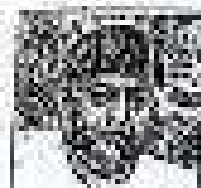




उत्तर प्रदेश UTTAR PRADESH

P / 15640



121

- | | |
|-------------------------|--|
| 1. OFFICE NAME | SUB-REGISTRAR, ZONE-12
KANPUR NAGAR |
| 2. Date of Presentation | 17-02-2013 |
| 3. Date of Evaluation | 17-02-2013 |
| 4. Nature of Document | Sale Deed |

[Signature]

FOR AN AUTHENTIC COPY

[Signature]

DIRECTOR

भारतीय गैर व्यापक INDIAN NON PAPER

₹. 25000

पच्चीस हजार रुपये

25000

TWENTY FIVE THOUSAND RUPEES

INDIA

लक्ष प्रदेश UTTAR PRADESH

735641

2. Name of Debtor

Shri Dalip Kumar, adult, son of
Late Shri K. C. Kumar, resident of
House No. 756, Tilak Nagar,
Kanpur Nagar.

3. Sale Consideration

Rs. 5,11,00,000.00
(Rupees Five Crores Fifty One Lacs
Only)

4. Market Value

Rs. 5,00,00,000.00
(Rupees Five Crores Six Lacs Fifty
Thousand Fifty Only)

[Signature]

[Signature]
1992/1993

1992/1993

कोलकाता-लाहौर एयर

जुलाई - दसवां

रुपये 25000 + 5000

INRA STATES PVT LTD.

पता: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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 3. PHONE NO.
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 श्री गणेशाय नमः श्री ७/२० फरवरी १९५८
 श्री गणेशाय नमः श्री ७/२० फरवरी १९५८
 श्री गणेशाय नमः श्री ७/२० फरवरी १९५८
 श्री गणेशाय नमः श्री ७/२० फरवरी १९५८

6/15/12

$$\frac{100 \times 100}{100 + 100} = 50$$



उत्तर प्रदेश UTTAR PRADESH

B 735442

Name & Address of Seller : Shri Dalip Kumar, adult, son of
Late Shri K.C. Kumar, resident of
House No. 2/26, Tilak Nagar,
Karnal Nagar,
PAN NO. ABAPB5018M

पंजीकृत दस्तावेज

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 785143

10

Name & Address of
Purchaser

M/s. M.G. Infrastructures Pvt. Ltd.
Having its registered office at
20502-A, Dwarka Outer Road,
Kangri Nagar through its Director
Shri Dwarka Nath Mehrotra,
son of Shri Tulsi Nath
Mehrotra resident of 20501A,
Dwarka Outer Road, Kangri
Nagar.

PAN No. AADCM4055H

[Handwritten Signature]

M.G. INFRASTRUCTURES PVT. LTD.

[Handwritten Signature]

20/07/2017



बना प्रदेश UTTAR PRADESH

8 735644

5

Detail of Property

- | | |
|--------------|--|
| 1. Place | : Village: Slogapur Kachhar, Taluk
Pargana and District, Kanchpur Nagar |
| 2. Khata No. | : Pargana Khata No. 50139 |

[Handwritten signature]

FOR THE ATTENDING OFFICE LTD.
[Handwritten signature]
OFFICE



उत्तर प्रदेश UTTAR PRADESH

B 735846

- (7)
- | | | |
|-----|-------------------------|-------------------------|
| 4. | Area of Anai Lands Sold | : 3.572 Hectare |
| 5. | Covered Area | : 441 Sq.Mts. |
| 6. | Nature of Construction | : Tin Sheds (Temporary) |
| 7. | Period of Construction | : Within 20 Years |
| 8. | Nature of Use | : Agricultural |
| 9. | Source of Water | : Boring |
| 10. | No. of Trees | : 581 |

[Signature]

For the undersigned P.T. 10

[Signature]
[Name]



उत्तर प्रदेश UTTAR PRADESH

8 735641

11. Details of Road : The said Arzais / field is sit-
uated on Jaspetha Main Rd / of
National Hony Highway.
12. Width of Road : 30 ft. Wide

Boundaries of Arzai Nos. as detailed above:-

North	Chak Road (hereafter Arzai No.352 & part of Arzai No.401.
South	Arzai Nos.419, 420 & part of Arzai No.788
East	Arzai No.412 & Kalyanpur - Bithoor Road.
West	Arzai Nos.396, 397, 401 & 404.

