

2149/12



उत्तर प्रदेश UTTAR PRADESH

B 488703



Valuation as per D.M.Circle Rate : Rs 3,03,69,600.00

Sale Consideration : Rs 2,17,49,744.00

Stamp Duty Paid : Rs. 21,26,050.00
(15,25,950.00 + 6,00,100.00 ATS)

Pargana : Lucknow

प्रमाणित किया जाता है कि विक्रय
पत्र सं० 15382/11
अदा किया गया शर्त - 600,000/-
अनुबन्ध

Pargana

: Lucknow

प्रमाणित किया जाता है कि विक्रय पत्र सं० 15382/11

अदा किया: नं० ११११११ - 6.00.000/-

अनुबन्ध

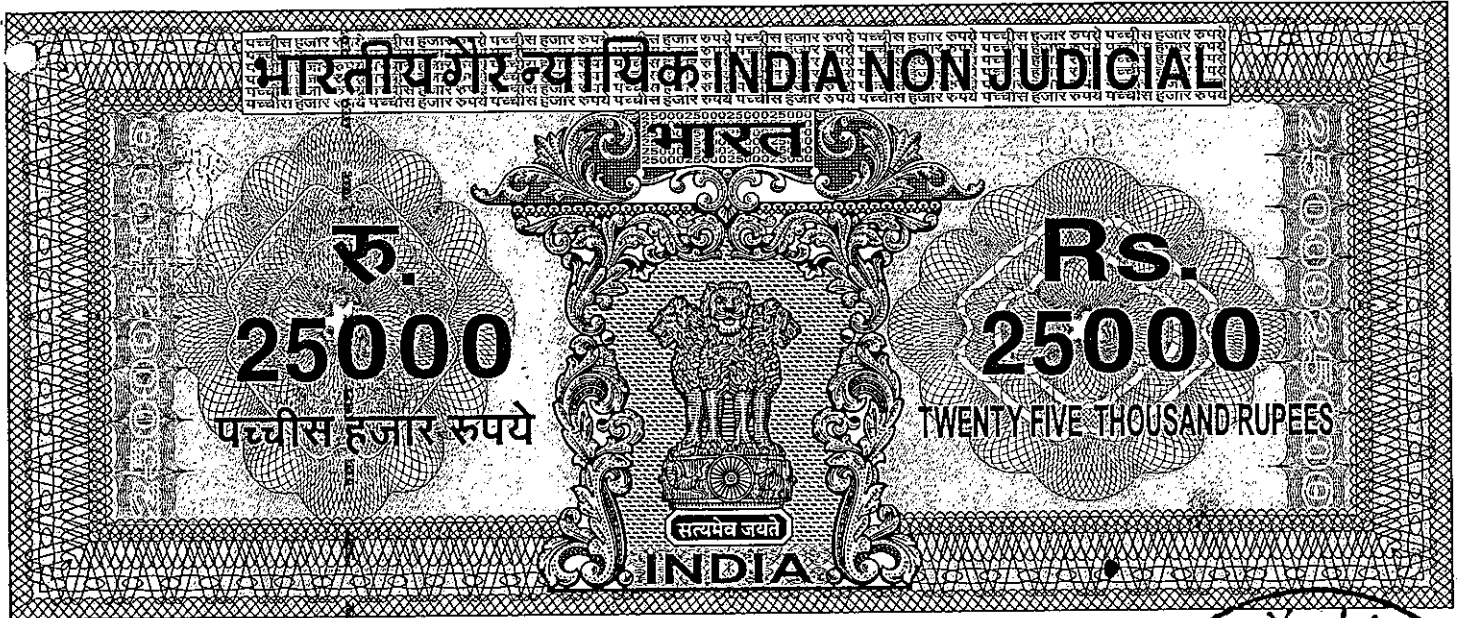
6.2.12

Ch. D. Lathas

For S. S. CONSULTANTS

Further





उत्तर प्रदेश UTTAR PRADESH

B 488701



SALE DEED

Nature of Land

Agriculture

Village

Piparsund, Pargana Bijnor

Tehsil & District

Lucknow

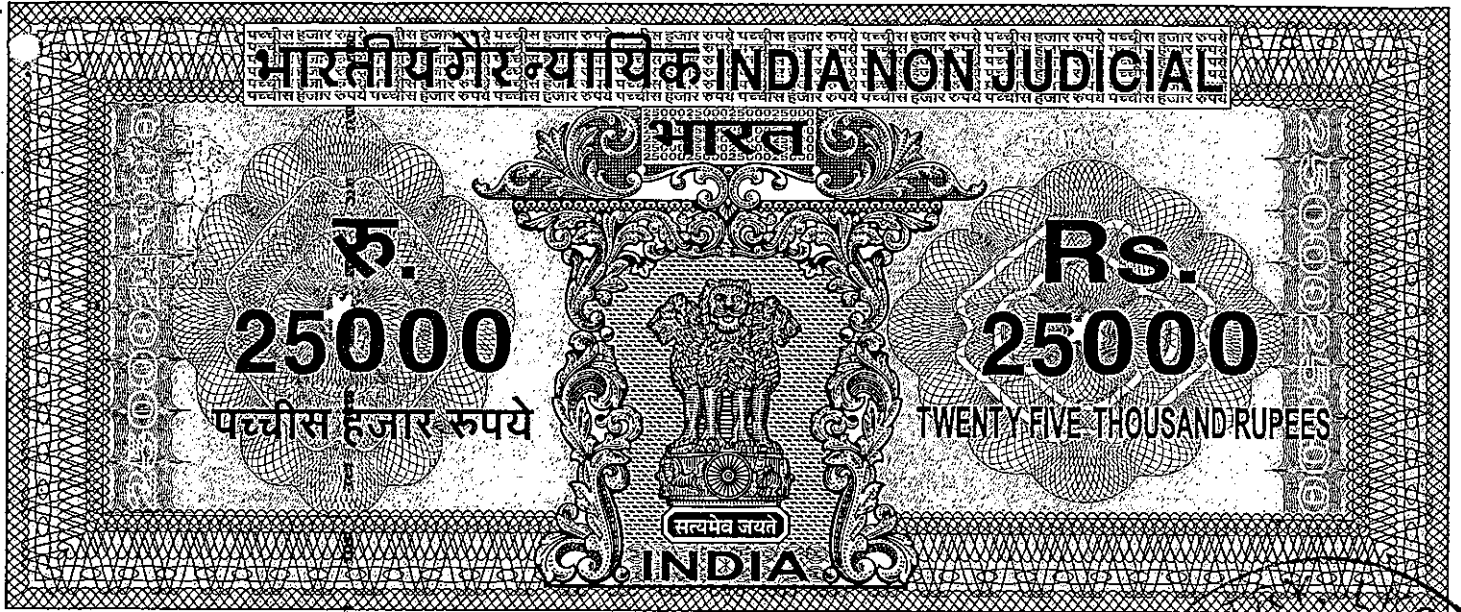
Details of Property

(ज)
Khasra No 872 Ja (1.1750 Hectare), 872
(झ)
(1.0470 Hectare) and 872/2 (1.9960 Hectare)

For S. S. CONSULTANTS

Dr. Dattatraya

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 488702



Total Area Purchased 4.2180 Hectare

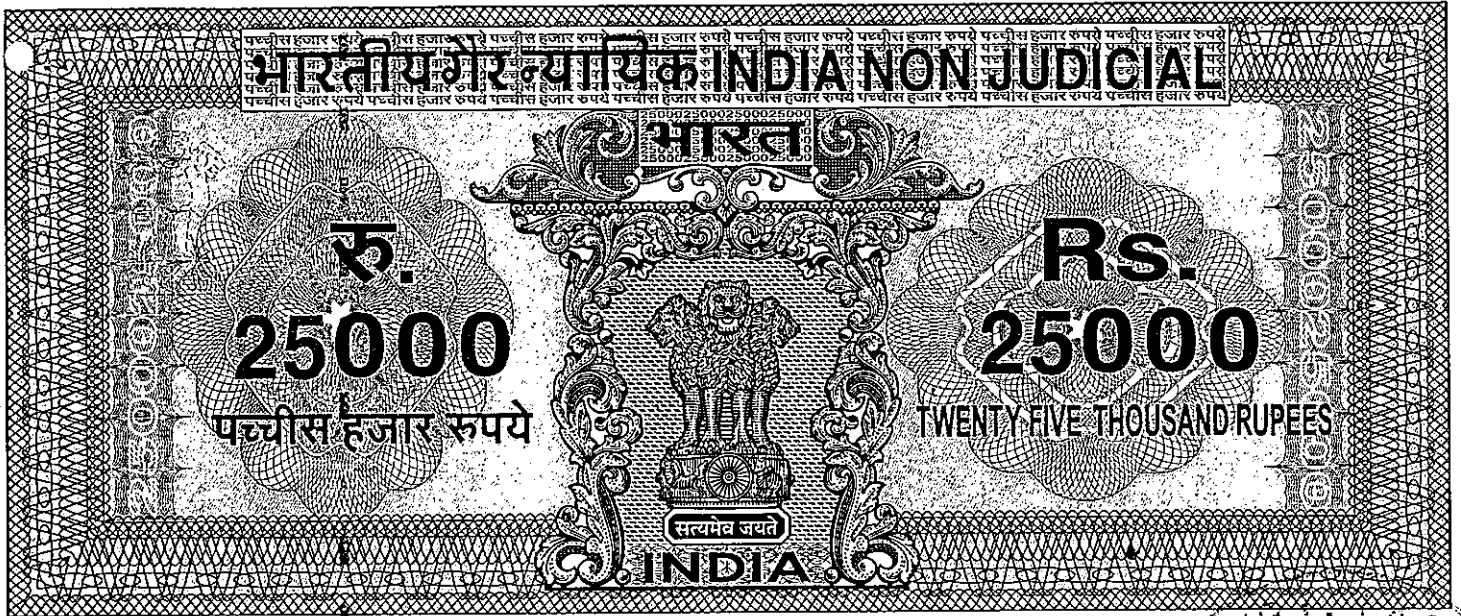
Road More than 2 Kms. away from Main Kanpur Road .

Type of Property Agriculture land

For S. S. CONSULTANTS

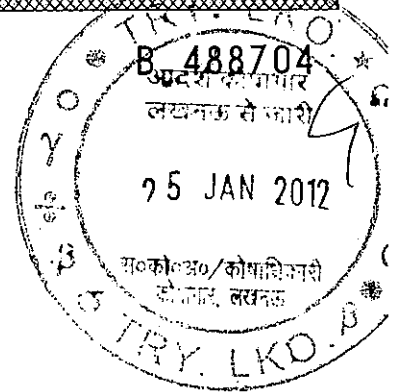
[Signature]
Partner

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उत्तर प्रदेश UTTAR PRADESH

B 488704



Khasra No 872 JA(ज), 872 JHA (झ) and 872/2

East : Part of Khasra No 872
West : Khasra No 890, 884
North : Navodya Vidhyalaya
South : Road

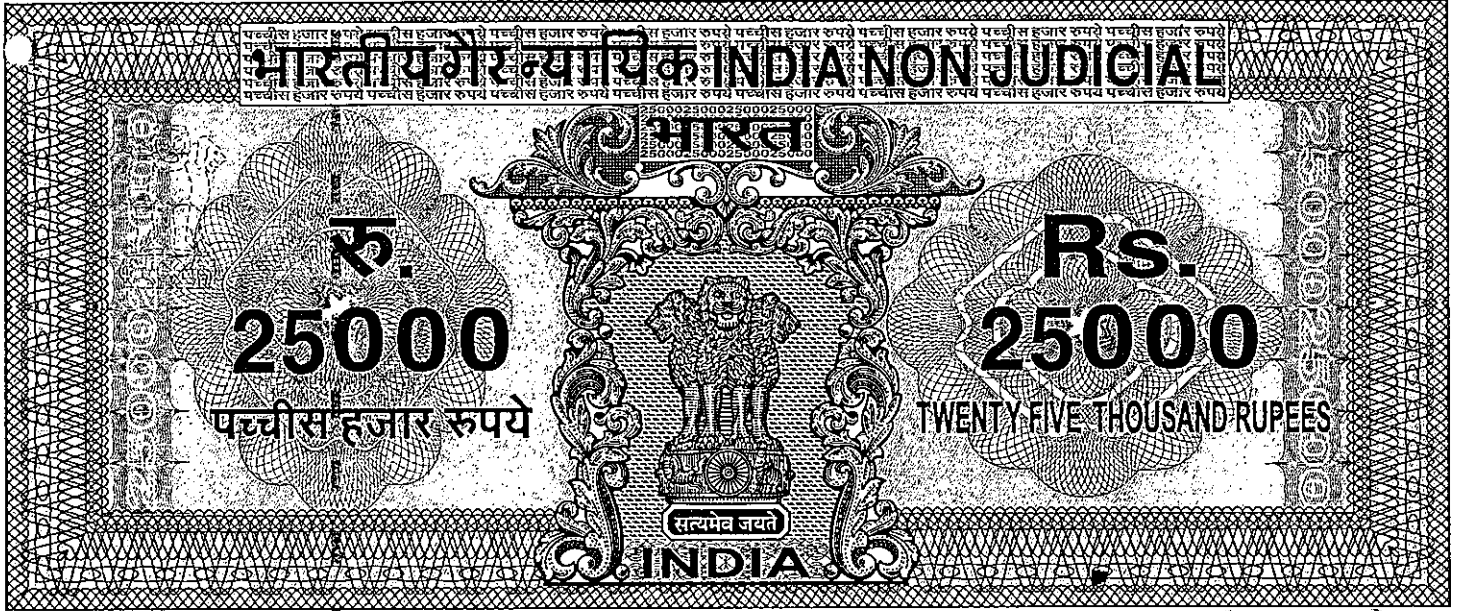
For S. S. CONSULTANTS

Partner



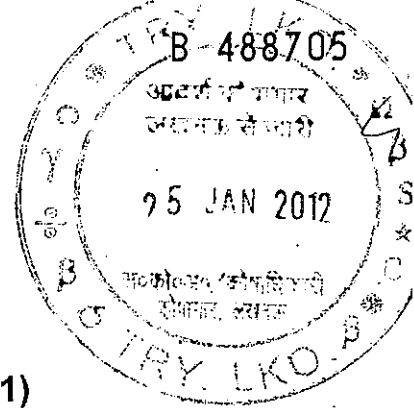
M. S. Rathore 4





उत्तर प्रदेश UTTAR PRADESH

B 488705



SELLERS (4)

PURCHASER (1)

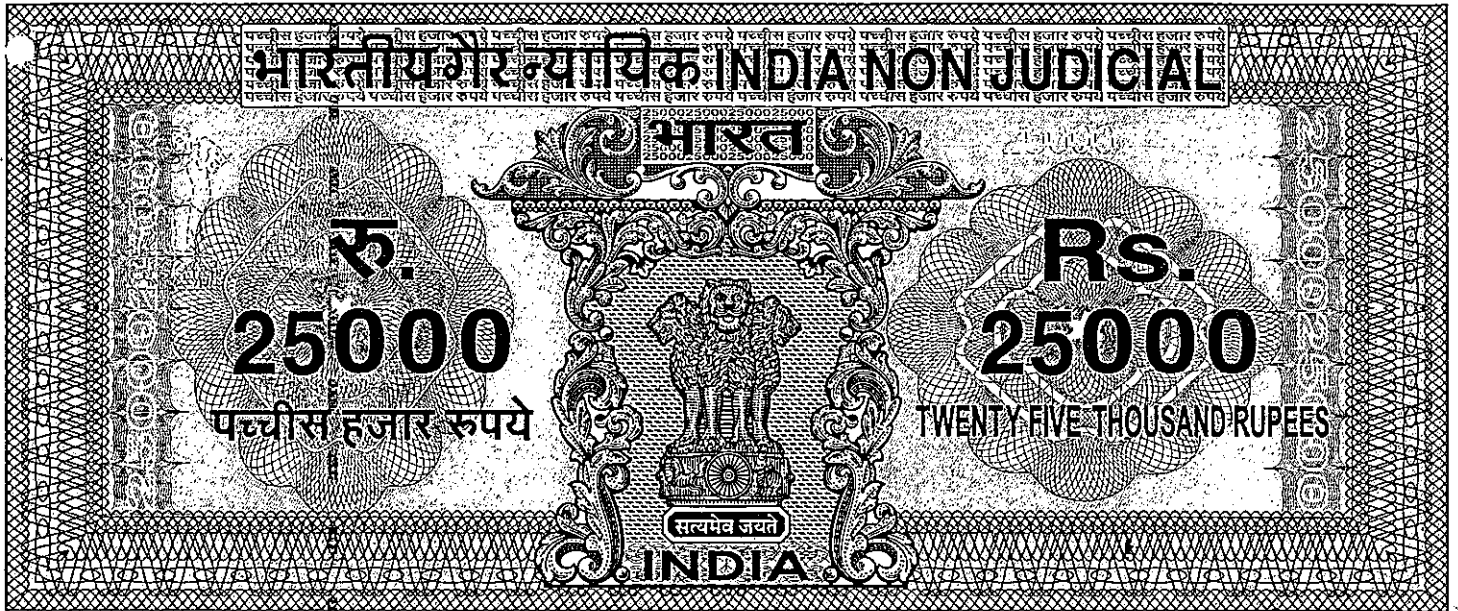
Name of
the
SELLERS:

Mano Dutta Pathak son of Late Ram Raj Pathak
resident of 1- J Road, Mahanagar, Lucknow (U.P.) for
Self and as Power of Attorney holder of his daughters
Kiran Pathak Misra, daughter of Mano Dutta Pathak,
wife of Ram Asrey Misra resident of 1310 Timber Ridge

For S. S. CONSULTANTS

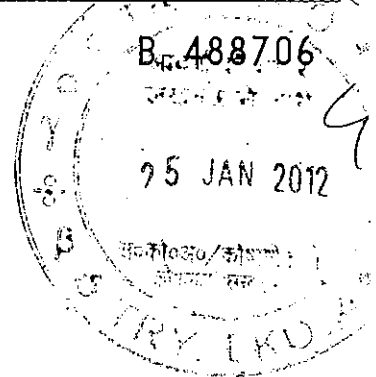
Partner

M. Dutta Pathak 5



उत्तर प्रदेश UTTAR PRADESH

B 488706

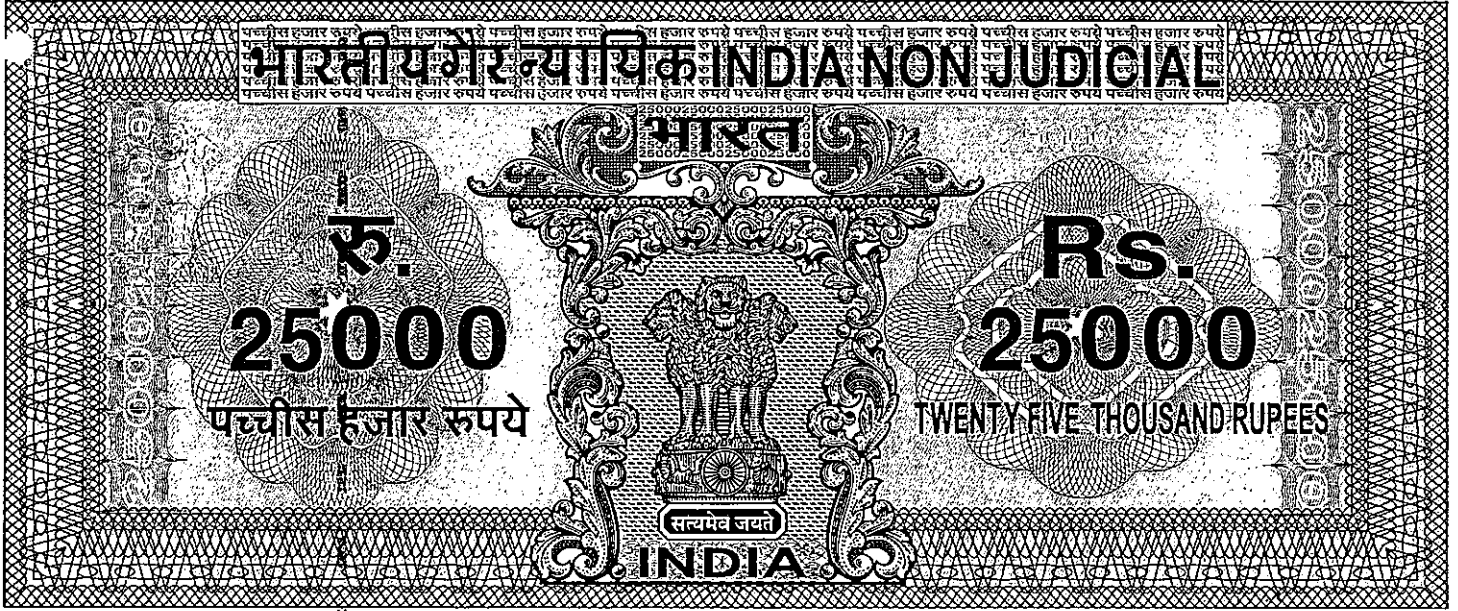


Drive, Erie, P.A. 16503, USA, Renu Pathak Miles,
daughter of Mano Dutta Pathak, resident of 1397
Manefield Street, Tracy, CA.94376, U.S.A and Shashi
Pathak, daughter of Mano Dutta Pathak, resident of 5
William Town Court, St Peters, MO 63376, U.S.A.

For S. S. CONSULTANTS

[Signature]

Dr. Pathak 6



उत्तर प्रदेश UTTAR PRADESH

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75 JAN 2012

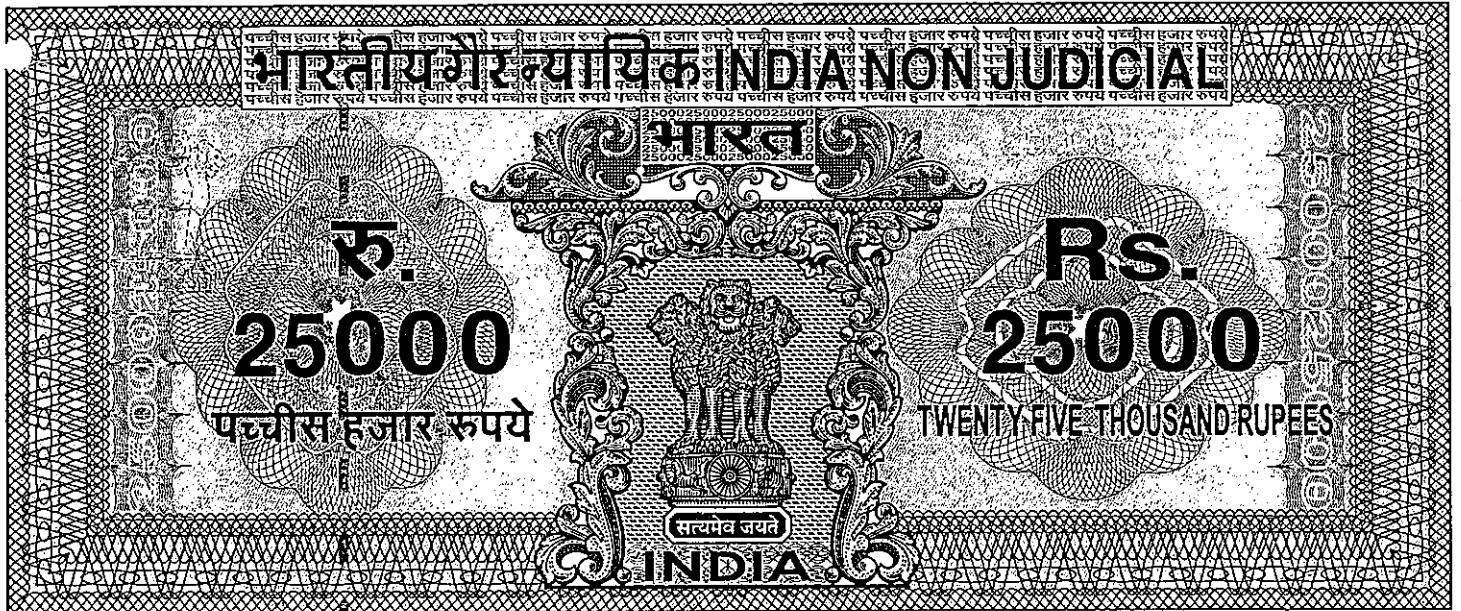
Name of the
PURCHASER:

S.S. Consultants a Partnership firm having its office
at D-401 Santushthi Apartments, Vivekanand Marg,
Lucknow through its partner/ authorised signatory
Sri Arvind Kumar S/o D.P.Srivastava R/o Shristhi
Apartment , Madan Mohan Malviya Marg, Lucknow

For S. S. CONSULTANTS

Partner

Ch. Sathale



उत्तर प्रदेश UTTAR PRADESH

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25 JAN 2012

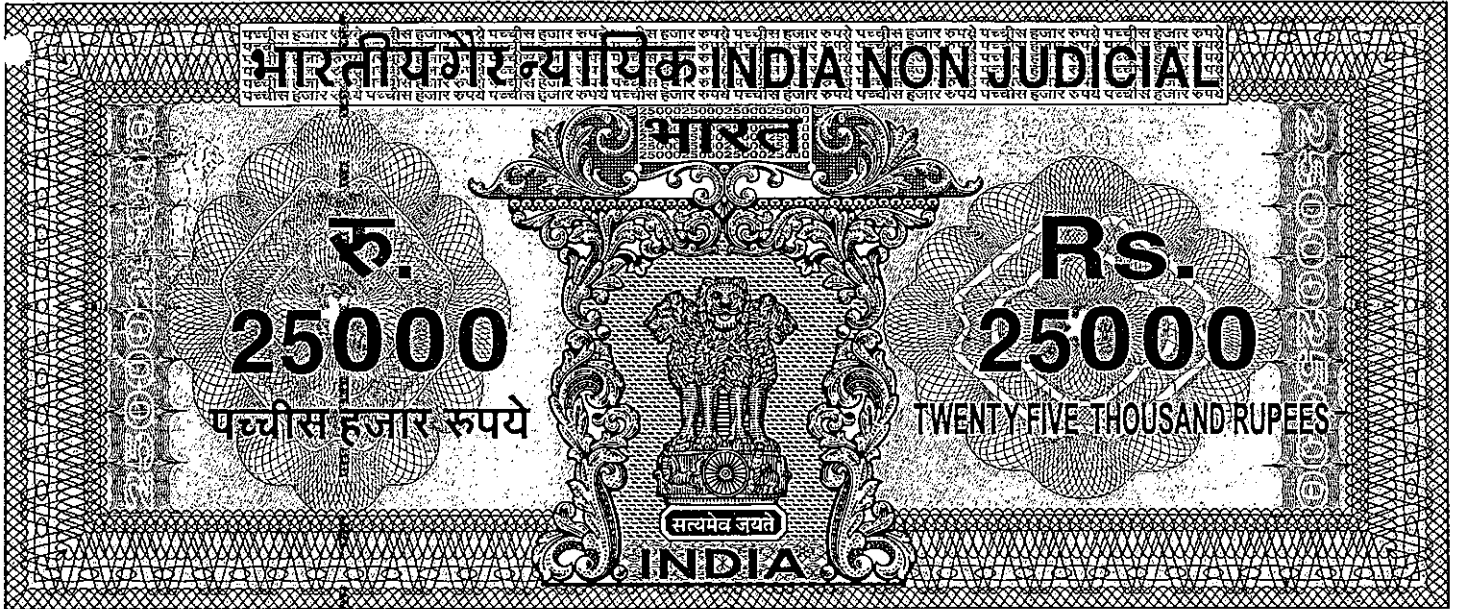
THIS DEED OF SALE is Executed Between:

