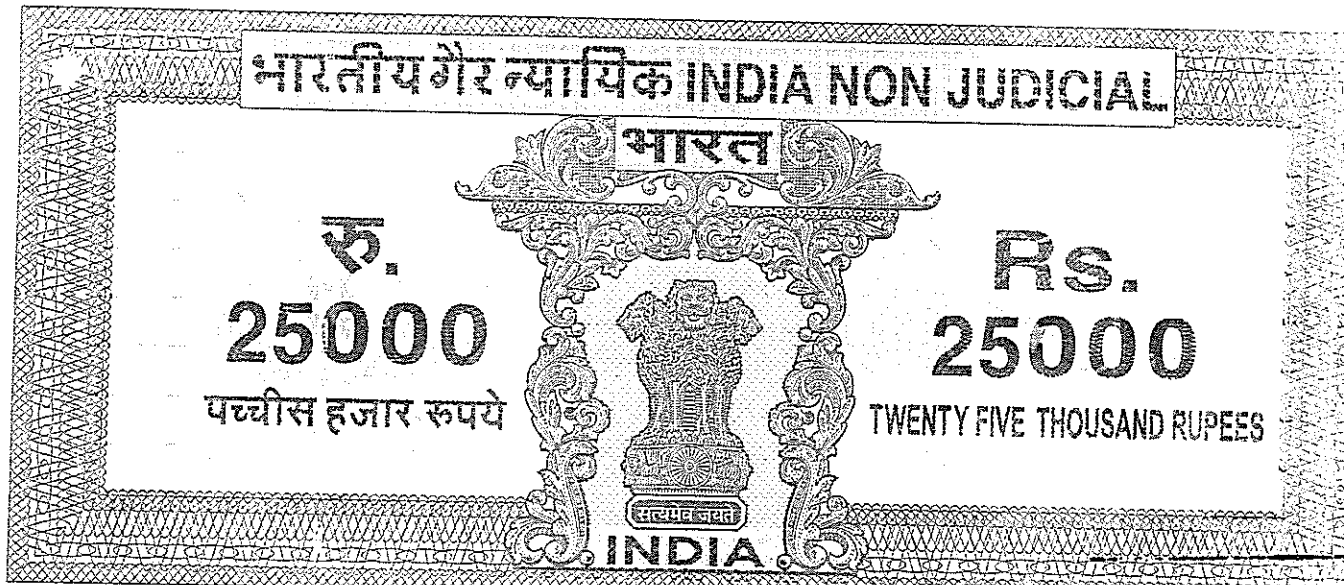
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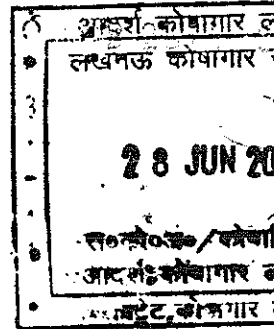
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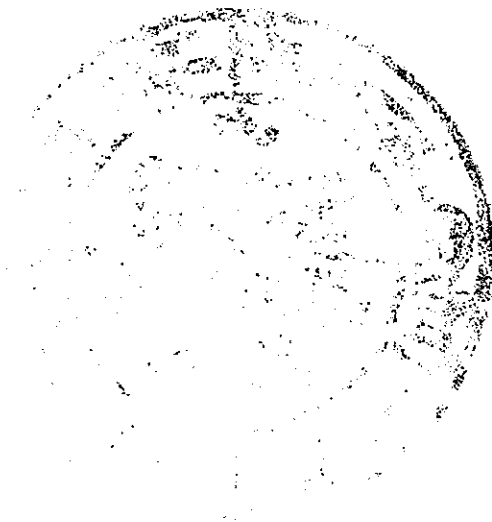
Hence, the stamp duty of Rs. 40,53,000.00 (Rupees Forty Lacs Fifty Three Thousand Only) is payable on the present transfer of land. The purchaser has paid stamp duty of Rs 11,58,000.00 (Eleven Lacs Fifty Eight Thousand Only) at the time of registration of Agreement

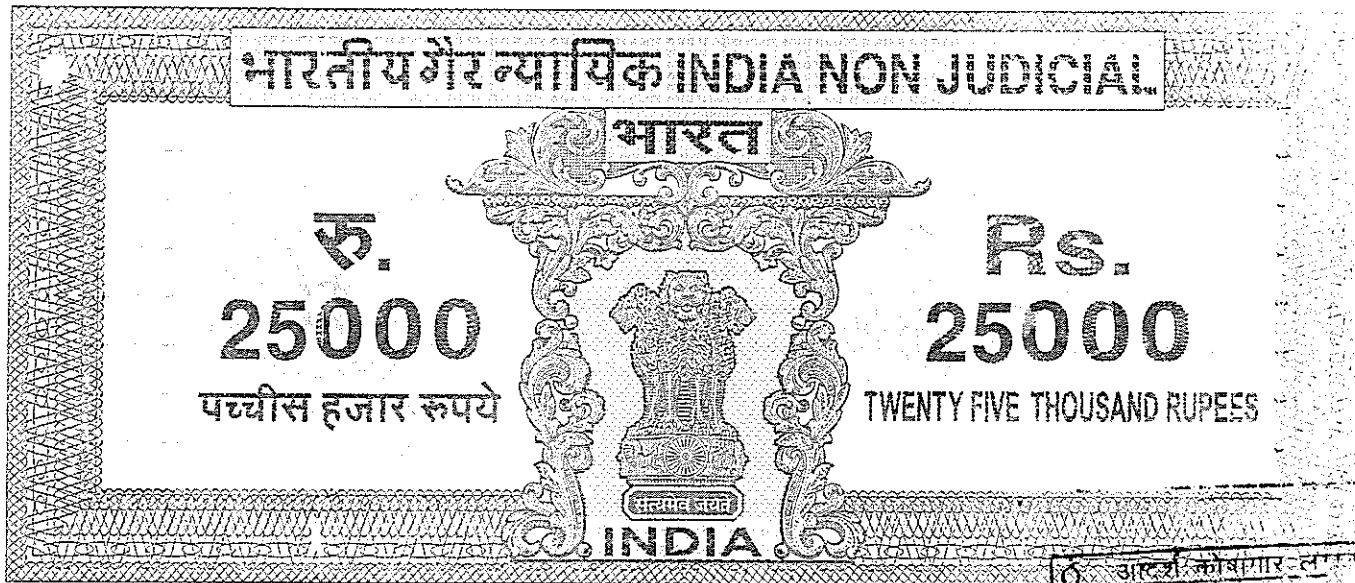
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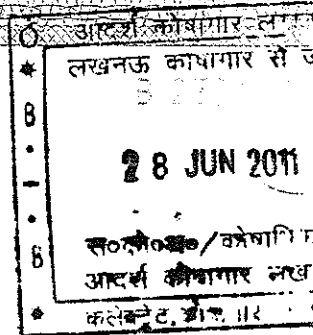
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उत्तर प्रदेश UTTAR PRADESH



To Sell hence balance stamp duty of Rs 28,95,000.00 has been paid and affixed on the sale consideration of Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only)