[Signature]

FOR MG. INVESTMENTS PVT. LTD.

[Signature]

OFFICE



उत्तर प्रदेश UTTAR PRADESH

735641

51

DETAILS OF TREES

<u>Name of Tree</u>	<u>No. of Tree</u>	<u>Age (In Year)</u>	<u>Rate Per Tree</u>	<u>Total Amount</u>
Eucalyptus	16	Less than 20 Yrs	1500	24,000.00
Piplal	2	Less than 20 Yrs	3500	7,000.00
Falka	57	Less than 20 Yrs	1000	57,000.00
Neem	1	Less than 20 Yrs	6000	6,000.00
Guar	5	Less than 20 Yrs	1000	5,000.00

[Signature]

[Signature]
Total Amount: 1,09,000.00



उत्तर प्रदेश UTTAR PRADESH

0 745649

(100)

Bagging	200	Less than 20 Yrs.	2500	5,00,000.00
Peena	15	Less than 20 Yrs.	1500	22,500.00
Bair	5	Less than 20 Yrs.	2350	7,500.00
Ismaul	1	Less than 20 Yrs.	1500	4,000.00
Guzra	15	Less than 20 Yrs.	1500	22,500.00
Margh	30	Less than 20 Yrs.	1500	45,000.00
Arta	2	Less than 20 Yrs.	1000	2,000.00
Poo Tree	210	Less than 20 Yrs.	1000	2,10,000.00
	588			<u>9,11,500.00</u>

[Signature]

7/11/2011
[Signature]



उत्तर प्रदेश UTTAR PRADESH

0 735650

(11)

Note-

The seller is not belonging to Schedule Caste and Schedule Tribe. The said land is purely Agricultural Land at present time and it is recorded in the relevant records as Agricultural Land and it is not being sold in part and/or as plot/pond. It has tree and boring. The entire land is surrounded by a boundary wall. A map of the said Land is being attached herewith. The said land is not surrounded by any Factory or Commercial Shops. The Agricultural Land is not a Forest Land.

[Signature]

Pradeep Kumar Singh & Co. Ltd.

[Signature]

Pradeep



उत्तर प्रदेश UTTAR PRADESH

B 735551

(10)

Details of Agreement to Sell:-

An agreement to sell was executed in respect of the aforesaid matter in between the parties hereto on 15-10-2010 which is registered in the office of Sub-Registrar, Zone II, Karpur Nagar in Book No.1 Volume No. 4036 on Pages 227 to 228 at serial no. 4250 on 15-10-2010 thereby the purchaser paid an advance of Rs.11,00,000.00 out of total sale consideration of Rs.14,00,000.00 to the Seller and the purchaser further paid stamp of Rs.11,02,100.00 for registration of the said agreement to sell and out of which the purchaser is now adjusting the stamp worth Rs.11,02,000.00 in this sale deed.

[Signature]

For and on behalf of the Seller

[Signature]
SIGNED



उत्तर प्रदेश UTTAR PRADESH

8 73692

0.00

Details of Payment of Stamp Duty

1.	Fixed Land Rate	: Rs.1,10,00,000.00 Per Hectare
1.	Value of Land (3.572 x 1,10,00,000/-)	: Rs.3,92,92,000.00
3.	Value of Constructions (Rs.1 x 5700/-) Temporary	: Rs.74,25,500.00
4.	Value of other constructions which includes boundary wall, door, head gate, pond	: Rs.31,00,000.00

[Signature]