Mano Dutta Pathak son of Late Ram Raj Pathak resident of 1- J Road, Mahanagar, Lucknow (U.P.) for Self and as Power of Attorney holder of his daughters Kiran Pathak Misra, daughter of Mano Dutta Pathak, wife of Ram Asrey Misra resident of 1310 Timber Ridge Drive, Erie, P.A. 16503, USA,

For S. S. CONSULTANTS

M. Dutta Pathak

S. S. Consultants
Partner



उत्तर प्रदेश UTTAR PRADESH

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25 JAN 2012

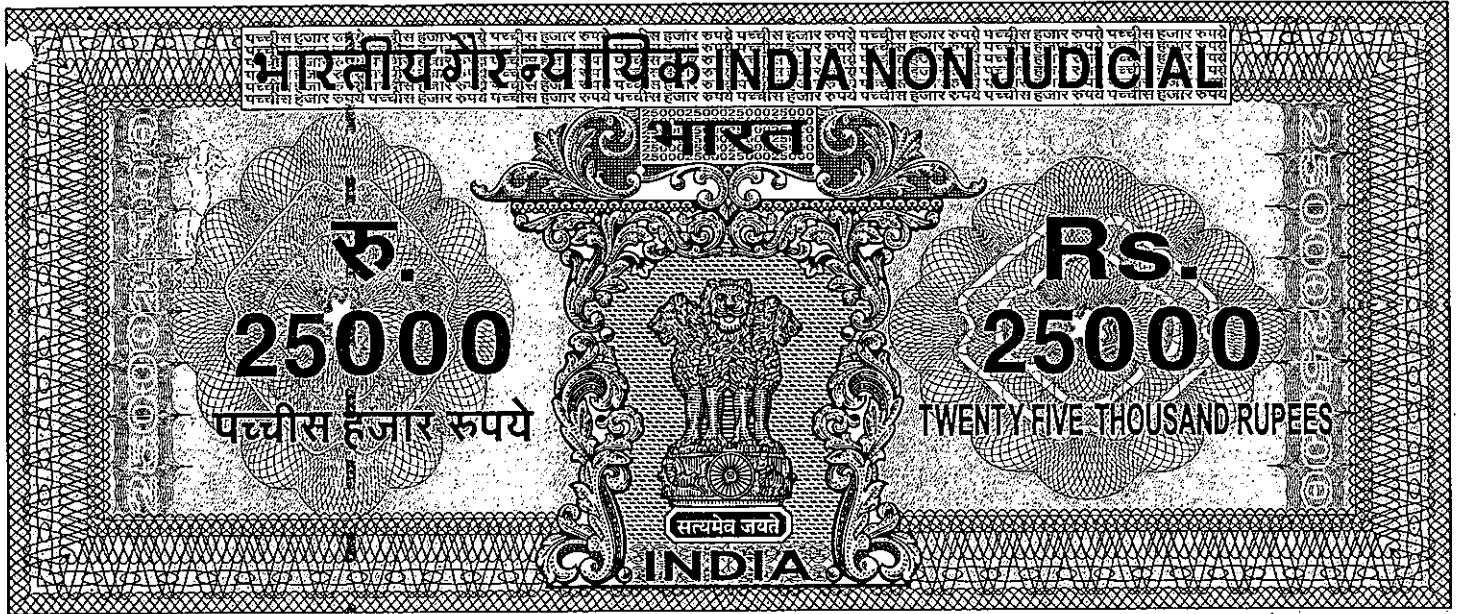
Renu Pathak Miles, daughter of Mano Dutta Pathak, resident of 1397 Manefield Street, Tracy, CA.94376, U.S.A and Shashi Pathak, daughter of Mano Dutta Pathak, resident of 5 William Town Court, St Peters, MO 63376, U.S.A (Hereinafter jointly referred to as the **Vendors/ Sellers/ First Party** of the One Part which expression shall always mean and include their heirs, successors, nominees, representatives and assignees)

AND

For S. S. CONSULTANTS

M. Pathak

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

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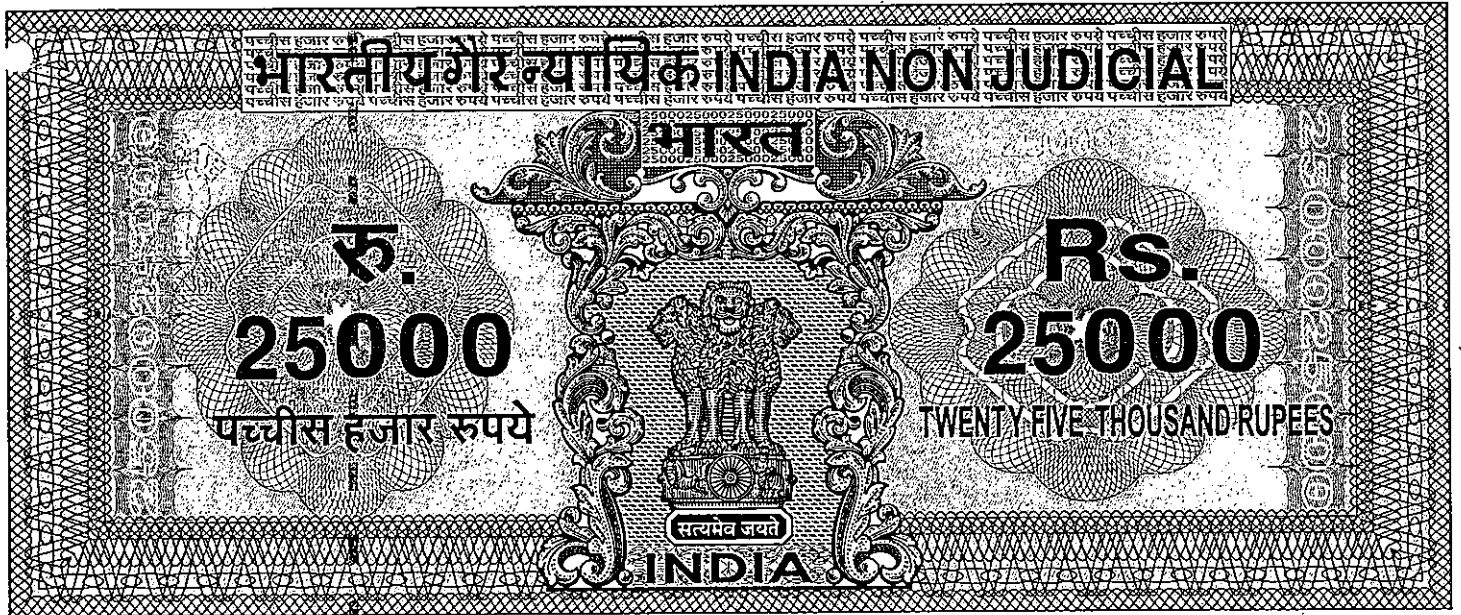
25 JAN 2012

S.S. Consultants a Partnership firm having its office at D-401 Santushthi Apartments, Vivekanand Marg, Lucknow through its partner/ authorised signatory Sri Arvind Kumar S/o D.P.Srivastava R/o Shristhi Apartment, Madan Mohan Malviya Marg, Lucknow (Hereinafter referred to as the Vendee /Purchaser/ Second Party of the Second Part which expression shall always mean and include his/her/its heirs, successors, nominees, representatives and assignees)

For S. S. CONSULTANTS

Partner

Ch. S. S. Consultants



उत्तर प्रदेश UTTAR PRADESH

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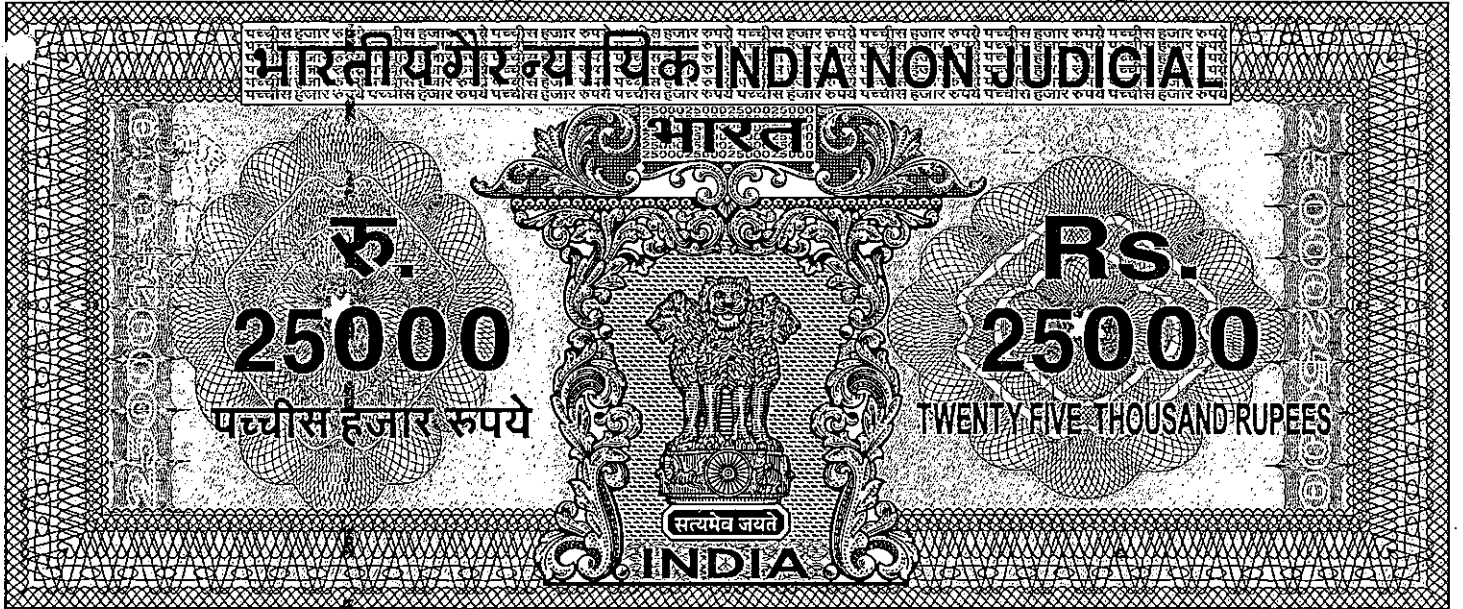
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25 JAN 2011

WHEREAS the SELLERS were the, lawful and exclusive owner and in actual vacant possession with transferable rights and appurtenances in relation to the agricultural land bearing Khasra No 872 Ja (1.780 Hect.) ;872 Jha (1.580 Hect.); and 872/2(2.529Hect.) in the revenue village of Piparsund, Pargana Bijnor , Tehsil & District Lucknow, Uttar Pradesh (hereinafter referred to as the "Said Land").

For S. S. CONSULTANTS

Partner



उत्तर प्रदेश UTTAR PRADESH

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25 JAN 2012

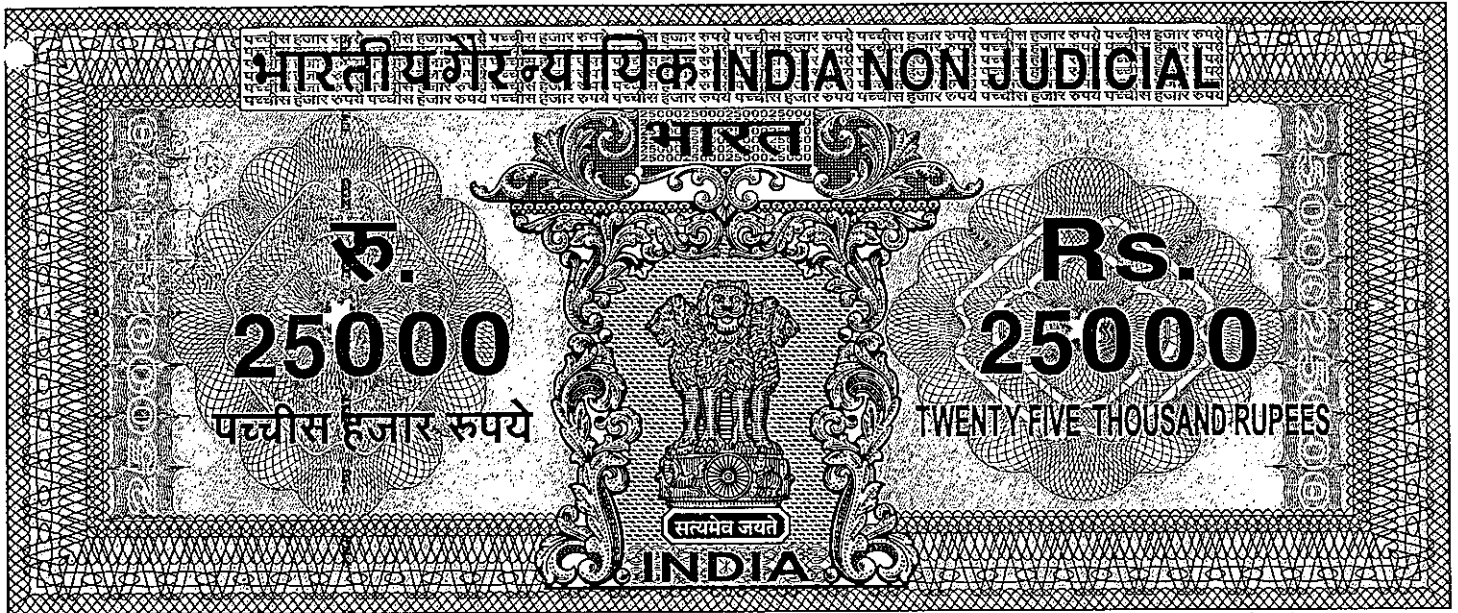
Whereas the said land was purchased by the sellers in the manner detailed below:

Khasra No. 872 Jha from Sri Suresh Kumar S/o Late Ram Sukh through Power of Attorney holder Ravi Shankar S/o Shamboo Nath vide Sale Deed registered at the office of Sub Registrar-II, Lucknow on 21.10.1994, Book No. I, Volume 447, Pages 203 to 260 at Serial No. 3403.

For S. S. CONSULTANTS

Partner

M. D. Rathore



उत्तर प्रदेश UTTAR PRADESH

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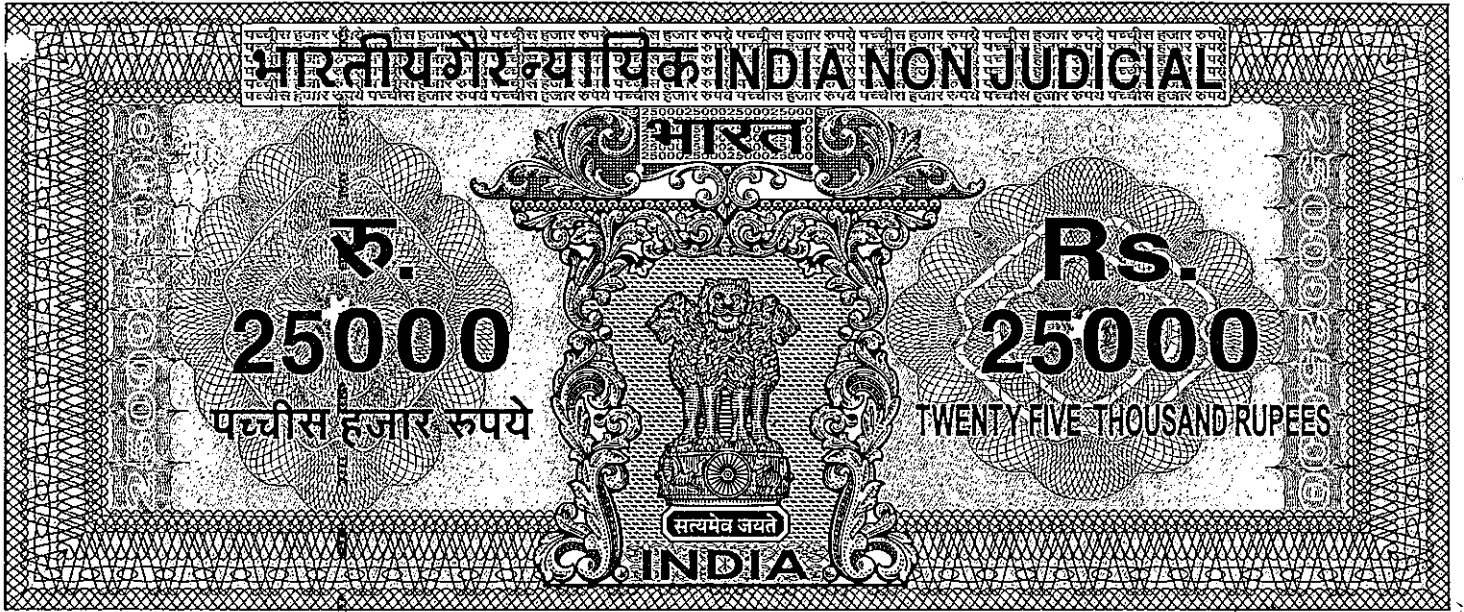
25 JAN 2012

Khasra No. 872 Ja from Sri Suresh Kumar S/o Late Ram Sukh through Power of Attorney holder Ravi Shankar S/o Shamboo Nath vide Sale Deed registered at the office of Sub Registrar-II, Lucknow on 22.10.1994, Book No. I, Volume 447, Pages 351 to 418 at Serial No. 3408.

For S. S. CONSULTANTS

Partner

Dr. R. S. Chakraborty



उत्तर प्रदेश UTTAR PRADESH

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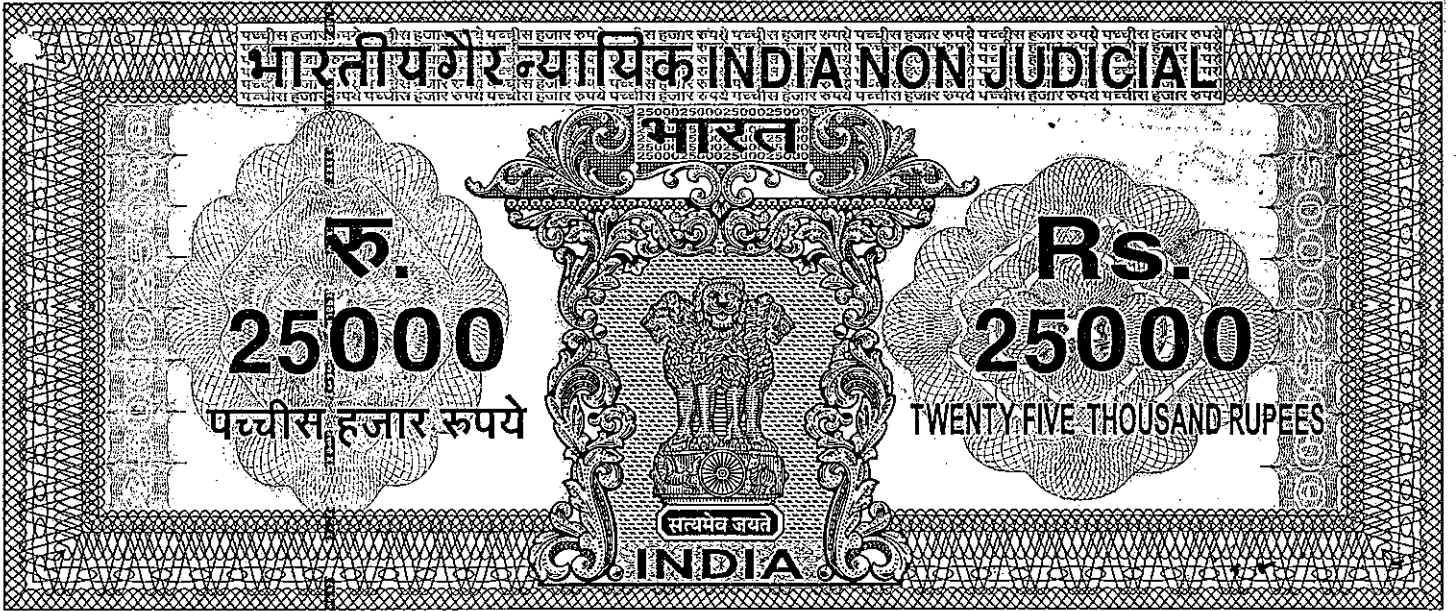
95 JAN 2012

Khasra No. 872/2 from Smt Urmila Devi d/o Sri Rishi Chand vide Sale Deed registered at the office of Sub Registrar-II, Lucknow on 21.10.1994, Book No. I, Volume 447, Pages 73 to 120 at Serial No. 3398 And part of Khasra No. 872/2 from Dr Rakesh Kumar Seth S/o Ram Saran Seth vide Sale Deed registered at the office of Sub Registrar-II, Lucknow on 15.11.1994, Book No. I, Volume 440, Pages 117 to 160 at Serial.No. 3791

For S. S. CONSULTANTS

Partner

M. S. Rathore



उत्तर प्रदेश UTTAR PRADESH

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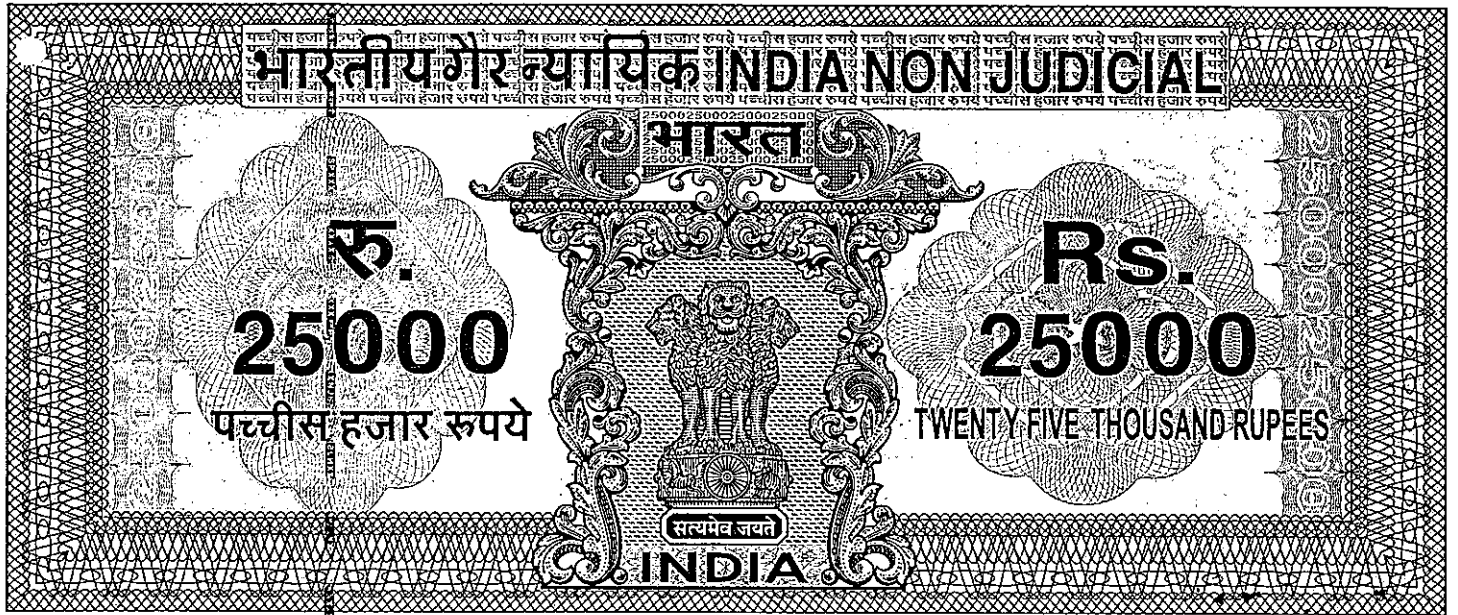
17 JAN 2012

Whereas after purchasing the said land the sellers have vide sale deed dated 01.02.2012 have jointly sold /transferred part of the said land i.e. Khasra No. 872Ja(area sold 0.533 Hect) ; Khasra No. 872 Jha (area sold 0.533 Hect.) & Khasra No. 872/2 (area sold 0.534 Hect.) in favour of Sri Sunil Sahni s/o Late A.L.Sahni as such the total land area of the said Khasra left with the sellers is 4.2180 Hectare which is being transferred through the present deed in favour of the purchaser.

