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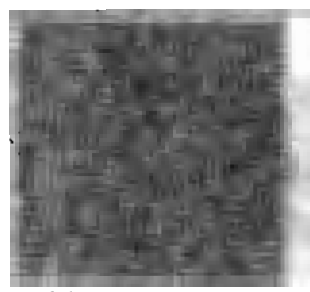


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate I. o. : IN-UP00171261963691L
 Certificate Issued Date : 19-Nov-2013 11:45 AM
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100187134225462L
 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.46 AREA 5930 SQMT SIT ON N.H.25, MIRANPUR PINVAT PARGANA BIJNOR TEH AND DISTT LUCKNOW
 Consideration Price (Rs.) : 5,14,66,098
 (Five Crore Fourteen Lakh Sixty Six Thousand And Ninety Eight only)
 First Party : RAVINDRA KUMAR S O SHRI HARI OM VERMA
 Second Party : I R W O THROUGH 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.) : 36,03,000
 (Thirty Six Lakh Three Thousand only)



Please write or type below this line



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcistamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

क्र 51446098/-
मूल्य 1000/- = 1000/- $\frac{51}{100}$

19-11-2013 - रवींद्र कुमार

रवींद्र कुमार

एन.एम.एम.
85/73A सूर्यनगर/3 नं. 15 नं. 13

19-11-2013
5/6 कामगार कर्मचारी का

फाईल 5

19-11-2013

रवींद्र कुमार (प्रियम)
राजस्थान



प्रमाणपत्र
रवींद्र कुमार क/0 सिद्धा पीथक थैस प्रमाणपत्र जारी
आजुजी नारायण क/0 सहायक नारायण नि. लक्ष्मी निवास 2 वा 68
स्थाना नं. 13 सहस्रदाता तथा नि. कपाल ख. इतिथत रेलवे
वेल्फेयर आर्गनाइजेशन 1RWO द्वारा जनक मैनेजर आओर
सुरत आवास क/0 आ. ओ. क/0 आवास पं. चारवाग रेलवे स्टेशन
नं. 13 नं. 13



उत्तर प्रदेश UTTAR PRADESH

AK 30.00

Sale Consideration : Rs. 5,14,66,098/-
Valuation : Rs. (1,82,49,100/-
+ 30,000/-) or
Rs. 1,82,79,100/-
Stamp Duty : Rs. 36,03,000/- +250/-
Pargana : Bijnor

DETAILS OF PROPERTY

1. Type of Land - Residential
2. Pargana - Bijnor
3. Mohalla - Village-Miranpur Pinvat,
Pargana-Bijnore, Tehsil & District,
Lucknow

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क्रमांक 6159 दिनांक 18-11-2013
उत्तरांचे 50 दिनांक 18-11-2013
नाम व पत्ता 33/2

राज्य प्रिंटेड
श्री. विमलेश कुमार
एन.ए.सी. कार्यालय, लखनऊ
दिनांक 18-11-2013 तक

वी० सी० वाठपेड

प्राजस मजजा IRWO - चार चांग रत्ने रत्ने आ लखनऊ

आशिषर कर्मा

86/73A लखनऊ डी.पी. के.टी. मजजा पेज
लखनऊ

19.11.2013

Prakash

Prakash



Prakash



Prakash



19.11.2013



उत्तर प्रदेश UTTAR PRADESH

- 2 -

4. Property No. - Plot of land Khasra No. 46
5. Measurement - Square Meter (m²)
6. Total Area - 5930 m²
7. Details of Property - Plot
8. Situation of Road - Situated on more than 100 mtr. for away from Lucknow-Kanpur Road NH-25, in Miranpur Pivat Village.
9. Other Details - N.A.
10. Member of any Society - No

Boundary

East : Khasra No. 45 owner Ravindra Kumar (HUF) and Partly Krishna Kant Pandey

West : Khasra.No. 47 owner Rajesh

North : Khasra No. 44 Nali, and after that Khasra No. 42 owner Sarabjeet Singh & Ranjeet Kaur.

South : Khasra No. 49 (Chak Road 12 ft. wide)

Ravindra Kumar

Rajesh

Sarabjeet Singh





- 3 -

Number of First Party - (2)

1. Ravindra Kumar son of Shri Hariom , resident of 86/73A, Sarojini Devi Lane, Katra Maqboolganj, Lucknow. (Seller)

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)

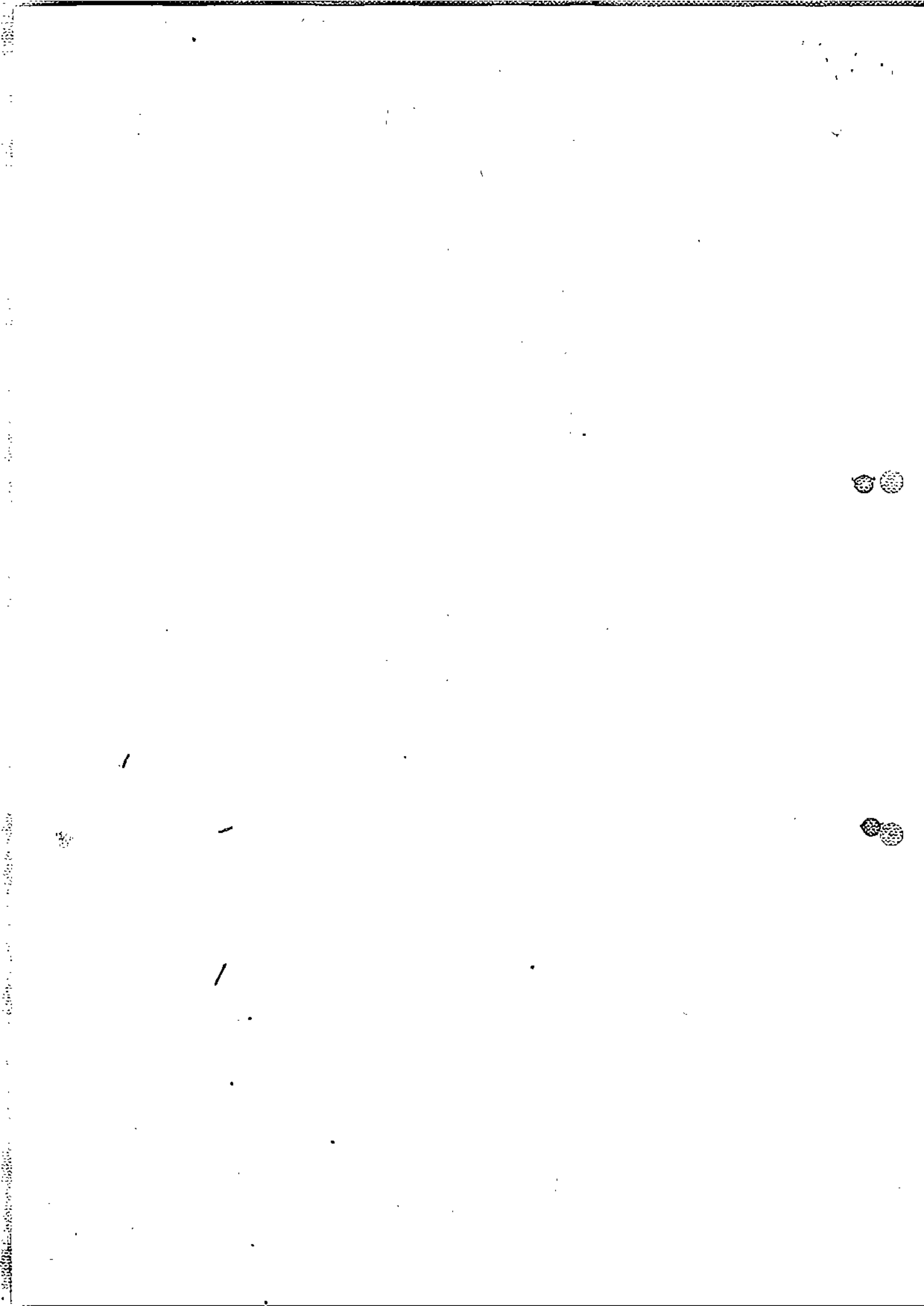
Number of Second Party - (1)