FOR THE REGISTRAR
[Signature]
SECTION



बिहार प्रदेश UTTAR PRADESH

9 225653

00

3. Value of Pkcs	: Rs 9,32,350.00
4. Total Value	: Rs 5,16,50,090.00
7. Sale Consideration	: Rs 5,51,20,000.00
8. Stamp Duty Payable	: Rs. 38,57,000.00
9. Stamp Adjusted	: Rs. 11,02,020.00
10. Remaining Stamp Payable	: Rs 27,55,000.00
11. Monthly Stamp Paid	: Rs. 27,55,000.00
12. Total Stamp Paid	: Rs 38,57,000.00

[Signature]

PHILIP ARTHUR COMPANY LTD

[Signature]

DEPT. OF



उत्तर प्रदेश UTTAR PRADESH

4 755614

15

THIS SALE DEED IS MADE AND EXECUTED AT KANPUR NAGAR ON THIS THE SEVENTEENTH DAY OF FEBRUARY 2012.
BETWEEN

Shri Balraj Kapoor, adult, son of Late Shri K.C. Kapoor resident of 776, Tikka Nagar, Kanpur Nagar, hereinafter for the sake of brevity referred to as the "SELLER" the party of the First Part; which expression unless repugnant to the context shall mean & include his heirs, successors, legal representatives and assigns etc.

AND

M/s. M.G. Infrastrata Pvt. Ltd. (a company incorporated under the companies act 1956) having its registered office at 20/201-A, Dwarka Disha Road, Kanpur Nagar through its Director Shri Dinesh Chandra Mishra, adult, son of Shri Tripathi Nath Mishra Resident of 20/201A, Dwarka Disha Road, Kanpur Nagar, who has been duly authorized by the Board of Directors of the Company vide Resolution dated 01.02.2012 to execute this SALE DEED, hereinafter for the sake of brevity, referred to as the "PURCHASER" the party of the Second Part which expression unless repugnant to the context shall mean and include its officials, legal representatives, assignees, nominees, liquidators etc.
(Total Stamp paid Rs. 18,57,000/-)

[Signature]

FOR PURCHASER

[Signature]

WITNESSES



(5)

THIS SALE DEED IS MADE AND EXECUTED AT KANPUR
NAGAR ON THIS THE SEVENTEENTH DAY OF FEBRUARY 1952

BETWEEN

Shri Duffi Kumar, son of Late Sri K.C. Kumar resident of 1356
Thak Nagar, Kanpur Nagar, hereinafter for the sake of brevity referred to
as the "SELLER" the party of the First Part; which expression shall
hereinafter to the extent shall mean & include his heirs, successors, legal
representatives and assigns etc;

AND

M/s. M.G. Infrastructure Pvt. Ltd. (a company incorporated under the
companies act, 1956) having its registered office at 20/201-A, Dwarika
Datta Road, Kanpur Nagar through its Director Shri Dwarika Nath

[Signature]

FOR M/G INFRASTRUCTURE PVT. LTD.
[Signature]
DIRECTOR



उत्तर प्रदेश UTAR PRADESH

B 735713

(24)

Mahendra, adult, son of Shri Thilaki Nath Mahendra Resident of 207201A, Dwarika Ditch Road, Kanpur Nagar, who has been duly authorized by the Board of Directors of the Company vide Resolution dated 01.02.2012 to execute the SALE DEED, hereinafter for the sake of brevity, referred to as the "PURCHASE" the party of the Second Part which expression shall hereinafter in the context shall mean and include its officials, legal representatives, assigns, nominees, liquidators etc.

WHEREAS Shri Dalip Kumar Seller the party of the First part purchased some rural lands bearing No.410 measuring 0.531 hectare, 407 measuring 0.054 hectare, 408 measuring 0.051 hectare, 409 measuring 0.110 hectare and measuring 0.766 hectare all situated at Singapur Kachhar, Kanpur Nagar from Shri Vijay Mahendra Son Shri Rajeshwar Lal Mahendra B/o of 11708-1/124 Parda Nagar, Kanpur

[Signature]

By the undersigned on

[Signature]

08/02/12



उत्तर प्रदेश UTTAR PRADESH

6 775734

(88)

Nagar vide sale deed dated 30th March, 1991 which was registered in the office of sub registrar, Kanpur Nagar in book no.1 volume 807 pages 153 to 155 at serial no. 11100 on 30th March, 1991.