For S. S. CONSULTANTS

Ch. R. Sahni

Partner



उत्तर प्रदेश UTTAR PRADESH

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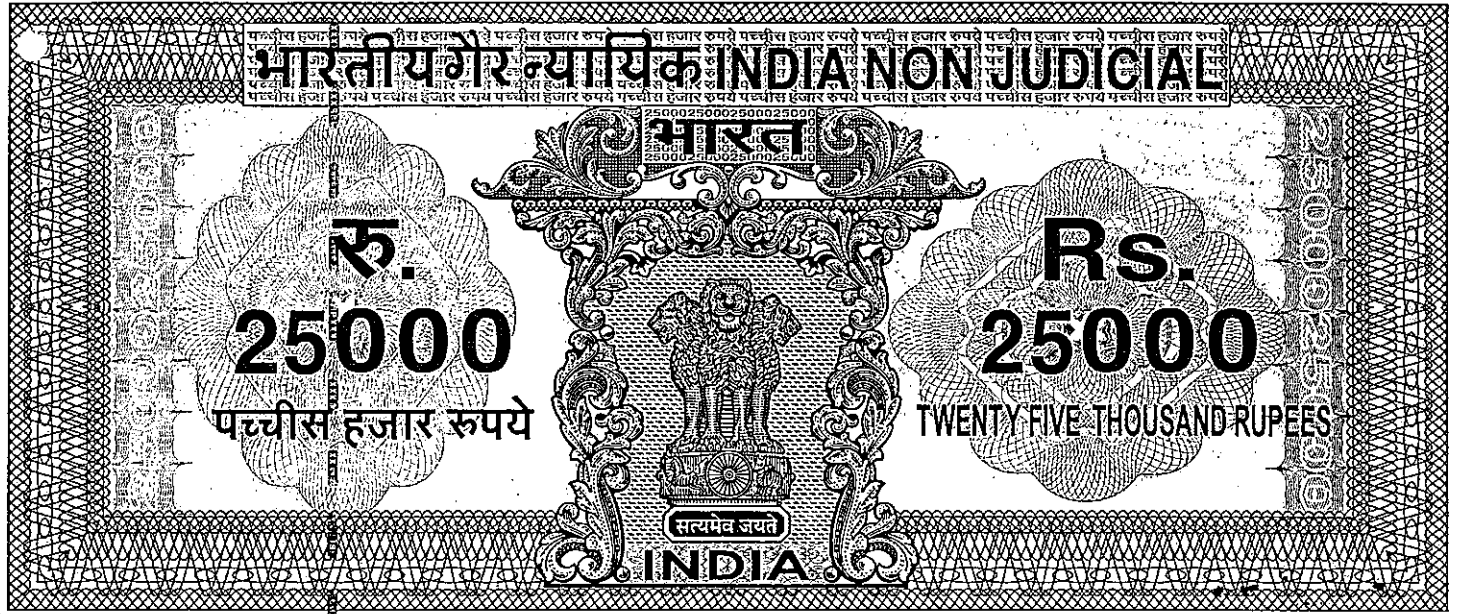
17 JAN 2012

WHEREAS The Seller and the Purchaser entered into an Agreement to Sell of the said land detailed above wherein the total land area was 5.8180 Hectare and the agreed consideration was Rs 3,00,00,000.00. The said Agreement stands registered in the office of the Sub Registrar 1, Lucknow on 22.10.2011 vide Book No 1 Volume 13343 pages 125 to 178 at serial number 15382.

For S. S. CONSULTANTS

M. S. Sathak

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

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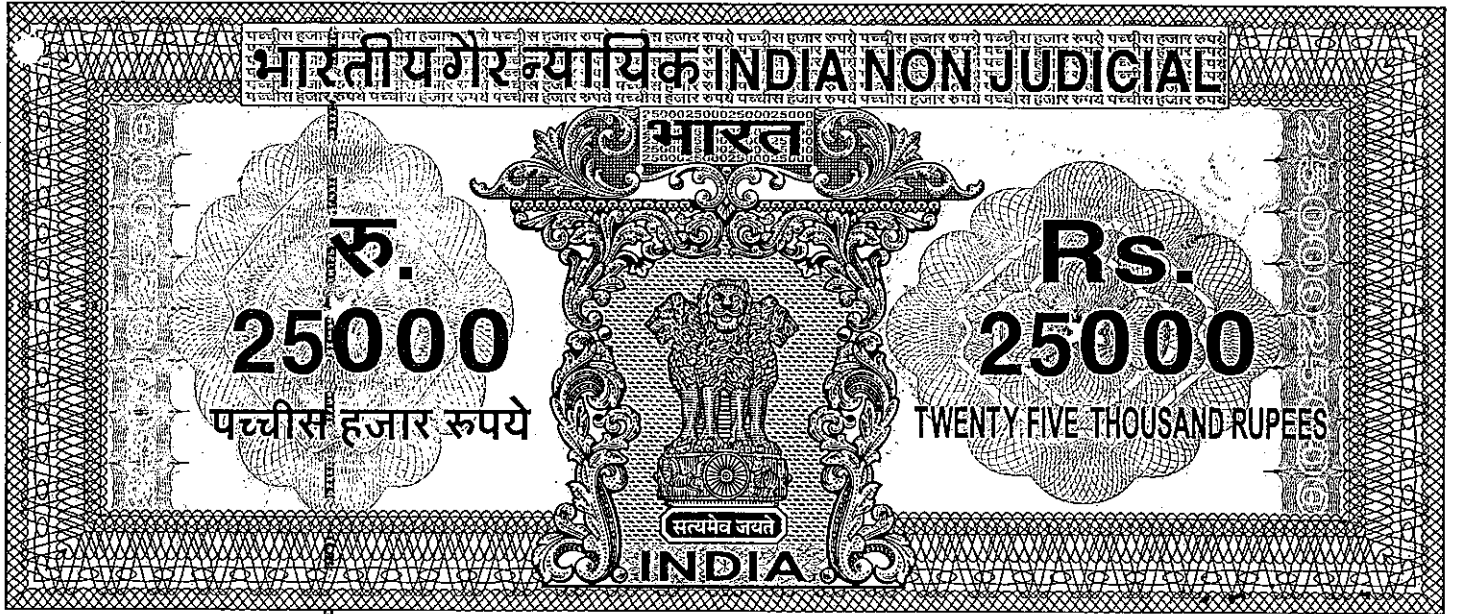
17 JAN 2012

WHEREAS vide clause 2 of the said Agreement to Sell it was mutually decided that the seller and the purchaser would get the land measured and the sale deed would be executed on the actual area of the property found at the time of measurement and the agreed consideration will be reduced proportionately if the actual land in possession is found to be less than the agreed land area.

For S. S. CONSULTANTS

[Signature]

Partner



उत्तर प्रदेश UTTAR PRADESH

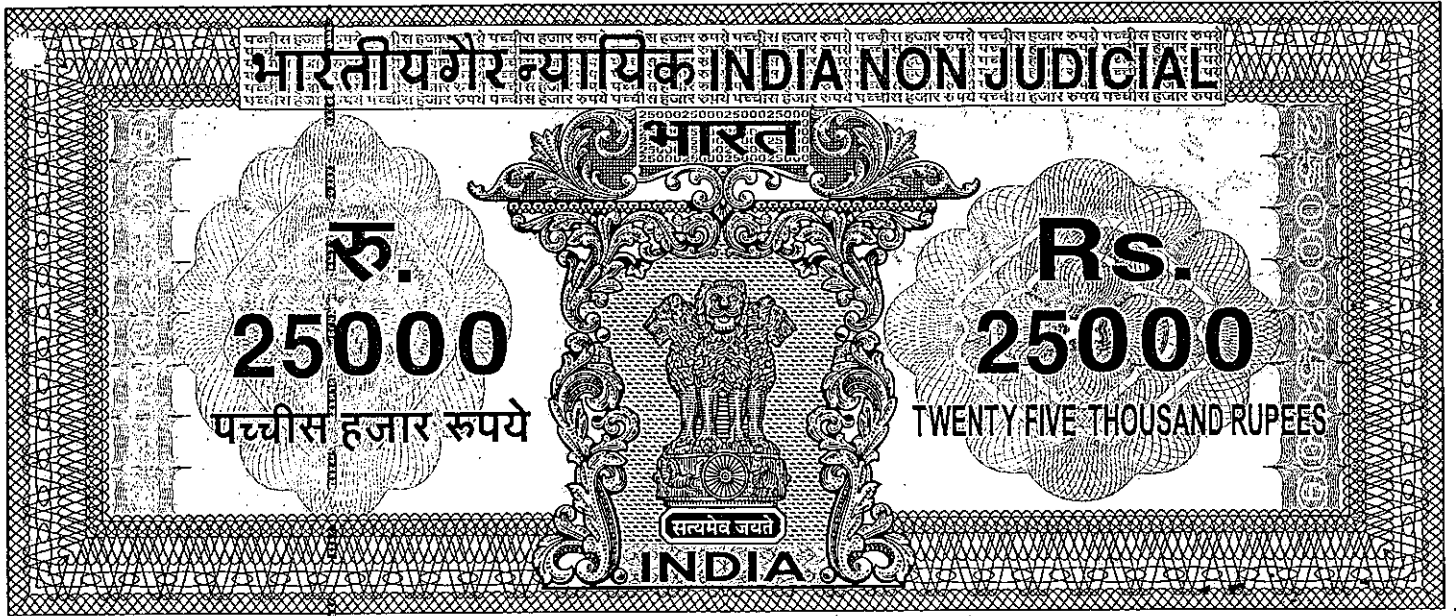
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17 JAN 2012

AND WHEREAS after entering into Agreement to Sell the said land was measured by the parties (jointly) which was left under the ownership of the sellers and it was found that the actual area in possession of the sellers is 4.2180 Hectare (due to the fact detailed above) as detailed below .

For S. S. CONSULTANTS

On 2/1/2012

Partner



उत्तर प्रदेश UTTAR PRADESH

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17 JAN 2012

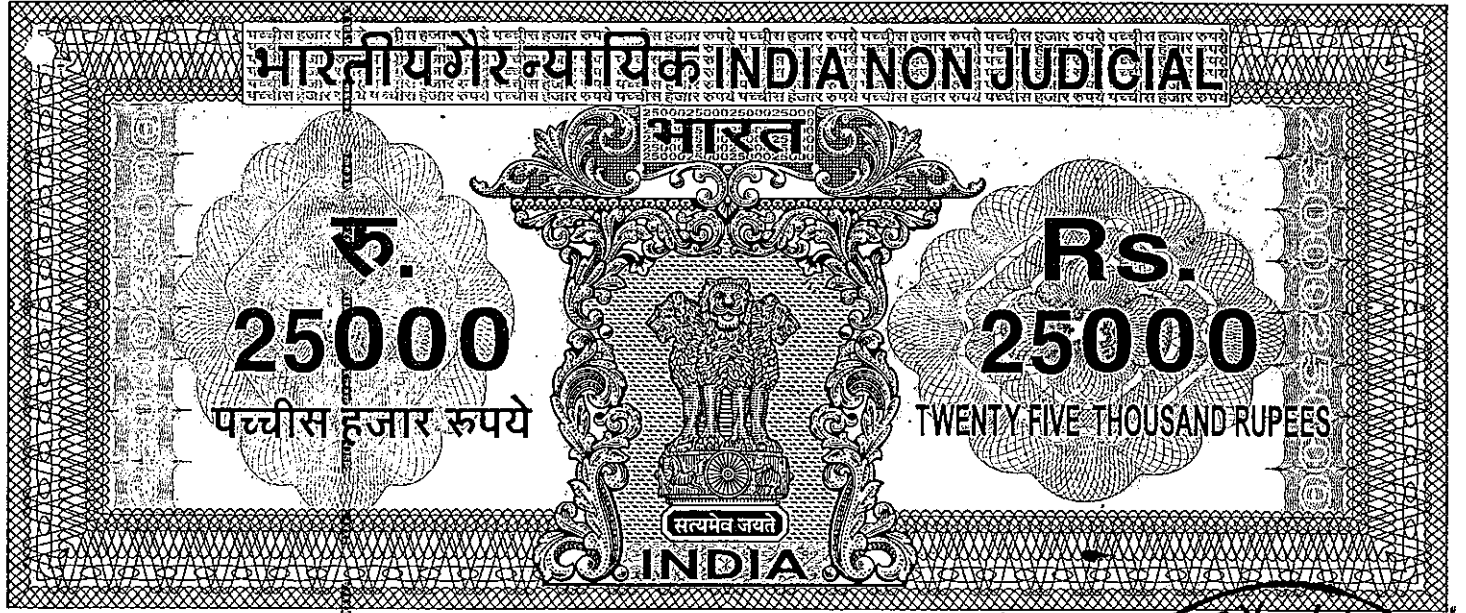
Details Of Land Being transferred through the present deed is:

Land at Khasra No 872 Ja (measuring 1.1750 Hectare), 872 Jha (measuring 1.0470 Hectare) and 872/2 (measuring 1.9960 Hectare) Total Area 4.2180 Hectare in the revenue village of Piparsund, Pargana Bijnor , Tehsil & District Lucknow, Uttar Pradesh

For S. S. CONSULTANTS

[Signature]

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

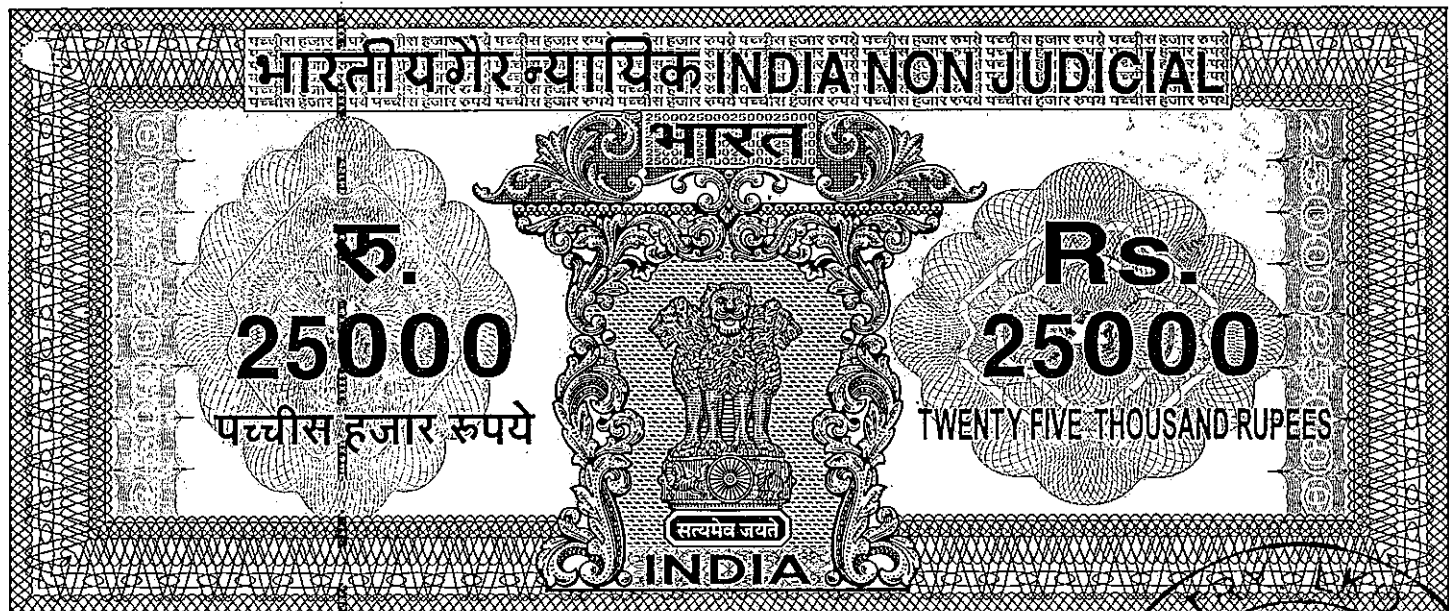


AND WHEREAS the agreed sale consideration of the land between the parties stands amended accordingly on the basis of the actual land in possession of the sellers and hence the sale consideration of the total land being transferred by the present deed being 4.2180 Hectare is Rs. 2,17,49,744.00 which stands agreed and accepted between the parties.

For S. S. CONSULTANTS

M. S. S. Consultants

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

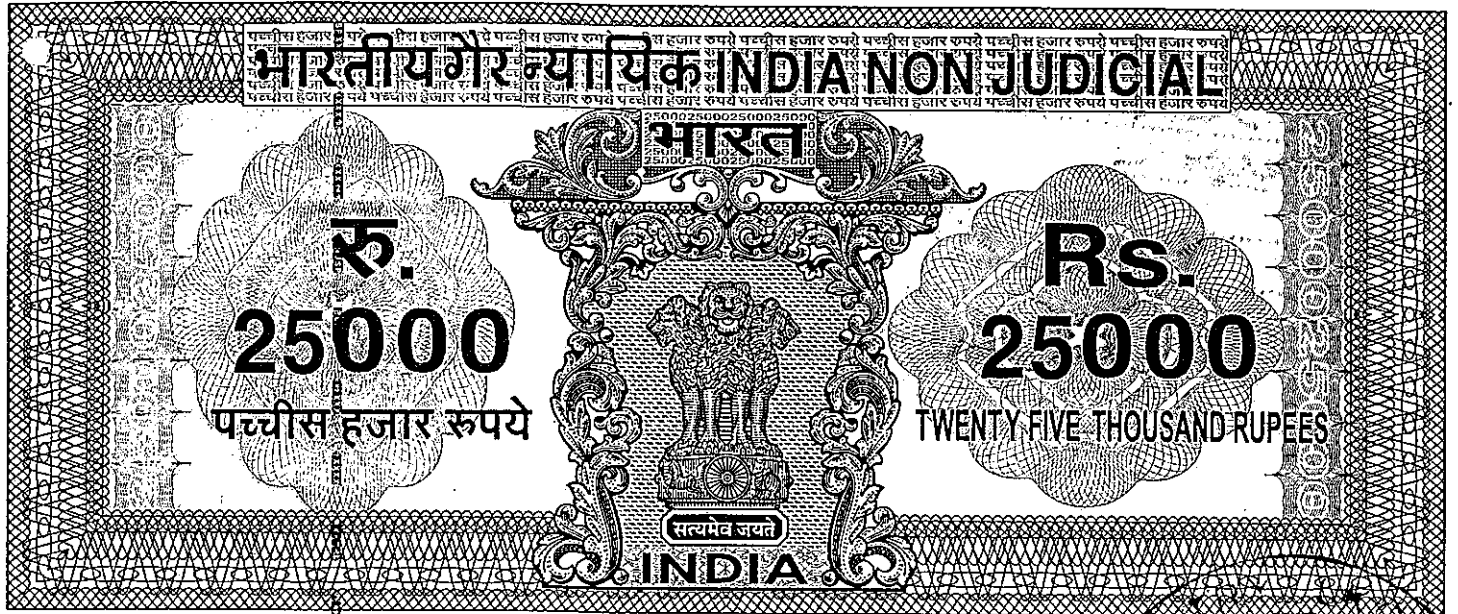


WHEREAS the SELLER represent that the Said Land is neither an assigned land, nor an inam or jagir land and is not a part of any surplus land & have assured the PURCHASER that she has a good marketable, transferable and unencumbered rights in the Said Land and there is no impediment or restriction of any sort whatsoever on it's transfer by the SELLER in favour of the PURCHASER.

[Signature]

For S. S. CONSULTANTS

Partner *[Signature]*



उत्तर प्रदेश UTTAR PRADESH

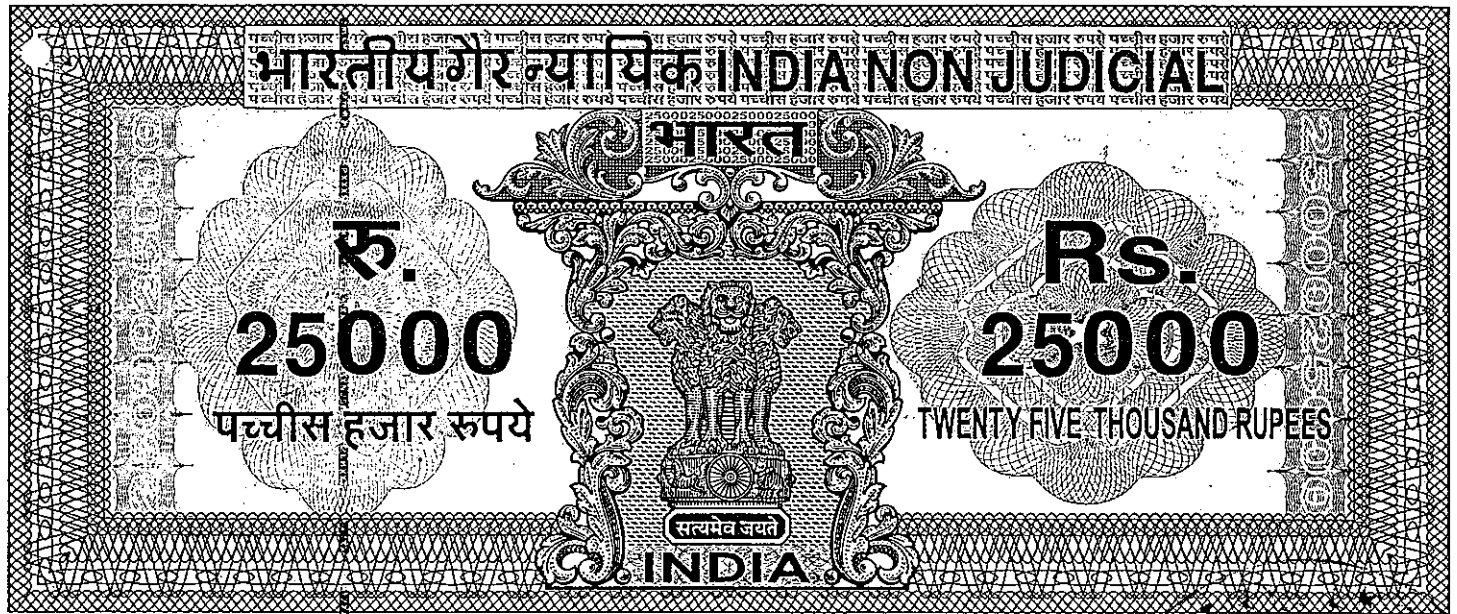


WHEREAS the SELLER further represents and warrants that the Said Land is free from all encumbrances, including but not limited to, any pledge, negative lien, positive lien, non disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, outstanding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

For S. S. CONSULTANTS

On. S. S. Consultants

Partner



उत्तर प्रदेश UTTAR PRADESH

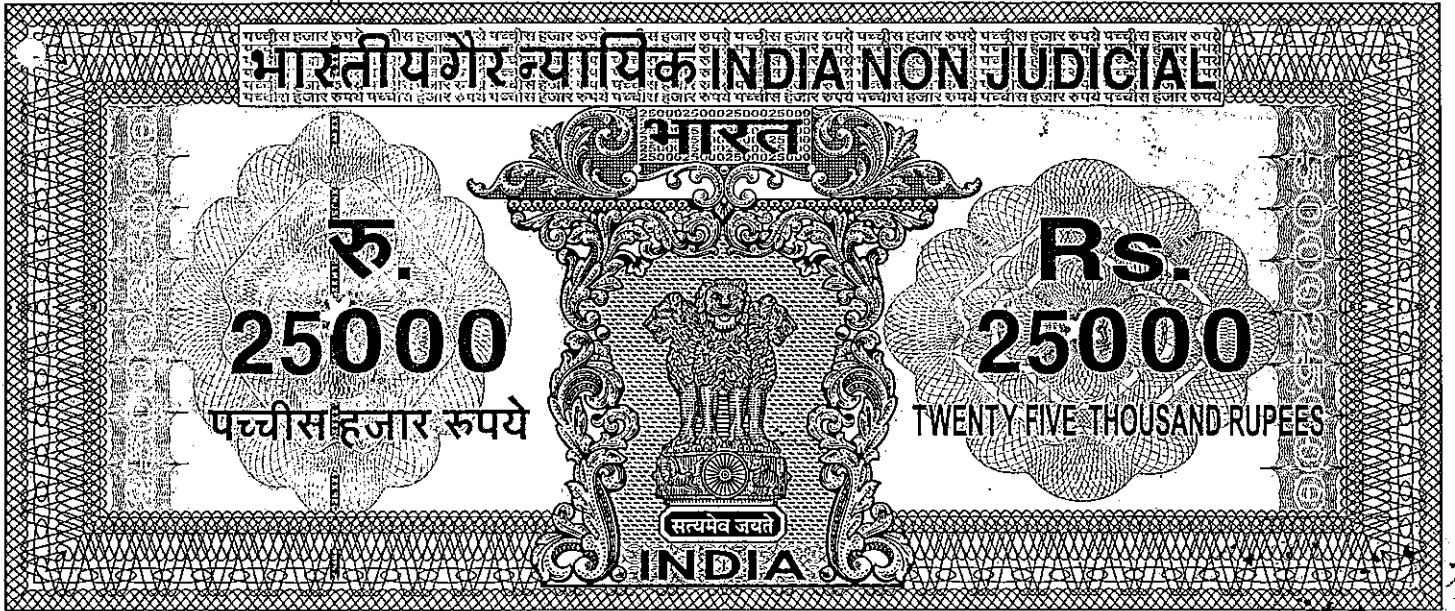


The SELLER also represents and warrants that it has not sold and/ or executed any agreement and / or any agreement to sell with respect to the Said Land, to/ in favour of any third party, till the date of execution of this Sale deed.

