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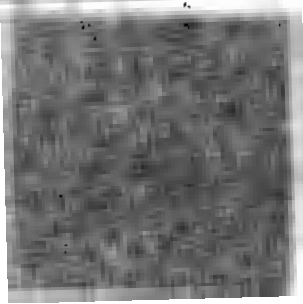


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP00171249586576L
Certificate Issued Date	: 19-Nov-2013 11:42 AM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100187103615104L
Purchased by	: I R W O THROUGH G M LKO DR S R AGRAWAL
Description of Document	: Article 23 Conveyance
Property Description	: PLOT KHASRA NO. 45/AREA 2950 SQMT SIT ON N.H 25 MIRANPUR PINVAT PARGANA BIJNOR TEH AND DISTT LKO
Consideration Price (Rs.)	: 4,60,50,000 (Four Crore Sixty Lakh Filty Thousand only)
First Party	: RAVINDRA KUMAR HUF THR KARTA KHANDAN RAVINDRA KUMA
Second Party	: I R W O THFIOUGH G.M LKO DR S R AGRAWAL
Stamp Duty Paid By	: I R W O THROUGH G.M LKO DR S R AGRAWAL
Stamp Duty Amount(Rs.)	: 32,24,000 (Thirty Two Lakh Twenty Four Thousand only)



Please write or type below this line



*Ravindra Kumar*

*I R W O*

*I R W O*

YL 0000003258

Statutory Alert:

The validity of this certificate should be verified at [www.shcil.co.in](http://www.shcil.co.in)

₹ 460,50,000/-

कीमत 1000 रु 100000,  $\frac{4.1}{200}$

19.11.2013

रवींद्र कुमार HUF

रवींद्र कुमार HUF

86/78A सहायता सेवा मंत्रालय मद्रास 157 नंबर 19.11.2013

5/6 कृष्णम कृष्णिया पा

उप नि (निष्पन्न)

19.11.2013

Revised

मैकेवापुरा

रवींद्र कुमार HUF वरिष्ठ सिवा रीथक येस

को शयरेम्प अनुज नरायन श्री. पत्राधार...  
लक्ष्मी निवास 2 वाकड प्लाना लक्ष्मण सिध्दरदाता तथा प्रियपादन  
इडियन रेनो वेल्फेयर सोसाइजेसन 1R700 हस्य जनरल मनेज  
श्री आर. एस. अग्रवाल श्री. ए. एस. श्री. अग्रवाल श्री. चारवागरेक  
इशने गैलनो रिजर्व फंड



उत्तर प्रदेश UTTAR PRADESH

Sale Consideration Rs. 4,60,50,000/-  
Valuation Rs. 3,69,24,000/-  
Stamp Duty Rs. 32,24,000/- + Rs.250/-  
Pargana Bijnor

**DETAILS OF PROPERTY**

1. Type of Land - Residential
2. Pargana - Bijnor
3. Mohalla - Village Miranpur Pivat,  
Pargana-Bijnor, Tehsil &  
District-Lucknow
4. Property No. - Plot Khasra No. 45
5. Measurement - Square Meter or m<sup>2</sup>

*Handwritten signatures and text at the bottom of the page.*





उत्तर प्रदेश UTTAR PRADESH

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6. Total Area - 2950 m<sup>2</sup>.
7. Details of Property - Plot
8. Other Details - N.A.
9. Member of any Society - No

**Boundary**

East : NH-25 (Lucknow Kanpur Road)

West : Khasra No. 46 owner Ravindra Kumar

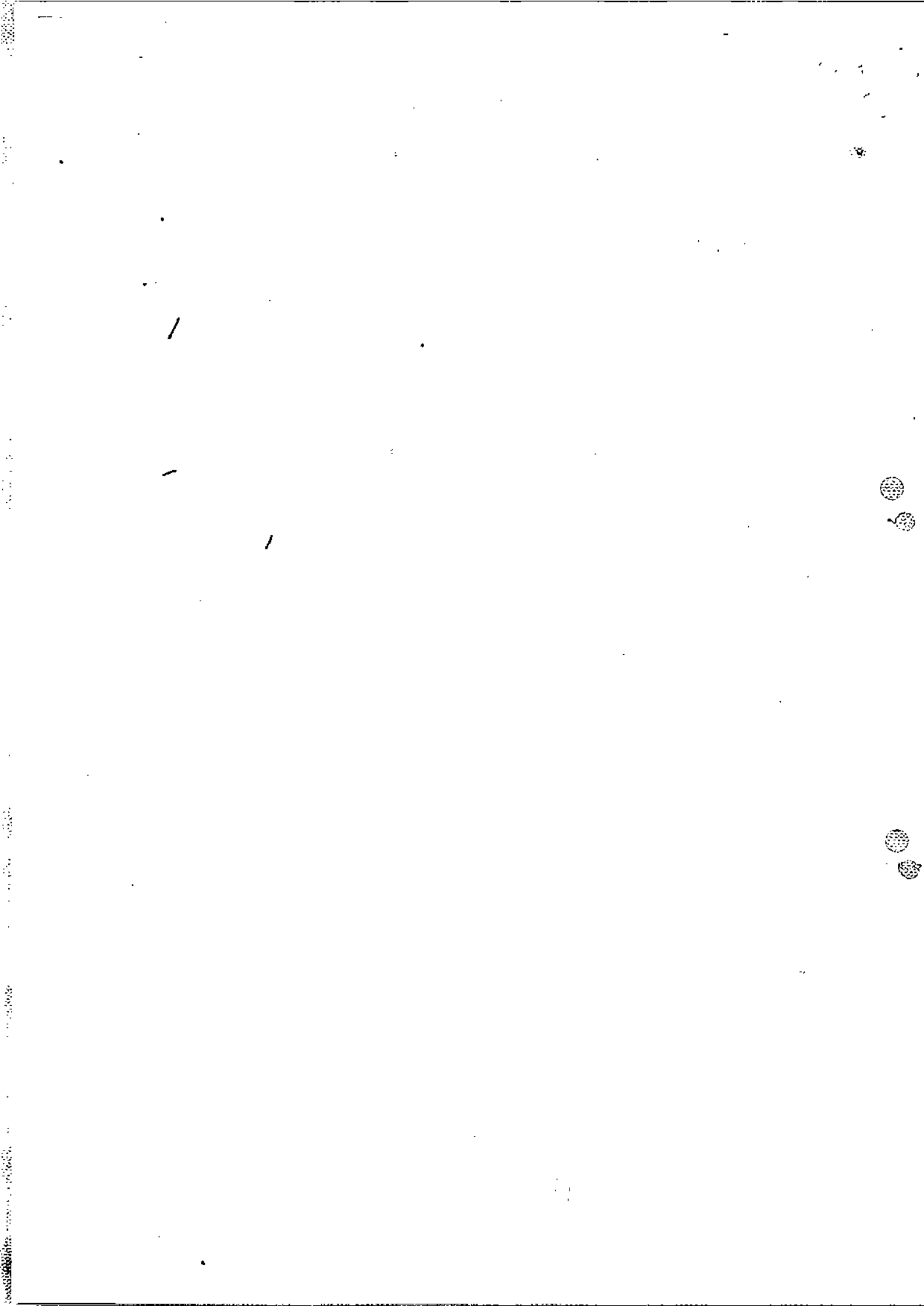
North : Khasra No. 44, after that Khasra No. 40, owner Mahendra Kumar, Khasra No. 41 Owner Sarabjeet Singh & Ms. Ranjeet Kaur & others.