WHEREAS Shri Dally Kumar Sellar the party of the first part also purchased some rural lands bearing No.4003-Sin. administering 0.426 hectare, 406-A administering 1.583 hectare, 406-B administering 0.524 hectare, 411 administering 0.113 hectare total administering 2.806 hectare all situated at Singapur Kachhar, Kanpur Nagar from Shri. Narain Mahotra who Shri Vijay Mahotra R/o of 1179H-1/124 Papan Nagar, Kanpur vide sale deed dated 30th March, 1991 which was registered with the office of sub registrar, Kanpur Nagar in book no.1 volume 807 pages 203 to 204 at serial no. 11102 on 30th March, 1991.

FOR THE REGISTRAR

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

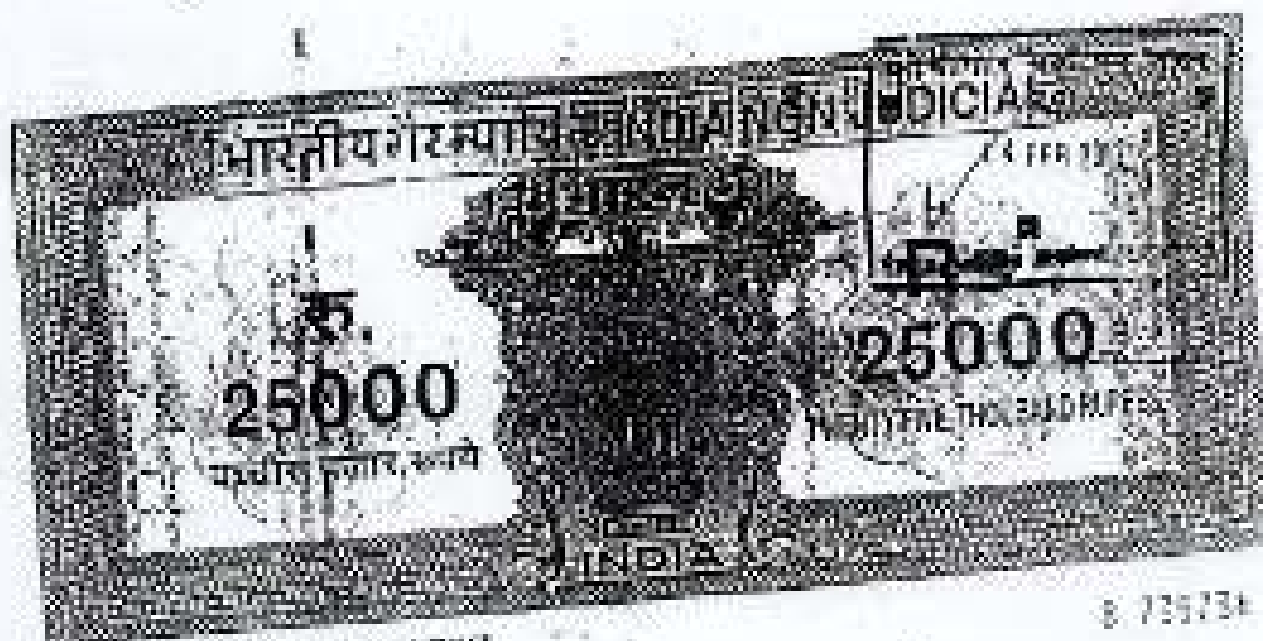
H 335733

(14)

AND WHEREAS by virtue of these sale deeds after the party of the first part Shri Datta Kumar became the sole and absolute owner of Anwar No. 402A-402B, 411, 401, 409, 402 Main, 407 and 410 total measuring 1.572 hectares situated at Village Singhpur Kuthan, Taluk Pargana and District Kanpur Nagar and his name has been registered over the above said Anwar lands as Santramania Bhattacharya with transferrable rights in the Revenue records in the office of Tahsildar, Kanpur since then Seller the party of the first part is exercising his exclusive rights as owner thereof free from all sort of encumbrances, charges, attachments in any acquisition proceedings without any hindrance or obstruction of any person in any manner whatsoever.