Indian Railway Welfare Organization (IRWO), a Society with the Registrar of Societies at Delhi under the Societies Registration Act XXI of 1860, having its

Ravindra

Anuj Narain

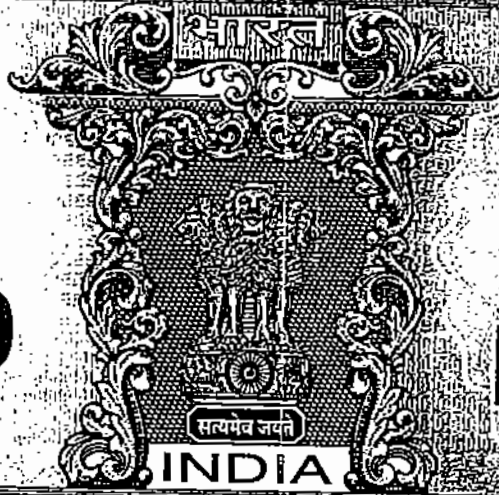
Simba Realtors



भारतीय गैर न्यायिक

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registered office at Railway Offices Complex, Shivaji Bridge (Behind Shankar Market) new Delhi-110001, through its General Manager Dr. S.R. Agrawal, son of Late Dr. J.P. Agarwal, Indian Railway Welfare Organization, Rail Reservation Centre, Charbagh Railway Station, Lucknow -226004.

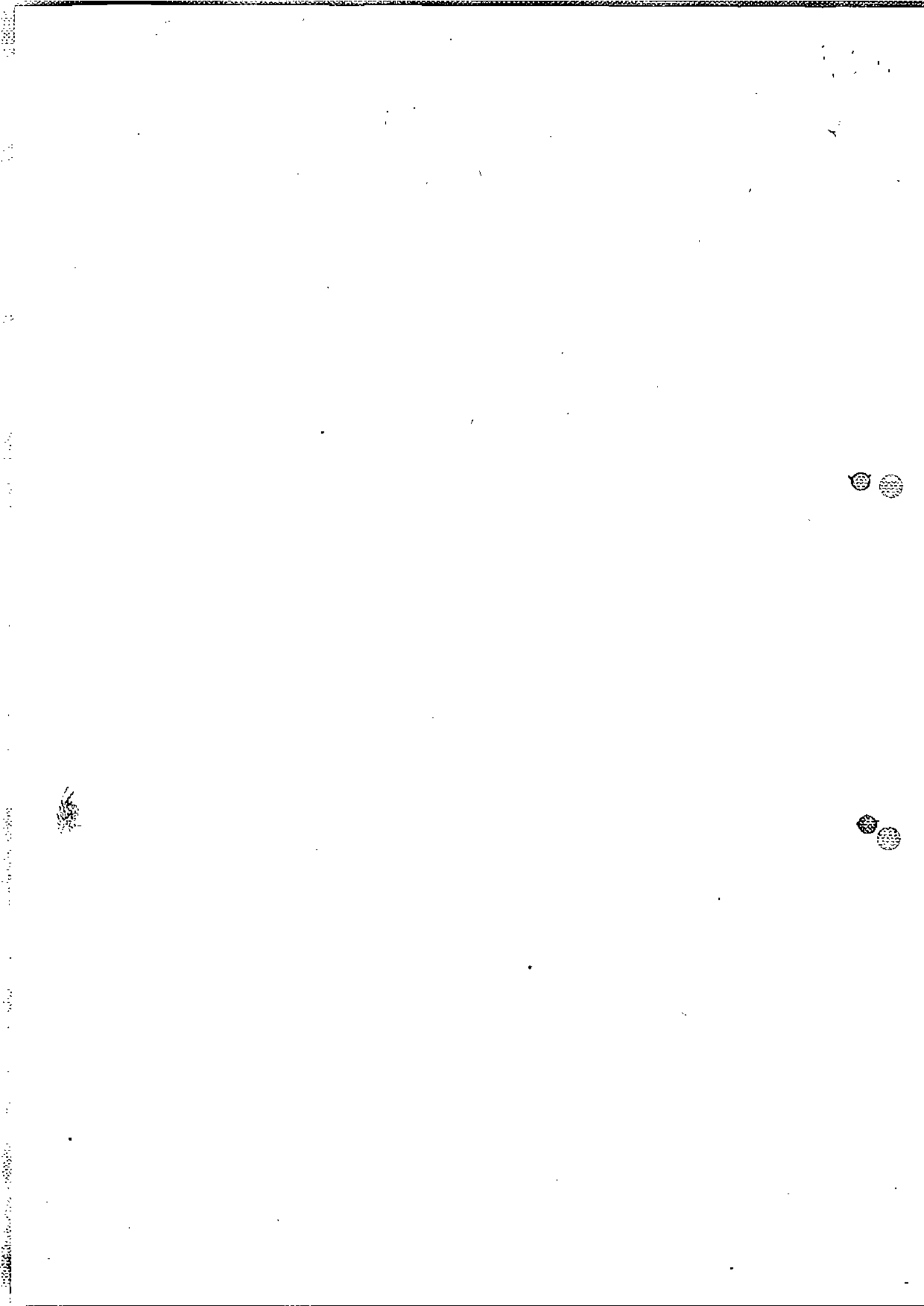
SALE DEED

THIS SALE DEED IS EXECUTED by Ravindra Kumar son of Shri Hariom , resident of 86/73A, Sarojini Devi Lane, Katra Maqboolganj, Lucknow [hereinafter called the 'Seller/ First Party'] 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