South : Part of Khasra No. 45, owner Krishna Kant Pandey

*Ravindra Kumar*

*Ranjeet Kaur*

*Sarabjeet Singh*





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Number of First Party - (2)

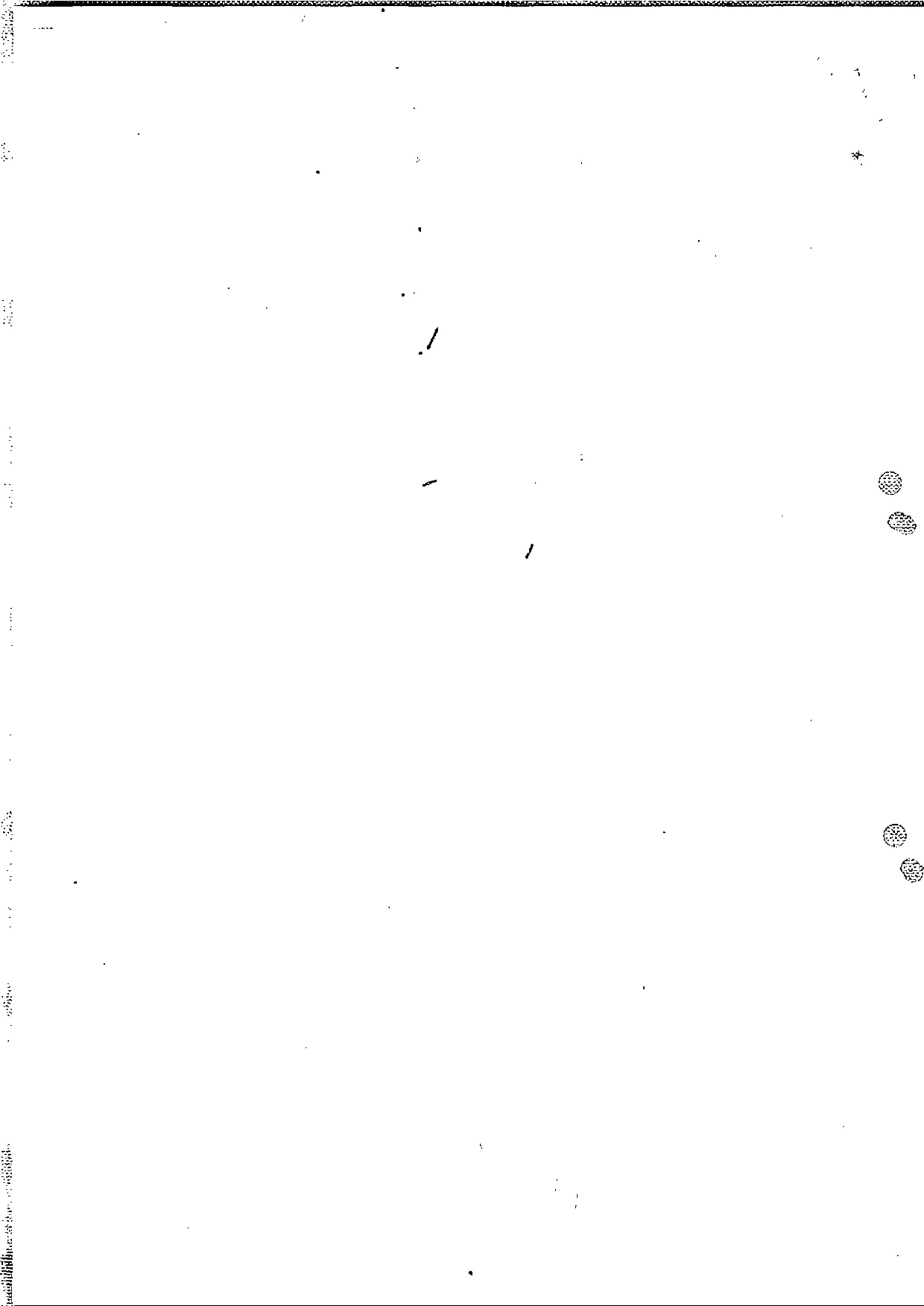
1. Ravindra Kumar (H.U.F.) son of Hari Om Verma, resident of 86/73A, Sarojini Devi Lane, Katra Mabqoolganj, Lucknow through Karta Khandan Ravindra Kumar.

2. M/s Simba Realtors Pvt. Ltd. having its registered office at Laxmi Nivas, 2 Barood Khana, Lucknow, Pin-226018 through its Director- Mr. Anuj Narain son of Late Rama Shanker Narain resident of Laxmi Nivas, 2 Barood Khana; Lucknow, Pin-226018 (Confirming Party)

*Ravindra Kumar*

*Anuj Narain*

*[Signature]*





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**Number of Second Party - (1)**

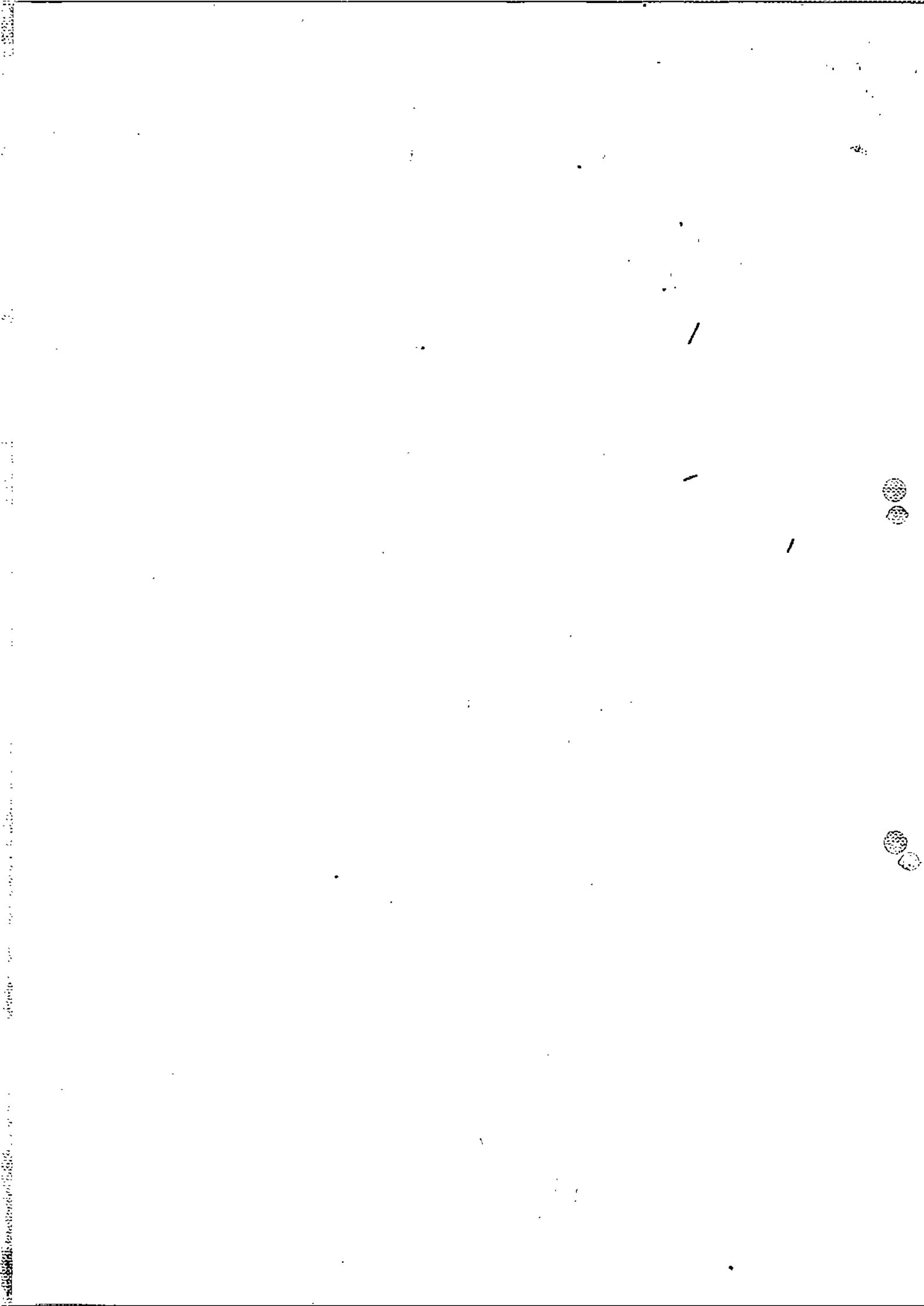
Indian Railway Welfare Organization having its registered office at Railway Offices Complex, Shivaji Bridge (Behind Shankar Market) New Delhi 110001, through its General Manager, Lucknow Dr. S. R. Agrawal, S/o Late Dr. J. P. Agarwal, Indian Railway Welfare Organization, Charbagh Railway Station, Lucknow.