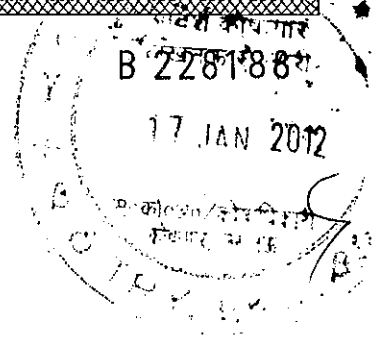
For S. S. CONSULTANTS

Partner

Dr. R. S. Chakraborty



उत्तर प्रदेश UTTAR PRADESH

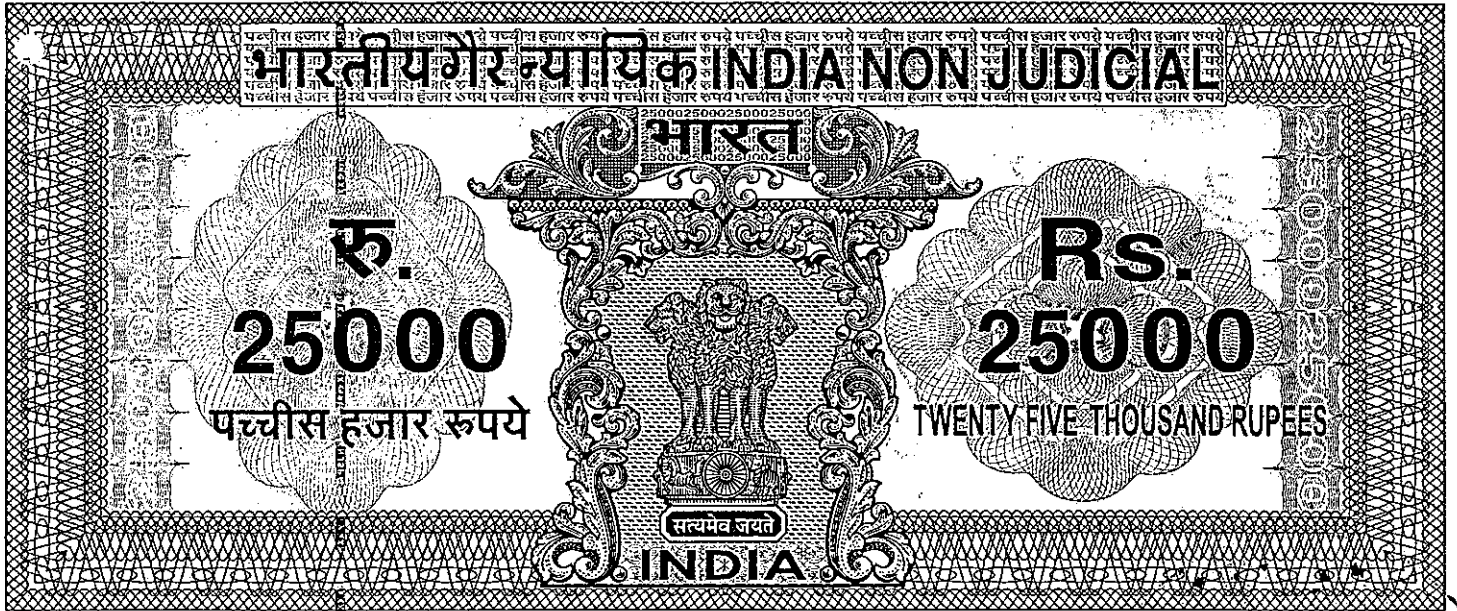


WHEREAS the SELLER has agreed to sell, convey, transfer and assign all its rights, titles, interests in the Said Land together with all benefits, facilities, privileges, easements, advantages belonging to or in any way appertaining to the Said Land to the PURCHASER and the PURCHASER has agreed to purchase, acquire and possess the same for a total consideration of Rs. 2,17,49,744.00

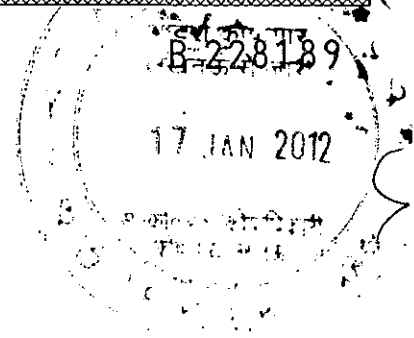
C. S. Sathak 24

For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH



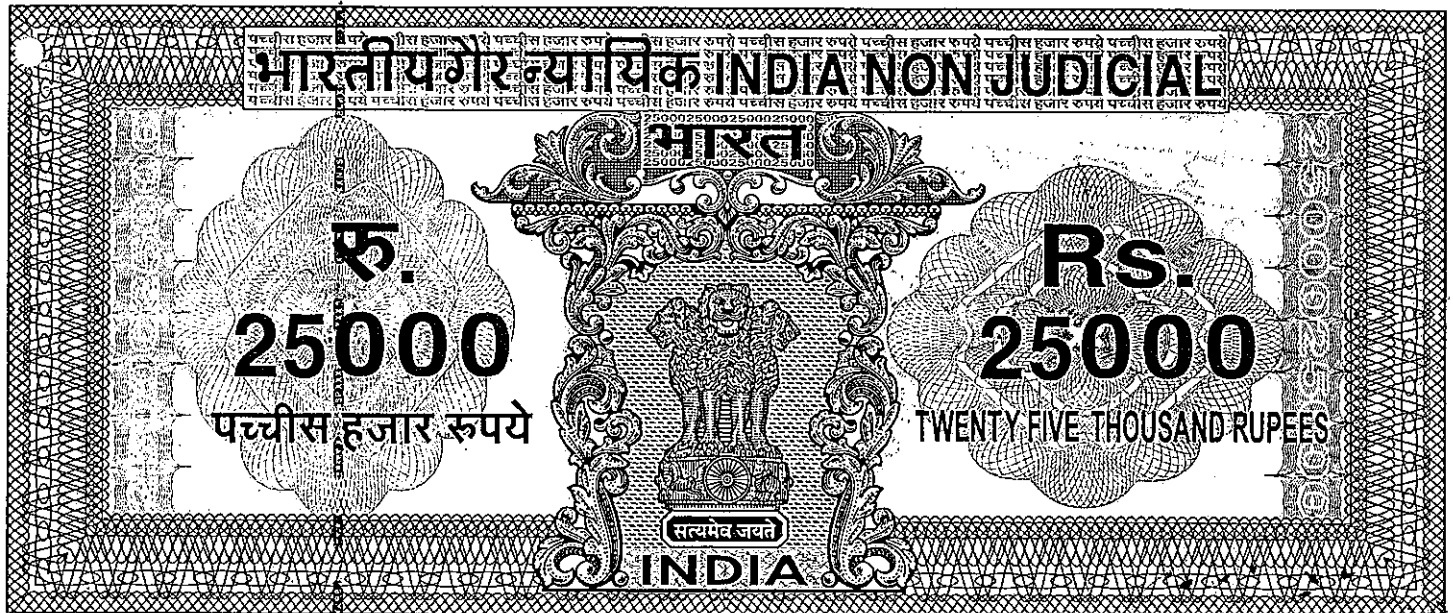
(Rupees Two Crore Seventeen Lacs Forty Nine Thousand Seven Hundred and Fourty Four Only) on the terms and conditions contained hereinafter;

AND WHEREAS the PURCHASER has entered into this Sale Deed on the faith and strength of the representations, warranties and assurances of the SELLER contained herein for the sale of the Said Land.

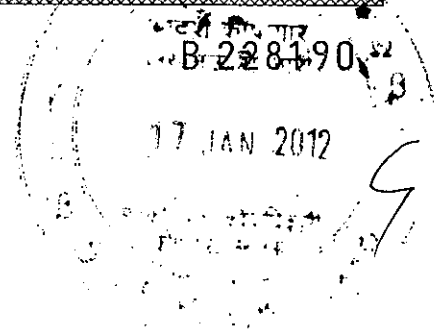
For S. S. CONSULTANTS

Partner *Amal*

Dr. R. K. Singh



उत्तर प्रदेश UTTAR PRADESH



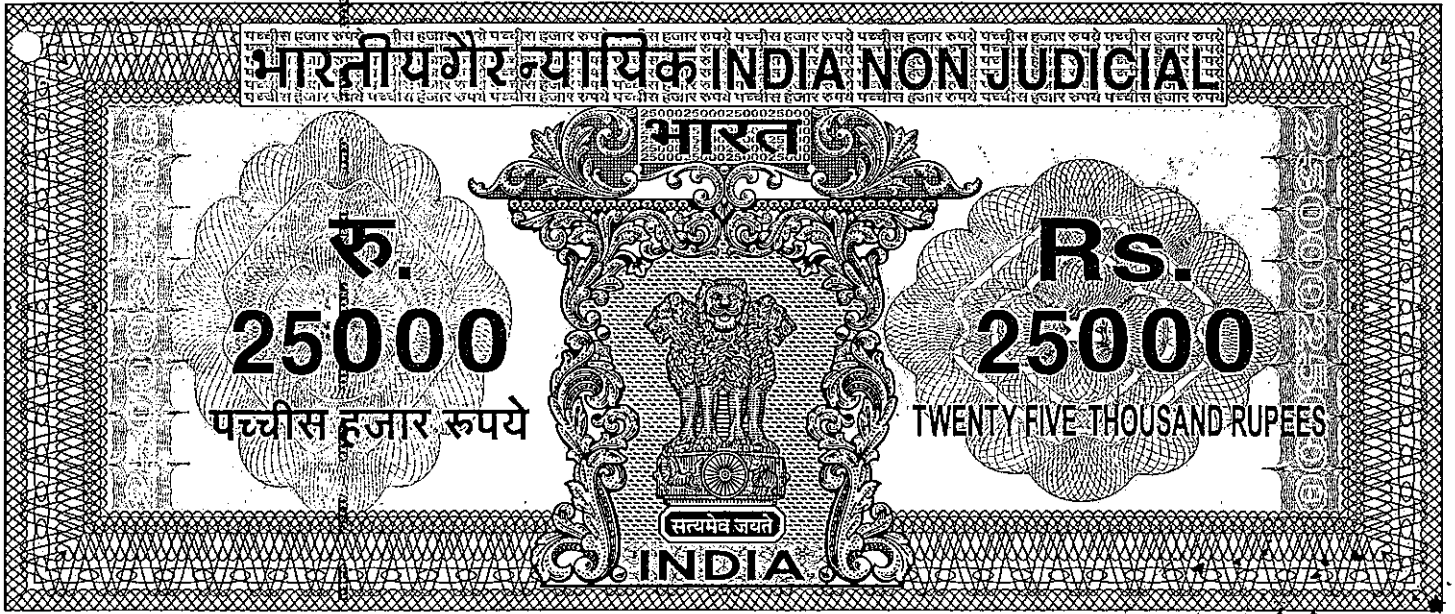
NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

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

For S. S. CONSULTANTS

M. S. Sharma 26

Partner



उत्तर प्रदेश UTTAR PRADESH

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17 JAN 2012

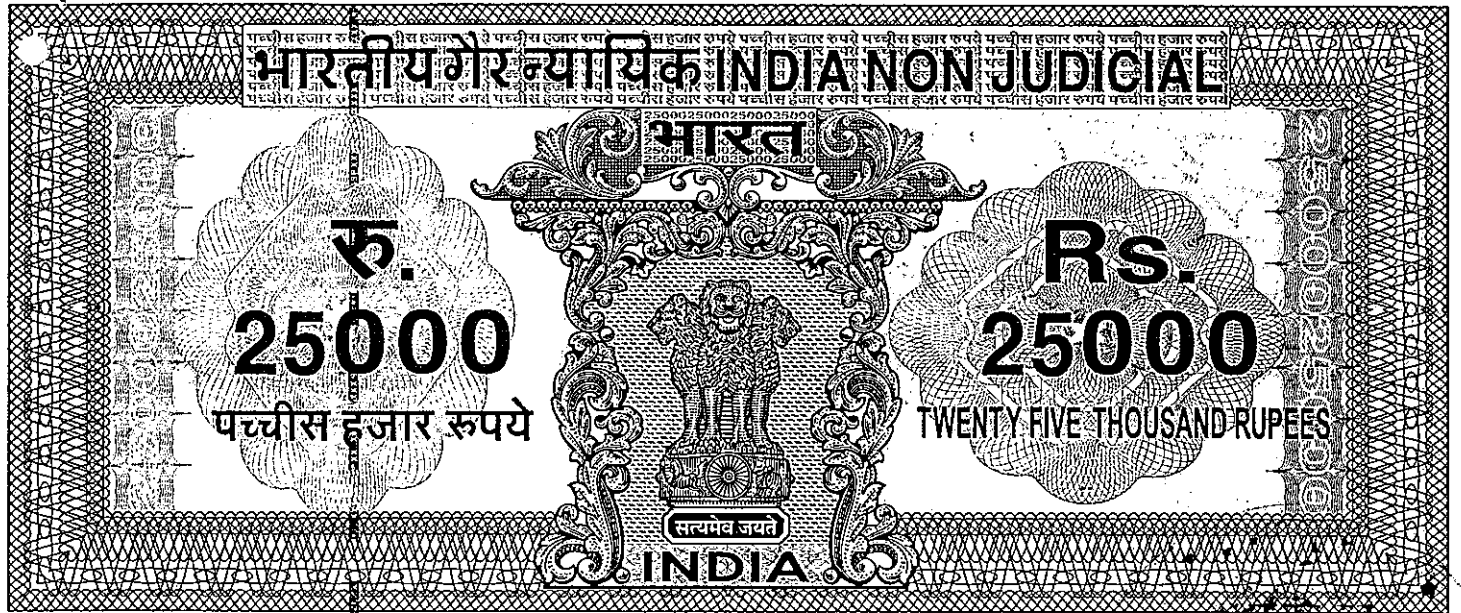
to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or be appurtenant thereto and all the estate right, title, interest, claim and demand whatsoever of the SELLER in, to, out of and upon the Said Land, hereditaments and premises, and every part thereof to have and to hold the Said Land, hereditaments and premises 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.

For S. S. CONSULTANTS

27

[Signature]

Partner



उत्तर प्रदेश UTTAR PRADESH.

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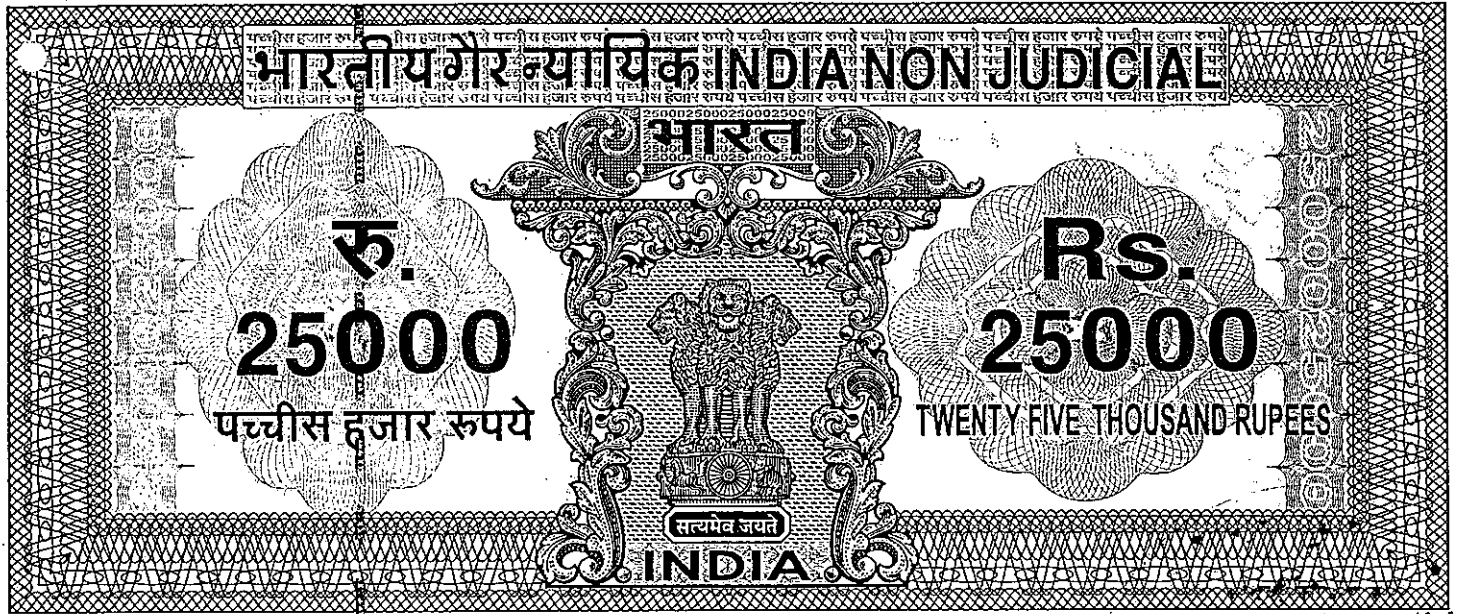
17 JAN 2019

(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. 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, 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

[Signature]

For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

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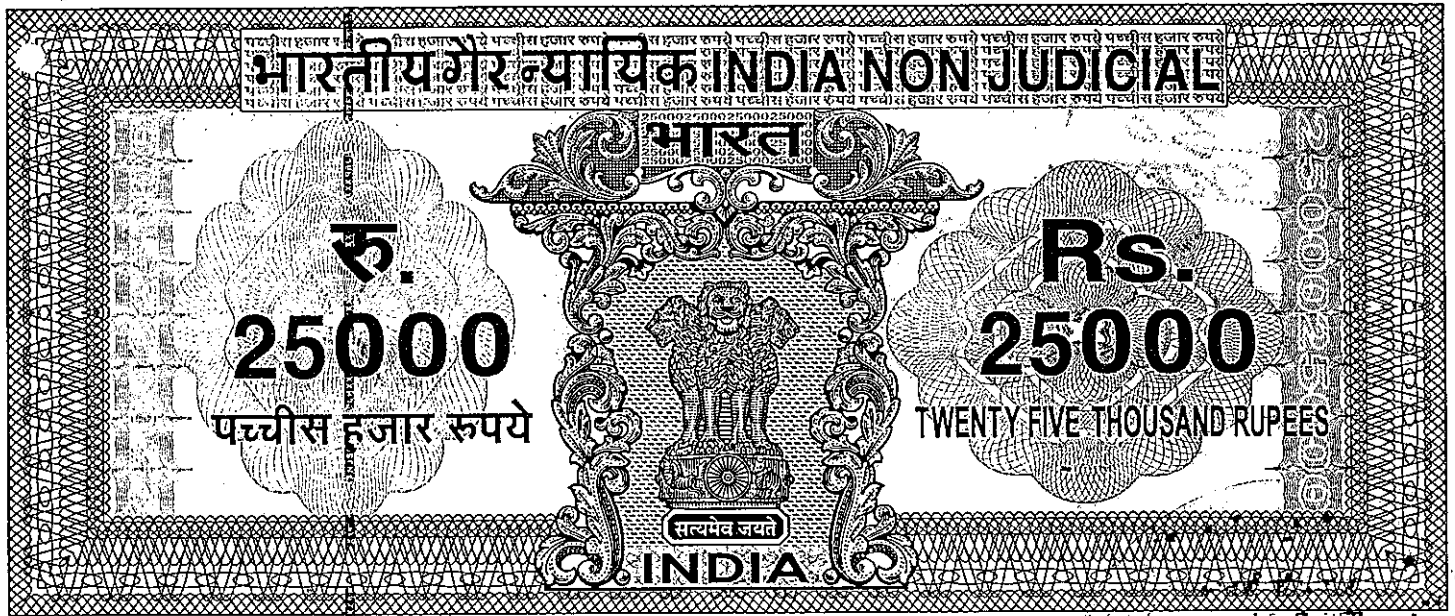
17 JAN 2012

benefit without any suit, eviction, interruption, disturbance, claim or demand whatsoever from or by the SELLER, its successors or assigns or any of 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 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

On. R. K. Singh

Partner



उत्तर प्रदेश UTTAR PRADESH

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17 JAN 2017

manner whatsoever, and hereafter 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 her .

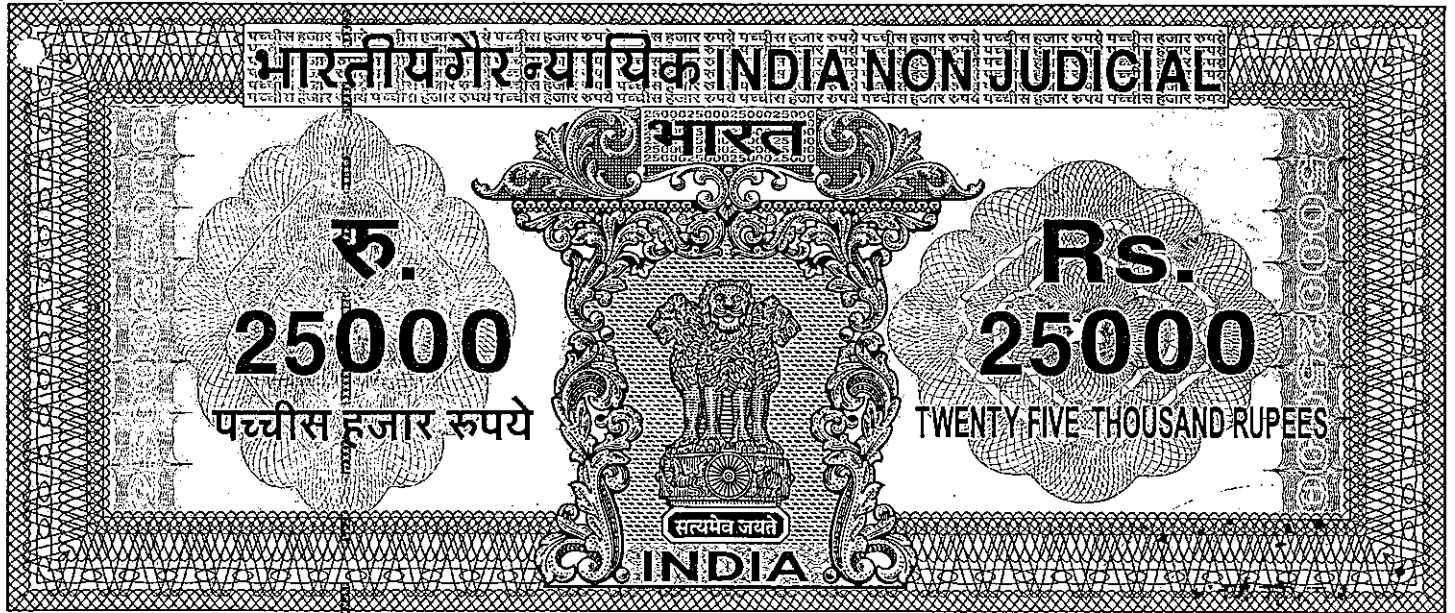
2. That the SELLER does hereby grant , convey, sell, transfer and assure unto the PURCHASER the Said Land free from all encumbrances together with all easements, rights and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever relating to the Said Land or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

For S. S. CONSULTANTS

30

[Signature]

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 228195

17 JAN 2012

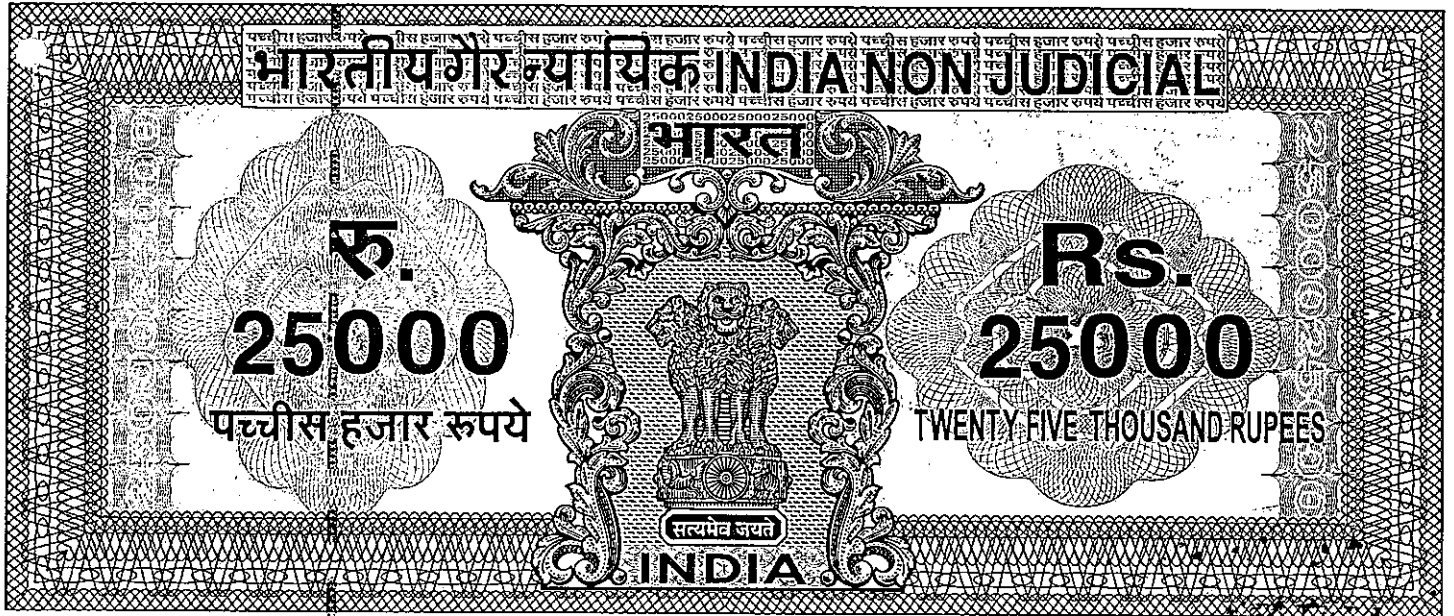
any way appurtenant thereto or therewith usually held or known as part and parcel thereof and all the estate right, title and interest whatsoever of the SELLER onto or upon the Said Land absolutely and forever for a total consideration of the sum of Rs. 2,17,49,744.00 (Rupees Two Crore Seventeen Lacs Forty Nine Thousand Seven Hundred and Fourty Four Only)

