

I 21122/14
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

UP00744758162435M

27-NOV-2014 04:59 PM

SHCIL (FI) upshcil01/ LUCKNOW/ UP-LIKE

SUBIN-UPUPSHCIL0100853014326255M

ASIA PACIFIC CONSTRUCTION PVT LTD

Article 23 Conveyance

KHASRA NO.576 AND KHASRA NO.577 VILLAGE SARSAWAN,
PARGANA TEHSIL AND DISTRICT LUCKNOW.

3,00,00,000

(Three Crore only)

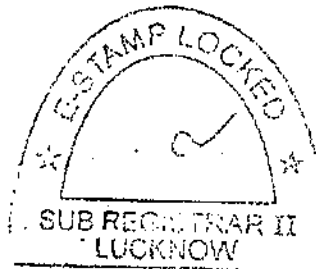
SRI JAI PRAKASH BHADUR AND RAJ PRAKASH BHADUR

ASIA PACIFIC CONSTRUCTION PVT LTD

ASIA PACIFIC CONSTRUCTION PVT LTD

21,00,000

(Twenty One Lakh only)



Please write or type below this line

ASIA PACIFIC CONSTRUCTION PVT. LTD.

SALE DEED

Date of Execution 12-12-2014

Place of Execution : Lucknow

(Director)

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified by the user of the Stamp Certificate available on the website renders it invalid.
2. The user of the Stamp Certificate should verify the legitimacy of the user of the Stamp Certificate.

0002161845



Sale Consideration : ₹ 3,00,00,000/-
Market Value : ₹ 2,91,64,784/60
Stamp Duty Paid : ₹ 21,00,000/-
Pargana : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	: Residential
2.	Pargana	: Lucknow
3.	Village	: Sarsawan, Lucknow.
4.	Details of Property (Property No.)	: Part of Khasra No. 576 and Part of Khasra No. 577
5.	Standard of measurement	: sq. meters
6.	Area of Property	: 7234.07 sq. meters
7.	Location Road	: Not on Segment Roads
8.	Type of Property	: Open Land
9.	Consideration	: ₹ 3,00,00,000/-
10.	Boundaries	: East : Khasra No. 11 West : Khasra No. 509 North : Khasra No. 576 and 580 South : Chak Road

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ASIA-PACIFIC CONSTRUCTION PVT. LTD.

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(Director)

11.	No of persons in first part (2); No of persons in second part (1);	
12.	Details of Sellers	Detail of Purchaser
	(1) Sri Jai Prakash Bahadur (2) Sri Raj Prakash Bahadur sons of Late Sri Satya Prakash Bahadur both residents of 1, Lal Bahadur Shastri Marg, Lucknow.	M/s Asia Pacific Construction Private Limited, a company incorporated under the Companies Act 1956 having its registered office at A-1, Pocket-A, Sarita Vihar, New Delhi through its Director Sri Amarendra Kumar Shrivastava son of Late Shri Bipin Bihari Shrivastava

THIS DEED OF SALE IS EXECUTED BETWEEN (1) Sri Jai Prakash Bahadur (2) Sri Raj Prakash Bahadur sons of Late Sri Satya Prakash Bahadur both residents of 1, Lal Bahadur Shastri Marg, Lucknow. (hereinafter called the "SELLERS" which expression shall mean and include their respective heirs, successors, administrators, and assigns) AND M/s Asia Pacific Construction Private Limited, a company incorporated under the Companies Act 1956 having its registered office at A-1, Pocket-A, Sarita Vihar, New Delhi through its Director Sri Amarendra Kumar Shrivastava son of Late Shri Bipin Bihari Shrivastava authorised vide resolution dated 02-04-2013 (hereinafter called the 'PURCHASER' which expression shall mean and include its successors, administrator and assigns).

[Handwritten signatures of Sri Jai Prakash Bahadur and Sri Raj Prakash Bahadur]

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature of Sri Amarendra Kumar Shrivastava]
(Director)

WHEREAS the Seller No. 1 being the absolute owner and in occupation of Khasra No. 576 measuring about 0.4540 Hectare i.e. 4540 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow and the name of the Seller is recorded as bhundidhar in the Khasra / Khatauni; AND