**SALE DEED**

THIS SALE DEED IS EXECUTED by Ravindra Kumar (H.U.F.) (PAN No. AAEHR3724G) son of Hari Om Verma, resident of 86/73A, Sarojini Devi Lane, Katra Mabqoolganj, Lucknow through Karta Khandan

*Ravindra Kumar* *Hari Om Verma*

*Karta Khandan*





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01/ 4/2020

Ravindra Kumar [hereinafter called the 'Seller/ First Party'] and 2. M/s Simba Realtors Pvt. Ltd. having its registered office at Laxmi Nivas, 2 Barood Khana, Lucknow, Pin-226018 through its Director- Mr. Anuj Narain son of Late Rama Shanker Narain resident of Laxmi Nivas, 2 Barood Khana, Lucknow, Pin-226018 (Confirming Party) IN FAVOUR OF Indian Railway Welfare Organization a Society registered with the Registrar of Societies, Delhi under the Societies Registration Act XXI of 1860 having its registered office at Railway Offices Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110001 through its General Manager Dr. S.R. Agrawal Railway Station, Lucknow, [hereinafter called the 'Purchaser / Second Party']

*Ravindra Kumar*

*Anuj Narain*

*Dr. S.R. Agrawal*





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That the expression 'Seller' & 'Purchaser' hereinafter used, unless repugnant to the context shall always and include their respective successors, heirs, legal representatives and assignees etc.

I. **WHEREAS** the Seller Ravindra Kumar Karta Khandan of Shri Ravindra Kumar HUF consisting Shri Abhishek, Sri Devesh sons of Shri Ravindra Kumar, both residents of 86/73A, Sarojni Devi Lane, Katra Maqboolganj, Lucknow, is the Coparceners of the Ravindra Kumar (HUF). The seller (Ravindra Kumar HUF) is the owner and in possession of Plot Khasra No. 45, admeasuring an area of 2950 m<sup>2</sup>, situated at Village-Miranpur Pinvat, Pargana-Bijnor, Tehsil and District Lucknow, more fully described in

*[Signature]*

*[Signature]*

*[Signature]*





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Schedule-I (for short hereinafter referred to as the "Schedule land") of this sale deed, having purchased the same from Smt. Kailasha & others by way of registered Sale Deed dated 24-10-2001, registered in the office of Sub-Registrar-I, Lucknow, vide Book No, 1, Khand No. 4899, on Pages 305/312, at Serial No. 3874/01, dated 24-10-2001 and subsequent to the purchase of the above mentioned land the same was mutated in the revenue record in favour of the Seller vide order of mutation in Case No. 228 u/s 34 L.R. Act 1901 dated 14-12-2001 in the court of Nayab Tehsildar, Bijnor.

II. **AND WHEREAS** the status of the above mentioned land was agriculture but the land use of the same was got

*Resident Anand Kauri*

*Sujoy Kumar*





श्री UTTAR PRADESH

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converted to other than agriculture land vide order dated 18.03.2006 of the Sub Divisional Officer, Lucknow in Case No. 58/05-06 u/s 143 Zamindari Abolition and Land Reform Act, and presently the above mentioned land as non-agriculture is recorded in the name of Seller as absolute owner thereof. The change of land use granted by the competent authority entitles the Purchaser to use the same for development of a group housing project / scheme.

III. AND WHEREAS as per Khasra 45 has a total area of 1.18 hectares out of which  $1/4^{\text{th}}$  i.e. 0.2950 hectares is owned by seller. Sri Ravindra Kumar, HUF and the balance  $3/4^{\text{th}}$  i.e. 0.885 hectares is owned by Sri Krishna Kant Pandey. This 2950 m<sup>2</sup> plot owned by Sri Ravindra Kumar (HUF) and is