Ravindra Kumar

Anuj Narain

Simba Realtors



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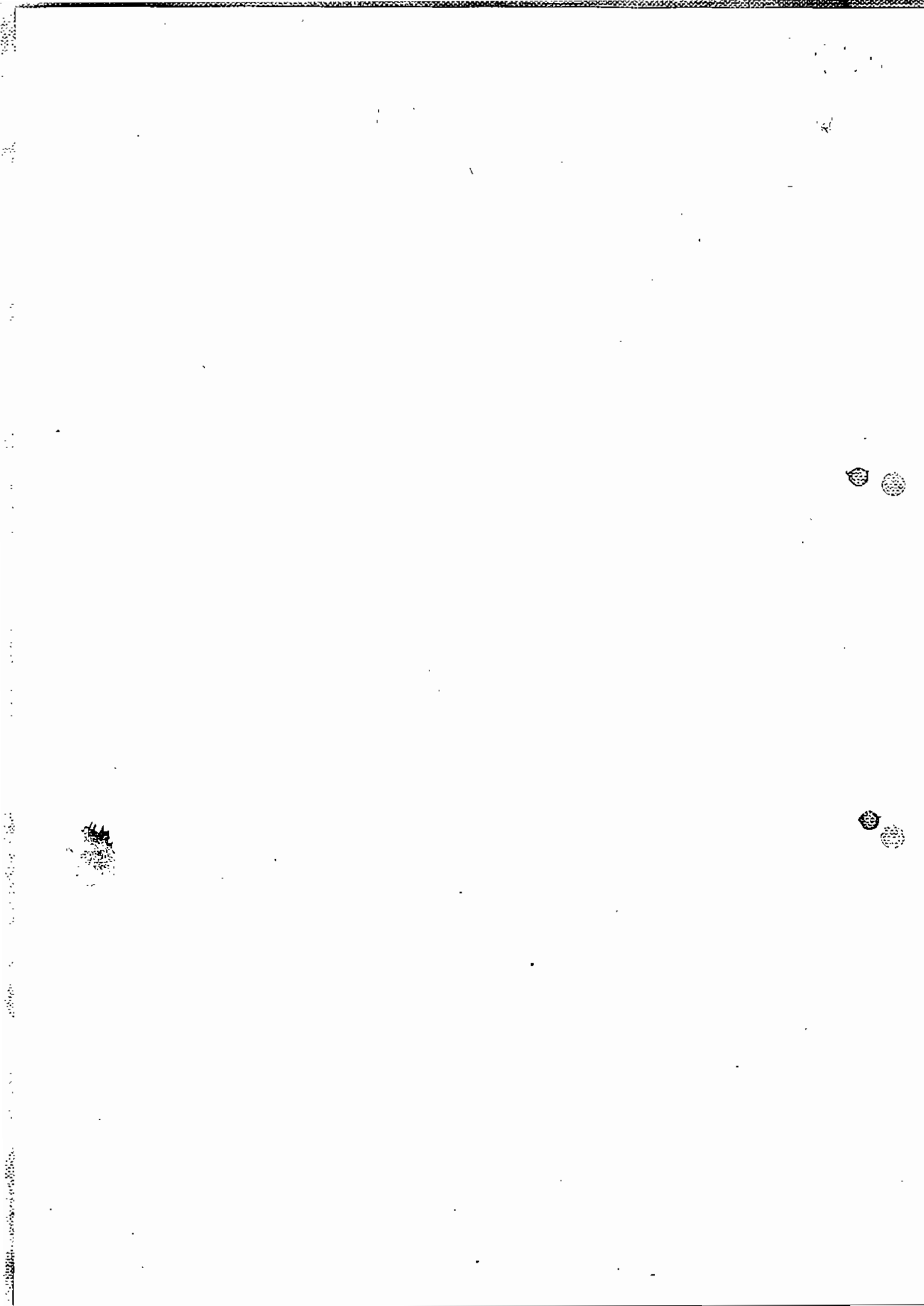
Narain resident of Laxmi Nivas, 2 Barood Khana, Lucknow, Pin-226018 (Confirming Party) IN FAVOUR OF Indian Railway Welfare Organization (IRWO), a Society with the Registrar of Societies at Delhi under the Societies Registration Act XXI of 1860, having its registered office at Railway Offices Complex, Shivaji Bridge (Behind Shankar Market) new Delhi-110001, through its General Manager Dr. S.R. Agarwal son of Late Dr. J.P. Agarwal, Indian Railway Welfare Organization, Rail Reservation Centre, Charbagh Railway Station, Lucknow -226004 [hereinafter called the 'Purchaser/ Second Party']

That the expression 'Seller' & 'Purchaser' hereinafter used, unless repugnant to the context mean and shall always

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Narain

S.R. Agarwal





उत्तर प्रदेश UTTAR PRADESH

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- 6 -

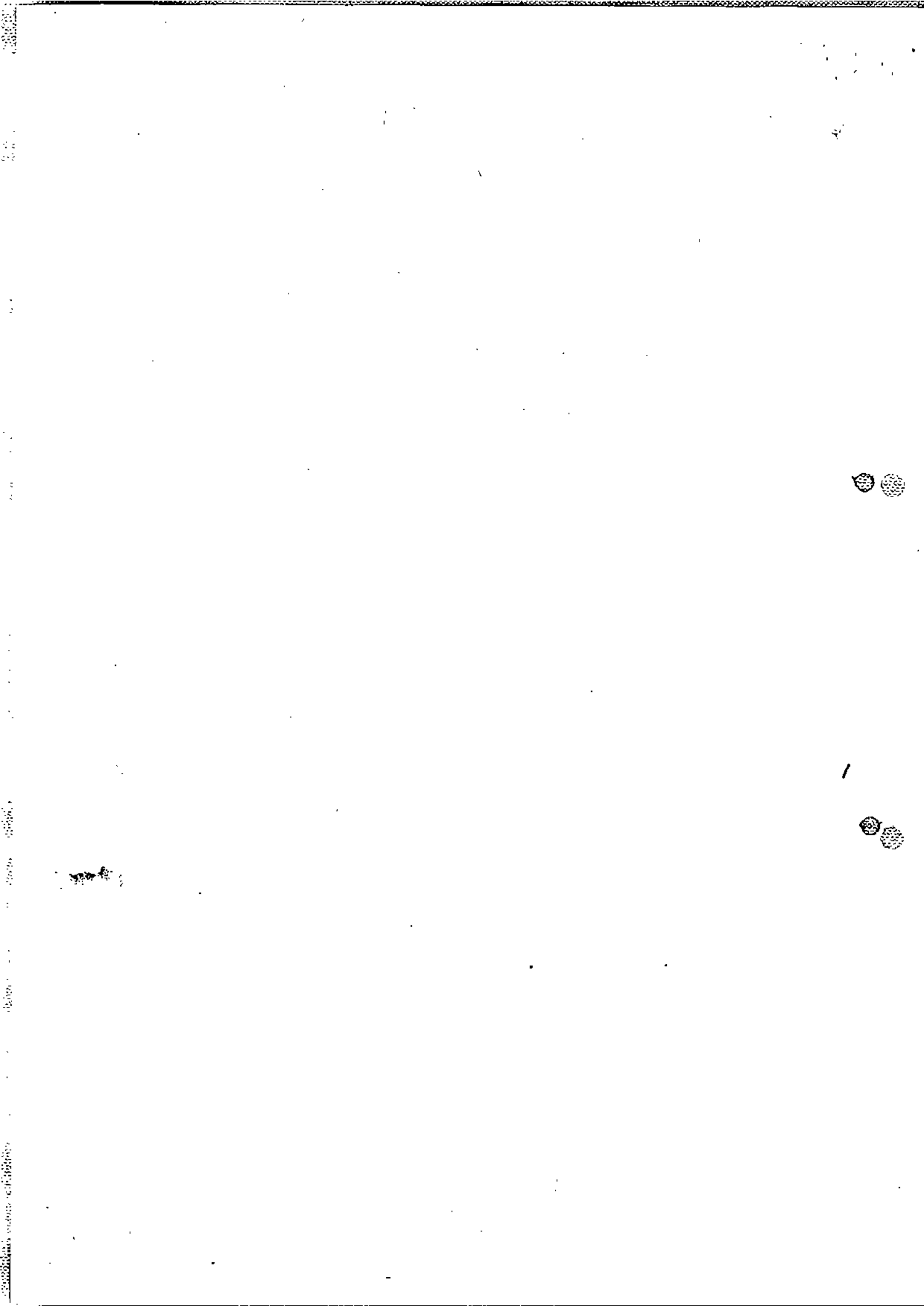
mean and include their respective successors, heirs, legal representative and assignees etc.