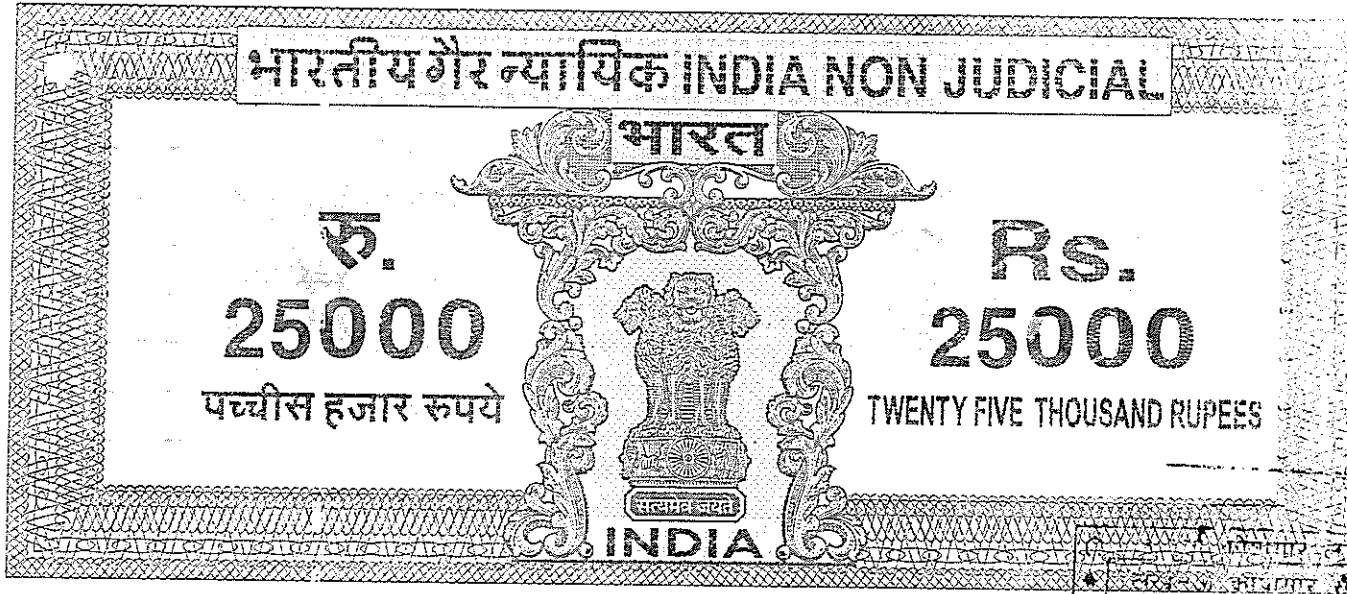
The stamp duty has been paid and affixed by the

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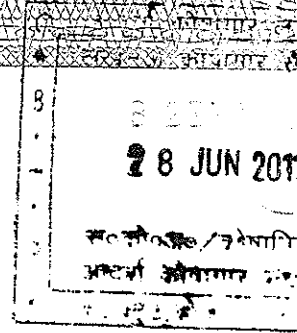
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उत्तर प्रदेश UTTAR PRADESH



PURCHASER,

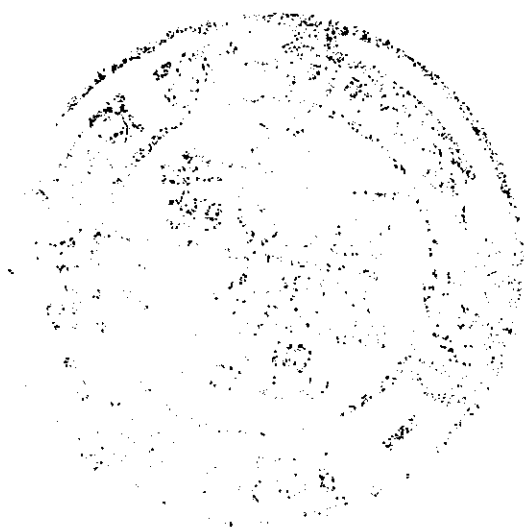
The sale consideration of Rs 5,78,89,400.00 (Five Crore Seventy Eight Lacs Eighty Nine Thousand Four Hundred Only) has been paid as under:

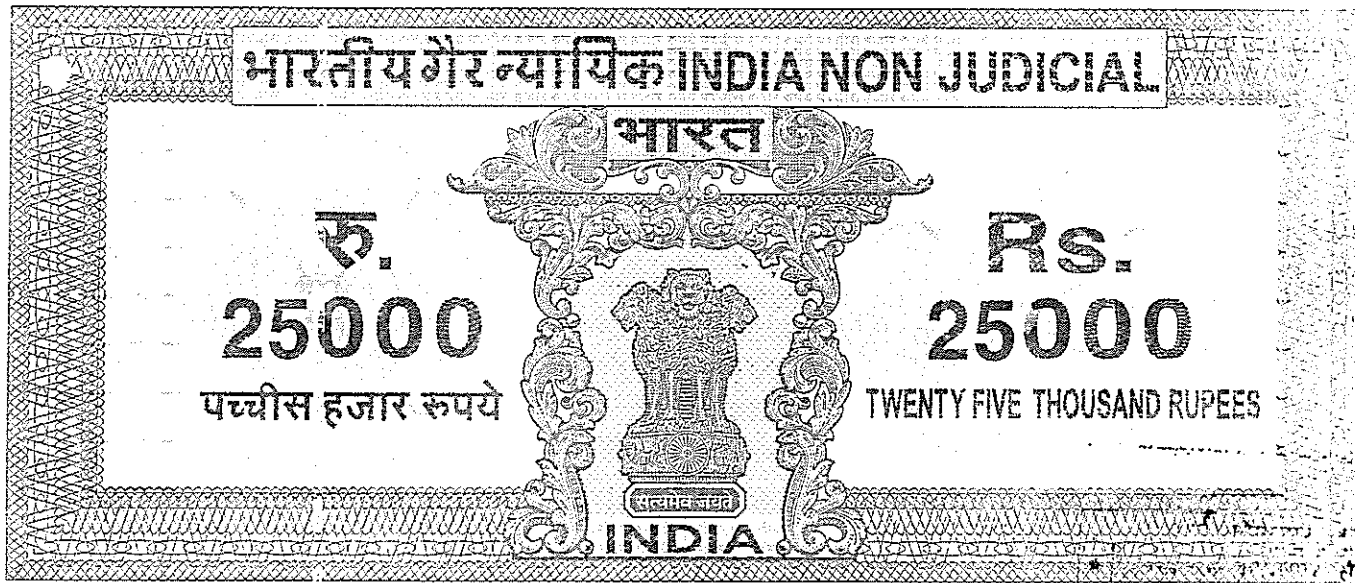
Rs. 86,10,000.00 (Rupees Eighty Six Lacs Ten Thousand Only) towards part payment / advance payment (the

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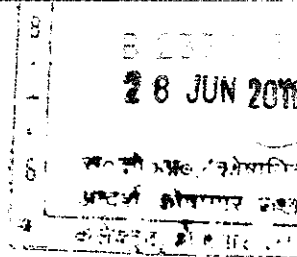
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उत्तर प्रदेश UTTAR PRADESH



“First Part Payment”) of the Sale Consideration (*vide* Cheque no. 365902 dated 01.09.2010 drawn on Canara Bank, Malviya Nagar, New Delhi, the receipt of which the Vendor hereby admits and acknowledges.