*Ravindra Kumar*

*Sri Krishna Kant Pandey*



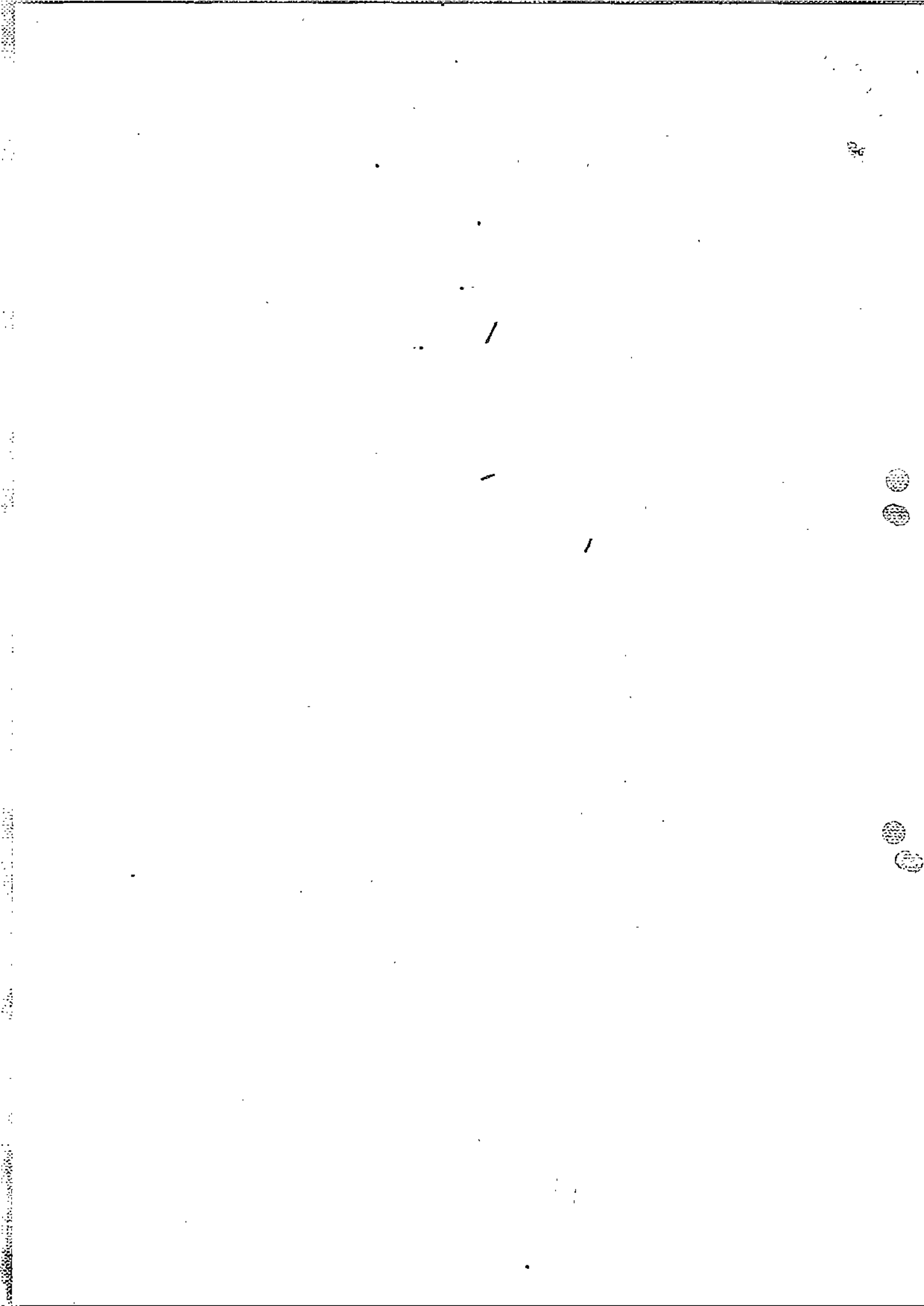


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located in the north side of the plot of Khasra and the balance 8850 m<sup>2</sup> plot of land in south side is owned by Sri Krishna Kant, Pandey. The land plot belonging to Sri Ravindra Kumar (HUF) and that belonging to Sri Krishna Kant Pandey are having demarcated by Pucca Boundary walls at site in their respective portions along with separate gates. This fact is recorded in the proceedings and judgment dated 18.03.2006 of Sub Divisional Officer, Lucknow in case No. 58/वर्ष 05-06 between Ravindra Kumar Versus U.P. Government under Section 143 of Zamindari and Land Reform Act. The fact is further corroborated in the judgment of case No. 59/वर्ष 05-06 between Krishna Kant Pandey versus U.P. Government under Section 143 of Zamindari and Land Reform Act.

*Ravindra Kumar*





भारतीय गैर न्यायिक

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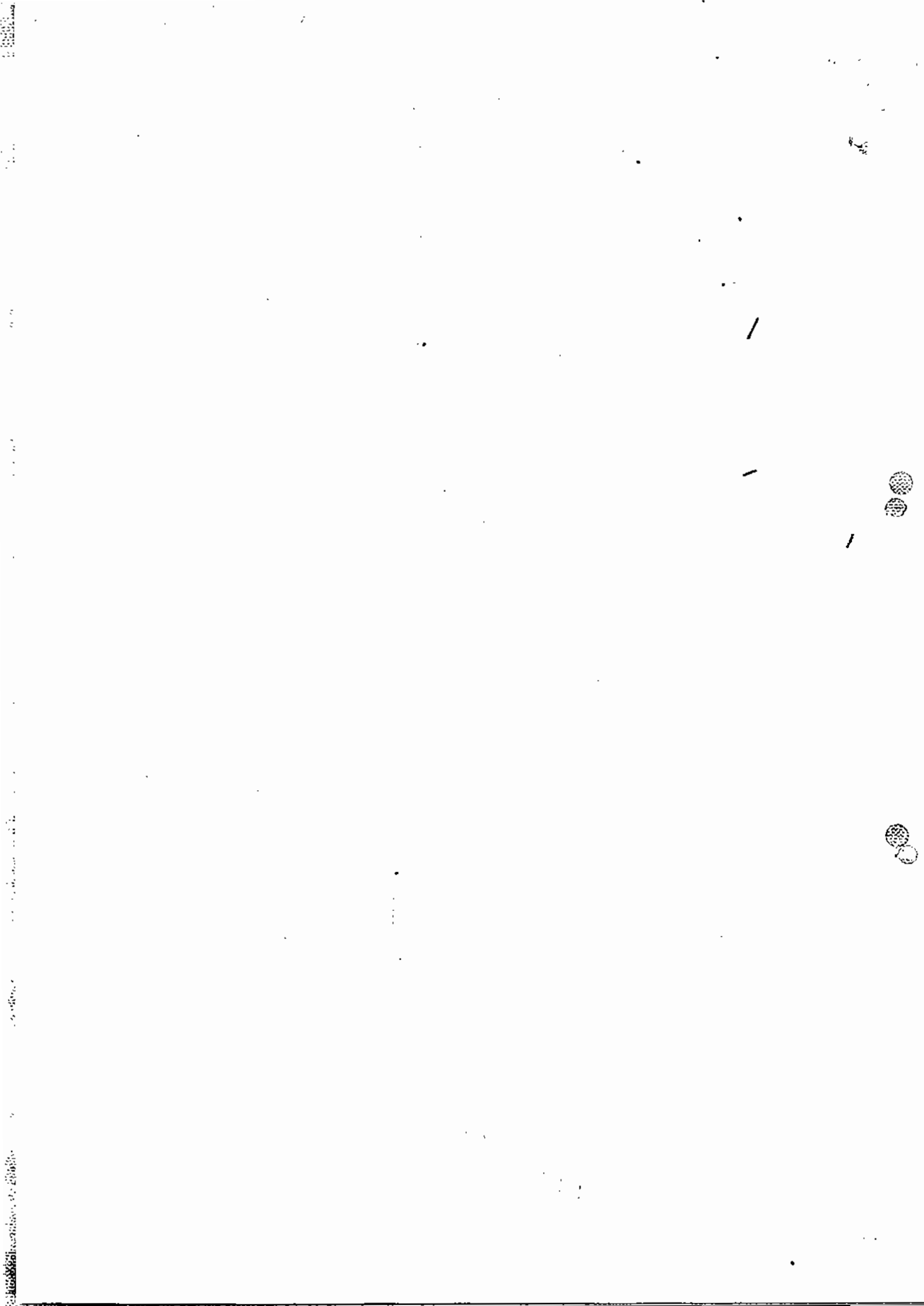
IV. **AND WHEREAS** notwithstanding the measurements recorded in the mutation records/Sale Deed, the Seller further declare that the Purchaser shall be at liberty to record the actual measurement of the area of the plot in this Sale Deed, before the competent authorities to mutate the land being sold as well as in the office of Lucknow Industrial Development Authority and or such other authorities as they may deem fit.

V. **AND WHEREAS** the Seller declare and state that the above mentioned plot of land is free from all encumbrances, mortgages, liens, sale, attachments, etc. and the same is neither subject matter of any attachment nor any legal proceeding before any court of law in India.