BY AND UNDER THE SEAL

09/07/04



रु. 25000
पञ्चदश हजार, रुपये
भारतीय रिजर्व बैंक
INDIA

8 735734

(37)

WHEREAS before the party of the first part is the sole and absolute owner and in proprietary possession of Sankarmaniya Bhumiidhar with unencumbered rights of Awar Land details of which are given below:

<u>Khata No.</u>	<u>Area Map</u>	<u>Area of Land</u>
02119	1	1.083 Hectare
	1	0.584 Hectare
	1	2.113 Hectare
	1	2.051 Hectare
	1	2.130 Hectare
	1	0.426 Hectare
	1	2.054 Hectare
	1	0.581 Hectare
	1	2.512 Hectare
	1	2.512 Hectare

1. Total 2.054 Hectare

FORM B (REVENUE) 1/71

14/1/76



(10)

All the above lands was situated at Village Singapur Kachhar, Tehsil Ferozganj District Kanpur Nagar. Enrolled and bounded as aforesaid and Seller the party of the First Part is exercising his exclusive right in relation thereof and no one else has any right, title or interest in the above referred lands. The said Arsal Land has also been declared as agricultural land vide judgment and order dated 11.01.2012 passed in session no. 2012015473 Dalg. Kanpur Vs State of U.P. by Commissioner, Kanpur Division Kanpur.

AND WHEREAS Seller the party of the first part has also made some constructions and also made the boundary wall, over head tank etc. on the above land for agricultural purpose.

[Handwritten signature]

FOR AND BY SELLER'S PARTIES
[Signature]
WITNESSES



उत्तर प्रदेश UTTAR PRADESH

8 115730

(37)

AND WHEREAS the said agricultural land is free from all sort of encumbrances, charges, liens, claims, demands and it has not been acquired by the Land Acquisition Officer or Karpur Development Authority nor attached with any Government or Semi Government Department, nor acquired by the Urban Land Ceiling Department, nor is under auction under any order or decree of any court whatsoever whether Civil, Revenue or Criminal, nor Seller the party of the first part has been restrained by any order of any court from transferring, alienating, assigning or selling the said agricultural land nor Seller the party of the first part has entered into any Agreement to Sell with any third party previous to the execution of Agreement to Sell dated 15-02-2016 with the purchaser. The said land is free from all taxes and other debts.

[Signature]

[Signature]
Sd/-



उत्तर प्रदेश UTTAR PRADESH

B 116719

(183)

AND WHEREAS there is no adequate benefit from the said property and Seller the party of the first part is also in need of funds for smooth running of his business therefore he has decided to relinquish off the aforesaid property with the consultation of his entire family members and made negotiations with various persons. Ultimately Purchaser the party of the second part has proposed to purchase the aforesaid Asool lands, detailed as mentioned aforesaid situated at Village Singapur Kadiwa District Kanpur Nagar total measuring 3.572 hectares alongwith some old existing constructions thereon for a total sale consideration of Rs.5,51,00,000/00 (Rupees Five Crores Fifty One Lacs Only) and the said offer of Purchaser the party of the second part is most reasonable and fair market value and so Seller the party of the first part has accepted the offer of Purchaser.