Paid Rs. 4,92,79,400.00 by the Purchaser to the seller the receipt of which is hereby accepted and

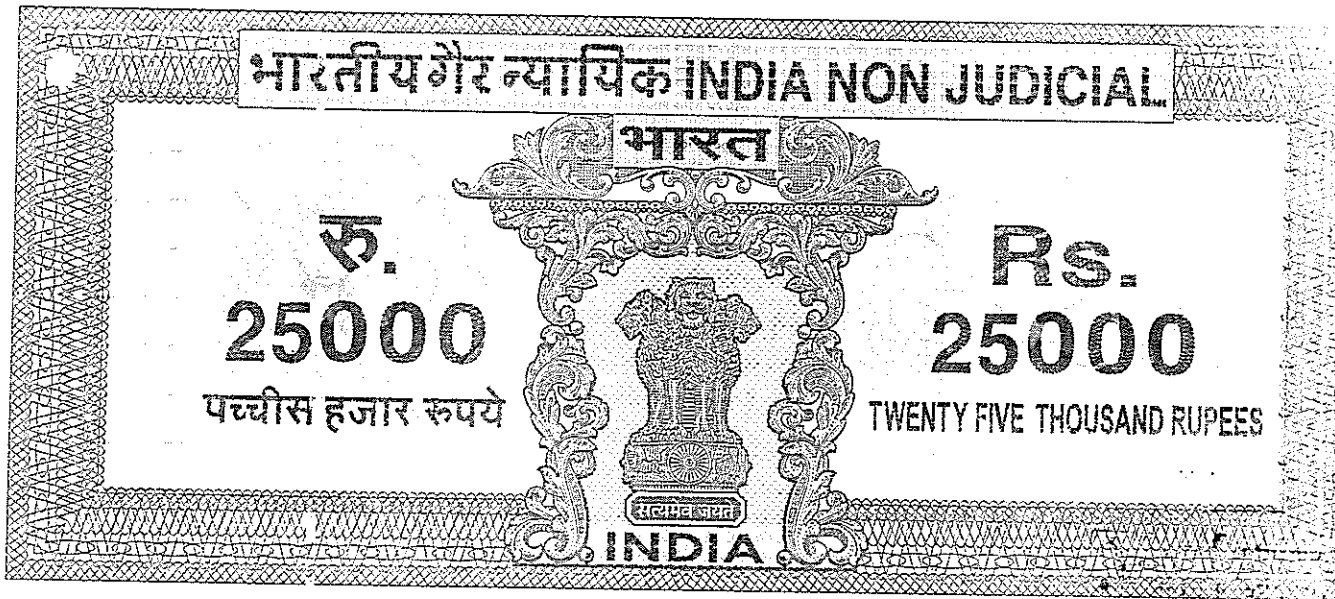
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acknowledged by the seller.

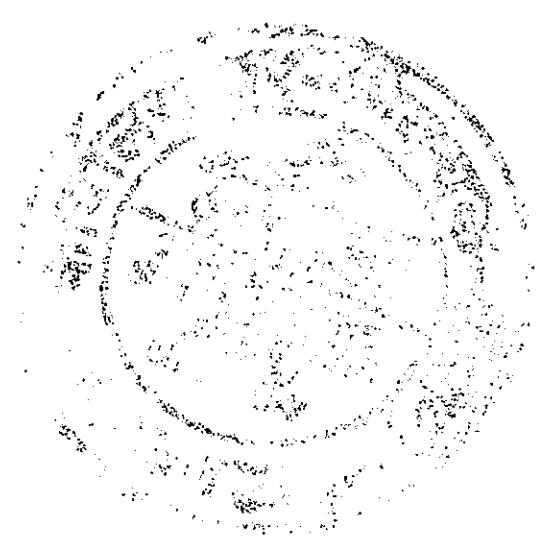
SCHEDULE OF THE PROPERTY HEREBY SOLD

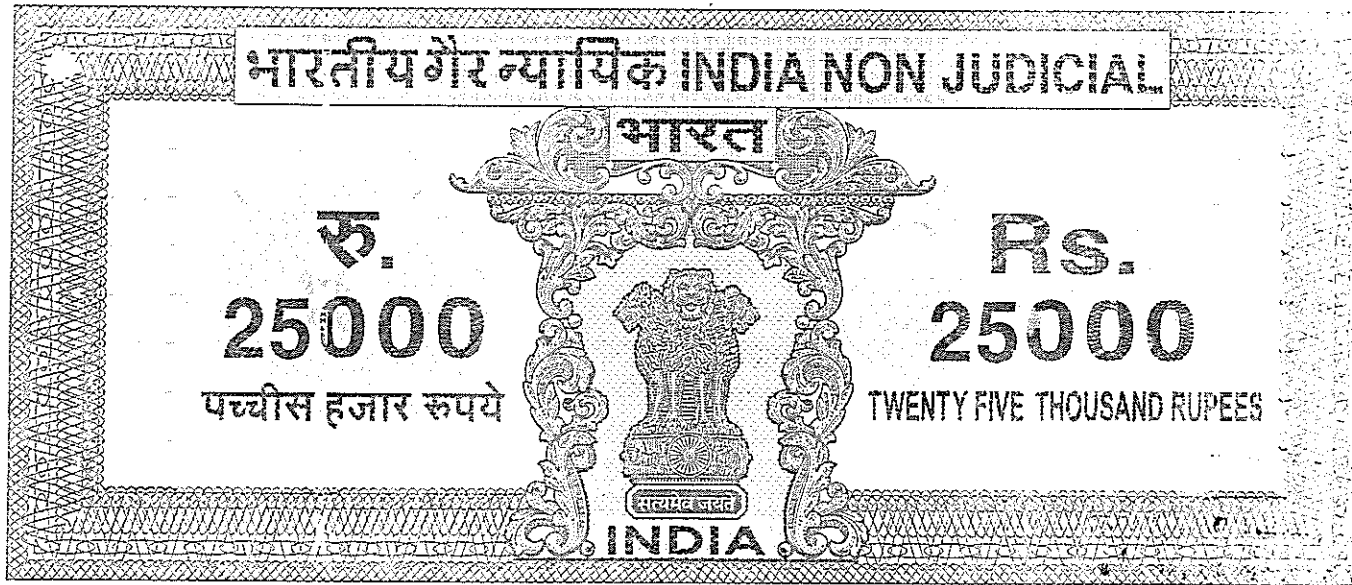
Agricultural land situated at Village Baghamau,
Pargana ,Tehsil and District- Lucknow, which is
bounded as under: -

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आदर्श कोषागार लखनऊ
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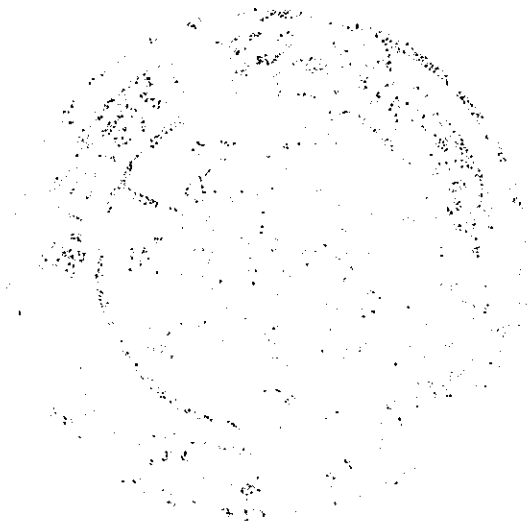
28 JUN 201