*Signature*

*Signature*

*Signature*





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VI. **AND WHEREAS** the Seller for their bona fide needs are desirous to sell the above mentioned scheduled land to the Purchaser for a sale consideration of Rs. 4,60,50,000/ (Rupees Four Crore Sixty Lakh fifty Thousands Only) and the purchaser has agreed to Purchase the same from the Seller for setting up a group housing.

**NOW THIS DEED WITNESSES AS UNDER:-**

1. That having received the said full and final sale consideration of Rs. 4,60,50,000/- [Rupees Four Crore Sixty Lakh Fifty Thousands Only] by the Seller from the Purchaser more fully described in Schedule-2 of this sale deed, the Seller doth hereby transfer, convey and assign, absolutely and forever, the above mentioned

*Pradha*

*Pradha*

*Pradha*





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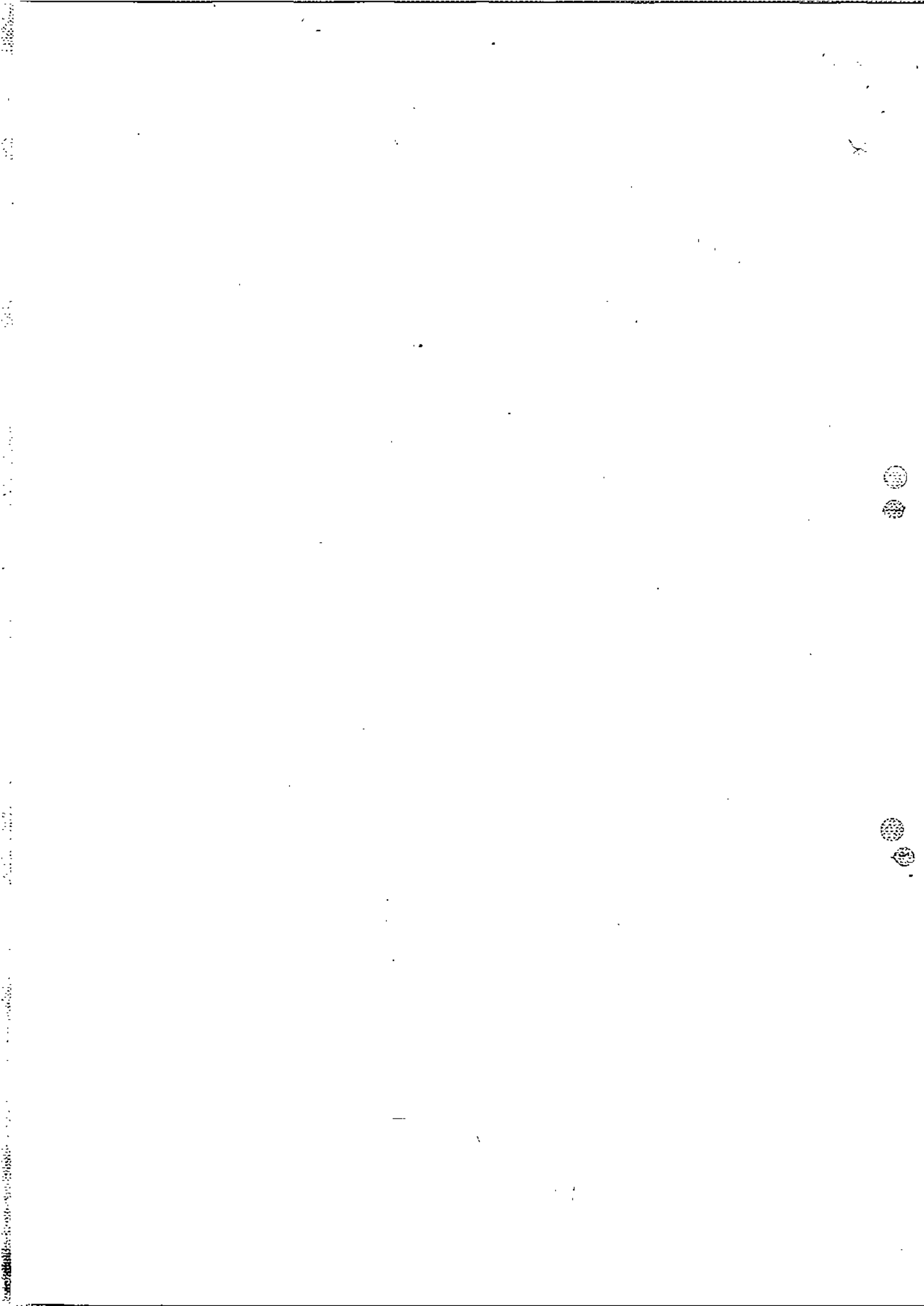
land to the Purchaser more fully described in Schedule-1 of this deed including the rights to easements and lands and properties, appurtenants thereto as an absolute owner thereof.

2. That the Seller has handed over the vacant and peaceful possession of the above mentioned plot of land to the Purchaser with all rights and privileges so far held and enjoyed, and to enjoy the same and to hold forever, free from all encumbrances.
3. That if any person claims any right, title or privileges independently or through the Seller in respect of the scheduled plot of land mentioned above, it shall be rendered illegal and void by virtue of the present sale

*[Signature]*

*[Signature]*

*[Signature]*





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deed, and if the purchaser is deprived of any proprietary rights in the above mentioned plot of fund or by reason of defect in the title or in any other manner, the Seller hereby undertakes to indemnify the Purchaser to the extent of such loss or losses accrued or may accrue to the Purchaser and the interest thereon at the then prevailing compounding rate interest fixed of State Bank of India.

4. That the Seller covenants and declares that he is the Karta with Coparceners of the HUF named above and has existing and subsisting title and has right to sell the above mentioned plot of land without any hindrances and the Seller also covenants that he is the owner and