[Signature]

THIRD WITNESSES: (1)

[Signature]
CHITRA



उत्तर प्रदेश UTTAR PRADESH

B 735716

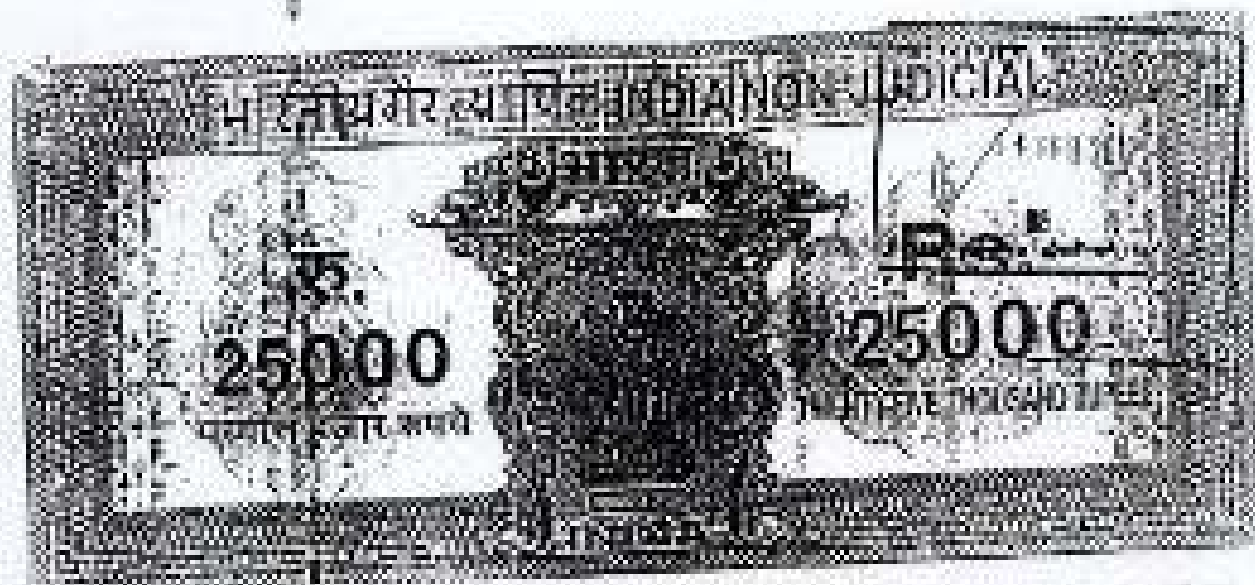
(101)

NOW THEREFORE THIS SALE DEED WITNESSETH AS HERE
UNDER:

1. That in pursuance of the Agreement and in consideration of Rs.5,51,20,00.00 (Rupees Five Crores Fifty One Lacs Only) paid by purchaser the party of the second part to seller the party of the first part as per details given at the foot of this sale deed, the receipt of which seller the party of the First part hereby acknowledge and confirm before the Sub-Registrar Zone-II, Kanpur Nagar, the seller party of the first part as full and absolute owner hereby will convey and assign to the purchaser party of the second part by way of an absolute sale the following agricultural lands bearing Area No.408-A adjoining 1813 Hectare, Area No.408-B adjoining 0514 Hectare, Area No.411 adjoining 0113 Hectare, Area No.408

[Signature]

[Signature]
DIRECTOR



भारत प्रदेश UTTAR PRADESH

B 735741

(100)

admeasuring 0.051 Bostars, Aree No.439 admeasuring 0.132
 Hectare, Aree No.440 Mha admeasuring 0.426 Hectare, Aree No.441
 admeasuring 0.054 hectare, Aree No.442 admeasuring 0.531 Hectare
 total 3 Arees admeasuring 0.572 Hectares along with the
 enclosures existing thereon all situated in Village Singpur
 Keekher, Tehsil Pargana and district Karpur Nagar fully quarter and
 bounded as given in the top of the sale deed and more particularly
 delineated and shown in the map annexed herewith together with all
 rights and privileges etc. in the said land belonging to or appertaining
 to or usually held and enjoyed therewith or expected to, or belonging
 to the said agricultural land hereby sold along with all rights, title and
 interest, what so ever the seller party of the first part has in the said
 agricultural land and free from all charges and encumbrances TO

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 735742

(103)

HOLD the same UNTO and to use and enjoy by the purchaser the party of the second part forever as absolute owner thereof without any let or hindrance

1. That the seller the party of the first part has this day handed over the vacant and peaceful possession of the native sold agricultural land and all appurtenances thereon as mentioned herein above hereby devised and conveyed to the purchaser the party of the second part, without reserving or reserving any right title or possession in the said agricultural land.
2. That the purchaser the party of the second part having the absolute owner of the said agricultural land has right to use and enjoy said agricultural land as per their requirements and further has right to sell, mortgage and assign the said agricultural land in the manner it likes.