1. **WHEREAS** the seller is the owner and in possession of Plot of land Khasra No. 46, admeasuring an area of 5930 m², situated at Village- Miranpur Pinvat, Pargana-Bijnor, Tehsil and District Lucknow, more fully described in Schedule -I (for short hereinafter referred to as "the Scheduled land") of this deed, having purchased the same from Shri Barati Lal & others by way of registered sale deed dated 08.07.2005, registered in the office of Sub-Registrar-I, Lucknow, vide Bahi No. 1, Jild No. 6968, on pages 301/329, at Serial No. 6946, dated 08.07.2005 and subsequent to the purchase of the above mentioned land seller the same was mutated in the revenue record

Pandey

Anil Kumar

Singh





उत्तर प्रदेश UTTAR PRADESH

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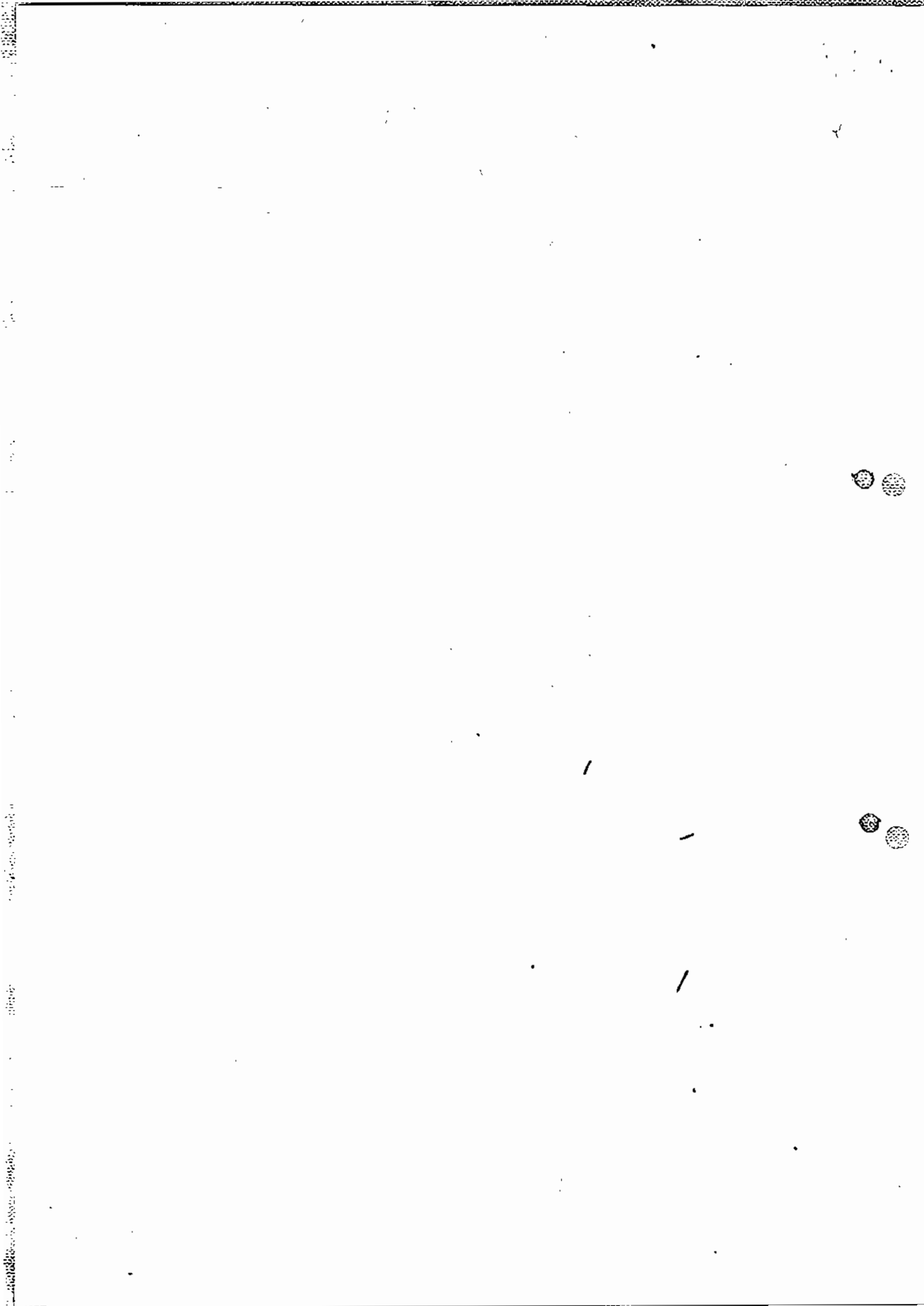
in favour of the seller vide order of mutation in Case No.881 U/s 34 L.R. Act 1901 dated 16-08-2005 in the court of Nayab Tehsildar, Bijnor.

II. **WHEREAS** the status of above mentioned land was agriculture but the land use of the same was got converted to other than agriculture land vide Sub Divisional Officer Lucknow vide order dated 07.12.2006 in case no. 31/95 वर्ष 06.07 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 a 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.

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- 8 -

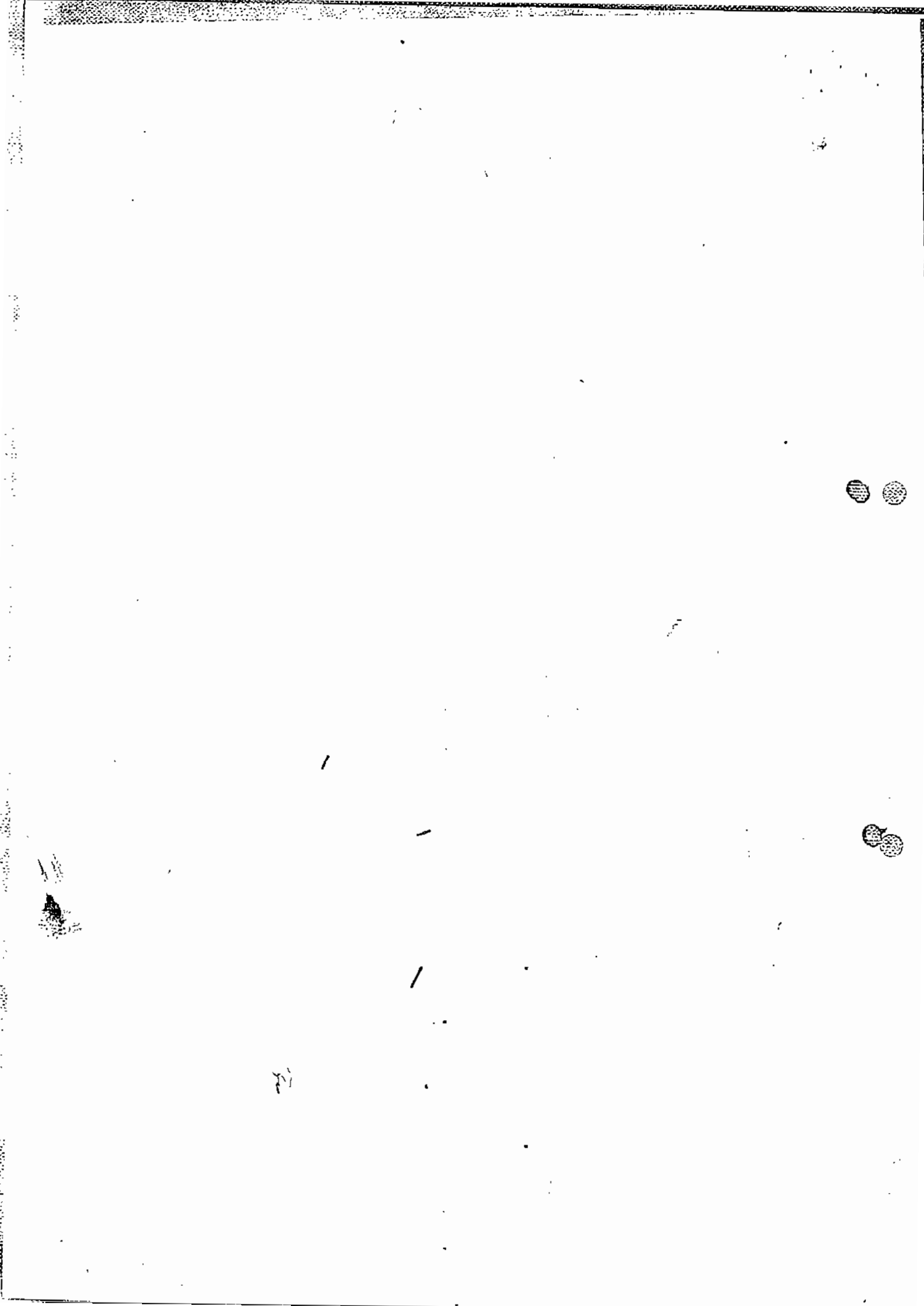
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- III. That the seller has purchased the Khasra no. 46, admeasuring an area of 5930 m² situated at Miranpur Pivat, Pargana-Bijnor, Tehsil and District Lucknow from its owner and the same area was mutated in the name of Sri Ravindra Kumar (seller).
- IV. That at the time of measurement it transpired that on the spot the area of Khasra no. 46 is found 5777.8 m² instead of 5930 m². It is agreed between the seller Ravindra Kumar and IRWO that the seller shall execute the sale deed of the area above mentioned in the sale deed admeasuring an area 5930 m², but he will receive the sale consideration of the actual area found on the spot (5777.8 m²) this being to avoid the further complications and litigation the seller shall undertakes

Ravindra Kumar

Amul Deani

Singh





UTTAR PRADESH

- 9 -

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that in future he is not entitled to claim any consideration or any area whatsoever.