*[Signature]*

*[Signature]*

*[Signature]*





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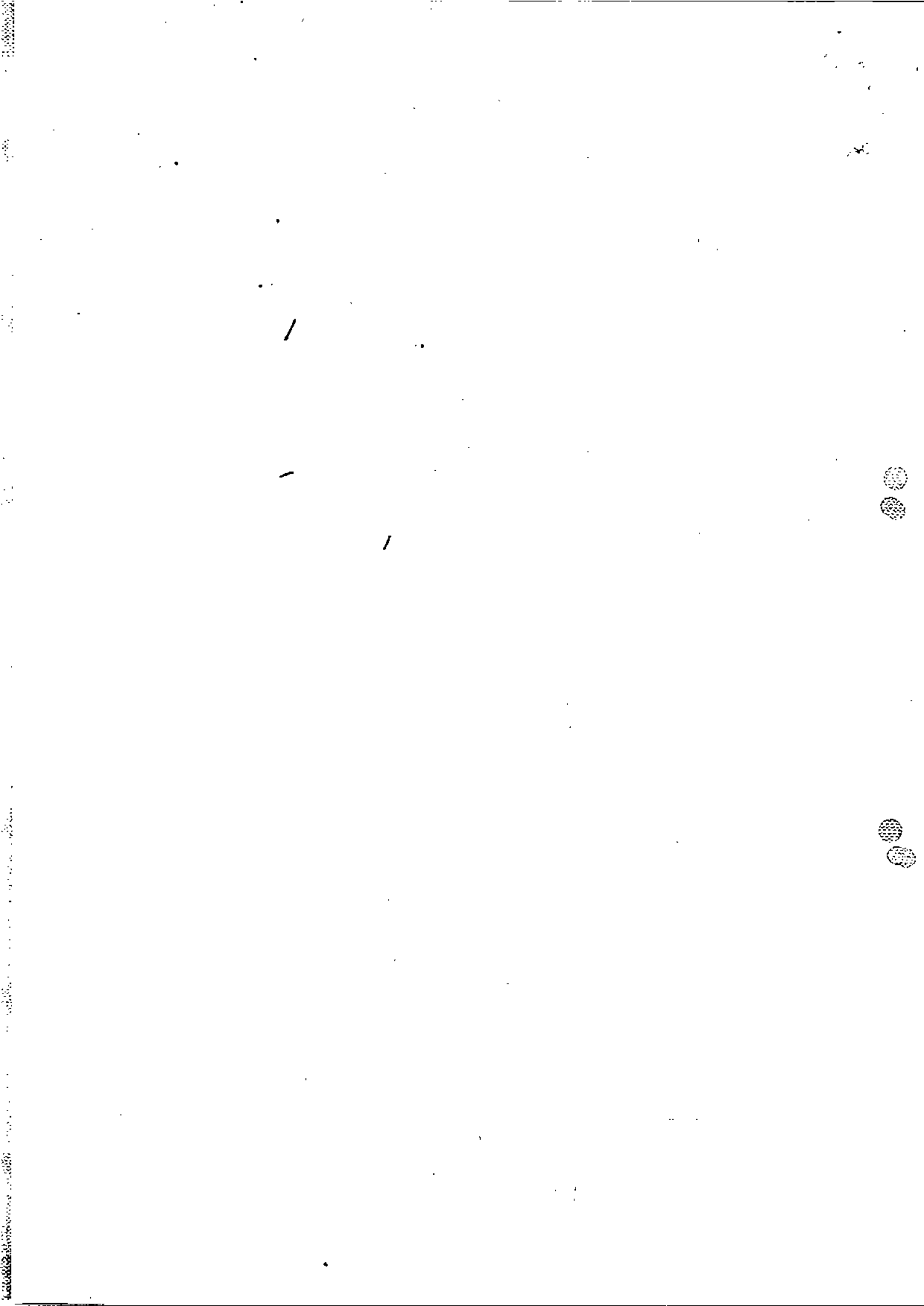
is in possession of the above mentioned plot of land.

5. That the Seller further declares that there are no disputes or any sort of legal proceedings pending in any court of law in respect of the above mentioned plot either between the Coparceners of the seller HUF or with any third party including Smt. Kailasha wife of Shri Ram Ashrey, Sarv Shri Jagjiwan and Santosh, son of Shri Ram Ashrey and the above mentioned plot of land is not subject matter of attachment. The Seller has handed overall the original link title deeds and orders of mutation of land in favour of the Seller and conversion of land use to residential ordered by the appropriate authorities relating to the land sold to the Purchaser.

*[Signature]*

*[Signature]*

*[Signature]*





UTTAR PRADESH

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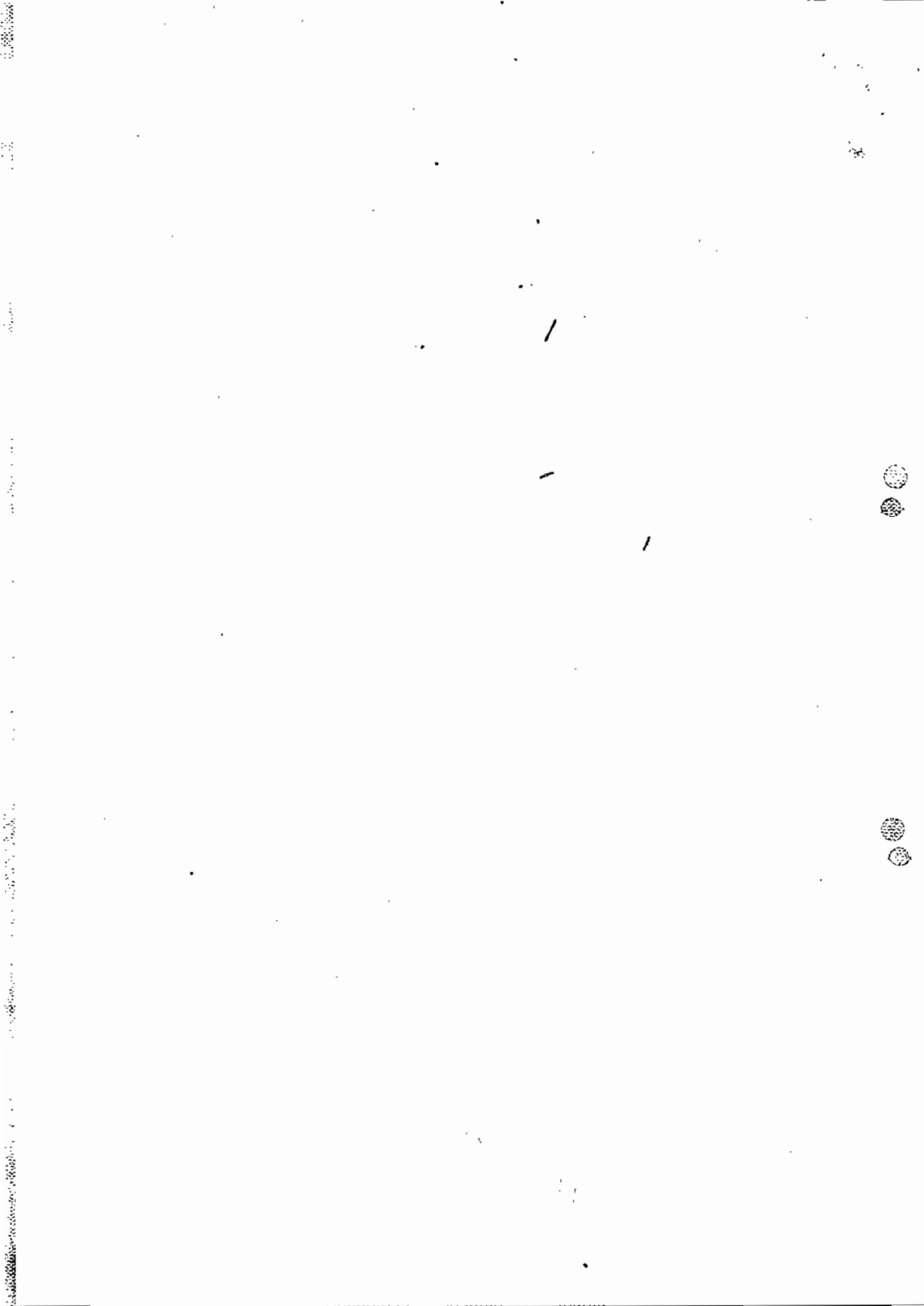
- 15 -

6. That there are no dues pending relating to revenue tax and any other tax levy payable to any authority against the above mentioned property, till the date of execution of this sale deed, and if found after the execution of this sale, the same shall be borne by the Seller.
7. That the Purchaser shall be at liberty to get the mutation of the land being sold to the Purchaser affected in their favour in revenue record or with any local authority concerned.
8. That the above mentioned plot of land is situated within 25 meters of NH 25 on Lucknow Kanpur Road outside corporation limits in Miranpur Pivat village. The area of above mentioned plot is 2950 m<sup>2</sup> and the circle rate