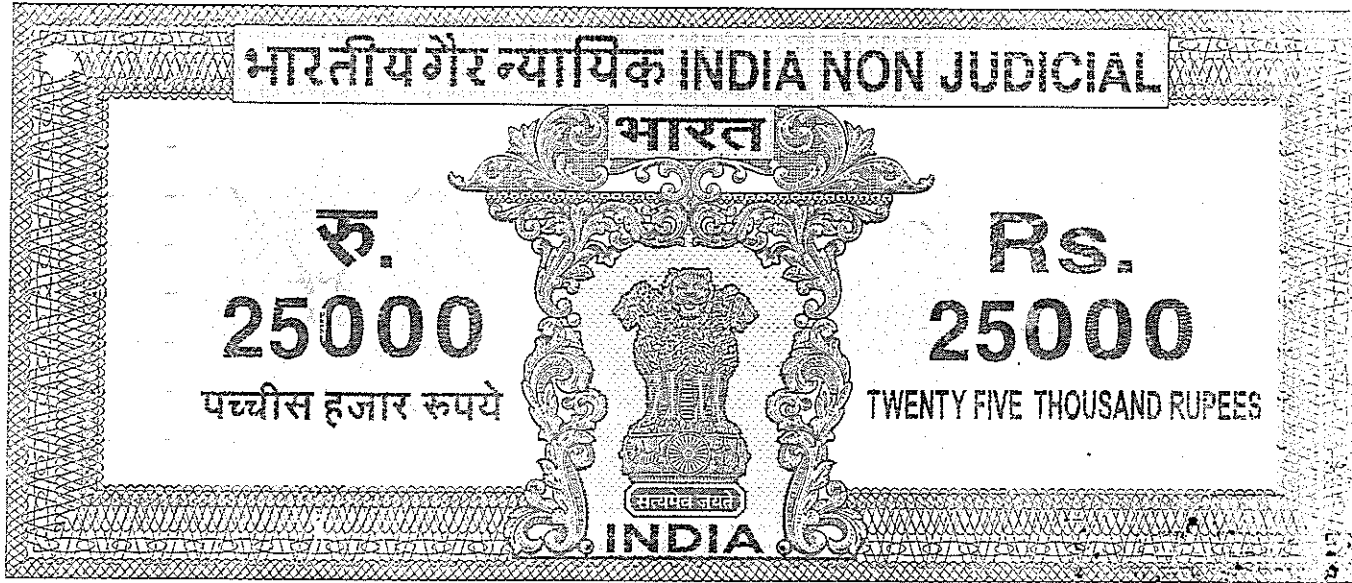
Khasra No. 80

East : Khasra No 82,81,116
West : Khasra No 124
North : Khasra No 119, 118
South : Khasra No 79

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28 JUN 2011

Khasra No. 101

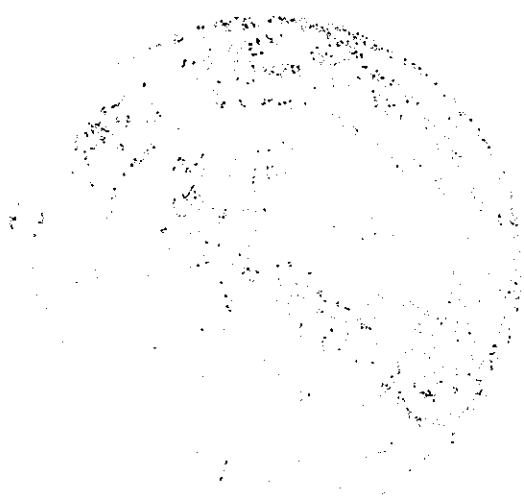
East : Khasra No 102,108
West : Khasra No 116,114
North : Khasra No 115
South : Khasra No 100

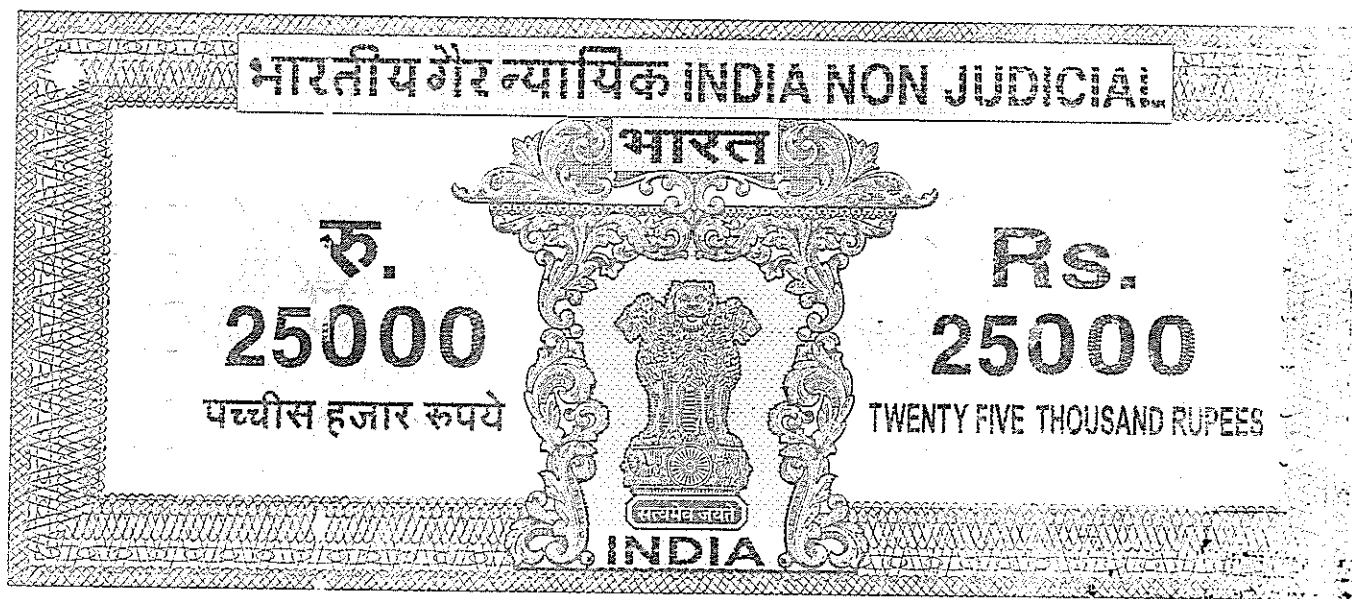
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28 JUN 2011

Khasra No. 102

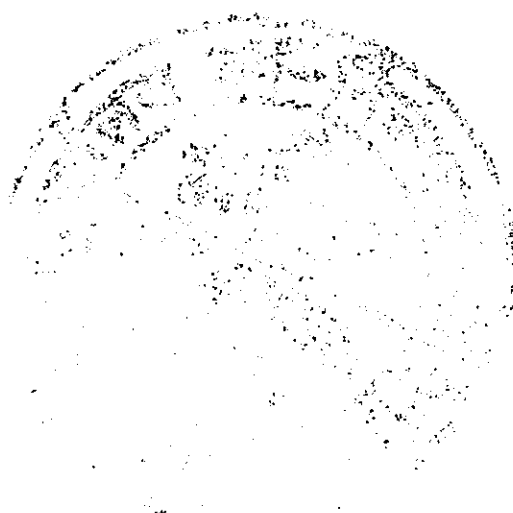
East : Khasra No 103
West : Khasra No 101
North : Khasra No 108
South : Khasra No 100