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

M. D. Sathya

For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 228196

17 JAN 2017

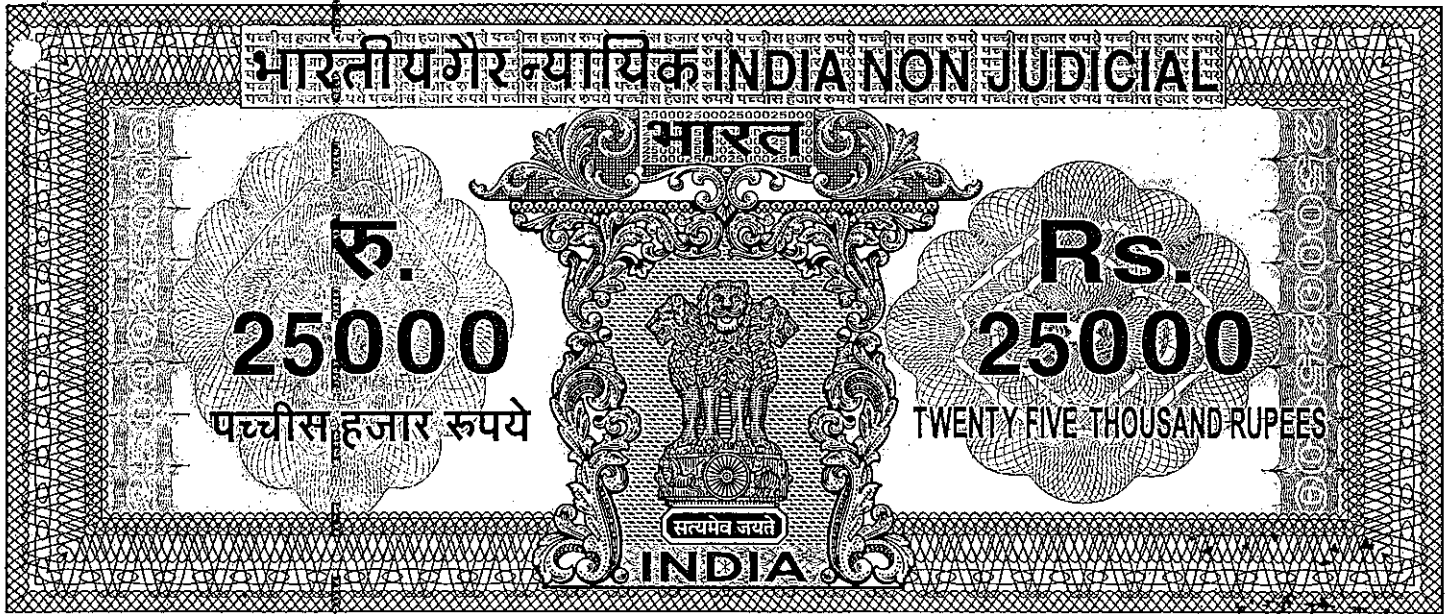
acts and execute all such documents, deeds, agreements and present themselves before the concerned authorities as may reasonably be required by the PURCHASER for more fully effectuating the sale being hereby made or for more fully assuring the ownership and enjoyment of the Said Land or the Resulting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

32

[Signature]

For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 228197

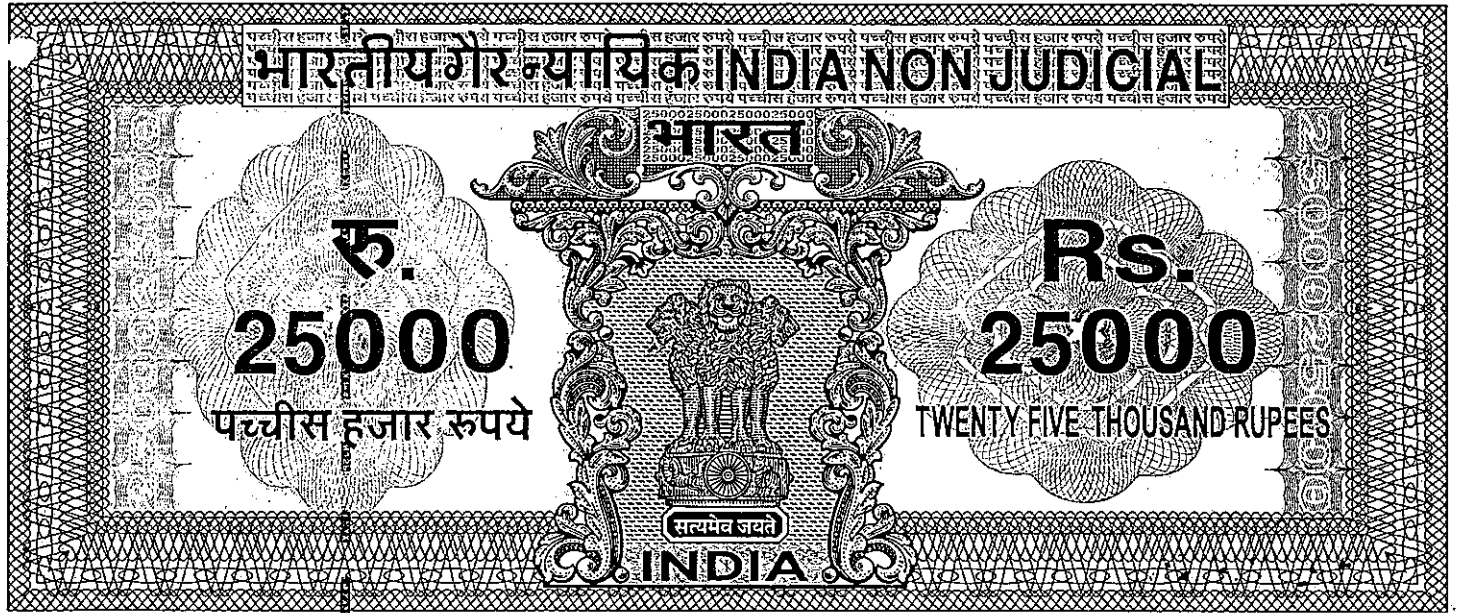
17 JAN 2012

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

For S. S. CONSULTANTS

Partner

M. D. Sahas



उत्तर प्रदेश UTTAR PRADESH

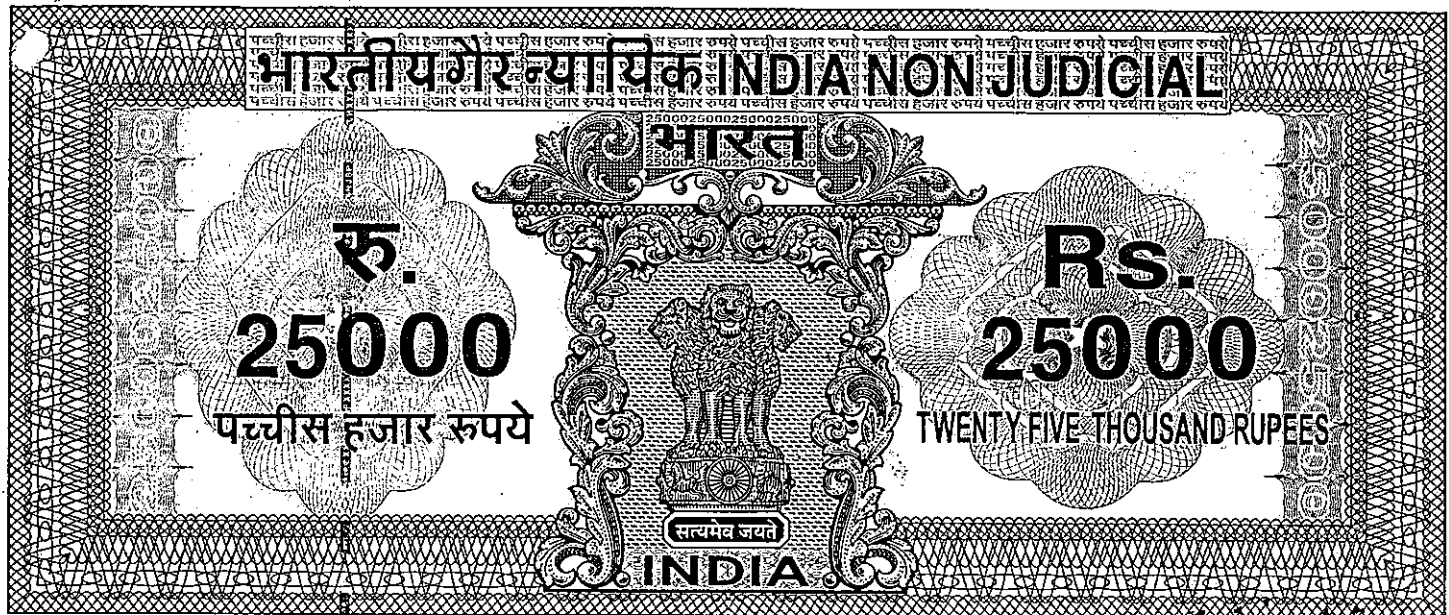
B-228498

17 JAN 2012

4. The SELLER covenants that this Sale Deed is executed in its entirety and that the SELLER has transferred all her 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 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 Resulting Consequences and upon notice from the PURCHASER, the SELLER hereby

[Signature]

Partner



उत्तर प्रदेश UTTAR PRADESH

*B-228199

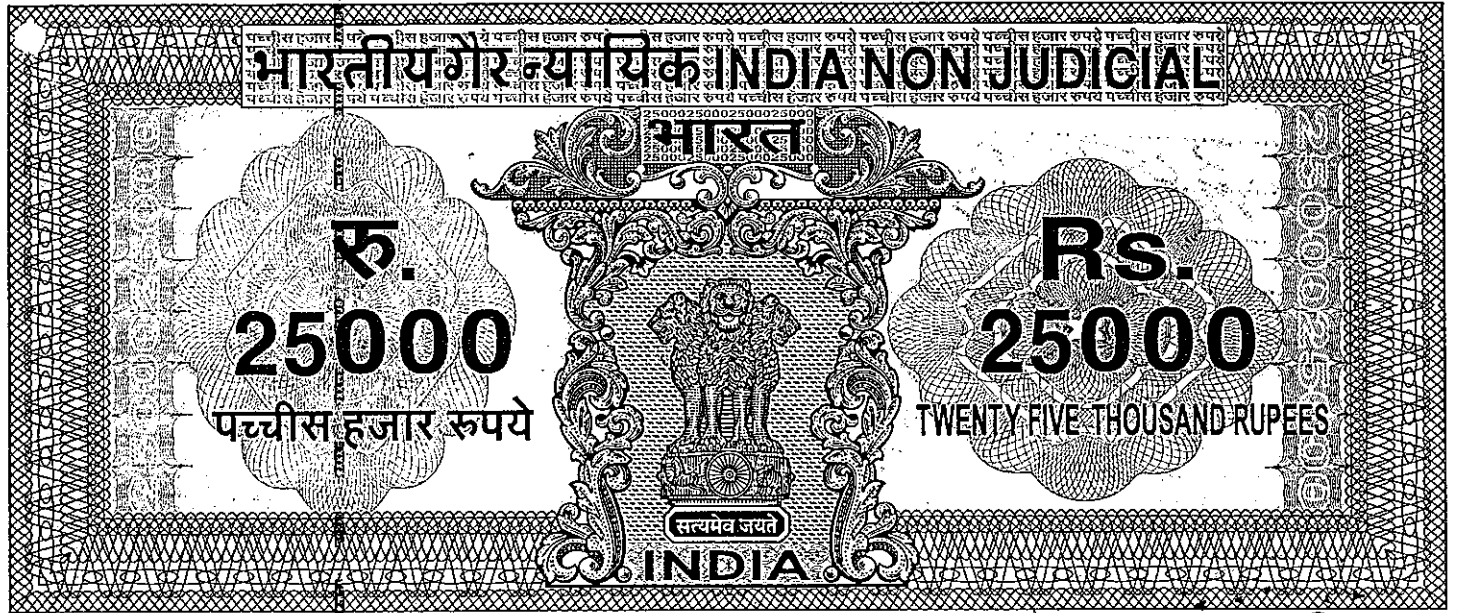
17 JAN 2012

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

For S. S. CONSULTANTS

Partner

M. D. Sathak



उत्तर प्रदेश UTTAR PRADESH

*B-228200

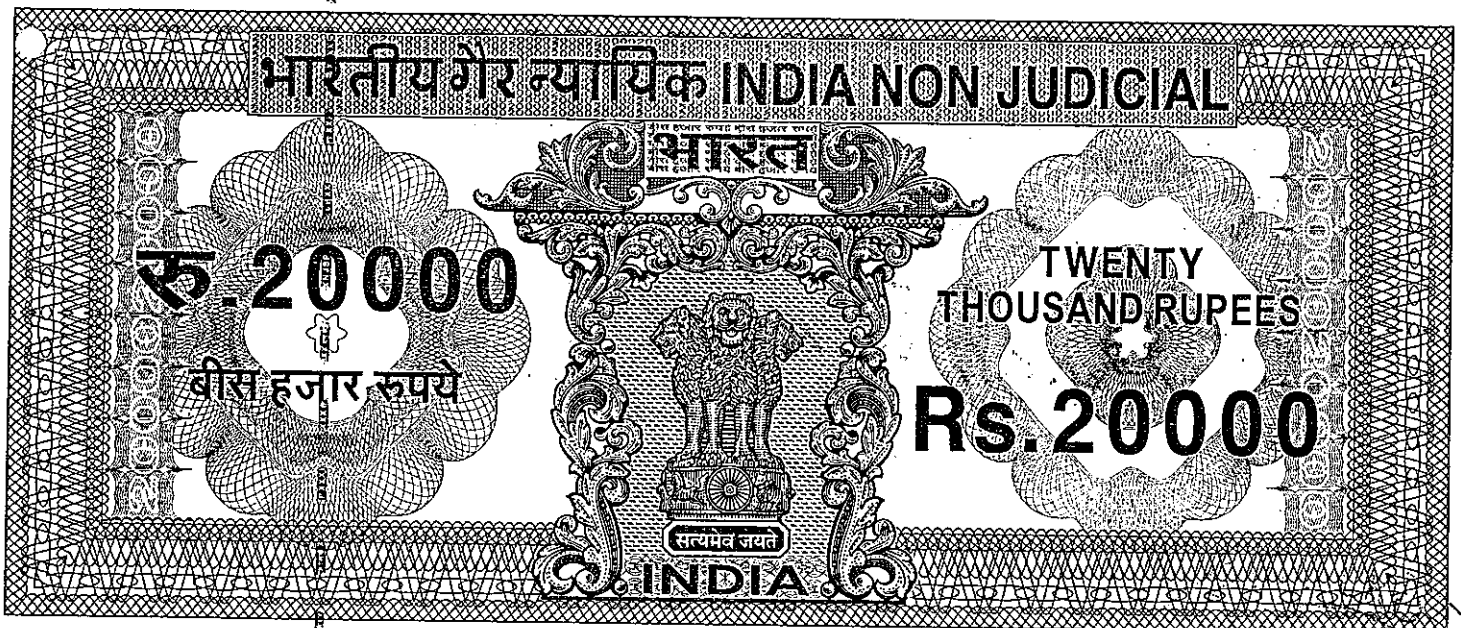
17 JAN 2012

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 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.

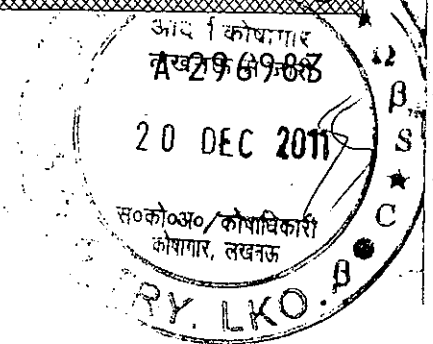
For S. S. CONSULTANTS

Partner

M. D. Sathak



उत्तर प्रदेश UTTAR PRADESH

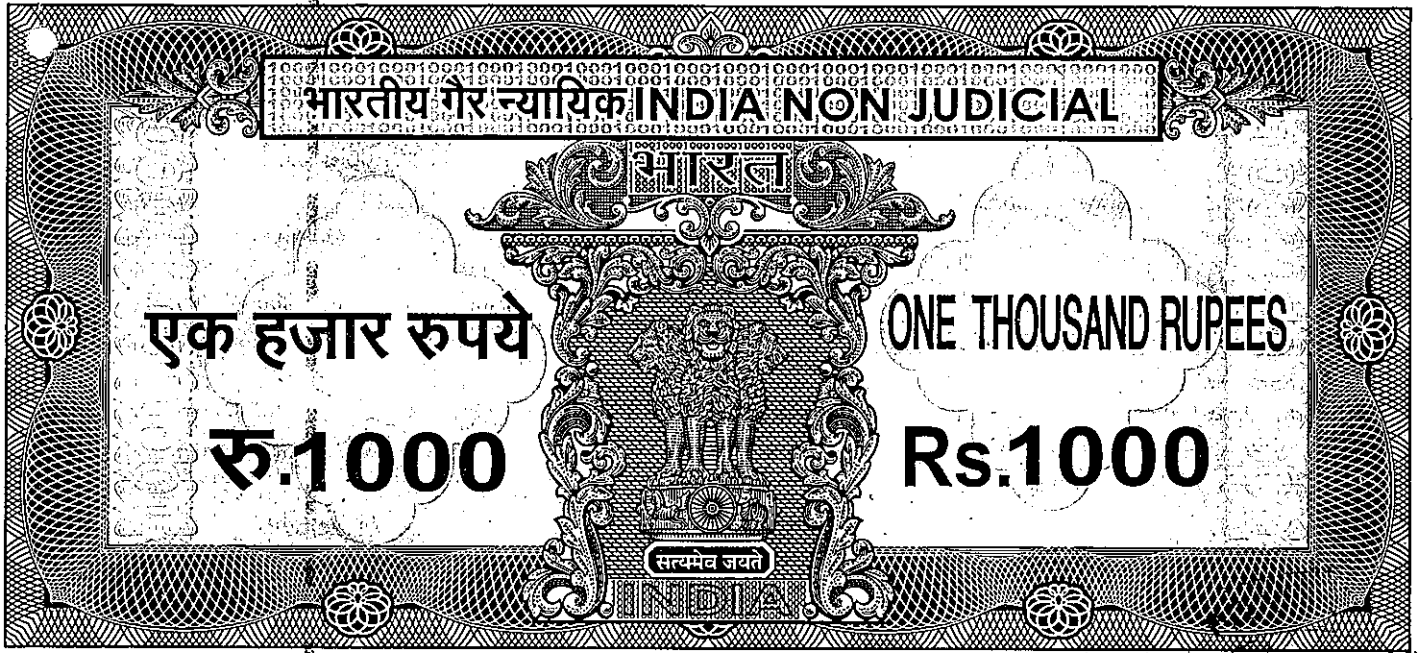


6 That the SELLER has further assured the PURCHASER that all dues, taxes, cesses, rents, demands and other outgoing including debts etc. whatsoever liable to be paid with respect to the Said Land transferred under this Sale Deed up to the date of execution of this Sale Deed have been fully paid and no 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 Land then the SELLER shall be liable to reimburse the same to the PURCHASER the entire amount paid by the PURCHASER

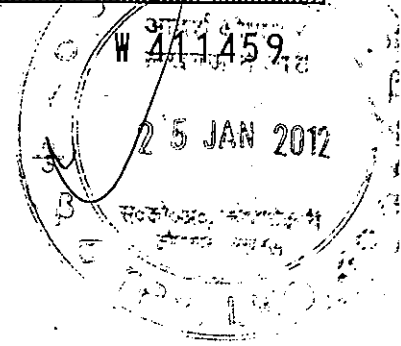
M. R. Saini 37

For S. S. CONSULTANTS

S. S. Consultants
Partner



उत्तर प्रदेश UTTAR PRADESH

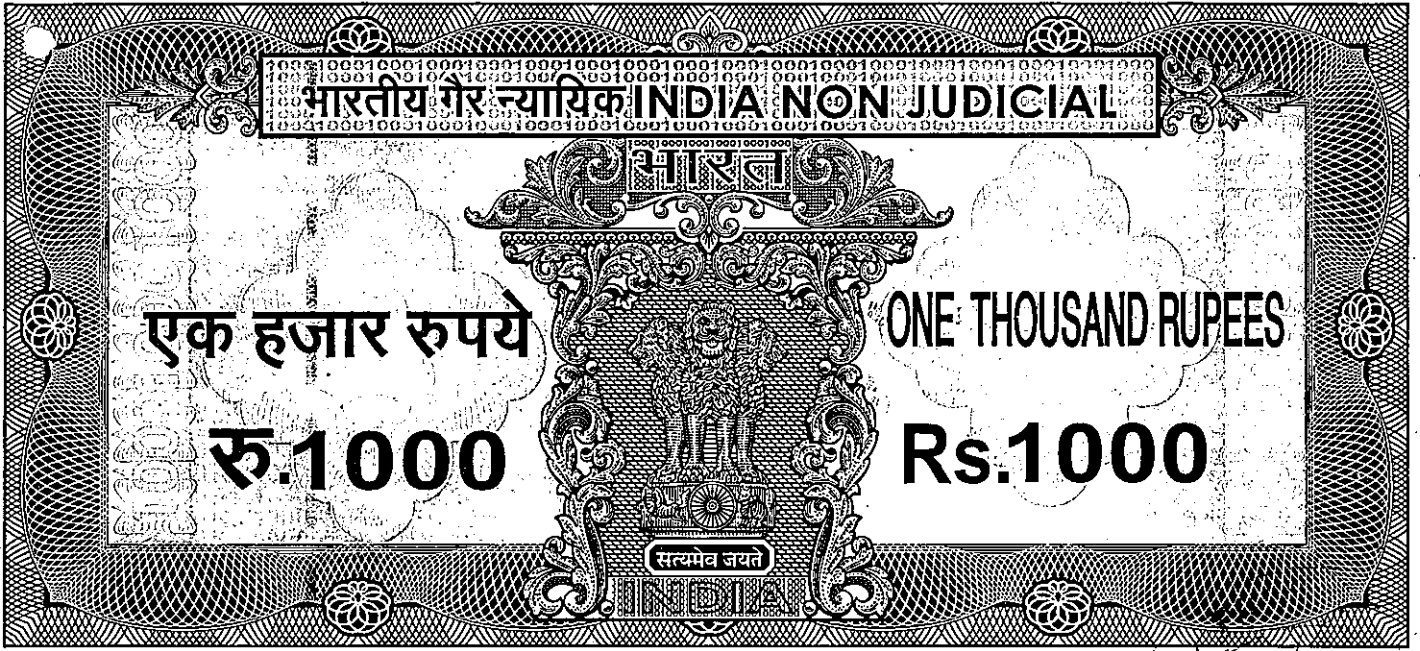


with respect to the Said Land on account of such taxes, dues, claims, rent, demands etc. pertaining prior to the date of execution of this Sale Deed. However, from the date of registration of this deed, the PURCHASER shall be liable to pay all such taxes, rents, demands etc. payable with respect to the Said Land.

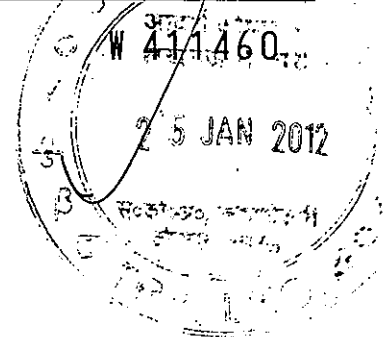
For S. S. CONSULTANTS

Partner

[Signature]



उत्तर प्रदेश UTTAR PRADESH



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

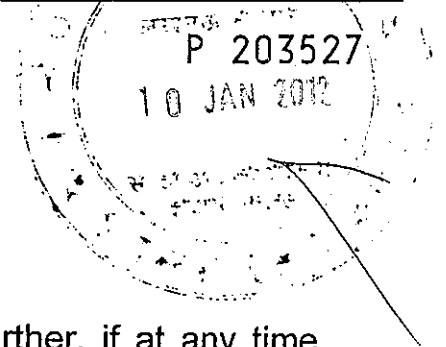
Ch. D. Laibak 39

For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

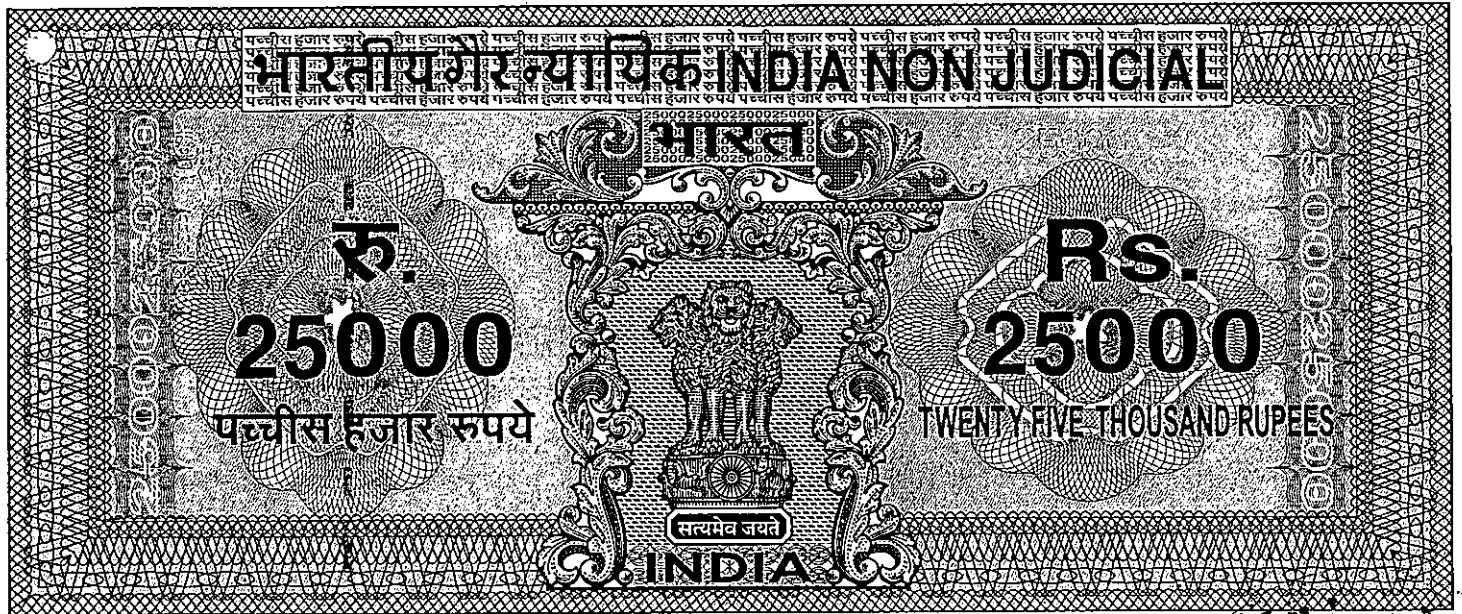


consideration together with damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the SELLER, any other person finally establishes any claim to the Said Land transferred under this deed or to any part thereof, or if any one claims adverse 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, expenses, loss of profits etc., suffered / sustained by the PURCHASER and shall keep the