[Signature]

FOR THE PURCHASER BY
[Signature]

20/1/98



उत्तर प्रदेश UTTAR PRADESH

G 735743

(104)

1. That the purchaser the party of the second part being owner of the said agricultural land has right to get his name entered in the relevant records of Tehsil Karpur Nagar etc. in place of the seller party of the first part for which the consent of the Seller the party of the first part shall be deemed sufficient by these parties.
2. That the seller the party of the first part and all persons claiming through him shall at the request and cost of the purchaser the party of the second part do execute all such acts, and deeds as may be reasonably required for more effectivity in transfer and secure the property hereby sold to the purchaser the party of the second part.
3. That the said agricultural land shall be quietly entered upon and enjoyed by the purchaser the party of the second part without any interruption or disturbance whatsoever by the seller the party of the first part.

[Signature]

FORM TRANSFER OF LAND
[Signature]
WITNESSES



उत्तर प्रदेश UTTAR PRADESH

8 733744

(188)

first part, his heirs, successors, legal representatives, or assigns or any person claiming through or under him.

7. That the purchaser the party of the second part have full and absolute power to sell the aforesaid property hereby conveyed and devised and lawfully and exclusively seized and possessed of and fully entitled to the property described herein above and to every part thereof.

8. That the said agricultural land /property hereby devised and conveyed is free from every and all encumbrances and charges of any kind and that there is no impediment legal or otherwise to the sale and conveyance of the property hereby conveyed and it is free from litigation.

9. That the Seller the party of the first part has paid and cleared all rates, taxes, cess payable in respect of the said agricultural land upto date.



BEING ATTORNEYS FOR THE

PROCTOR



उत्तर प्रदेश UTTAR PRADESH

8/15/95

(106)

The tax on the said agricultural land from today, shall be paid by the purchaser the party of the second part above and the purchaser the party of the second part shall not be responsible for any tax prior to the date of these presents.

11. But the seller the party of the first part hereby covenants with the purchaser the party of the second part that no material fact is concealed and in case any deposition made above is found incorrect or income due to any defect in the title of the seller the party of the first part the said agricultural land or its part is taken away from the possession of the purchaser the party of the second part or the purchaser the party of the second part has to pay any old dues the purchaser the party of the second part shall have right to recover full or part thereof with full cost there on within the party of the first.



उत्तर प्रदेश (UTAR PRADESH)

H 575746

(187)

part and the seller the party of the first part shall be bound to reimburse and indemnify the purchaser the party of the second part with all such damages and costs.

11. That the seller the party of the first part have this day handed over all the title deeds, as stated hereinafter of the said agricultural lands, to the purchaser the party of the second part.

12. That the seller the party of the first part have this day handed over all the title deeds, as stated hereinafter of the said agricultural lands, to the purchaser the party of the second part.

[Signature]

[Signature]
WITNESSES



जगर प्रदेश UTTAR PRADESH

0 335747

(198)

DETAILS OF PAYMENT OF SALE CONSIDERATION PAID BY
THE PURCHASER TO THE SELLER

Date	Particulars	Amount	Name of Bank
15.10.2010	Cheque No 041504	1,00,000.00	State Bank of India, Cash Branch, Kanpur
29.03.2011	Cheque No 049325 (through RTGS)	1,00,00,000.00	State Bank of India, Cash Branch, Kanpur
17.11.2011	Cheque No 066471 (through RTGS)	1,00,00,000.00	State Bank of India, Cash Branch, Kanpur
24.11.2011	Cheque No 066471	50,00,000.00	State Bank of India, Cash Branch, Kanpur
22.12.2011	Cheque No 066484 (through RTGS)	25,00,000.00	State Bank of India, Cash Branch, Kanpur
10.02.2012	Pay Order No 135281	85,00,000.00	State Bank of India, Cash Branch, Kanpur
17.02.2012	Cheque No 066492 (through RTGS)	2,00,00,000.00	State Bank of India, Cash Branch, Kanpur