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*[Signature]*

*[Signature]*



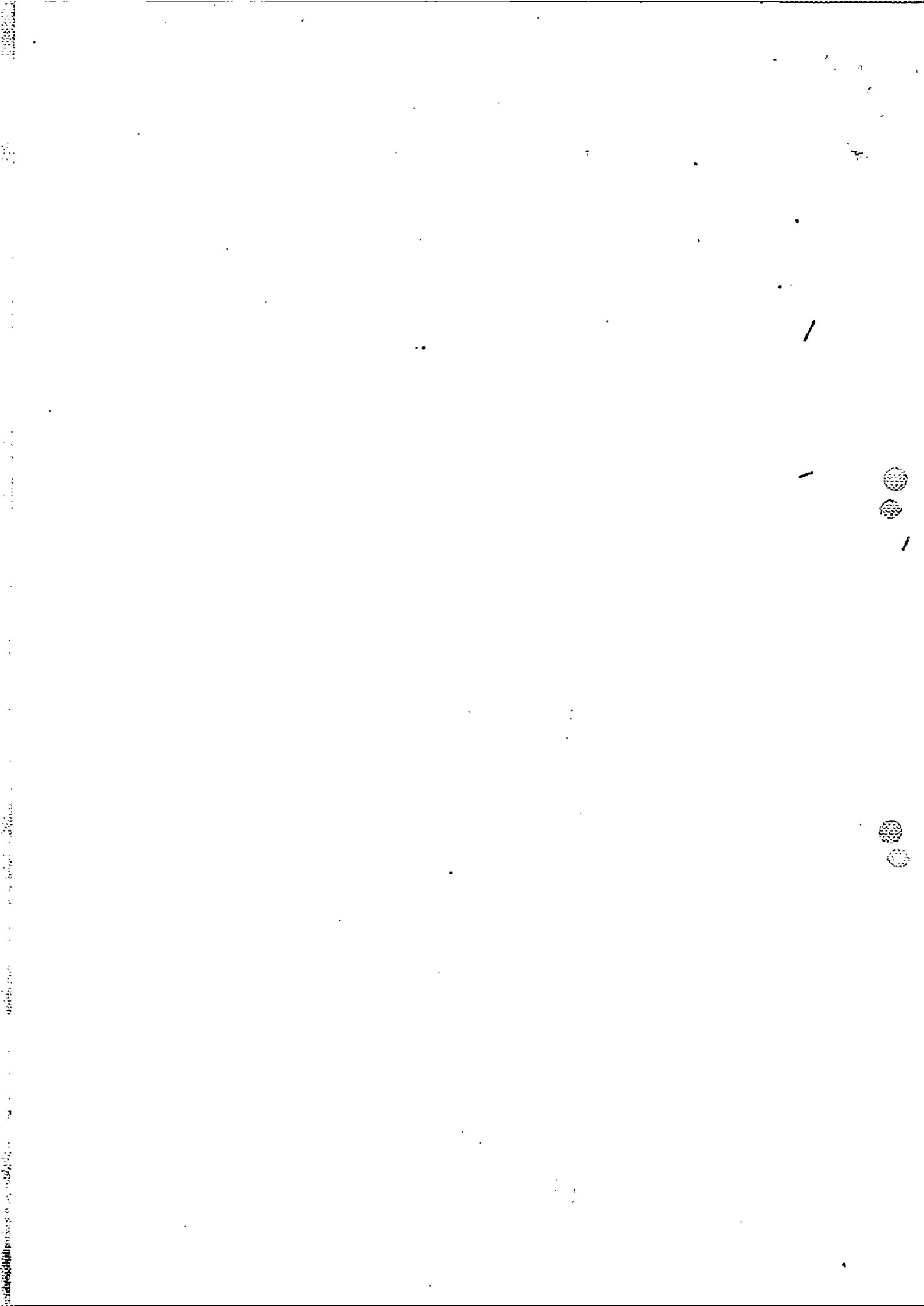


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fixed by the collector is Rs. 15,600/- per m<sup>2</sup> vide rate list of U.P. State Kar Evam Sansthatgat Anubhagh, Lucknow effective from 05.08.2013. The area of the above mentioned plot is more than 1000 m<sup>2</sup> according to the rate list the value of the 1000 m<sup>2</sup> comes to Rs. 1,56,00,000/- and value of the balance area 1950 m<sup>2</sup> valued @ 10,920/- (after deduction of 30% of the rate fixed by the collector Rs. 15,600/-per m<sup>2</sup>) thus the value of the 1950 m<sup>2</sup> comes to Rs. 2,12,94,000/- and Rs. 30,000/- cost of the boundary wall & Gate thus the total value comes to Rs. (1,56,00,000+2,12,94,000+30,000) = Rs. 3,69,24,000/- but for the purposes of stamp duty the sale consideration is higher is Rs. 4,60,50,000/- on which stamp duty is Rs. 32,24,000/- is

*[Handwritten signatures]*





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being paid by the purchaser @ 7%. The above mentioned plot of land is not situated at the corner and both the seller and purchaser neither belong to Schedule Cast or nor Schedule Tribe. There is no construction on the above mentioned plot of land and the same is out of Nagar Nigam limits. The stamp duty has been paid by RTGS No.IOBAH-13318016901 dated 14.11.2013 (amount Rs. 32,24,000/-) and a certificate of e-Stamping issued by the Department vide certificate No.IN-UP00171249586576L dated 19.11.2013 and additional stamp duty of Rs. 250/- is being paid for the joining of the confirming party M/s Simba Realtors Pvt. Ltd.

*Ravindra Singh*

*Singh*



9. That in between the M/s Simba Realtors Pvt. Ltd. (confirming party) and Ravindra Kumar (H.U.F) (Seller) and IRWO (purchaser) there is an MOU for the supply of land and other works, therefore, M/s Simba Realtors Pvt. Ltd. joining as a Confirming Party of this sale deed, to avoid the future complication in between the parties.

**SCHEDULE - 1**

**All the piece and parcel of land located in Khasra No. 45 admeasuring 2950 m<sup>2</sup> situated at Village-Miranpur-Pivat, Pargana-Bijnor, Tehsil & District-Lucknow U.P. hereby sold is bounded as below:**

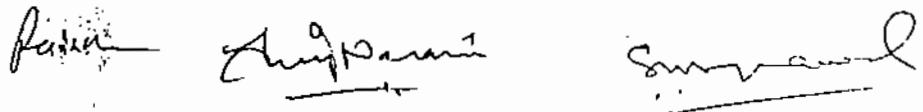
East : NH-25 (Lucknow Kanpur Road)  
West : Khasra No. 46 owner Ravindra Kumar  
North : Khasra No. 44, after that Khasra No. 40, owner Mahendra Kumar, Khsra No. 41 Owner Sarabjeet Singh & Ms. Ranjeet Kaur & others.  
South : Part of Khasra No. 45, owner Krishna Kant Pandey

**SCHEDULE - 2**

**Mode of Payment of Sale Consideration**

Total Sale Consideration Rs. 4,60,50,000/ (Rupees Four Crore Sixty Lakh fifty Thousands Only) has been paid to the seller through the following cheque drawn on the HDFC Bank:


S.No.	Cheque No.	Date	Amount (Rs.)
1.	000006 of HDFC Bank Branch-Connaught Circus, New Delhi.	18.11.2013	Rs.4,55,89,500/-
2.	TDS (paid by the purchaser on behalf of the seller)		Rs.4,60,500/-
<b>Total Amount : Rs. 4,60,50,000/- (Rupees Four Crore Sixty Lakh fifty Thousand Only):-</b>			

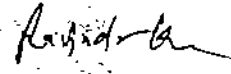






**IN WITNESS WHEREOF**, the above mentioned seller and purchaser put their hands on these presents this 19<sup>th</sup> day of November 2013.