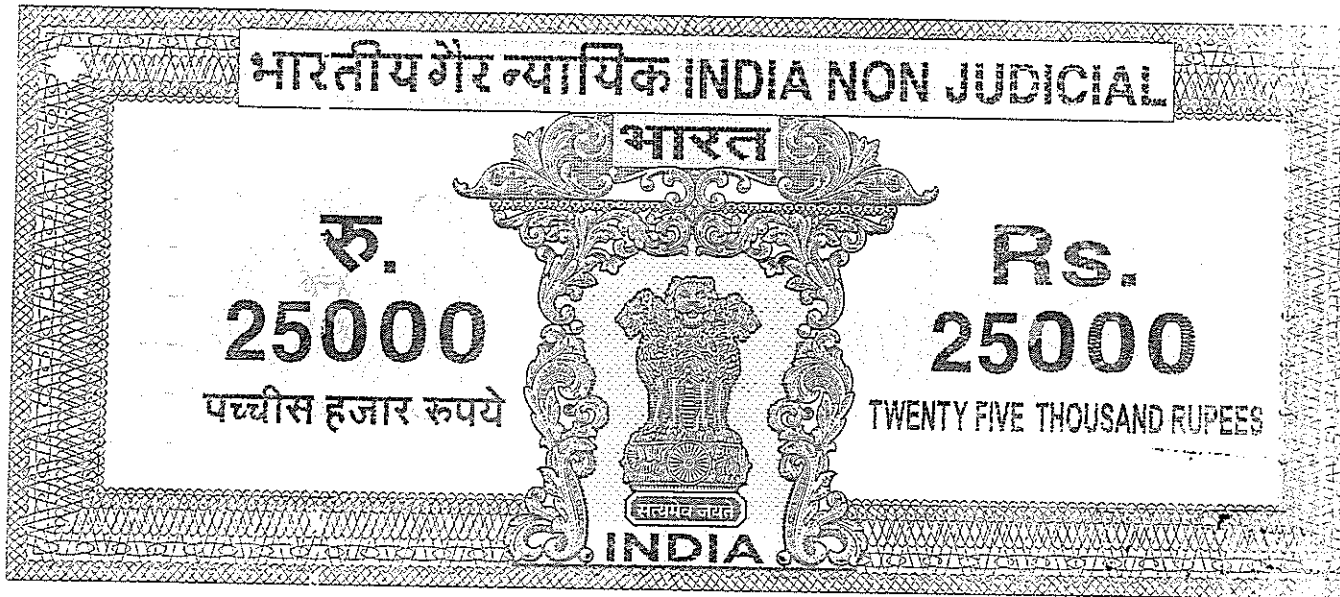
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Khasra No. 103 KHA(ख)

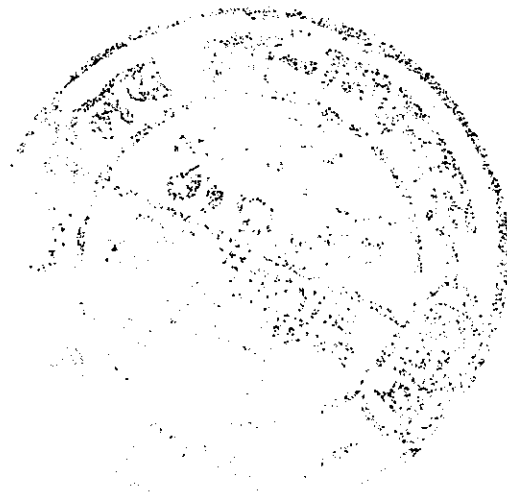
East : Khasra No 104
West : Khasra No 100,102
North : Khasra No 108
South : Khasra No 137

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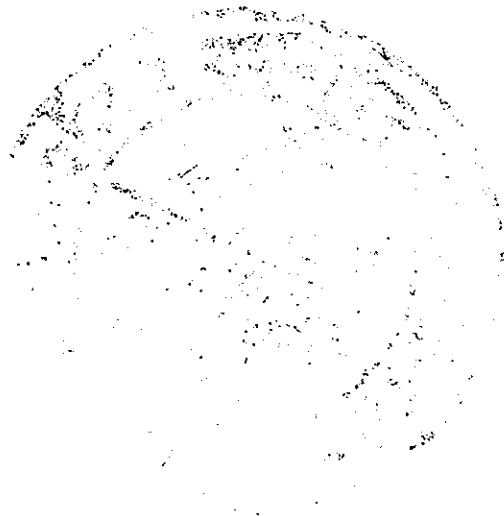
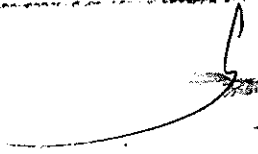


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Khasra No. 108 KHA(ख)

East : Khasra No 107,109
West : Khasra No 115,113
North : Khasra No 109,130
South : Khasra No 102,103

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10000 रु. Rs.10000
10000 रु. Rs.10000
10000 रु. Rs.10000

Khasra No. 113 KHA(ख)

East : Khasra No 115
West : Khasra No 111,112
North : Khasra No 109
South : Khasra No 114

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Khasra No. 129

East : Khasra No 130
West : Khasra No 128
North : Khasra No 174
South : Khasra No 109

Khasra No. 132 GA(ए)

East : Khasra No 140,131
West : Khasra No 108,104,106
North : Khasra No 131,
South : Khasra No 106,107,133,137

Khasra No. 140 GA(ए)

East : Khasra No 141, 142, 143, 144, 150, 154, 162
West : Khasra No 132 to 138 and 131
North : Khasra No 156,131,163
South : Khasra No 141,303

Khasra No. 152

East : Khasra No 150
West : Khasra No 153
North : Khasra No 150,171
South : Khasra No 150,151

Khasra No. 153

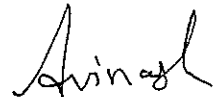
East : Khasra No 152
West : Khasra No 159,158,156,155
North : Chak Road and Khasra No 171
South : Khasra No 151,150,154

Khasra No. 168

East : Khasra No 169
West : Khasra No 167
North : Chak Road and Village Boundary
South : Khasra No 161

Khasra No. 169

East : Khasra No 170
West : Khasra No 168
North : Chak Road and Village Boundary
South : Khasra No 161





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Khasra No. 309

East : Khasra No 324,325
West : Khasra No 308,369
North : Khasra No 312,310
South : Khasra No 367,355

Khasra No. 311

East : Khasra No 306
West : Khasra No 312
North : Khasra No 315
South : Khasra No 310

Khasra No. 352

East : Khasra No 354, 353
West : Khasra No 351,350
North : Khasra No 351,330,329
South : Khasra No 349

Khasra No. 353

East : Khasra No 326
West : Khasra No 349,352
North : Khasra No 326
South : Khasra No 354

Khasra No. 354

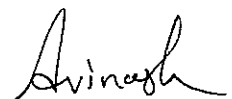
East : Khasra No 355
West : Khasra No 352,349,359
North : Khasra No 353,326
South : Khasra No 357

Khasra No. 387 K(२२)

East : Khasra No 361
West : Khasra No 388,385
North : Khasra No 386,362
South : Khasra No 361

Khasra No. 583

East : Khasra No 588
West : Chak Road and Khasra No 562
North : Khasra No 582
South : Khasra No 584