WHEREAS later on the Seller No. 1 has transferred the Plot No. 2, Part of Khasra No. 576, situate at Village Sarsawan, Pargana Tehsil and District Lucknow measuring about 413.10 sq. meters in favour of Smt. Lekha Srivastava wife of Sri Jai Prakash Srivastava vide registered Sale Deed dated 10-09-2007 registered in Book No. 1 Volume 6904 Pages 29/50 at No. 8502 on 10-09-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS later on the Seller No. 1 has transferred the Plot No. 1, Part of Khasra No. 576, situate at Village Sarsawan, Pargana Tehsil and District Lucknow measuring about 433.30 sq. meters in favour of Smt. Vini Bhatnagar wife of Sri Pushkar Bhatnagar vide registered Sale Deed dated 25-03-2010 registered in Book No. 1 Volume 9542 Pages 1/38 at No. 3865 on 25-03-2010 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Seller No. 2 being the absolute owner and in occupation of Khasra No. 577 measuring about 0.3720 Hectare i.e. 3720 sq. meters situate at Village Sarsawan, Pargana Tehsil and

Abulhasan
Rd. B. S. S. S.

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Signature]
(Director)

District Lucknow and the name of the Sellers is recorded as bhumidhar in the Khasra / Khatauni; AND

WHEREAS the Seller No. 2 has transferred the Plot No. 15, Part of Khasra No. 577, measuring about 130 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Sri Sanjay Kumar Khati son of Late Sri Anand Singh Khati vide registered Sale Deed dated 17-10-2007 registered in Book No. I Volume 6979 Pages 365/390 at No. 9466 on 17-10-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Seller No. 2 has transferred the Plot No. 14, Part of Khasra No. 577, measuring about 141.44 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Smt. Neelima Pandey wife of Sri Anil Pandey vide registered Sale Deed dated 17-10-2007 registered in Book No. I Volume 6979 Pages 337/364 at No. 9465 on 17-10-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Seller No. 2 has transferred the Plot No. 12, Part of Khasra No. 577, measuring about 291.720 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Ms. Shreya Srivastava daughter of Sri Sanjay vide registered Sale Deed dated 12-06-2009 registered in Book No. I Volume 8642 Pages 307/340 at No. 5892 on 12-06-2009 in the office of Sub-Registrar-II, Lucknow; AND

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ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature]
(Director)

WHEREAS the Seller No. 2 has transferred the Plot No. 11, Part of Khasra No. 577, measuring about 145.86 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Smt. Rachna Srivastava wife of Sri Anurag Srivastava vide registered Sale Deed dated 10-09-2007 registered in Book No. 1 Volume 6904 Pages 51/78 at No. 8503 on 10-09-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Seller No. 2 has transferred the Plot No. 6, Part of Khasra No. 577, measuring about 173.25 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Smt. Supriya Prakash wife of Sri Rahul Rathi vide registered Sale Deed dated 10-09-2007 registered in Book No. 1 Volume 6904 Pages 1/28 at No. 8501 on 10-09-2007 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Seller No. 2 has transferred the Plot No. 5, Part of Khasra No. 577, measuring about 173.25 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Sri Sanjay Bhatnagar son of Sri D.C. Bhatnagar vide registered Sale Deed dated 25-03-2010 registered in Book No. 1 Volume 9542 Pages 39/66 at No. 3866 on 25-03-2010 in the office of Sub-Registrar-II, Lucknow ;AND

WHEREAS the Seller No. 2 has transferred the Plot No. 16, Part of Khasra No. 577, measuring about 130 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow in favour of Sri Ranjit

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ASIA-PACIFIC CONSTRUCTION PVT. LTD.
[Handwritten signature]
(Director)

Singh Yadav son of Sri Shiv Balak vide registered Sale Deed dated 17-10-2007 registered in Book No. I Volume 6979 Pages 311/335 at No. 9464 on 17-10-2007 in the office of Sub-Registrar-II, Lucknow ;AND

WHEREAS later on the Seller No. 1 has purchased the Plot No. 1, Part of Khasra No. 576, situate at Village Sarsawan, Pargana Tehsil and District Lucknow measuring about 433.30 sq. meters from Smt. Vini Bhatnagar wife of Sri Pushkar Bhatnagar vide registered Sale Deed dated 22-05-2014 registered in Book No. I Volume 15329 Pages 137/170 at No. 8043/14 on 22-05-2014 in the office of Sub-Registrar-II, Lucknow ;AND

WHEREAS later on the Seller No. 2 has purchased the Plot No. 15, Part of Khasra No. 577, measuring about 130 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Sanjay Khati son of Late Sri Anand Singh Khati vide registered Sale Deed dated 15-05-2014 registered in Book No. I Volume 15300 Pages 47/72 at No. 7609 on 15-05-2014 in the office of Sub-Registrar-II, Lucknow ;AND