TOTAL ₹ 51,00,000.00

(Fifty Rupees Only Crores Fifty One Lacs Only)

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 735746

(108)

IN WITNESS WHEREOF the parties hereto have put their respective hands on this Sale Deed with their free-will, in sound mind, without undue influence, pressure or coercion in the presence of witnesses on the day, month and year first above written.

Left & Right Hand Fingers Impressions of Seller- Dolly Kaur

Left Hand Palm

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Right Hand Palm

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Dolly Kaur

SEAL & SIGNATURE OF SELLER

[Signature]



उत्तर प्रदेश UTTAR PRADESH

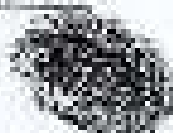
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(11)

Left & Right Hand Fingerprint Impressions of Purshottam-Bhaskar Sethi
Macrofilm

Left Hand Print

Thumb



Index Finger



Middle Finger



Ring Finger



Little Finger



Right Hand Print

Thumb



Index Finger



Middle Finger



Ring Finger



Little Finger



[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

AA 653851

(115)

WITNESSES:

(Signature)

1. *(Signature)*
2. *(Signature)*

3. *(Signature)*
4. *(Signature)*
5. *(Signature)*

SELLER

(Signature)
(DALIP KAPUR)
(Party of the First Part)

PURCHASER

Mrs. M.G. Interstates Pvt. Ltd.
(Signature)

(DWARIKA NATH BIRJINGRA)
Director
(Party of the Second Part)

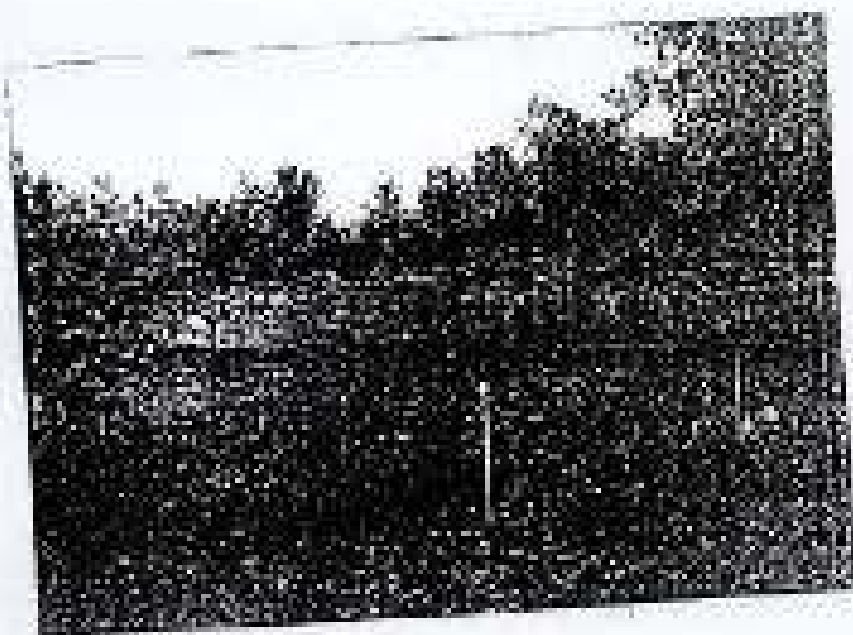
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is provided by office
(Signature)
(Jai Prakash Bajori)
Advocate

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PHOTOGRAPH OF ARAZI NO.
400, 406-A, 406-B, 407, 408, 409, 410, 411,
SINGHPUR KACHHAR, KANPUR NAGAR



SELLER

[Signature]

[Small mark]

PURCHASER

[Signature]