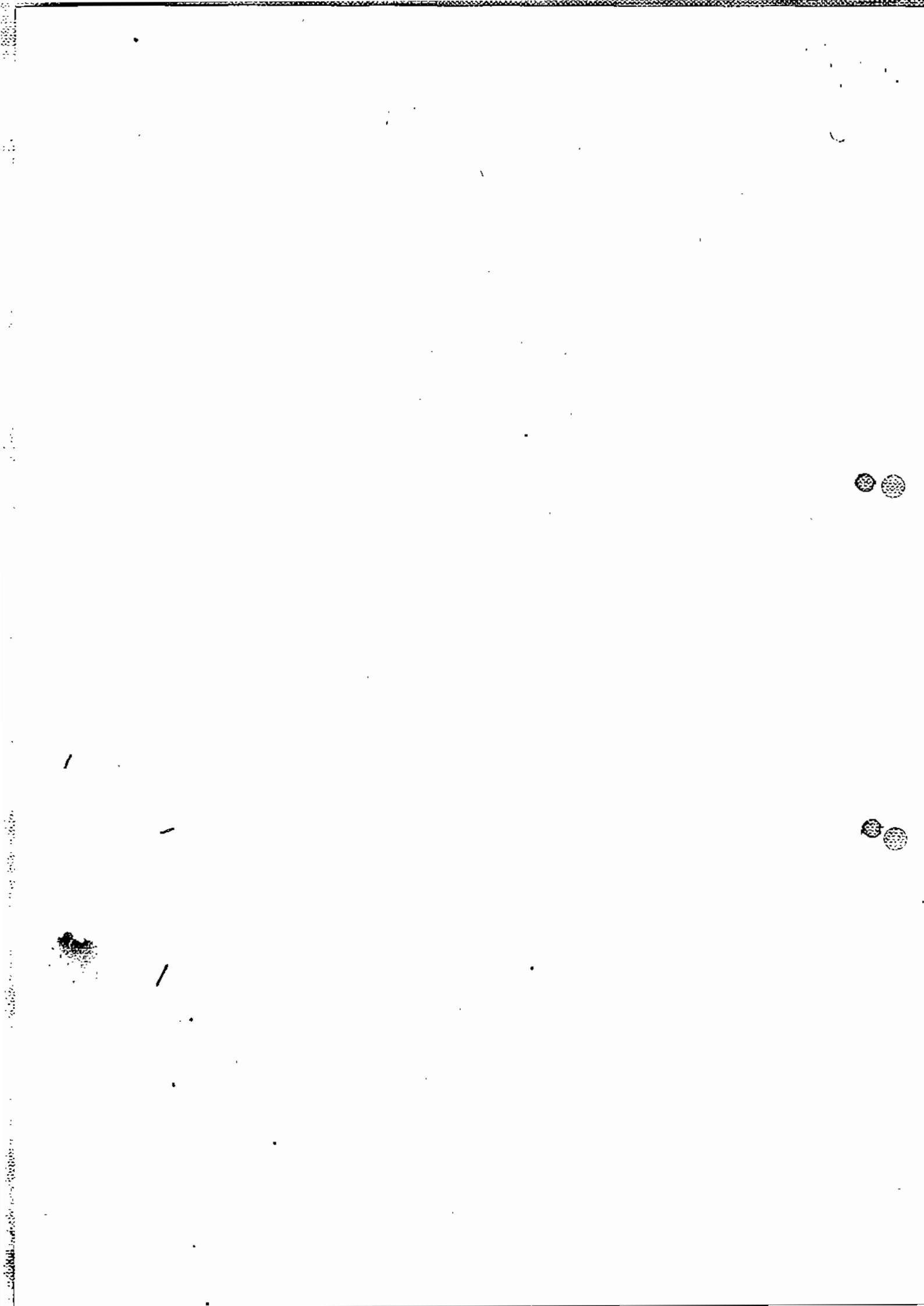
V. **Whereas**, the above mentioned plot of land is free from all encumbrances, mortgage, liens, sale, attachments, etc. and the same is neither subject matter of any attachment nor any legal proceeding before any court of law in India.

VI. **And Whereas** the seller for his bona fide needs is desirous to sell the above mentioned scheduled land to the purchaser for a sale consideration of Rs. 5,14,66,098/- [Rupees Five Crore Fourteen Lakh Sixty Six Thousand Ninety Eight Only] and the purchaser is / agreed to purchase the same from the seller for

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उत्तर प्रदेश UTTAR PRADESH

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constructing a group housing complex for their members.