WHEREAS the Seller No. 2 has purchased the Plot No. 14, Part of Khasra No. 577, measuring about 141.44 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Smt. Neelima Pandey wife of Sri Anil Pandey vide registered Sale Deed dated 12-09-2014 registered in Book No. I Volume 15818 Pages 150/194 at

[Handwritten signature]
20/06/2014

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature]
(Director)

No. 15243 on 12-09-2014 in the office of Sub-Registrar-II, Lucknow;
AND

WHEREAS the Seller No. 2 has purchased the Plot No. 5, Part of Khasra No. 577, measuring about 173.25 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Sanjay Bhatnagar son of Sri D.C. Bhatnagar vide registered Sale Deed dated 22-05-2014 registered in Book No. I Volume 15329 Pages 103/136 at No. 8042/14 on 22-05-2014 in the office of Sub-Registrar-II, Lucknow;
AND

WHEREAS the Seller No. 2 has purchased the Plot No. 16, Part of Khasra No. 577, measuring about 130 sq. meters situate at Village Sarsawan, Pargana Tehsil and District Lucknow from Sri Ranjit Singh Yadav son of Sri Shiv Balak vide registered Sale Deed dated 15-05-2014 registered in Book No. I Volume 15300 Pages 97/122 at No. 7611 on 15-05-2014 in the office of Sub-Registrar-II, Lucknow; AND

WHEREAS the Sellers wanted to sell the Part of Khasra No. 576 (4124.9 sq. meter) and Part of Khasra No. 577 (3109.17 sq. meter), total measuring about 7234.07 sq. meter, situate at Village Sarsawan, Pargana Tehsil and District Lucknow and the Purchaser being interested in purchasing the same has offered a sum of ₹ 3,00,00,000/- (Rupees Three Crores only) which offer the Sellers have accepted.

[Handwritten signature]
Rohit Chandra

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature]

(Director)

- 9 -

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of ₹ 3,00,00,000/- (Rupees Three Crores only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledges, the Sellers hereby transfer, convey, and assign by way of absolute sale of all that the Part of Khasra No. 576 (4124.9 sq. meter) and Part of Khasra No. 577 (3109.17 sq. meter), total measuring about 7234.07 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow, morefully described in the schedule hereto in favour of the Purchaser to hold the same as absolute owner thereof.
2. That the property hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Sellers are pending in any Court of Law or with any authority.
3. That all the taxes or dues in respect of the said plot, upto the date of this deed shall be borne and paid by the Sellers, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
4. That in case any part or whole of the plot transferred under this deed goes out of possession of the Purchaser on account of any defect in the title of the Sellers then the Sellers shall compensate the Purchaser to the extent of loss so suffered by it.

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[Handwritten signature]

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature]
(Director)

5. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser.
6. That the Sellers have handed over the vacant possession of the property mentioned above to the Purchaser with all their rights and privileges so far held and enjoyed by the Sellers to HOLD and enjoy the same forever free from all encumbrances whatsoever.
7. That after execution of this deed the Purchaser may get its name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Sellers shall have no right to object in the matter. However, the Sellers shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
8. That the plot transferred under this deed is situated at Village Sarsawan, Pargana Tehsil and District Lucknow which is not on Segment Roads. The valuation of the same is calculated as per residential rates given in the Circle Rate List issued by Collector, Lucknow. There is no construction on the said plot of land, except boundary wall.
9. That the land transferred under this deed having total area of the land is 7234.07 sq. meter. The valuation of the plot for the purposes of the payment of stamp duty is as under :-

[Signature]
Rohit Kumar

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Signature]
(Director)

30,000.00/000.00 /

29,164,784.00

विक्रय पत्र

10,000.00

20

10,020.00

1,000

पति-पत्नी

सहोदर

श्री

जय प्रकाश बहादुर

पुत्र श्री

राज प्रकाश बहादुर

व्यवसाय व्यापार

निवासी

आश्रय प्राप्त

1, लाल बहादुर शास्त्री मार्ग, लखनऊ

मे. एशिया पेट्रोलियम लि. के

दिनांक

12/12/2014

समय

10:34AM

वर्तमान निवृत्ति के लिए

[Signature]

रजिस्ट्रार अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबंधक (द्वितीय)

लखनऊ

12/12/2014

निष्ठावान के रूप में यह पत्र जारी किया गया है और यह पत्र प्रमाणित है कि यह पत्र प्रमाणित है