Ch. S. Jaiswal

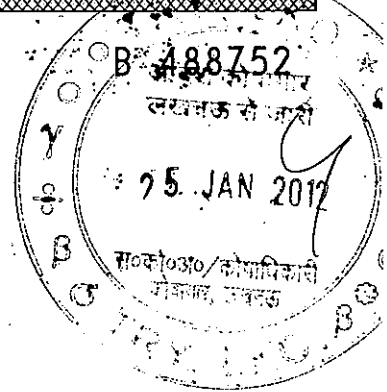
For S. S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488752



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

Ch. D. Rathak

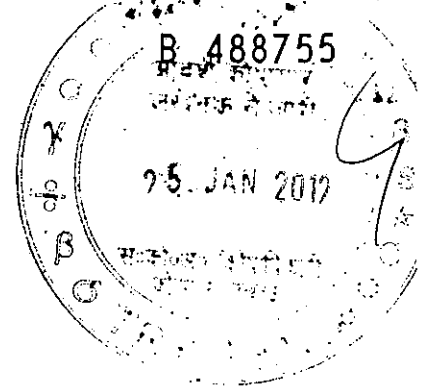
For S.S. CONSULTANTS

Parthiv



उत्तर प्रदेश UTTAR PRADESH

B 488755



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

Ch. D. Rathak

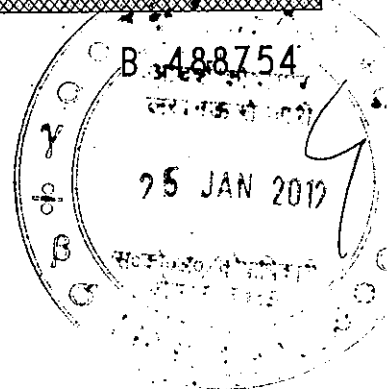
For S.S. CONSULTANTS

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उत्तर प्रदेश UTTAR PRADESH

B 488754

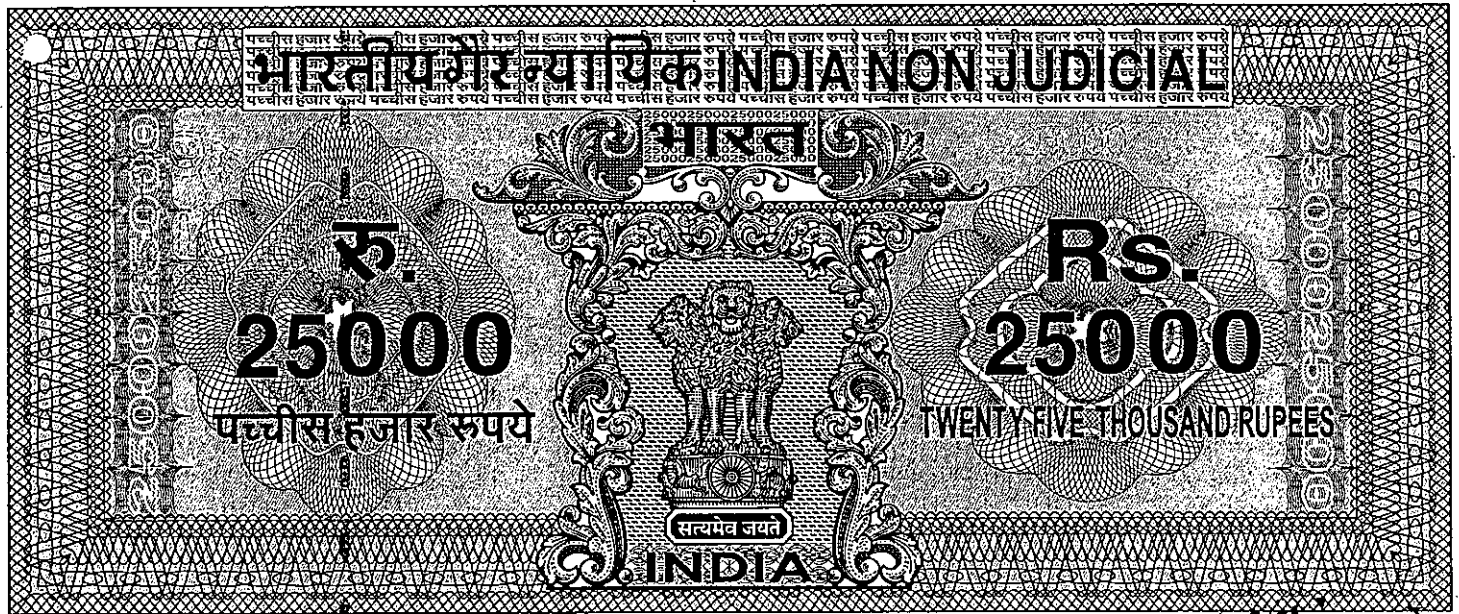


8. That all the cost for the stamp duty, expenses and charges for the registration of this Sale Deed shall be borne/ has been paid by the PURCHASER.

Ch. D. D. D. D.

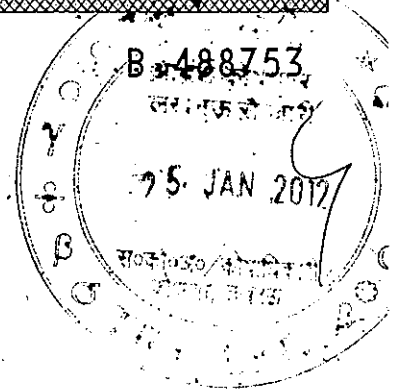
For S.S. CONSULTANTS

Partners



उत्तर प्रदेश UTTAR PRADESH

B 488753

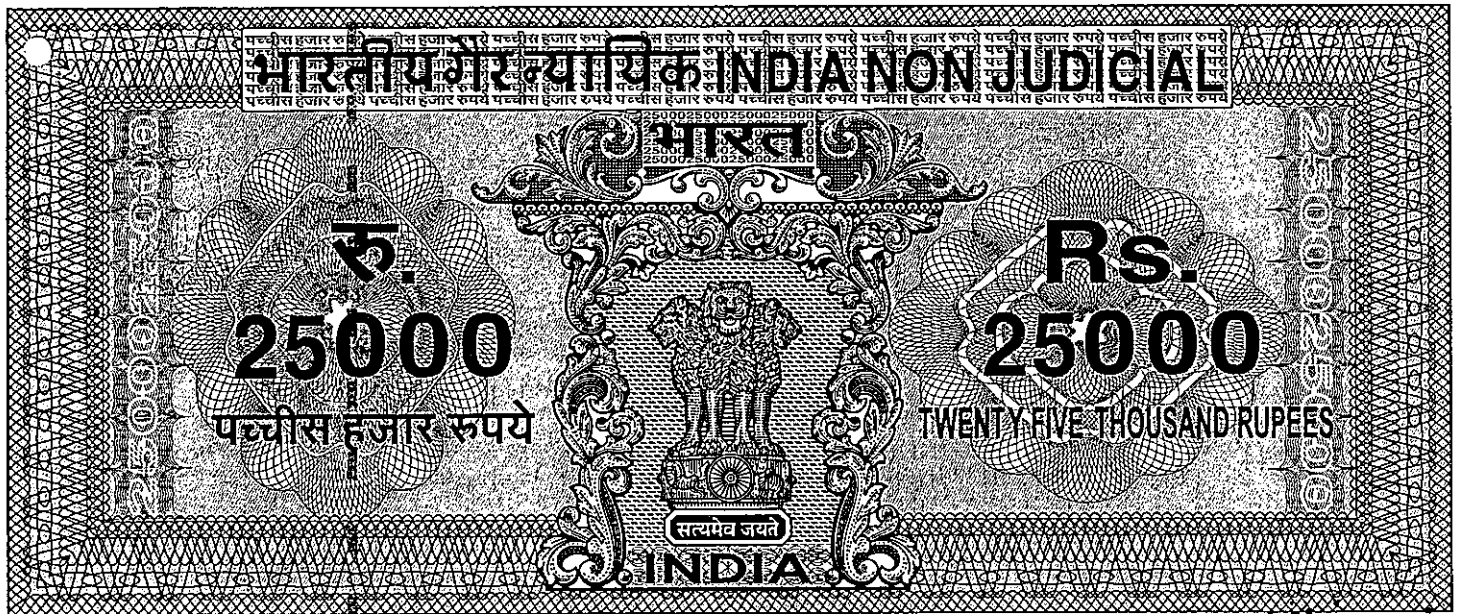


9. That the PURCHASER is entitled to get the Said Land mutated in its favour and the SELLER has given its consent to the PURCHASER for getting the Said Land mutated in his favour.

On D. Pathak

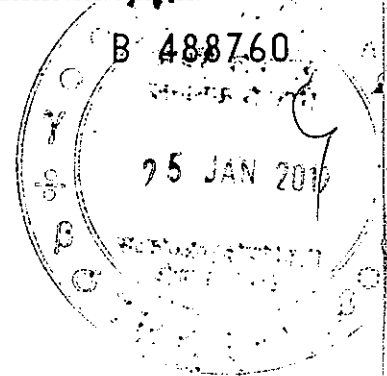
For S.S. CONSULTANTS

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 488760

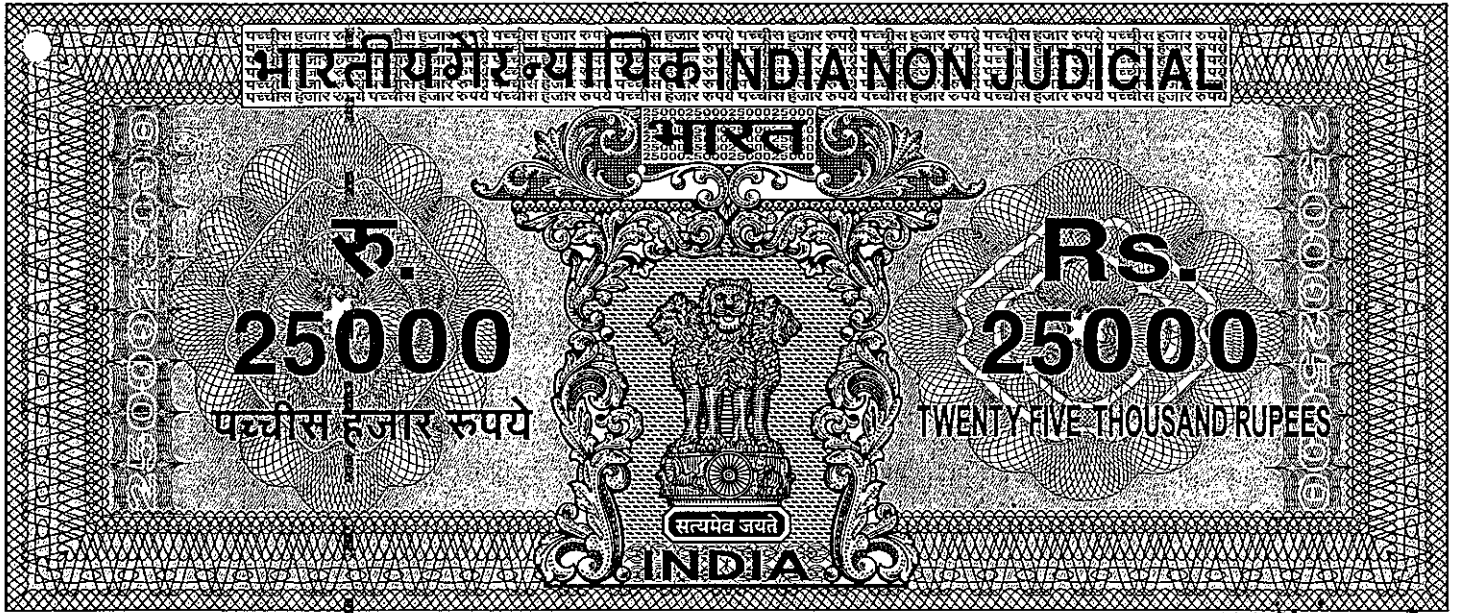


10. That the SELLER and all persons claiming under them do hereby further agree with the PURCHASER that at all times hereinafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, documents, deeds and things

M. D. Pathak

For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488759



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 conveying and assuring the Said

Dr. D. K. Singh

For S.S. CONSULTANTS

Particular



उत्तर प्रदेश UTTAR PRADESH

B 488758

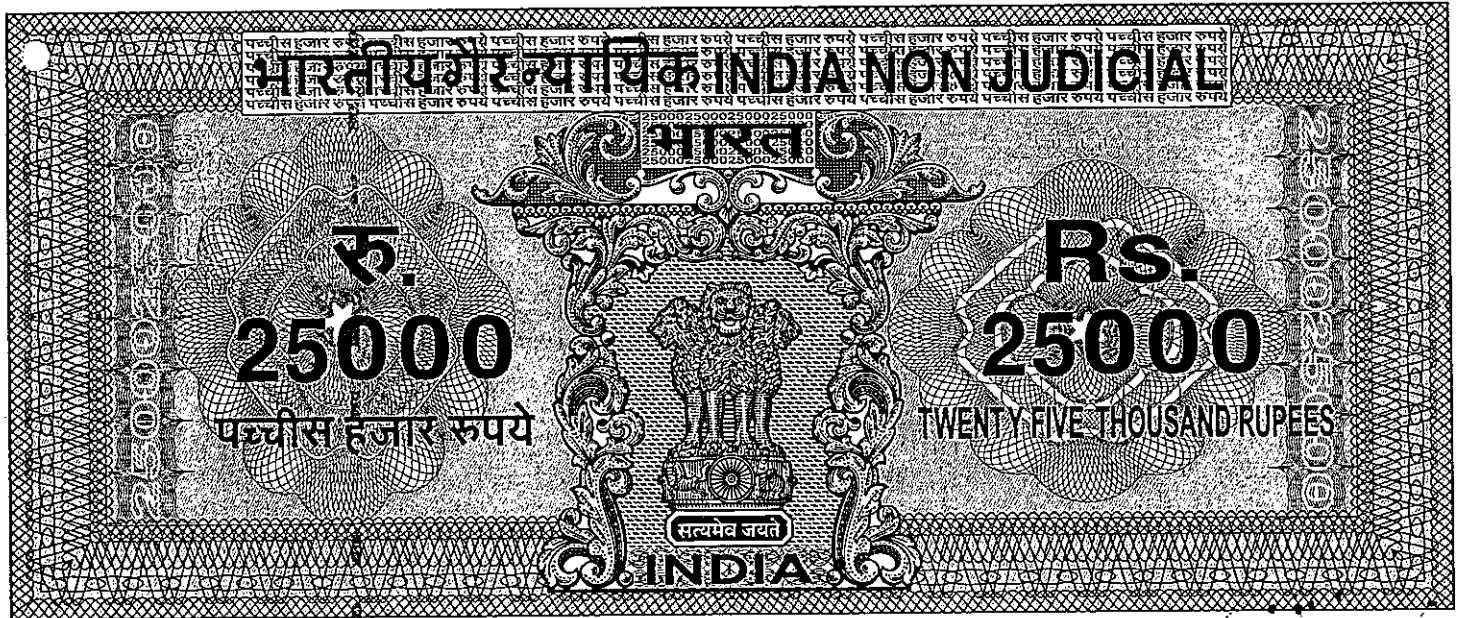


Land or any part thereof to the PURCHASER and its representative and placing it in possession of the PURCHASER or defending any action or proceeding concerning the same, according to the true intent and meaning of these presents as shall or may be reasonably

On. D. Nath

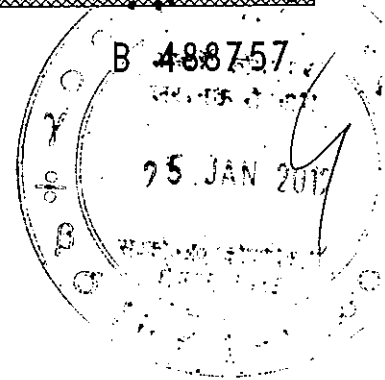
For S.S. CONSULTANTS

Part...



उत्तर प्रदेश UTTAR PRADESH

B 488757

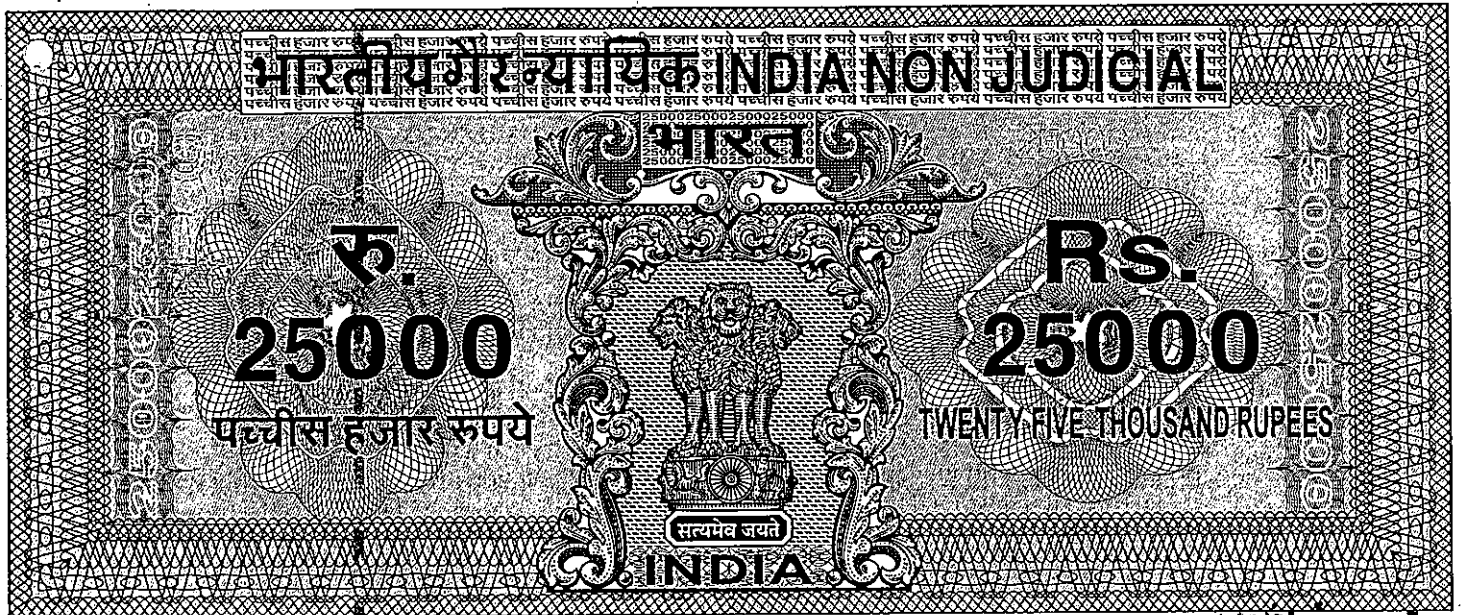


required. Further the SELLER shall be liable for and responsible to make good and pay such losses, damages, costs, expenses, loss of profits etc. sustained / suffered by the PURCHASER due to the non adherence of the SELLER to any such request as above made by

On 2/1/12

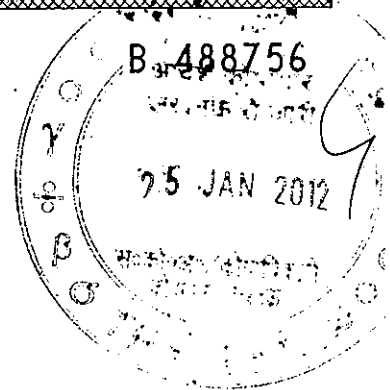
For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488756

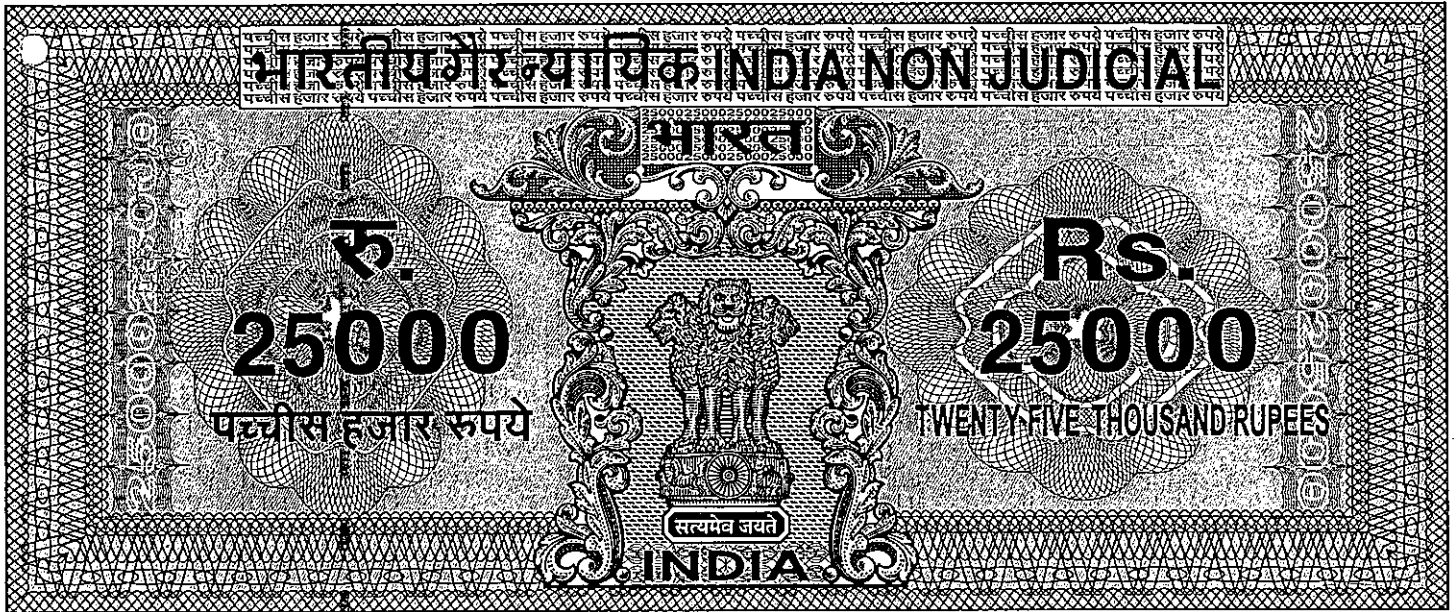


the PURCHASER and shall keep the PURCHASER free, clear and absolutely acquitted and exonerated and forever saved, defended harmless and indemnified from and against the same.

Dr. S. S. Consultants

For S.S. CONSULTANTS

Partner *(Signature)*



उत्तर प्रदेश UTTAR PRADESH

B 488765

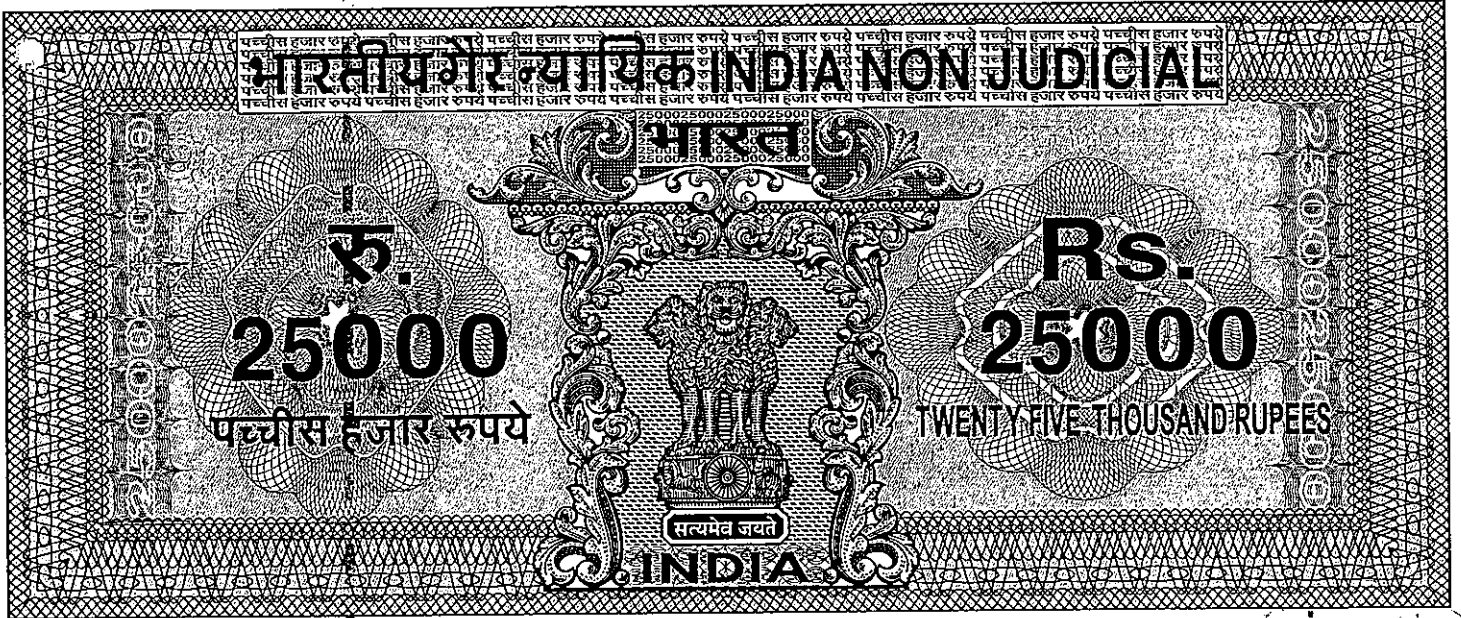


11. That the SELLER has represented and assured to the PURCHASER that the seller has not violated provisions of any bye – laws, rules and regulations etc. as applicable to the Said Land and have deposited / complied with all demands, dues etc. relating thereto.