Khasra No 625

East : Khasra No 624
West : Khasra No 568
North : Khasra No 626
South : Khasra No 569

Khasra No. 640

East : Khasra No 643
West : Khasra No 639
North : Chak Road
South : Khasra No 641

Khasra No. 658

East : Khasra No 659
West : Khasra No 649
North : Khasra No 654
South : Khasra No 645, 659

Khasra No. 665 KHA(ख)

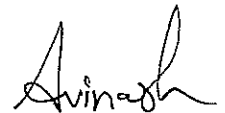
East : Khasra No 666
West : Khasra No 664
North : Khasra No 665
South : Khasra No 822

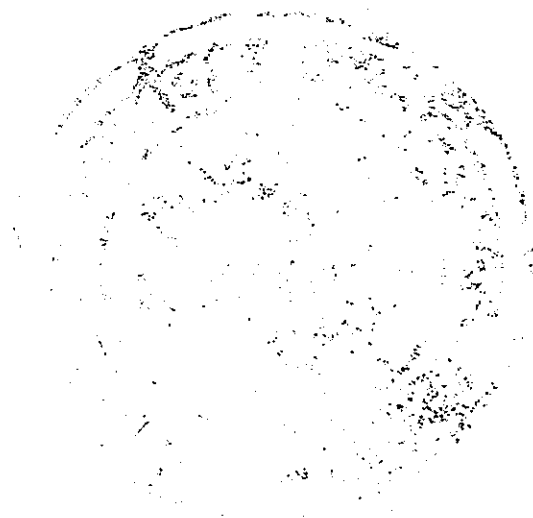
Khasra No. 722

East : Khasra No 815
West : Khasra No 721
North : Khasra No 725
South : Khasra No 815

Khasra No. 725

East : Khasra No 724
West : Khasra No 718
North : Khasra No 740, 784
South : Khasra No 722





IN WITNESS WHEREOF, we the above named SELLER and the PURCHASER have hereto signed this deed on this the 5th Day Of July 2011 at Lucknow in the presence of witnesses

WITNESSES :-

SELLER

For M/s M Tech Developers Limited

1. Mr. Vishal Mehrotra
158, Purana Quila
Cantt Road,
Lucknow

PAN No.:.....

Name:

Designation:

2. Mr. Balram Dubey
42/82 Pimpin Square,
Narhi,
Lucknow.

PURCHASER

For M/s ANS Developers Private Limited

PAN No.:.....

Name:

Designation:

Drafted by:

(Vishal Mehrotra)
Advocate

Typed by:

(Balram Dubey)
Advocate

158, Purana Quila,
Cantt Road, Lucknow - 226002
Mob: 0 98390 66777
Off: 0522-407 9495

विक्रय पत्र

11,344,500.00/ 57,889,400.00 10,000.00 100 10,100.00 5,000

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

मे0 एम0 टेक डे0 लि0 द्वारा अधि0 हस्त0 अमित कुमार झा

पुत्र श्री पशुपति झा

व्यवसाय व्यापार

निवासी स्थायी 24 नव जागती अपार्टमेंट वसुन्धरा इन्क्लेव नई दिल्ली
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 6/7/2011 समय 5:58PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र
उप-निबन्धक (द्वितीय)

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

6/7/2011

मे0 एम0 टेक डे0 लि0 द्वारा अधि0 हस्त0 अमित

कुमार झा

पुत्र श्री पशुपति झा

पेशा व्यापार

निवासी 24 नव जागती अपार्टमेंट वसुन्धरा इन्क्लेव
नई दिल्ली



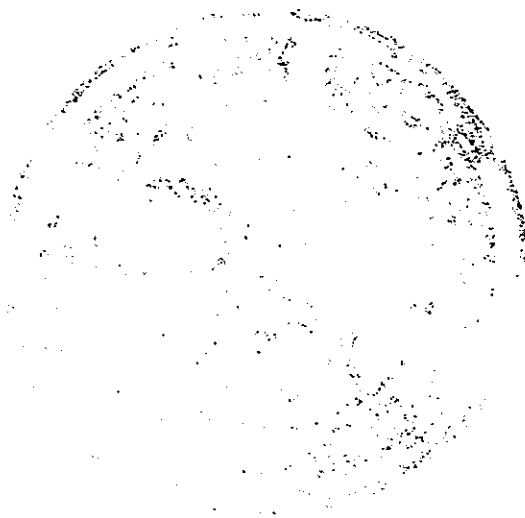
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अवीनाश कश्यप

पुत्र श्री बृज कुमार कश्यप

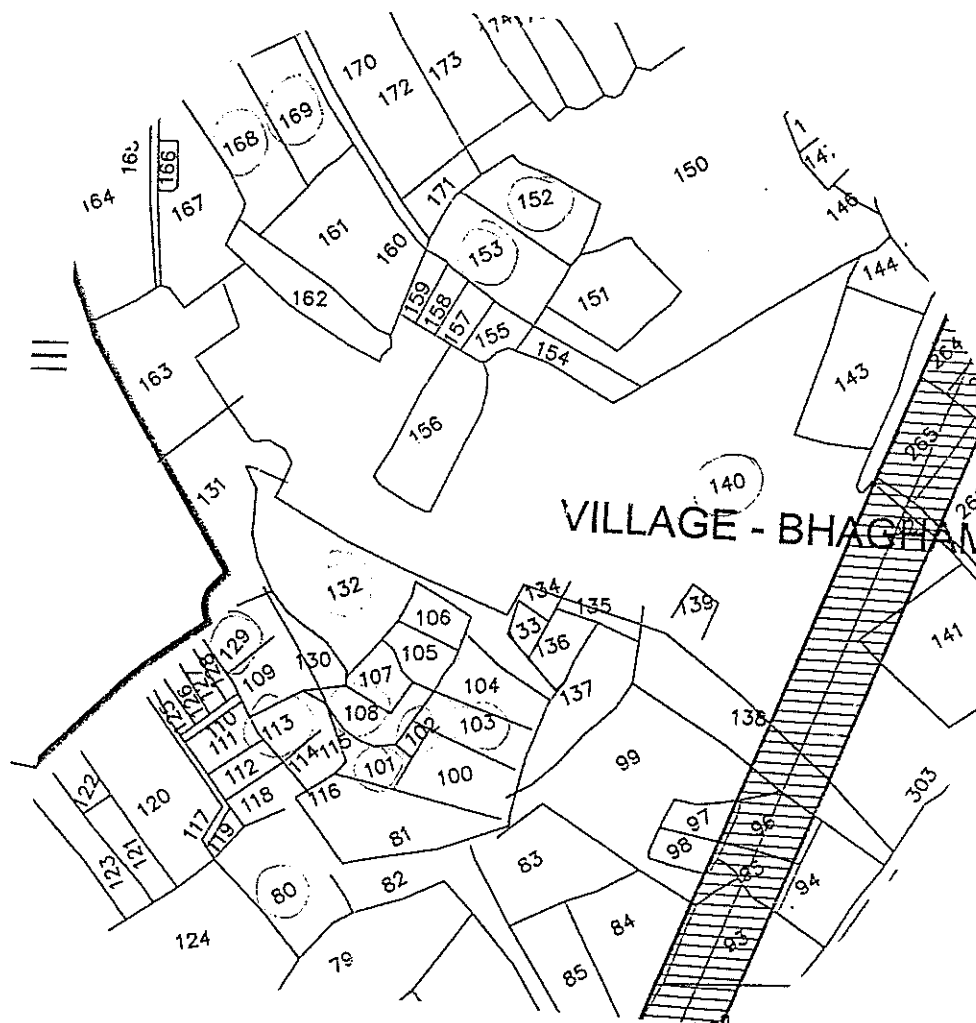
पेशा व्यापार

निवासी 24/एन न्यू ड्राइवर कालोनी डालीबाग लखनऊ



Village of Bagha Mau, Pargana & Tehsil Lucknow, District Lucknow, Uttar Pradesh

KHASRA NO: 80, 101, 102, 103, 108, 113, 129, 132, 140, 152, 153, 168, 169.