निवेदन

श्री जय प्रकाश बहादुर

पुत्र श्री स्व. सत्य प्रकाश बहादुर

पेशा व्यापार

निवासी 1, लाल बहादुर शास्त्री मार्ग, लखनऊ

क्रेता

श्री मे. एशिया पेट्रोलियम लि. के. नि. अमरेन्द्र

कुमार श्रीवास्तव

पुत्र श्री स्व. विपिन बिहारी श्रीवास्तव

पेशा व्यापार

निवासी ए-1, पाकेट 1 सरिता विहार नई दिल्ली

श्री राज प्रकाश बहादुर

पुत्र श्री स्व. सत्य प्रकाश बहादुर

पेशा व्यापार

निवासी 1, लाल बहादुर शास्त्री मार्ग, लखनऊ

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

(a) Land Area	= 1000 x ₹ 5,400/-
	= ₹ 54,00,000/-
(b) Balance Land Area	= 6234.07 x ₹ 3,780/-
	(30% of ₹ 5,400/-)
	= ₹ 2,35,64,784/60
(c) Boundary Wall	= ₹ 2,00,000/-

Thus the total market value of the said land comes to ₹ 2,91,64,784/60. However, the actual sale consideration is ₹ 3,00,00,000/-, consequently the stamp duty of ₹ 21,00,000/- has been paid vide E-Stamp Certificate No. IN-UP00744458162435M DATED 27-NOV-2014.

10. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.
11. That the identification of the parties has been done on the basis of the documents provided by them.

SCHEDULE OF THE PROPERTY

Part of Khasra No. 576 (4124.9 sq. meter) and Part of Khasra No. 577 (3109.17 sq. meter), total measuring about 7234.07 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

East	:	Khasra No. 589
West	:	Khasra No. 569
North	:	Khasra No. 578 and 588
South	:	Chak Road

[Signature]
R. B. Chandra

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Signature]
(Director)

ने निष्पादन स्वीकार किया।

जिनको पदचान श्री अनिल कुमार

पुत्र श्री राम सनेरी

पेशा व्यापार

A.S.

निवासी बुद्धेश्वर लखनऊ

व श्री नीरज सिंह

पुत्र श्री मान सिंह

पेशा व्यापार

M Singh

निवासी जियामऊ लखनऊ

ने की।

प्रत्यक्षतः भट गाशियों के निशान अंगूठे लिये गये हैं।

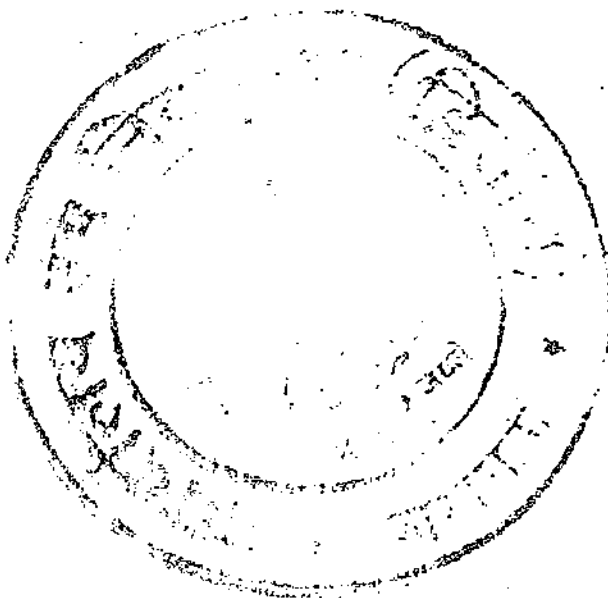


गजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

12/12/2014



SCHEDULE OF PAYMENT-

Received ₹ 10,00,000/- vide Cheque No. 000026 dated 21-04-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Received ₹ 10,00,000/- vide Cheque No. 000027 dated 21-04-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Received ₹ 20,00,000/- vide Cheque No. 000039 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Received ₹ 5,00,000/- vide Cheque No. 000040 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Received ₹ 20,00,000/- vide Cheque No. 000042 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

Received ₹ 5,00,000/- vide Cheque No. 000043 dated 29-08-2014 drawn on HDFC Bank Ltd., Sarita Vihar, New Delhi.

₹ 1,71,060/- deposited as TDS vide Challan Serial No. 6869 dated 02-12-2014 in Indian Bank.

₹ 1,28,940/- deposited as TDS vide Challan Serial No. 68710 dated 02-12-2014 in Indian Bank.

Received ₹ 1,34,34,940/- vide Cheque No. 731268 dated 02-12-2014 Drawn on Indian Bank, Jasola, New Delhi.