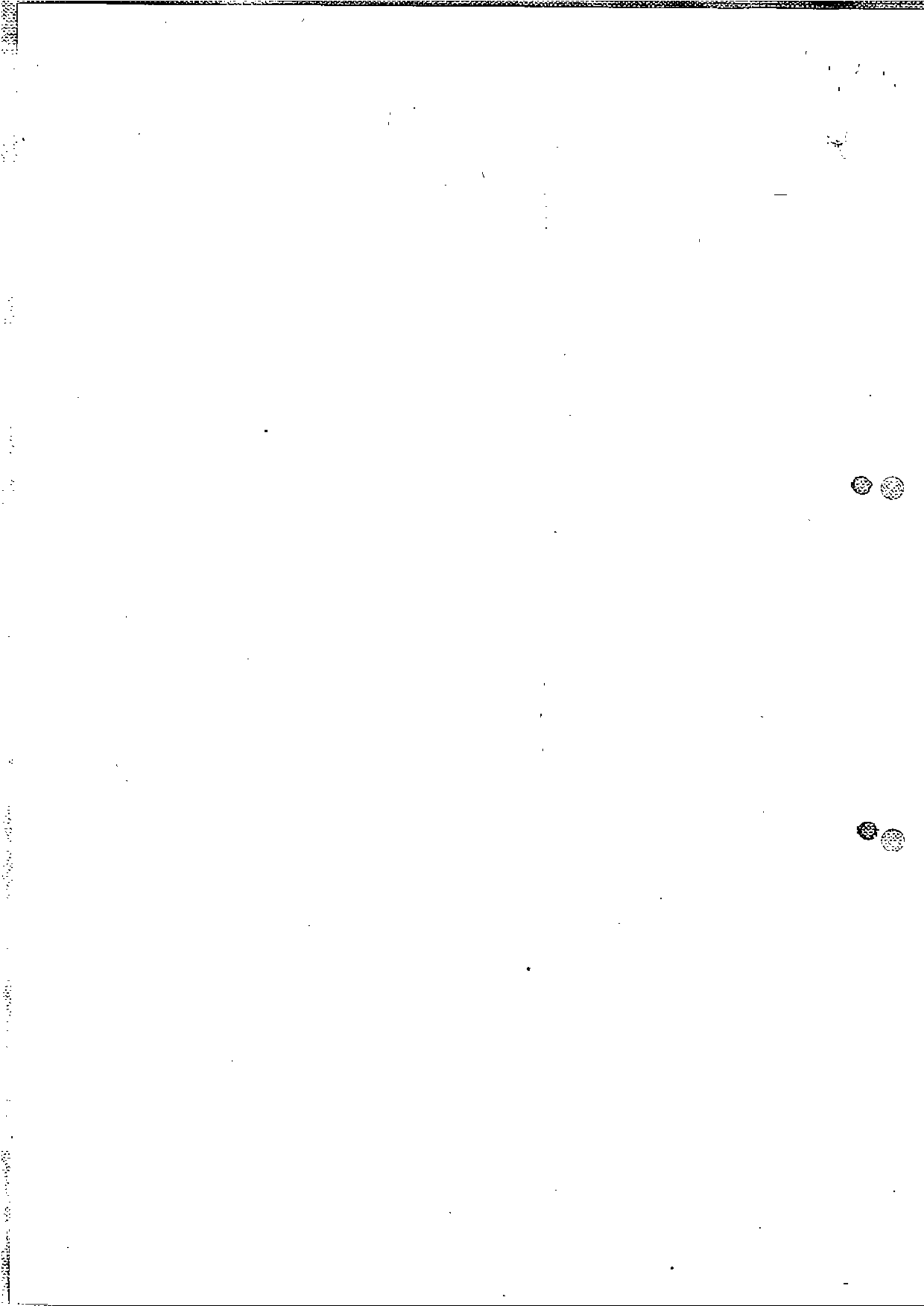
NOW THIS DEED WITNESSES AS UNDER :-

1. That having received the said full and final sale consideration of Rs. 5,14,66,098/- [Rupees Five Crore Fourteen Lakh Sixty Six Thousand Ninety Eight 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 for ever the above mentioned land to the purchaser, more fully described in schedule-I of this deed, including the rights to easements and lands and properties appurtenant thereto as an absolute owner thereof.

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UTTAR PRADESH

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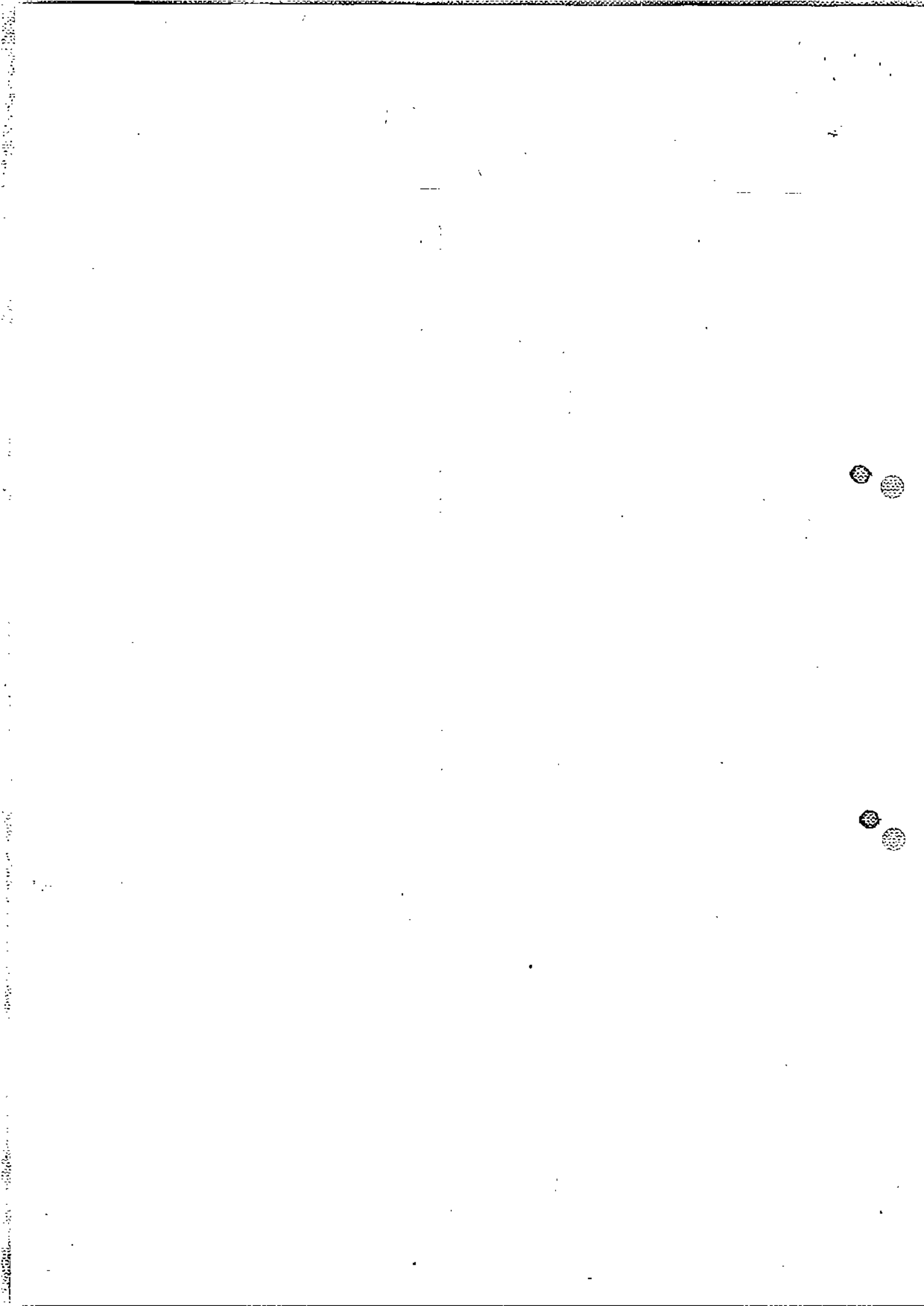
- 11 -

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 the Purchaser 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 plot of land mentioned above, it shall be rendered illegal and void by virtue of the present sale deed, and if the Purchaser is deprived of any proprietary rights in the above mentioned plot of land 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