Seller

[Signature]

Purchaser

Anish

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री बलराम दुबे एडवो0
सिविल कोर्ट लखनऊ

पेशा वकालत

निवासी

व श्री विशाल मेहरोत्रा एडवो0
सिविल कोर्ट लखनऊ

पेशा वकालत

निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

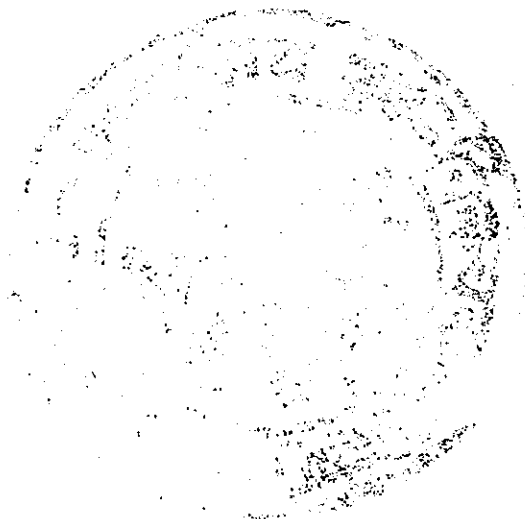


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र
उप-निबन्धक (द्वितीय)

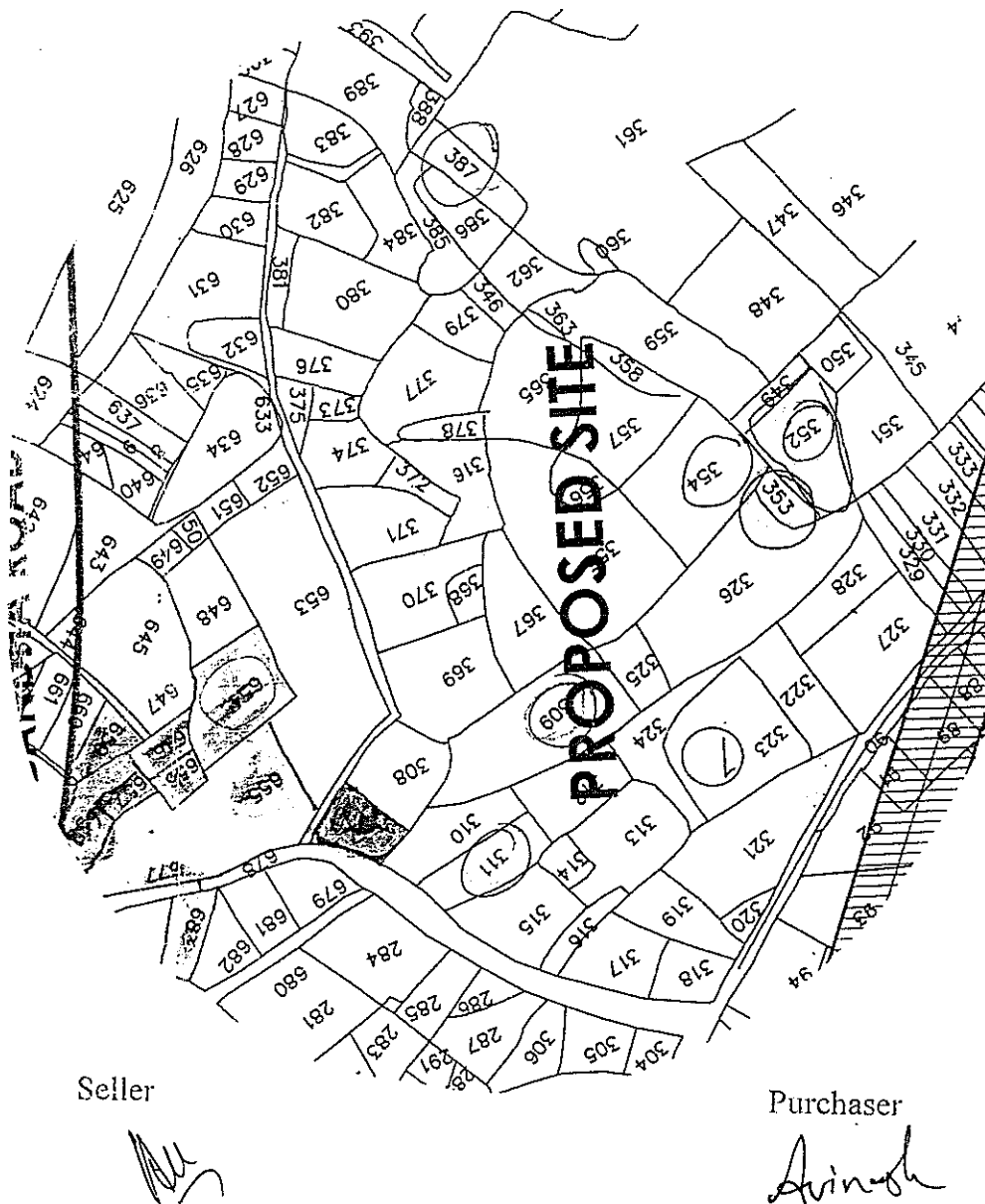
लखनऊ

6/7/2011



Village of Bagha Mau, Pargana & Tehsil Lucknow, District Lucknow, Uttar Pradesh

KHASRA NO: 309, 311, 352, 353, 354, 387, 583



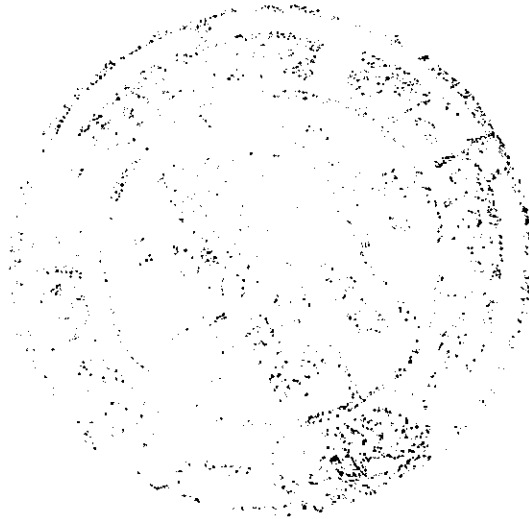
विक्रेता

Registration No.: 8785

Year : 2,011

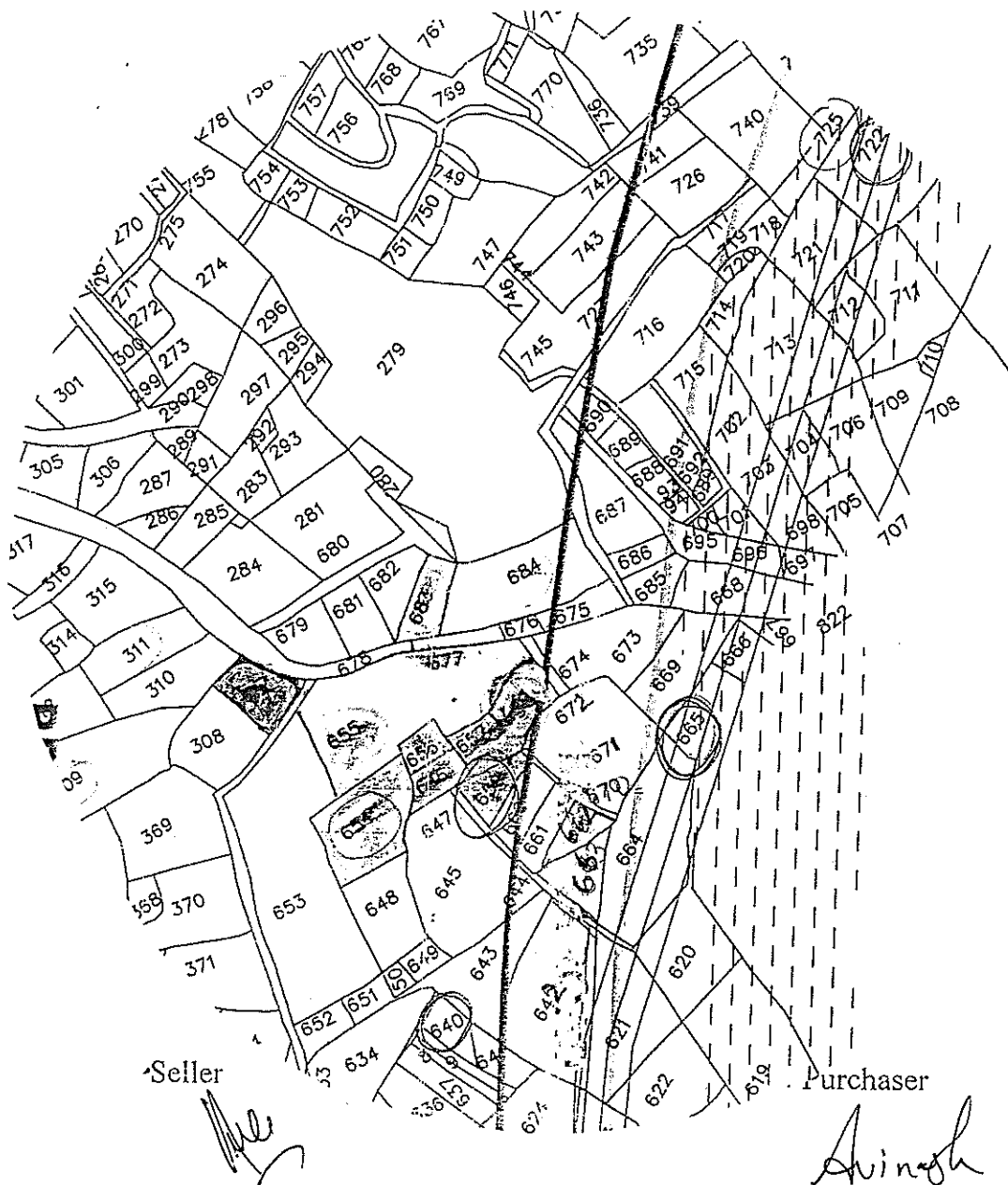
Book No. : 1

0101 से0 एम0 टेक डे0 लि0 द्वारा अधि0 हस्0 अमित कुमार झा
पशुपति झा
24 नव जागती अपार्टमेन्ट वसुन्धरा इन्वलेव नई दिल्ली
व्यापार



Village of Bagha Mau, Pargana & Tehsil Lucknow, District Lucknow, Uttar Pradesh

KHASRA NO: 625, 640, 658, 665, 722, 725