Received ₹ 92,65,060/- vide Cheque No. 731269 dated 02-12-2014 Drawn on Indian Bank, Jasola, New Delhi.

Total Sale Consideration Received ₹ 3,00,00,000/- (Rupees Three Crores only).

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

(Director)

विक्रेता

Registration No.: 21172

Year: 2014

Book No. : 1

0101 राज प्रकाश बहादुर

राज प्रकाश बहादुर

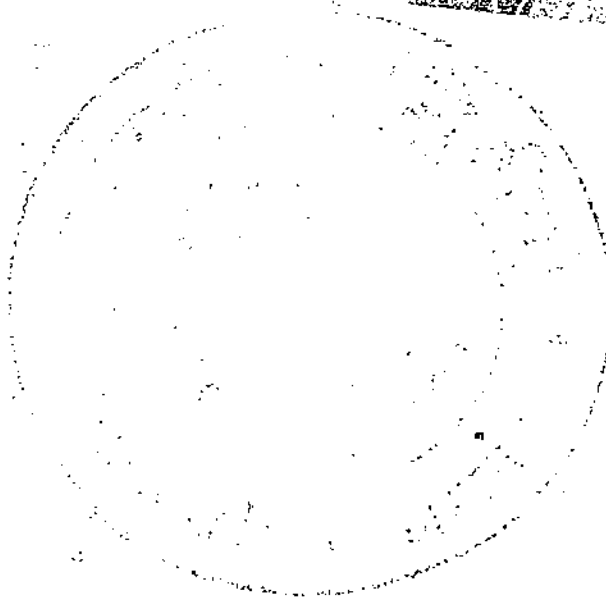
राज प्रकाश बहादुर शास्त्री, मेरा लखनऊ
आगरा



0102 राज प्रकाश बहादुर

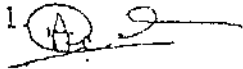
राज प्रकाश बहादुर

राज प्रकाश बहादुर शास्त्री, मेरा लखनऊ
आगरा



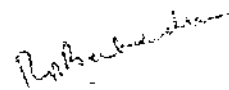
IN WITNESS WHEREOF the parties have put their respective signatures on this deed of sale on the date, month and year first above written in the presence of following witnesses.

WITNESSES:-

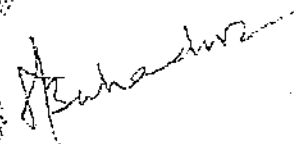
1. 

Anil Kumar S. Kumar Santhi
Buddha S. (Lucknow)









SELLERS

PAN NO. AFDPRT90UF
PAN NO. AFDPRT90UL

2. 

Neeharaj Singh
S. N. Singh
S. N. Singh

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

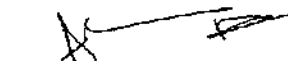



(Director)

PURCHASER

PAN NO. AALCA2734K

Drafted by :


(Arun Khanna)

Advocate
Civil Court, Lucknow.

Composed by :