**WITNESSES :-**

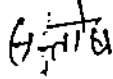
  
**1. (B.C. Bajpai)**  
Project Manager,  
IRWO, Charbagh, Lucknow.

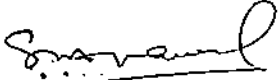
  
**(Ravindra Kumar H.U.F.)**  
Seller

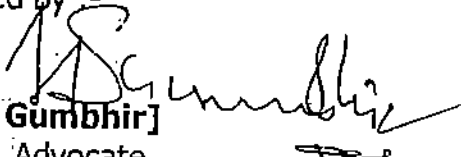
  
**2. (Abhishek Verma)**  
86/73A, Sarojini Devi Lane  
Katra Maqboolganj, Lucknow.

  
**(Anil Kumar)**  
Director  
M/s Simba Realtors Pvt. Ltd. Lucknow  
Confirming Party

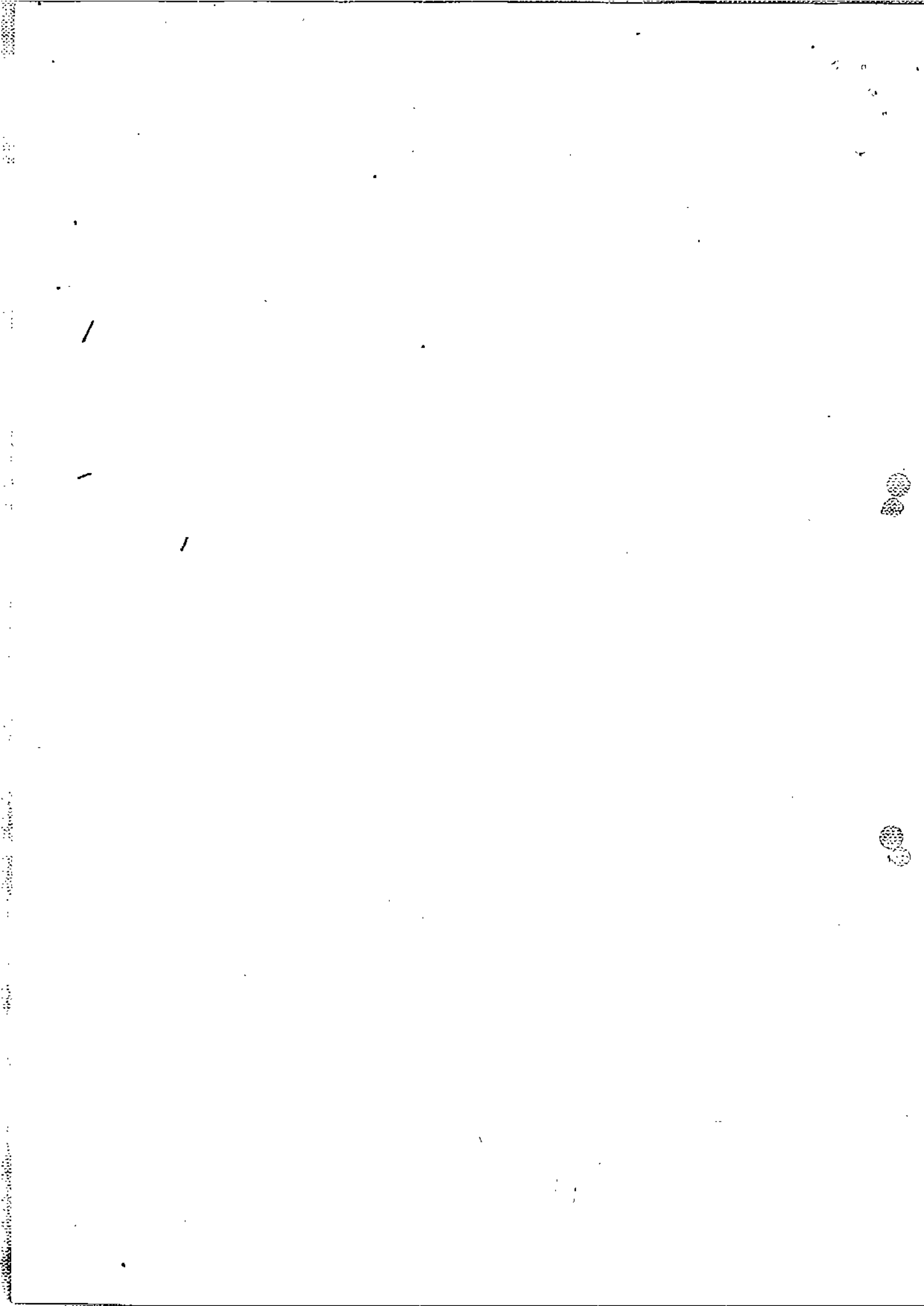
  
**3. (Devesh Verma)**  
86/73A, Sarojini Devi Lane  
Katra Maqboolganj, Lucknow.

  
**4. (Santosh)**  
S/o Sri Ram Asre  
R/o Meeranpur Pivat  
Pargana-Bijnore,  
Tehsil & District- Lucknow

  
**(S.R. Agrawal)**  
General Manager, IRWO,  
Lucknow  
Purchaser

Drafted by :-  
  
**[N.S. Gumbhir]**  
Advocate

  
Typed by :-  
**[Ram Sanahi]**

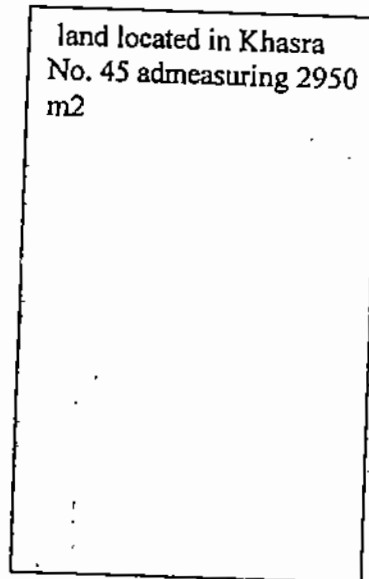


### MAP OF PROPERTY

land located in Khasra No. 45 admeasuring 2950 m<sup>2</sup> situated at Village-  
Miranpur-Pinvat, Pargana-Bijnor, Tehsil & District-Lucknow U.P.

#### Boundaries:-

- East : NH-25 (Lucknow Kanpur Road)  
West : Khasra No. 46 owner Ravindra Kumar  
North : Khasra No. 44, after that Khasra No. 40, owner  
Mahendra Kumar, Khasra No. 41 Owner  
Sarabjeet Singh & Ms. Ranjeet Kaur & others.  
South : Part of Khasra No. 45, owner Krishna Kant  
Pandey



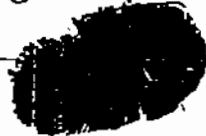
**Seller**

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**Confirming Party**

*[Handwritten signature]*



**Purchaser**

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19. 11. 2013

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