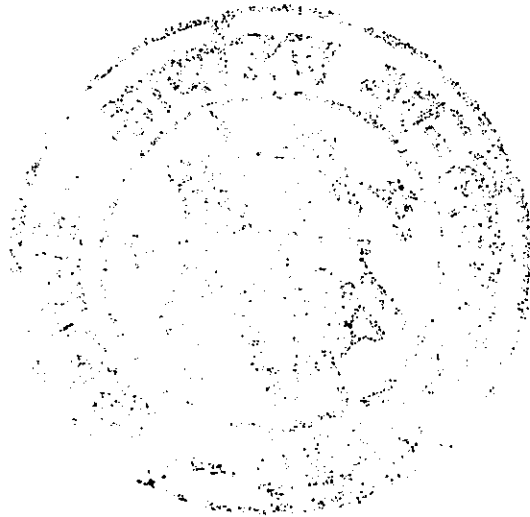
क्रेता

Registration No. : 8785

Year : 2,011

Book No. : 1

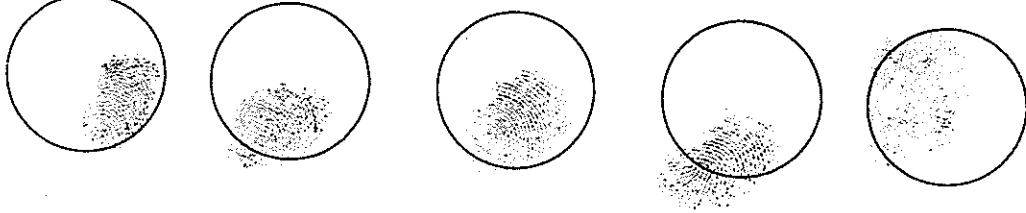
0201 मे0 ए0एन0एस0 डे0प्रा0लि0 द्वारा अधि0 हस्0 अवीनाश कश्यप
बृज कुमार कश्यप
24/एन न्यू ड्राइवर कालोनी डालीबाग लखनऊ
व्यापार



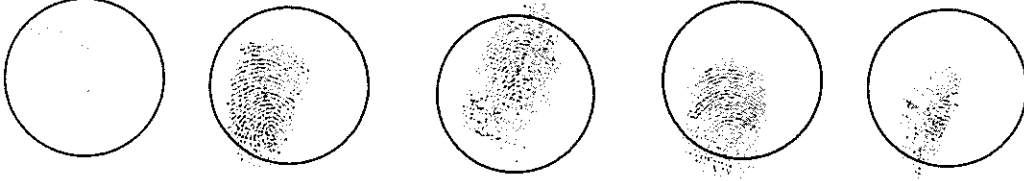
रजिस्ट्रेशन अधिनियम-1908 की धारा-32-ए, के अनुपालन हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- **Mr Amit Kumar Jha S/o Sri Pashupati Jha R/o Flat No. 24, Nav Jagriti Apartments, Vasundhra Enclave, New Delhi.**

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता का नाम व पता :- **Mr. Avinash Kashyap S/o Sri Brij Kumar Kashyap presently R/o 21/N New Drivers Colony, Dalibagh, Lucknow**

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 06/07/2011 को

वही सं. 1 जिल्द सं. 11139

पृष्ठ सं. 21 से 274 पर क्रमांक 8785

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर

आनन्द प्रकाश मिश्र

उप-निबन्धक (द्वितीय)

लखनऊ

6/7/2011