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संनर प्रदेश UTTAR PRADESH

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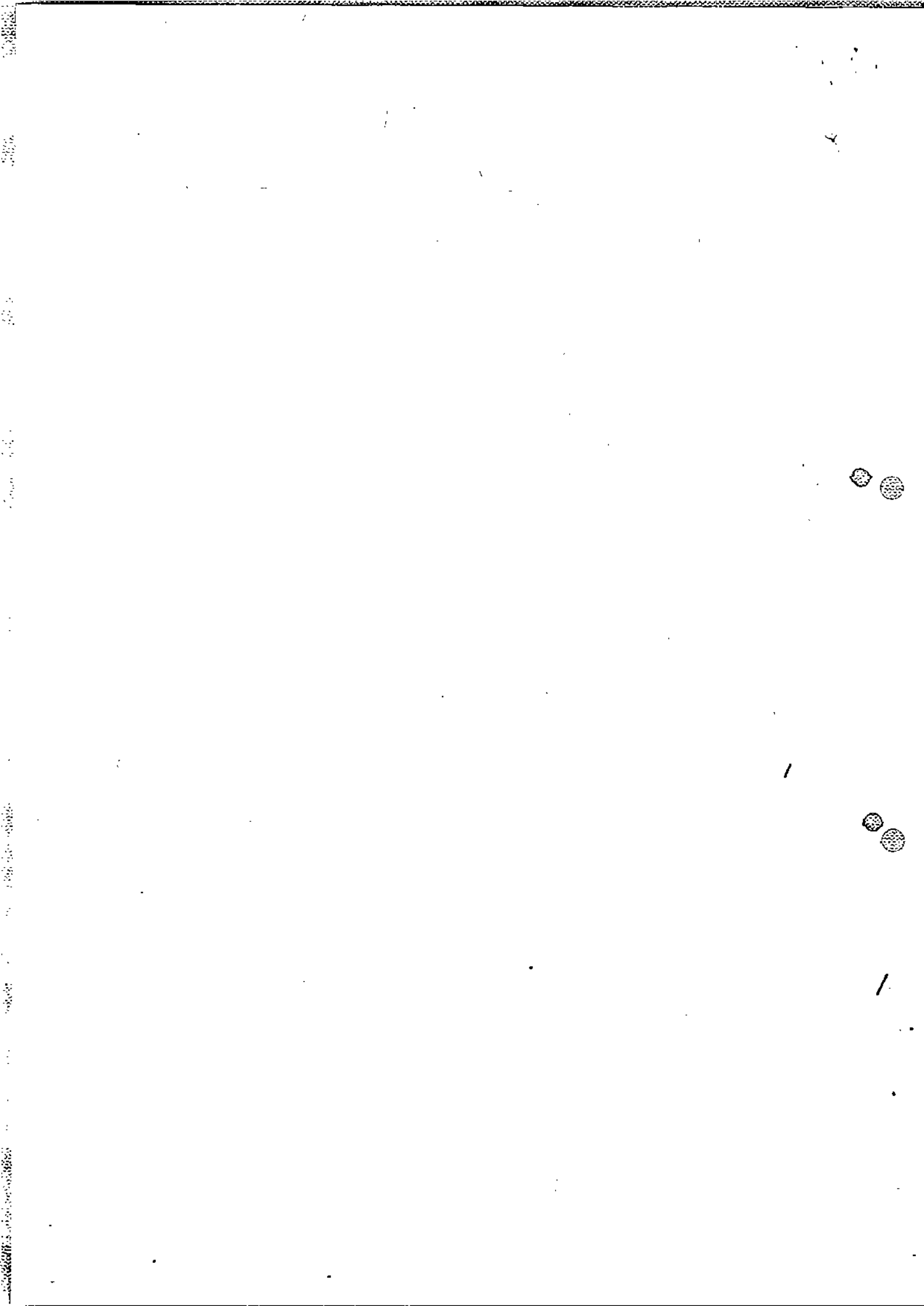
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- Purchaser apart from interest thereon at the then prevailing compounding rate of interest fixed by State Bank of India.
4. That the Seller covenants and declares that he has existing and subsisting title and has the right to sell the above mentioned plot of land without any hindrances caused by any person and the Seller also covenant that he is the rightful owner and 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 with any party and the above mentioned plot of land is not subject matter of attachment. The Seller has handed

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उत्तर प्रदेश UTTAR PRADESH

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- over all 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.
6. That there are no dues pending payment relating to revenue tax, municipal tax and any other tax or levy payable to any authority against the above mentioned property, till the execution of this sale, 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.

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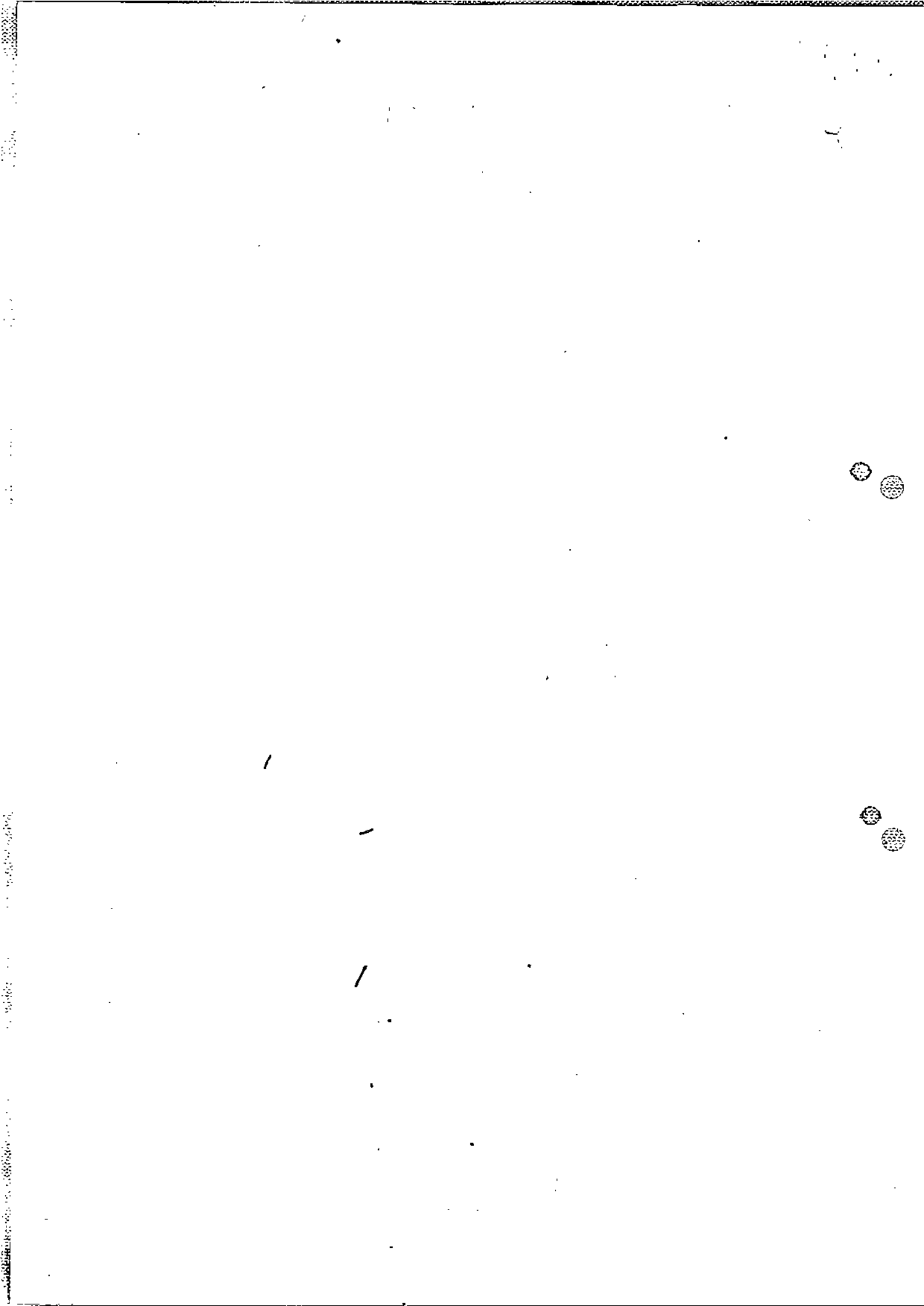
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8. That the above mentioned plot of land is situated more than 100 meters away from Kanpur Road, in village Miranpur Pivat, Pargana Bijnor, Tehsil & District Lucknow. The area of above mentioned plot is 5930 m² and the circle rate fixed by the collector is Rs. 4,100/- per m² vide rate list of U.P. State Kar Evam Sansthaगत Anubhagh, Lucknow effective from 05.08.2013. The area of the above mentioned plot is more than 1000 m² according to rate list the value of the 1000 m² comes to Rs. 41,00,000 /- and value of the balance area 4930 m² valued @ Rs. 2870/- (after deduction of 30% of the rate fixed by the collector Rs. 4100/- per m²) thus the value of the 4930 m² comes to Rs. 1,41,49,100/- and Rs. 30,000/- cost of the boundary wall thus the total value comes to Rs.