(Shyam Narain)
Civil Court, Lucknow

क्रेता

Registration No. 21172

Year: 2014

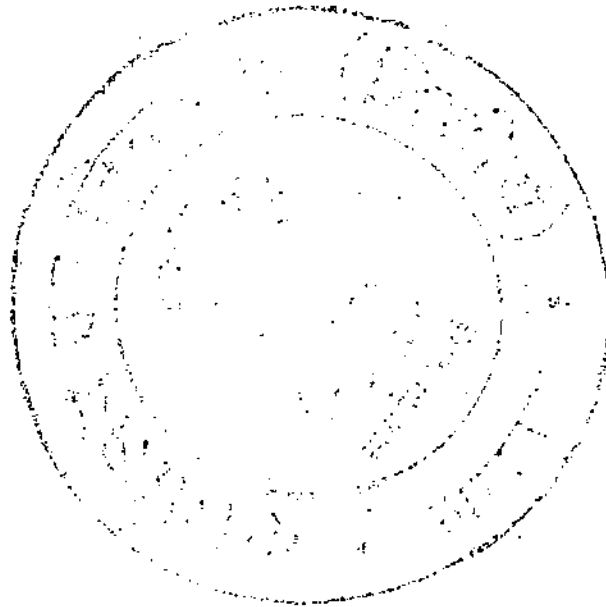
Book No. 1

0201 मे. एशिया वैश्विक कान्स. प्रा. लि. द्वा. निदे. अमरेन्द्र कुमार श्रीवास्त

... विहार श्रीवास्त

प. 1, गेट 1, हरिता विहार नई दिल्ली

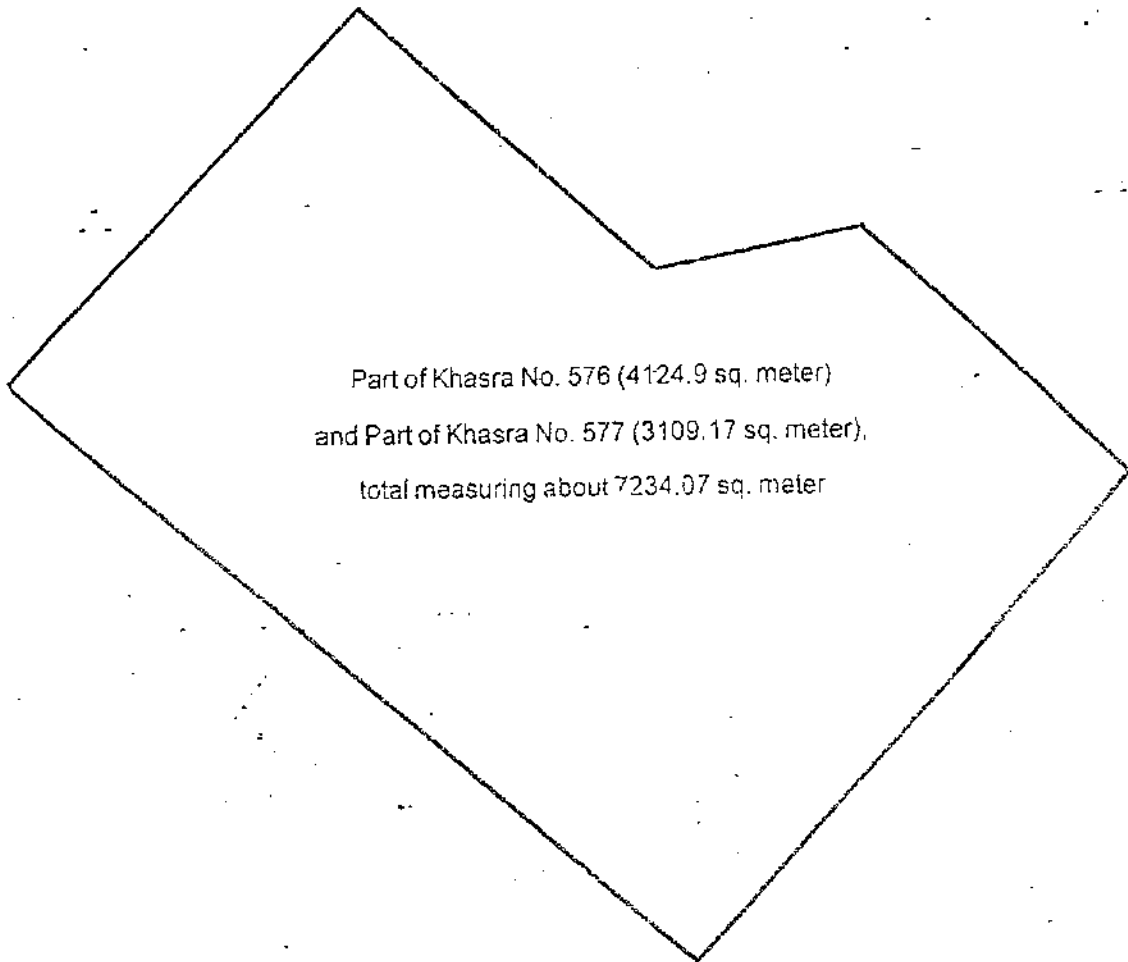
जयपुर



MAP OF

Part of Khasra No. 576 (4124.9 sq. meter) and Part of Khasra No. 577 (3109.17 sq. meter), total measuring about 7234.07 sq. meter situate at Village Sarsawan, Pargana Tehsil and District Lucknow and bounded as under :-

East : Khasra No. 589
West : Khasra No. 569
North : Khasra No. 578 and 588
South : Chak Road



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[Handwritten signature]

SELLERS

ASIA-PACIFIC CONSTRUCTION PVT. LTD.

[Handwritten signature]
(Director)

PURCHASER

- आज दिनांक 12/12/2014 को -

वही सं. 1 जिल्द सं. 16224

पृष्ठ सं. 279 से 306 पर क्रमांक 21172

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार आधिकारिक के हस्ताक्षर