M. D. Pathak

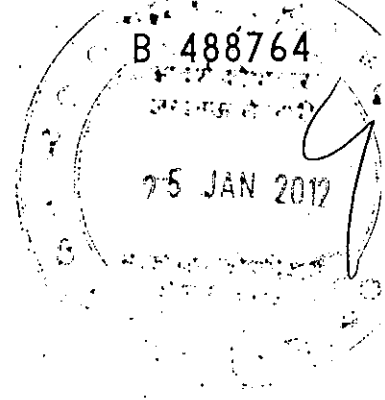
For S.S. CONSULTANT'S

[Signature]
Particular



उत्तर प्रदेश UTTAR PRADESH

B 488764

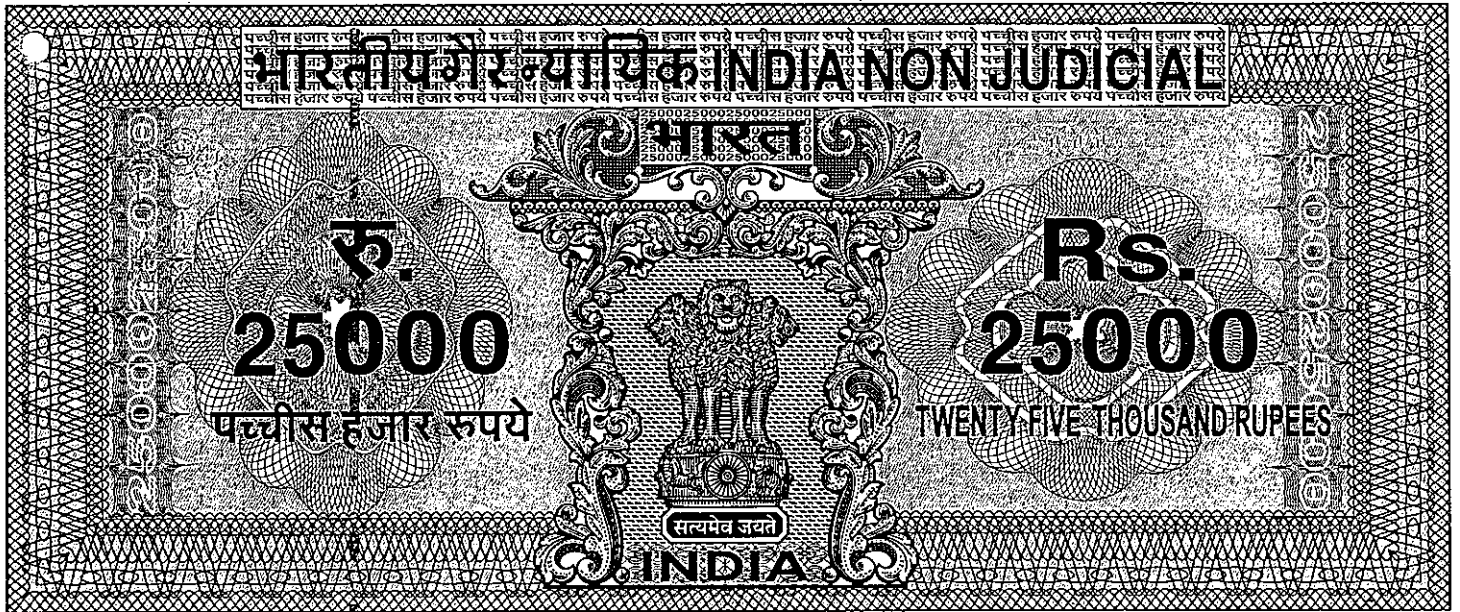


12. That the SELLER has handed over the relevant original documents relating to the Said Land to the PURCHASER, simultaneously with execution of this Sale Deed.

Ch. V. Saini

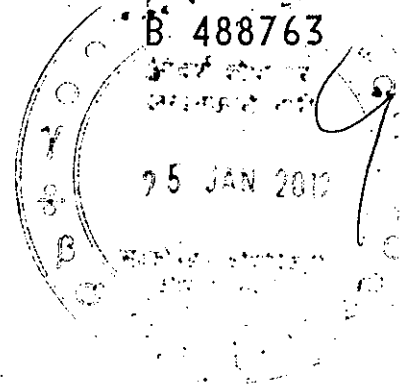
For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488763

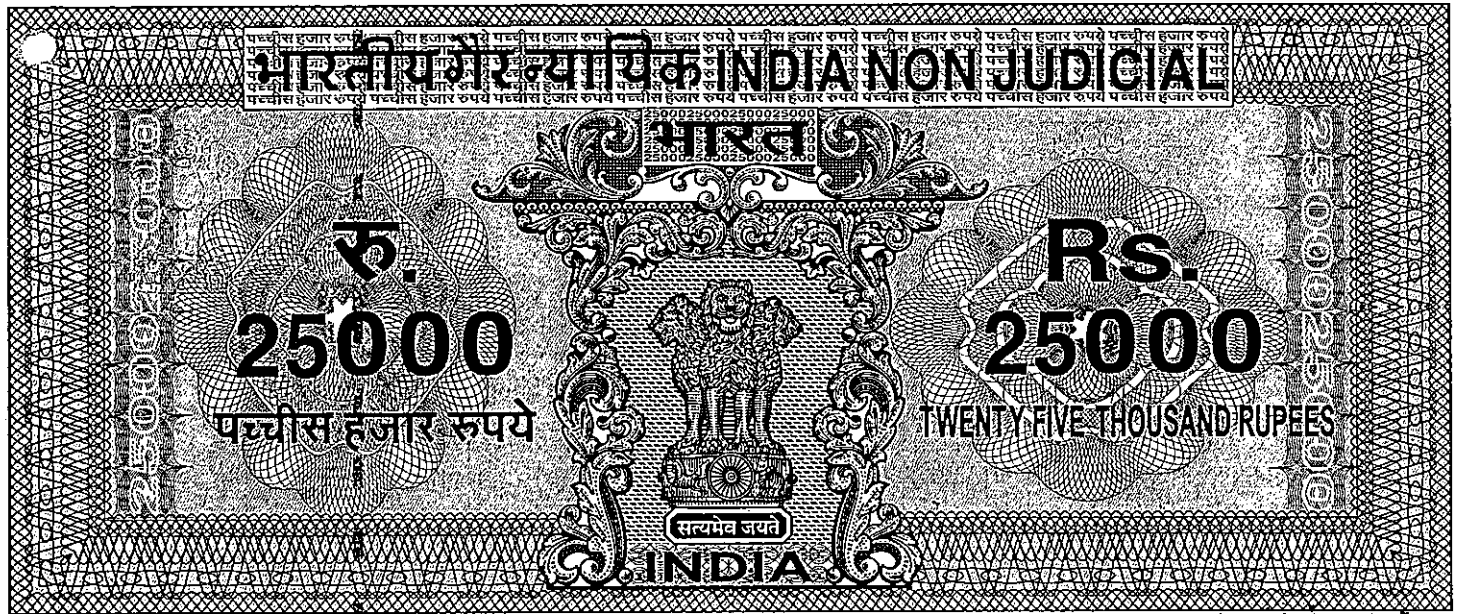


13. That the SELLER further represent and covenant that the Said Land is not subject matter of any proposed or existing acquisition, requisition or reservation proceedings by any authority or public body and neither any notice under section 4 or 6 of the Land Acquisition

M. D. Sathak

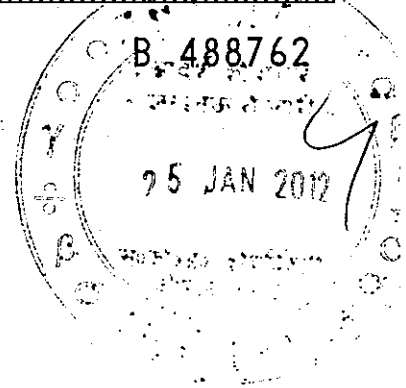
For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488762



Act, 1894 has been received 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

M. D. Sharma

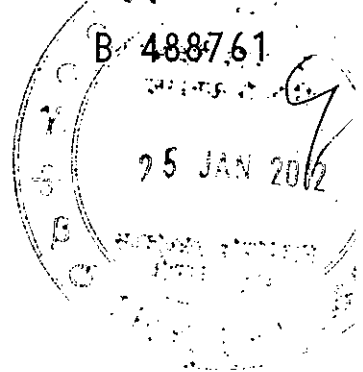
For S.S. CONSULTANTS

Partner *[Signature]*



उत्तर प्रदेश UTTAR PRADESH

B 488761

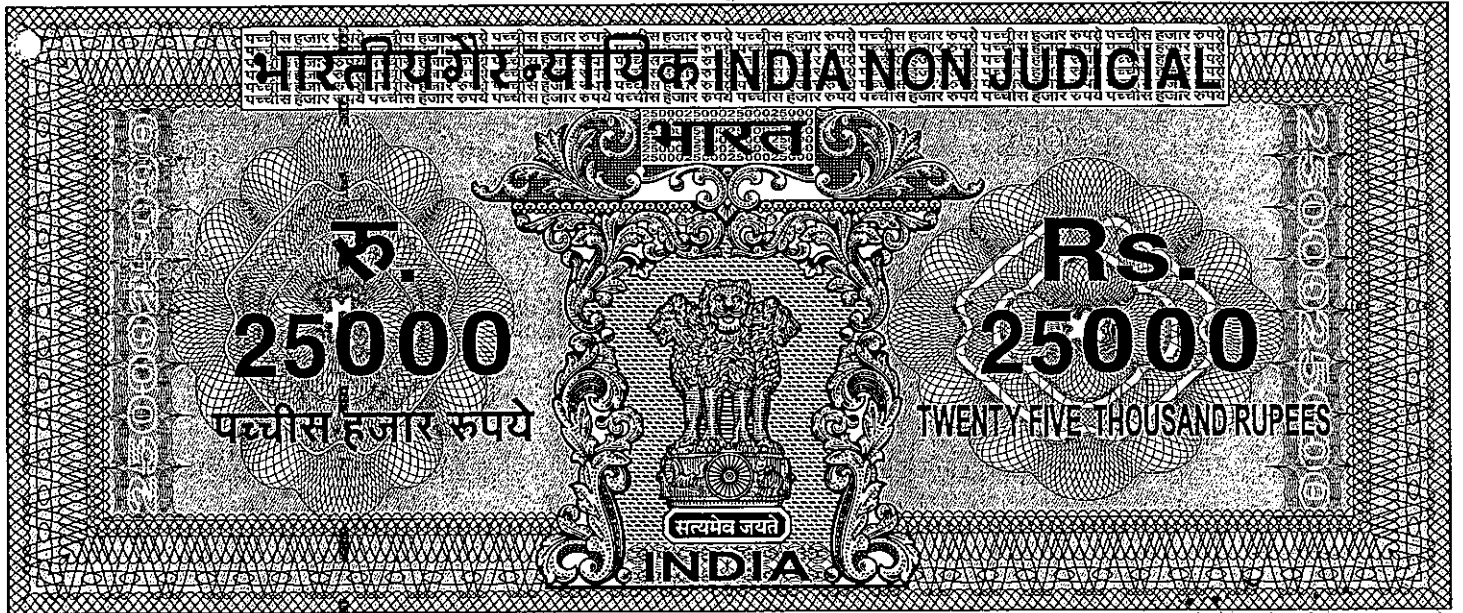


14. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "SELLER" and "PURCHASER" herein before used shall include their

On 28/1/12

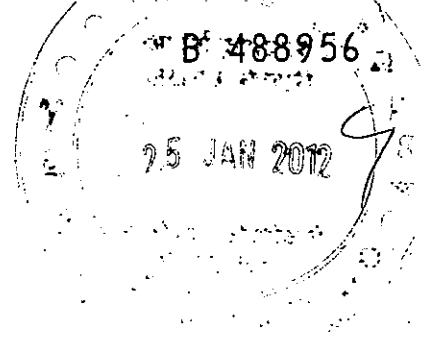
For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

B 488956



respective heirs, legal representatives, successors and assigns.

15. That the Said Land transferred under this deed is situated 2 kilometers away from main Lucknow Kanpur Road.

M. D. Saini

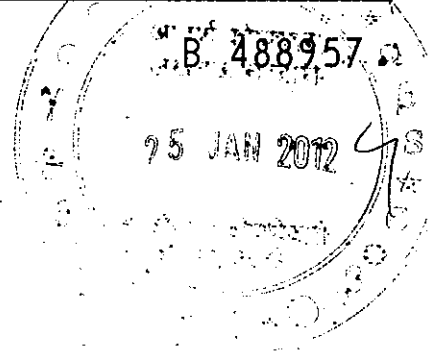
For S.S. CONSULTANTS

[Signature]
Partner *Ramind*



उत्तर प्रदेश UTTAR PRADESH

B 488957

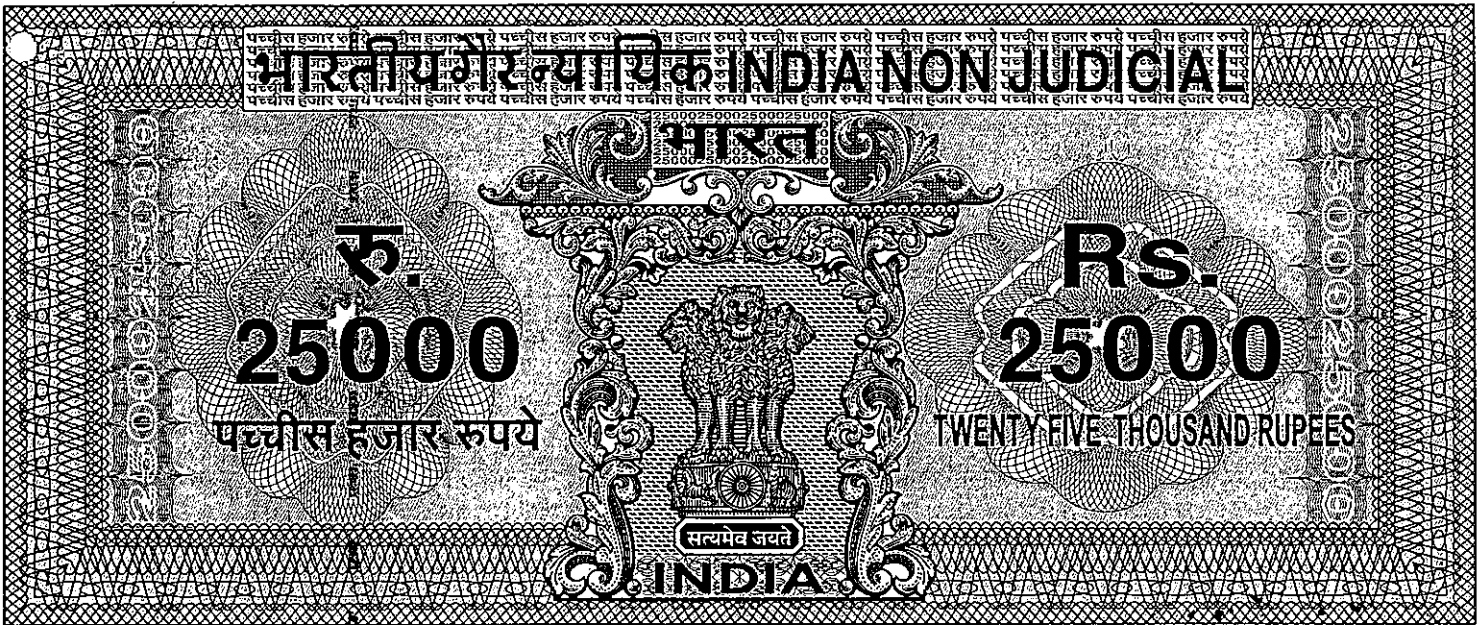


The present as well as the permanent addresses of the SELLER and the PURCHASER are the same as mentioned above and they are not belonging to the Scheduled Castes and Scheduled Tribes.

C. S. Saini

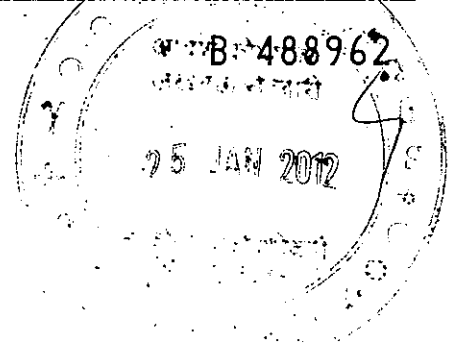
For S.S. CONSULTANTS

Part 2



उत्तर प्रदेश UTTAR PRADESH

B 488962



That the total area of the Said Land transferred under this deed is **4.2180 Hectares.**

The value of the Land being transferred bearing Khasra No 872 Ja (1.1750 Hectare), 872 Jha (1.0470 Hectare) and 872/2 (1.9960 Hectare) in the revenue village of

M. D. Pathak

For S.S. CONSULTANTS

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488961

B 488961

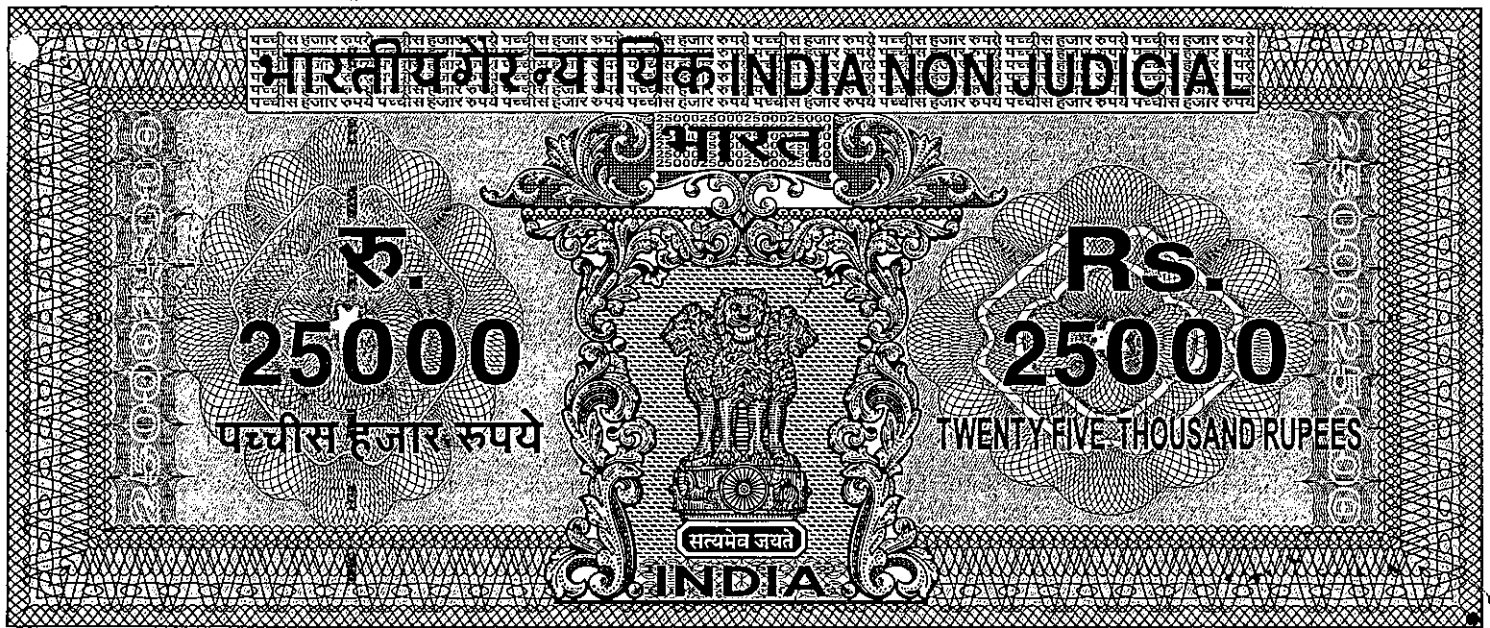
25 JAN 2012

Piparsund, Pargana Bijnor , Tehsil & District Lucknow, Uttar Pradesh which is situated 2 Kms away from main Lucknow Kanpur Highway Road, Lucknow as fixed by the Collector, Lucknow is Rs. 40,00,000.00 per hectare, Since the land is having abadi within 200 meters of the same and

M. D. Pathak

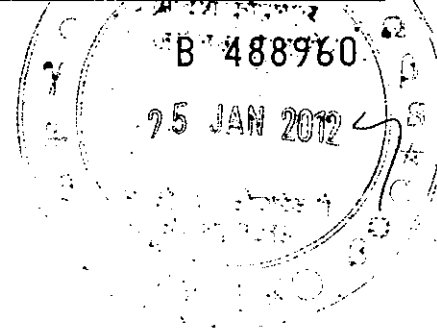
For S.S. CONSULTANTS

Partner



उत्तर प्रदेश UTTAR PRADESH

B 488960



is having road on one side as such the collector value of the land according to the collector value of the said Khasra numbers (total area being purchased 4.2180 Hectares) is Rs. 3,03,69,600.00 (Rupees Three Crore

M. Rathak

For S.S. CONSULTANTS

[Signature]
Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488959

B 488959

25 JAN 2012

Three Lacs Sixty Nine Thousand and Six Hundred Only)(
Rs.4000000.00 x 4.2180 Hect.+ 80% for Abadi & Road)

However the actual sale consideration of the Said Land
including all the appurtenances is Rs. 2,17,49,744.00
(Rupees Two Crore Seventeen Lacs Forty Nine

M. D. Rathale

For S.S. CONSULTANTS

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488958

B 488958

25 JAN 2012

Thousand Seven Hundred and Forty Four Only), which is less than the collector value of Rs. 3,03,69,600.00. Hence, the stamp duty of Rs. 21,26,050.00 (Rupees Twenty One Lacs Twenty Six Thousand Fifty Only) out of which Rs. 6,00,100.00 was paid and affixed at the

M. D. Sethake

For S.S. CONSULTANTS

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488749



time of registering / execution of the Agreement to Sell and balance stamp duty of Rs. 15,25,950.00 has been paid and affixed on Collector Valuation .The stamp duty has been paid and affixed by the PURCHASER.

Ch. P. Pathak

For S.S. CONSULTANTS

Partner

भारतीय गैरन्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

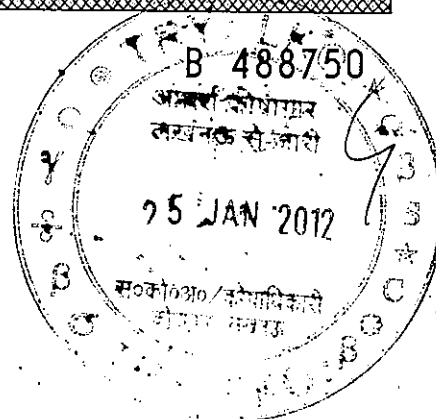


सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488750



The sale consideration of Rs. 2,17,49,744.00 (Rupees Two Crore Seventeen Lacs Forty Nine Thousand Seven Hundred and Forty Four Only), has been paid in full by the purchaser to the seller

M. D. Rathod

For S.S. CONSULTANTS

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

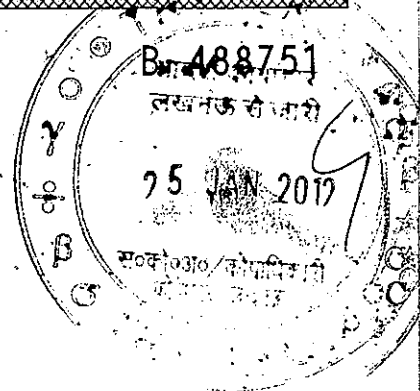


सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 488751

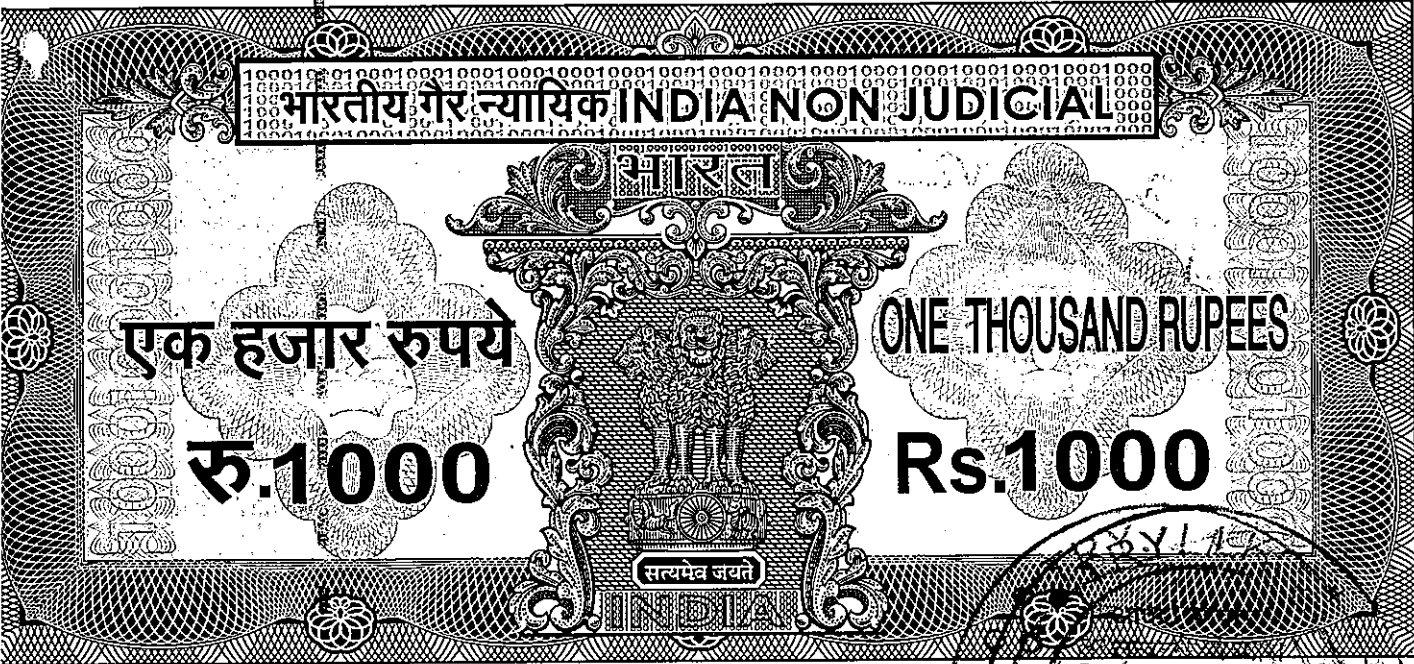


Bank	Cheque Number	Date	Amount
Citi Bank	196240	13.06.2011	1,00,000.00
Citi Bank	196241	13.06.2011	1,00,000.00
Citi Bank	196242	13.06.2011	1,00,000.00