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Sunder





UTTAR PRADESH

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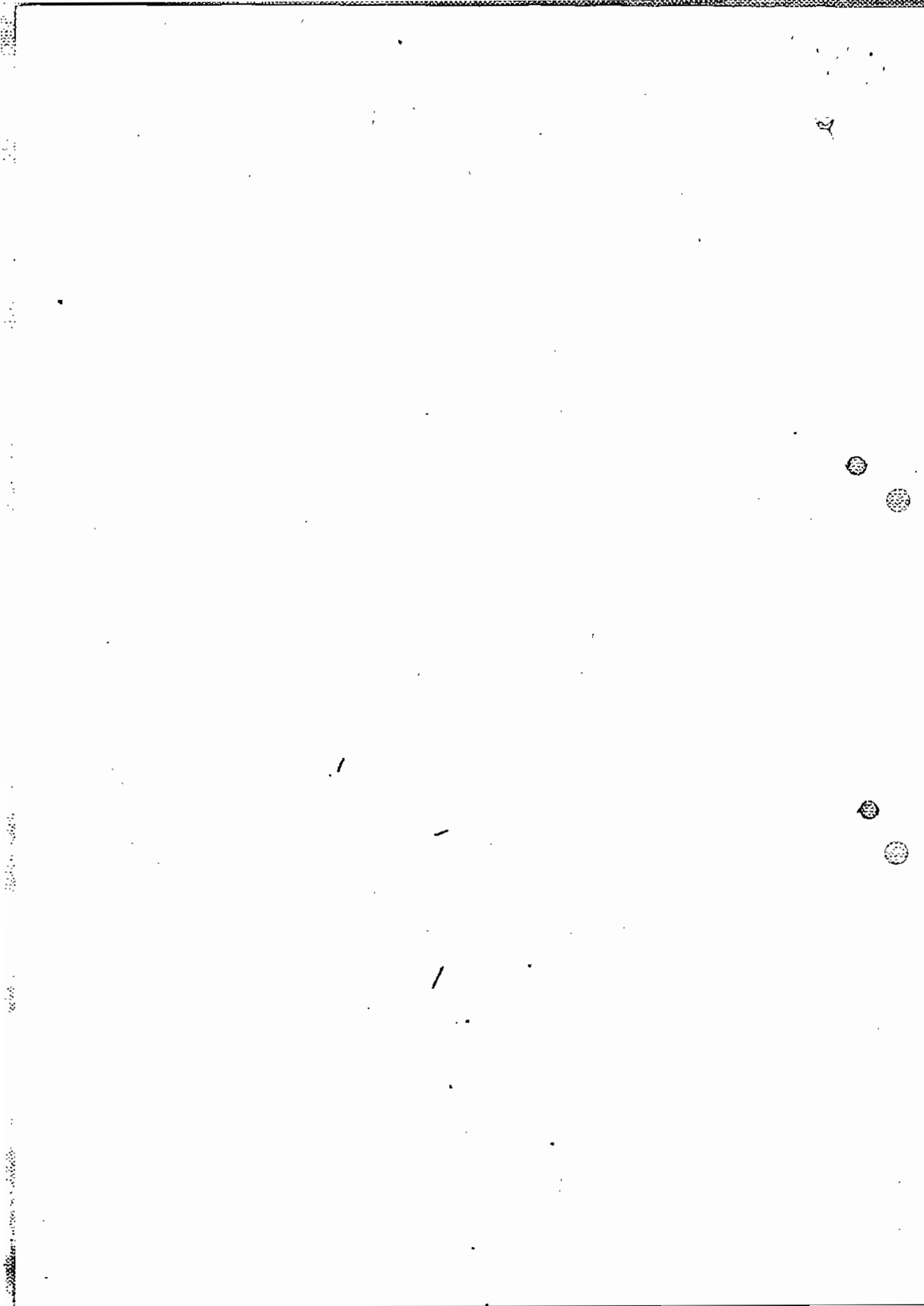
- 15 -

(41,00,000 + 1,41,49,100 + 30,000) = Rs. 1,82,79,100/- but for the purpose of stamp duty the sale consideration is higher at Rs. 5,14,66,098/- on which stamp duty is Rs. 36,03,000/- is being paid by the purchaser @ 7%. The above mentioned plot of land is not situated at the corner or at road at the side of road wider than 9 m. Both the seller and purchaser neither belong to Schedule Cast 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-13318017054 dated 14.11.2013. (amount Rs.36,03,000/-) and a certificate of e-Stamping issued by the Department vide certificate No.IN-UP00171261963691L dated 19.11.2013 and additional

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पुणे न्यायिक दफ्तर

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stamp duty of Rs. 250/- is being paid for the joining of the confirming party M/s Simba Realtors Pvt. Ltd.

9. That in between the M/s Simba Realtors Pvt. Ltd. (confirming party) and Ravindra Kumar (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. 46 admeasuring 5930 m² situated at Village-Miranpur-Pinvat, Pargana-Bijnor, Tehsil & District Lucknow. Uttar Pradesh, hereby sold is bounded as below.

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UTTAR PRADESH

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East : Khasra No 45 owner Ravindra Kumar (HUF)
and partly Krishna Kant Pandey
West : Khasra No 47 owner Rajesh
North : Khasra No 44 Nali, and after that Khasra No.42
owner Sarabjeet Singh & Ranjeet Kaur
South : Khasra No. 49 (Chak Road 12 ft wide)

SCHEDULE - 2

Mode of Payment of Sale Consideration

Total Sale Consideration = Rs. 5,14,66,098/- has been paid through the following cheque on the ICICI Bank:

S.No.	Cheque No.	Date	Amount (Rs.)
1.	174912 of ICICI Bank, Branch- Connaught Place New Delhi.	18.11.2013	Rs.5,09,51,437/-
2.	TDS		Rs.5,14,661/-

Total Amount Rs. 5,14,66,098/- [Rupees Five Crore Fourteen Lakh Sixty Six Thousand Ninety Eight Only]

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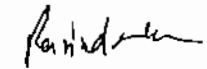
IN WITNESS WHEREOF, the above mentioned seller and purchaser put their hands on these presents this 19th day of November, 2013.

WITNESSES :-

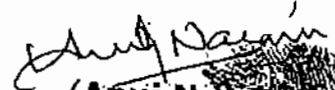
1. 
(B.C Bajpai)
Project Manager
IRWO Charbagh Railway station
Lucknow-226004



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


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


(Ravindra Kumar)
SELLER

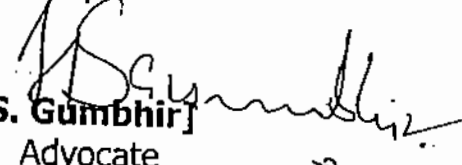



(Anuj Narain)
Director
M/s Simba Realtors Pvt. Ltd. Lucknow
Confirming Party


(Dr. S.R. Agrawal)
General Manager,
IRWO
Lucknow -226004
PURCHASER



Drafted by :-


[N.S. Gumbhir]
Advocate

Typed by :-


[R.S.Verma]

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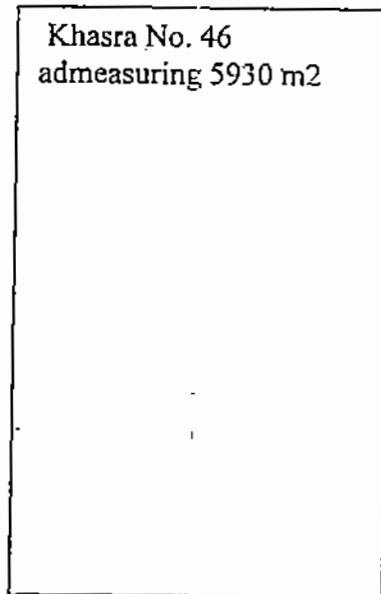


MAP OF PROPERTY

Khasra No. 46 admeasuring 5930 m2 situated at Village-Miranpur-Pinval,
Pargana-Bijnor, Tehsil & District Lucknow. Uttar Pradesh

Boundaries:-

- East : Khasra No 45 owner Ravindra Kumar (HUF)
and partly Krishna Kant Pandey
West : Khasra No 47 owner Rajesh
North : Khasra No 44 Nali, and after that Khasra No.42
owner Sarabjeet Singh & Ranjeet Kaur
South : Khasra No. 49 (Chak Road 12 ft wide)



Seller

Ravindra Kumar



Confirming Party

Rajesh



Purchaser

Sarabjeet Singh & Ranjeet Kaur



19. 11. 2013

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