M. S. Sharma

For S.S. CONSULTANTS

Partner

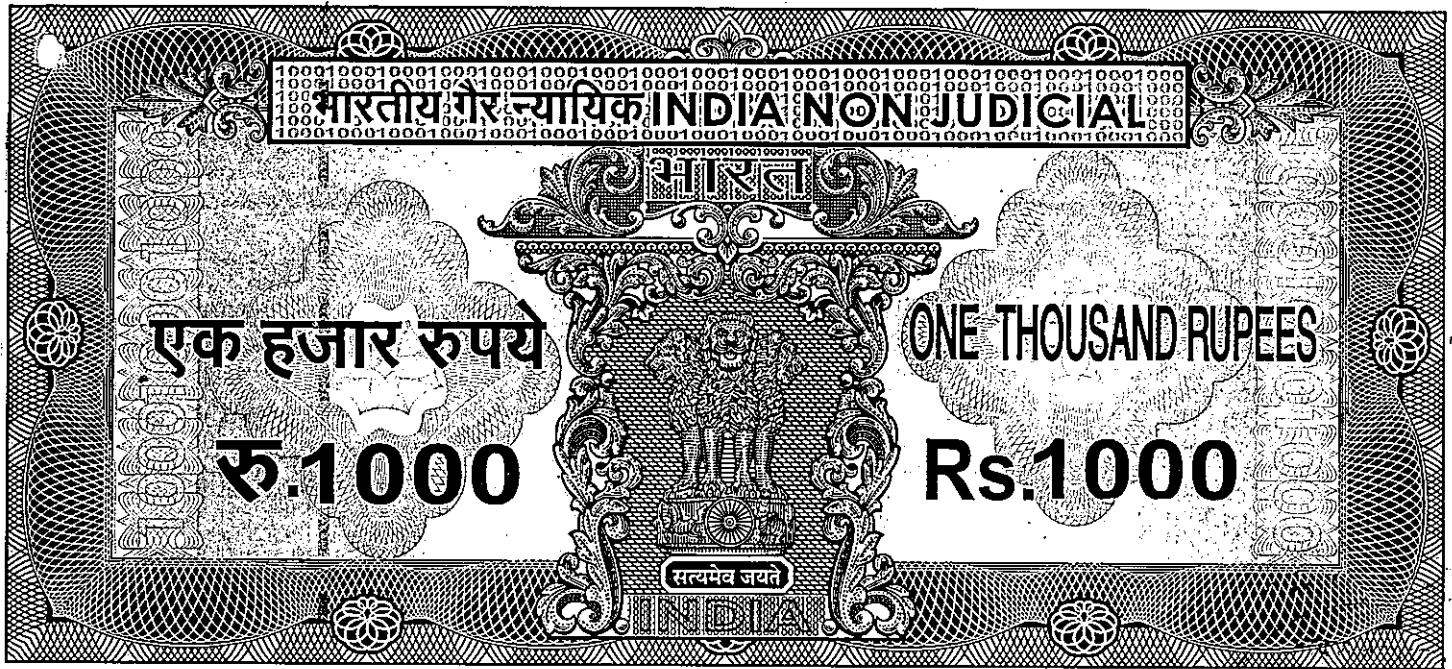


उत्तर प्रदेश UTTAR PRADESH

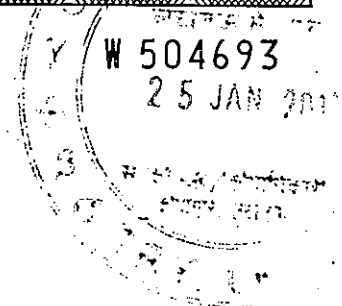
Citi Bank	196243	13.06.2011	1,00,000.00
IDBI Bank	188492	13.10.2011	19,00,000.00
IDBI Bank	188493	13.10.2011	19,00,000.00
IDBI Bank	188494	13.10.2011	19,00,000.00

M. Sharma

For S.S. CONSULTING
Partner *[Signature]*



उत्तर प्रदेश UTTAR PRADESH

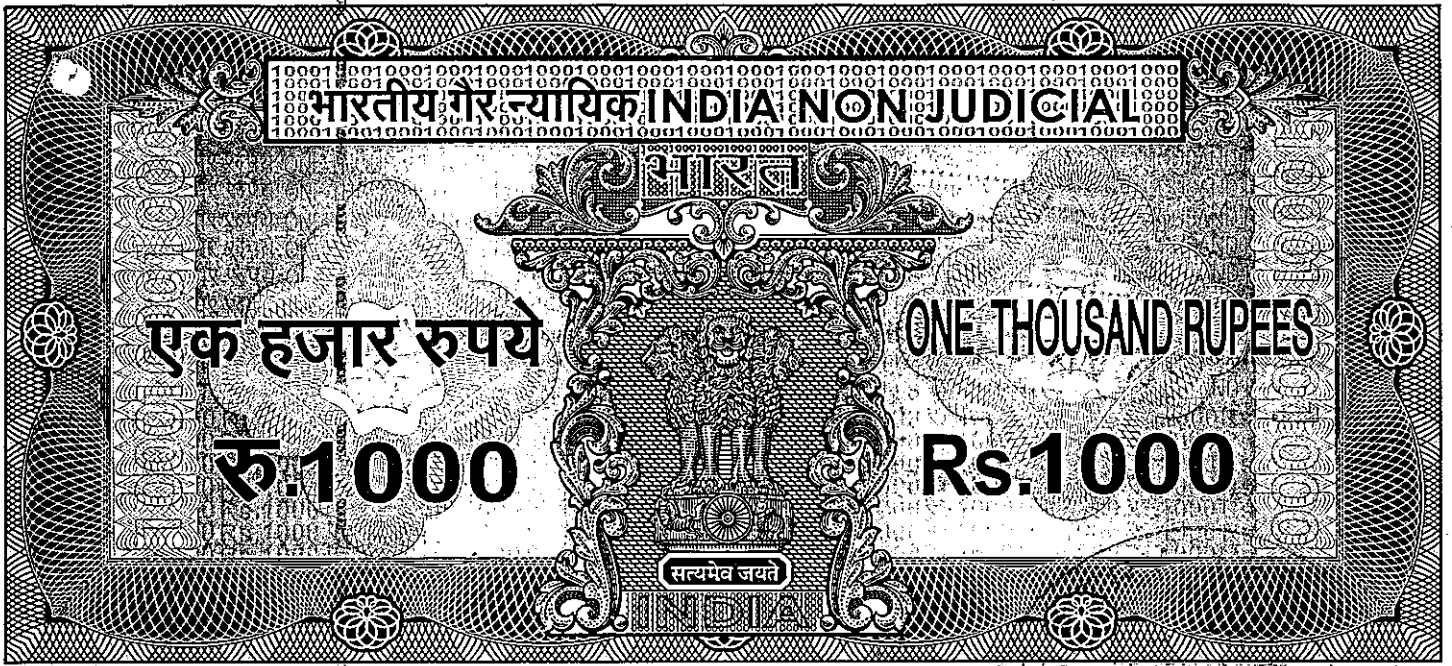


IDBI Bank	188495	13.10.2011	19,00,000.00
IDBI Bank	188506	24.11.2011	5,00,000.00
IDBI Bank	188510	01.12.2011	5,00,000.00
IDBI Bank	188508	01.12.2011	5,00,000.00
IDBI Bank	188509	01.12.2011	5,00,000.00

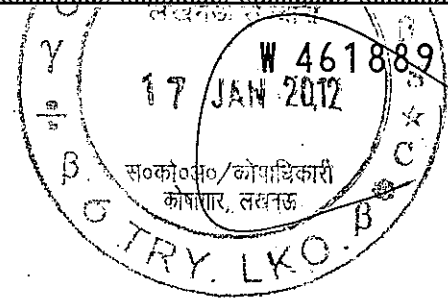
M. D. Pathak

For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

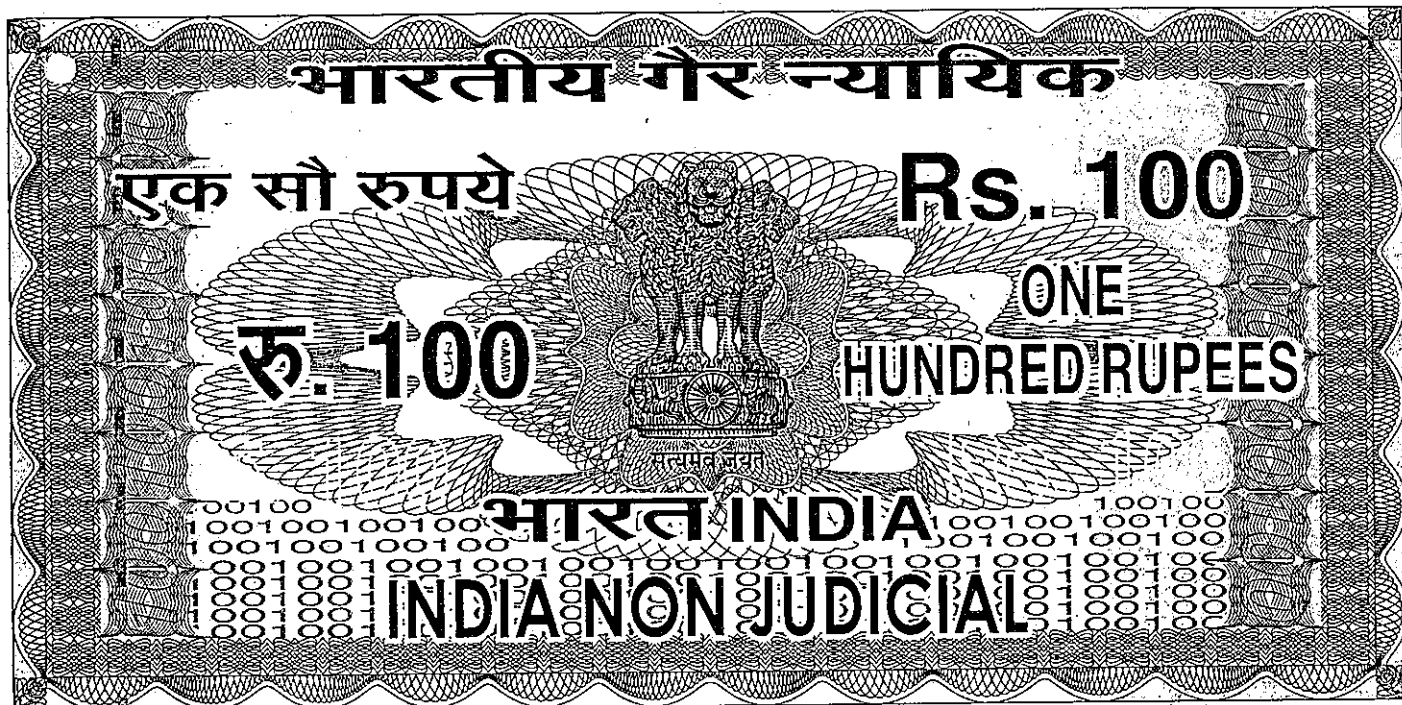


IDBI Bank	188423	19.12.2011	17,50,000.00
IDBI Bank	188424	19.12.2011	17,50,000.00
IDBI Bank	188425	19.12.2011	17,50,000.00
IDBI Bank	188426	19.12.2011	17,50,000.00

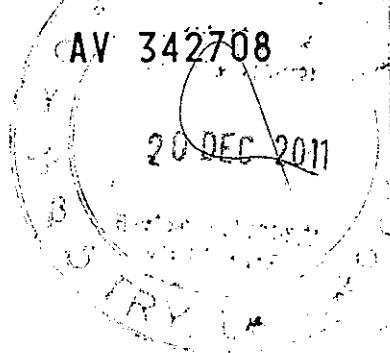
Handwritten signature

For S.S. CONSULTANTS

Handwritten signature
Partner



उत्तर प्रदेश UTTAR PRADESH

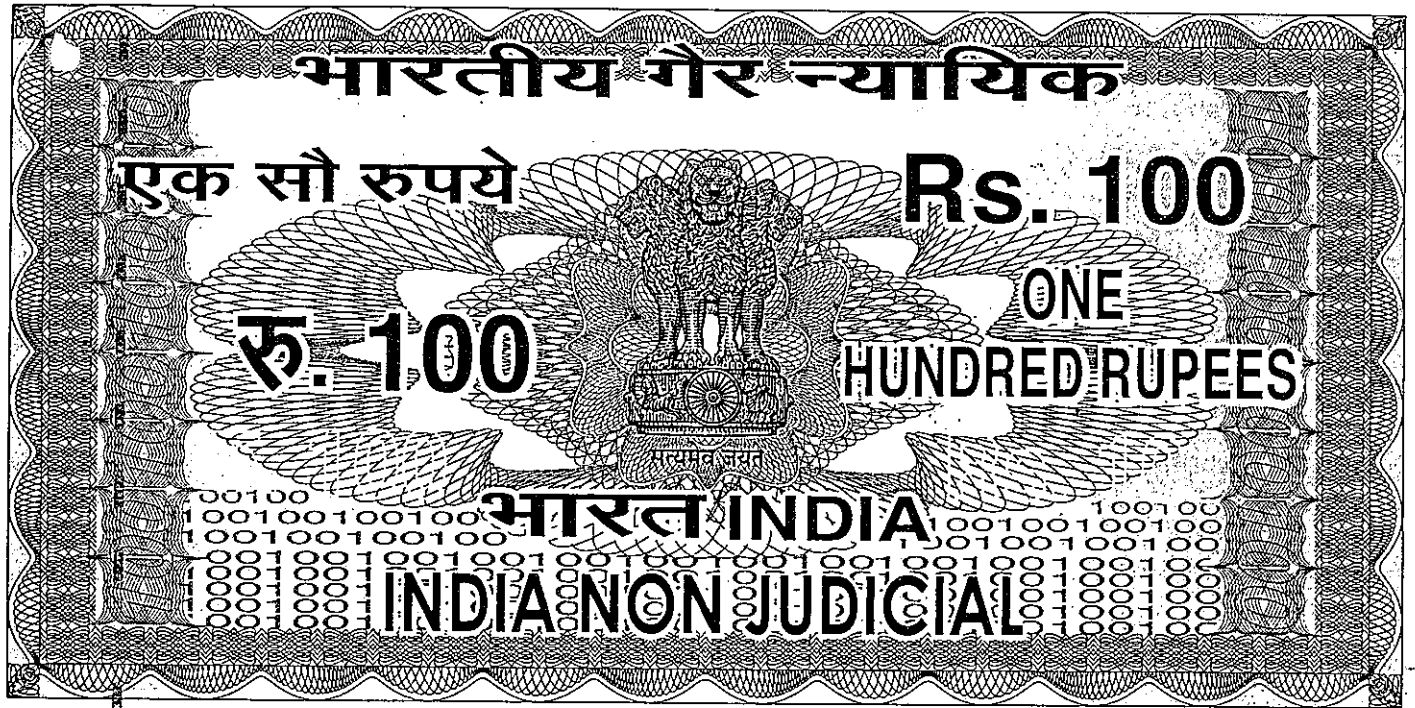


IDBI Bank	270510	03.02.2012	6,87,436.00
IDBI Bank	270511	03.02.2012	6,87,436.00
IDBI Bank	270512	03.02.2012	6,87,436.00
IDBI Bank	270513	03.02.2012	6,87,436.00

M. Pathak

For S.S. CONSULTANTS

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

AV 342709

28 DEC 2011

The receipt of which is hereby accepted and acknowledged
by the seller.

[Signature]

For S.S. CONSULTANTS

[Signature]
Partee

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उत्तर प्रदेश UTTAR PRADESH

SCHEDULE OF THE PROPERTY HEREBY SOLD

Description of the Land bearing Khasra No 872 JA (ज),
872 JHA (झ) and 872/2 in the revenue village of
Piparsund, Pargana Bijnor , Tehsil & District Lucknow.

On 8/1/2011

For S.S. CONSULTANTS

Pazner

जिला कोर्ट, लखनऊ

दिनांक

3-2-12

सूचना

160

नाम

श्रीमान मदन मोहन मालवीय

पता

02

विक्रय पत्र

30,369,600.00 / 21,749,744.00

10,000.00

80

10,080.00

4,000

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

मनो दत्त पाठक स्वयं व बहै.मु.आम किरन पाठक मिश्रा

पुत्र श्री

स्व.राम राज पाठक

व्यवसाय व्यापार

निवासी स्थायी

1-जे रोड महानगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

6/2/2012

समय

1:03PM

वजे निबन्धन हेतु पेश किया।

02



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. द्विवेदी

उप निबन्धक (प्रथम)

लखनऊ

6/2/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री मनो दत्त पाठक स्वयं व बहै.मु.आम किरन पाठक मिश्रा

पुत्र श्री स्व.राम राज पाठक

पेशा व्यापार

निवासी 1-जे रोड महानगर, लखनऊ

श्री एस.एस.कान्स.द्रा.अधि.हस्ता.अरविन्द कुमार

पुत्र श्री डी.पी.श्रीवास्तव

पेशा नौकरी

निवासी मदन मोहन मालवीय मार्ग, लखनऊ

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विशाल मेहरोत्रा एड.सिविल कोर्ट, लखनऊ

पेशा वकालत

निवासी

व श्री

बलराम दुबे एड.सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा वकालत

निवासी

ने की

प्रत्यक्षतः भद्र साक्षियों के प्रतिनिधित्व में निष्पादित किया गया।



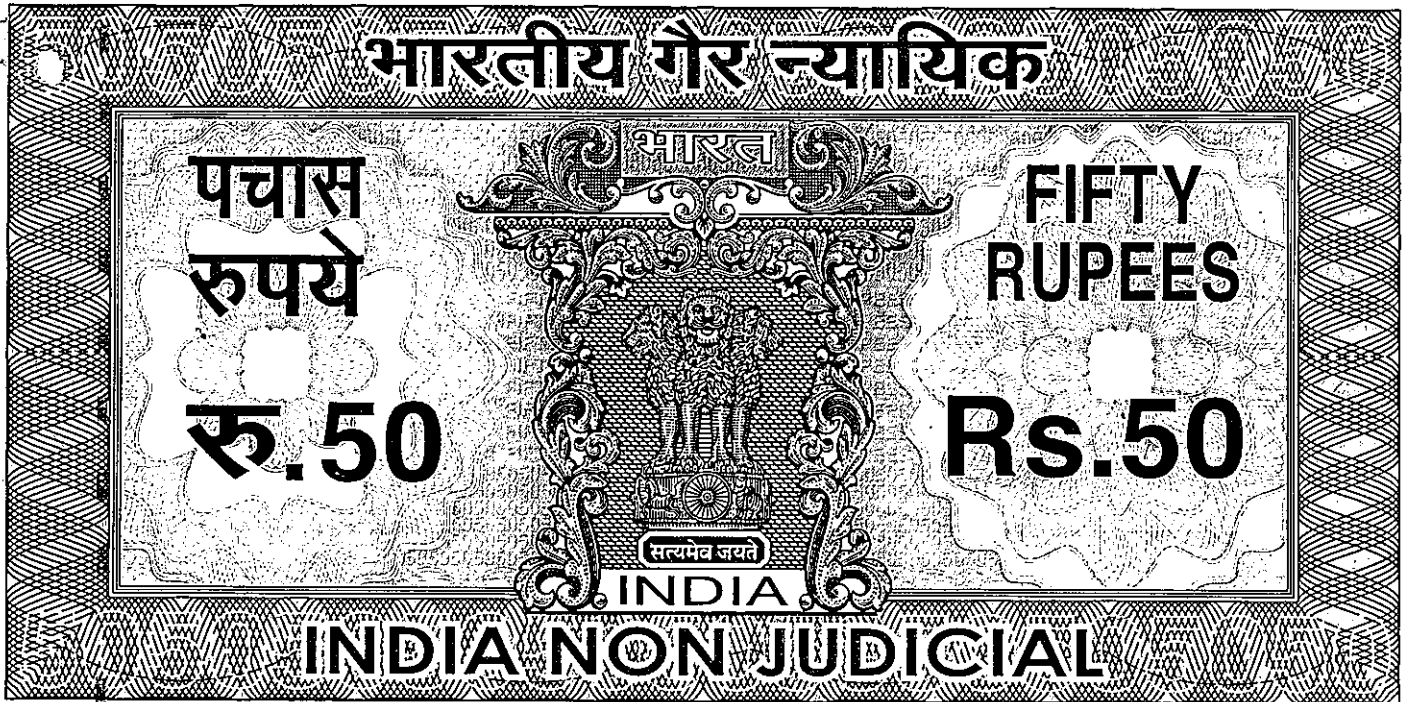
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. द्विवेदी

उप निबन्धक (प्रथम)

लखनऊ

6/2/2012



उत्तर प्रदेश UTTAR PRADESH

AA 537416

Khasra No 872 JA(ज), 872 JHA (झ) and 872/2

East	Part of Khasra No 872
West	Khasra No 890, 884
North	Navodya Vidhyalaya
South	Road

M. D. Pathak

For S.S. CONSULTANTS

[Signature]
Partner

आदर्श कोषागार, लखनऊ

दिनांक.....

मूल्य.....

नाम.....

द्वारा.....

रोकविया

विक्रेता

Registration No.:

2149

Year :

2,012

Book No. :

1

0101 मनो दत्त पाठक स्वयं व बहै.मु.आम किरन पाठक मिश्रा

स्व.राम राज पाठक

1-जे रोड महानगर, लखनऊ

व्यापार



IN WITNESS WHEREOF, we the above named SELLER and the PURCHASER have hereto signed this deed on this the 6th Day Of February, 2012 at Lucknow in the presence of witnesses

WITNESSES :-

SELLER/ First Party

1- Vishal Mehrotra
Advocate
158 Purana Quila

M.D. Pathak

Cantt. Road
Lucknow
Bf

(Mano Dutta Pathak)
PAN No. ADKPP3275H

2- BALRAM DUBEY
Advocate
42/82 KA, Puzpur

PURCHASER/ Second Party
PAN No. ABYFS1743D
For S.S.Consultants

Squire Norton Lucknow

For S. S. CONSULTANTS

(Arvind Kumar) Partner

Partner/ authorised signatory

Drafted By:

Typed By:-

(Vishal Mehrotra)

(Balram Dubey)

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

क्रेता

Registration No. : 2149

Year : 2,012

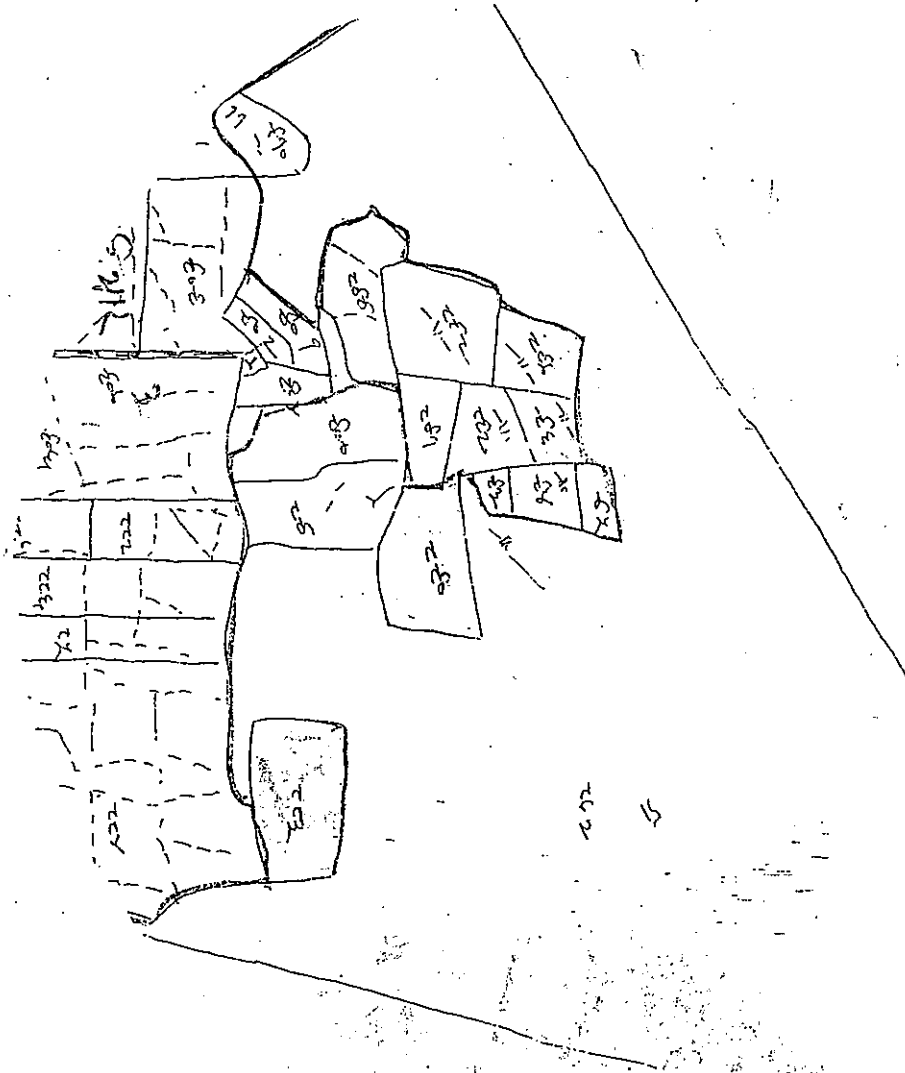
Book No. : 1

0201 एस.एस.कान्स.द्रा.अधि.हस्ता.अरविन्द कुमार
डी.पी.श्रीवास्तव
मदन मोहन मालवीय मार्ग,लखनऊ
नौकरी



Village - Piparsund, Pargana - Bijnor, Tehsil & District
Lucknow

Part I Khasra No. 872 JA (59) and Khasra No. 872 Jha (57)



M. D. Pathak

(SELLER)



(PURCHASER)



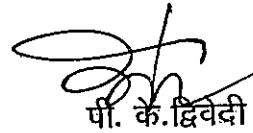
आज दिनांक 06/02/2012 को

वही सं. 1 जिल्द सं. 13776

पृष्ठ सं. 149 से 296 पर कमांक 2149

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


पी. के. द्विवेदी

उप निबन्धक (प्रथम)

लखनऊ

6/2/2012

