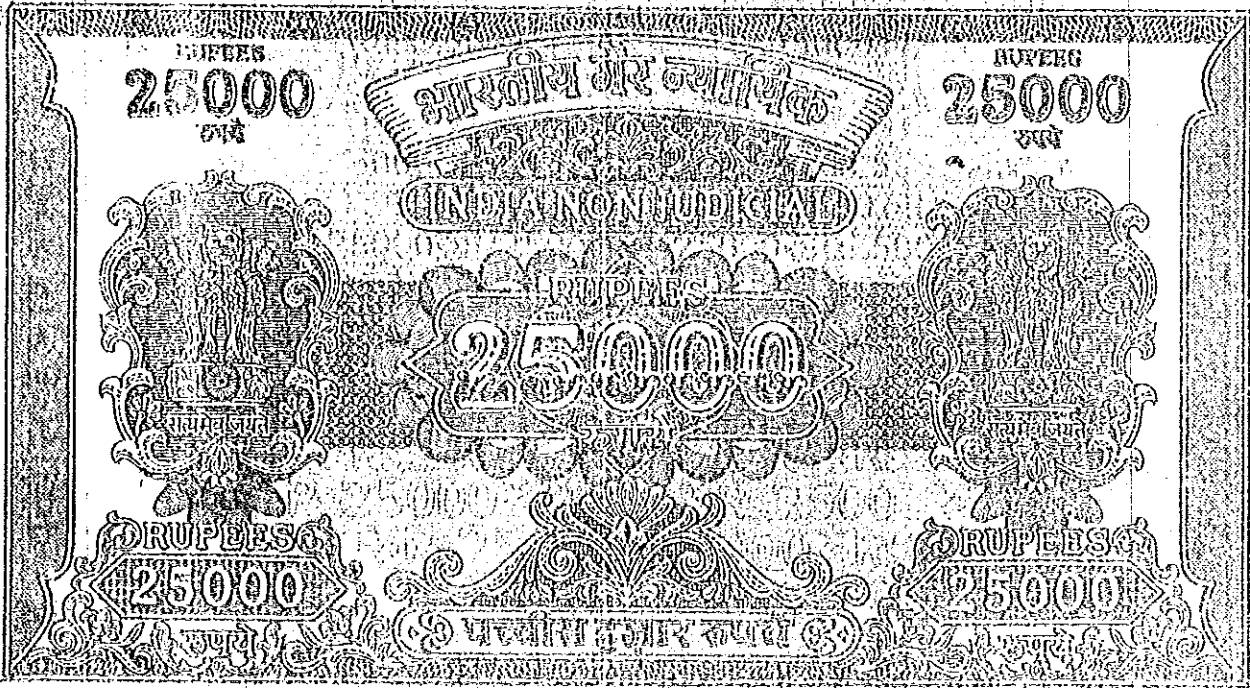


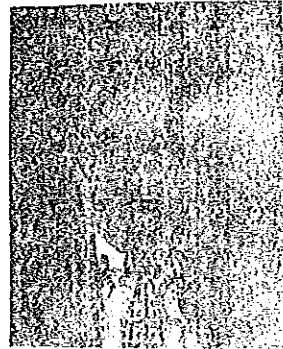
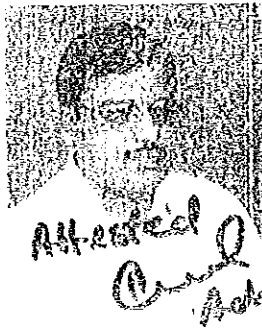
9513/08

48, 68, 288



उत्तर प्रदेश UTTAR PRADESH

062732



Pargana, Tchsil	Lucknow
Valuation of land	: Rs. 10,49,950/-
Sale Consideration	: Rs. 10,50,000/-
Stamp Paid	: Rs. 1,05,000/-

DEED OF SALE

THIS DEED OF SALE is executed between Kabir Project
 Ltd., having registered office at T-213, Gautam.

For Kabir Ltd.

Director

For Vha Construction Pvt. Ltd.

Director

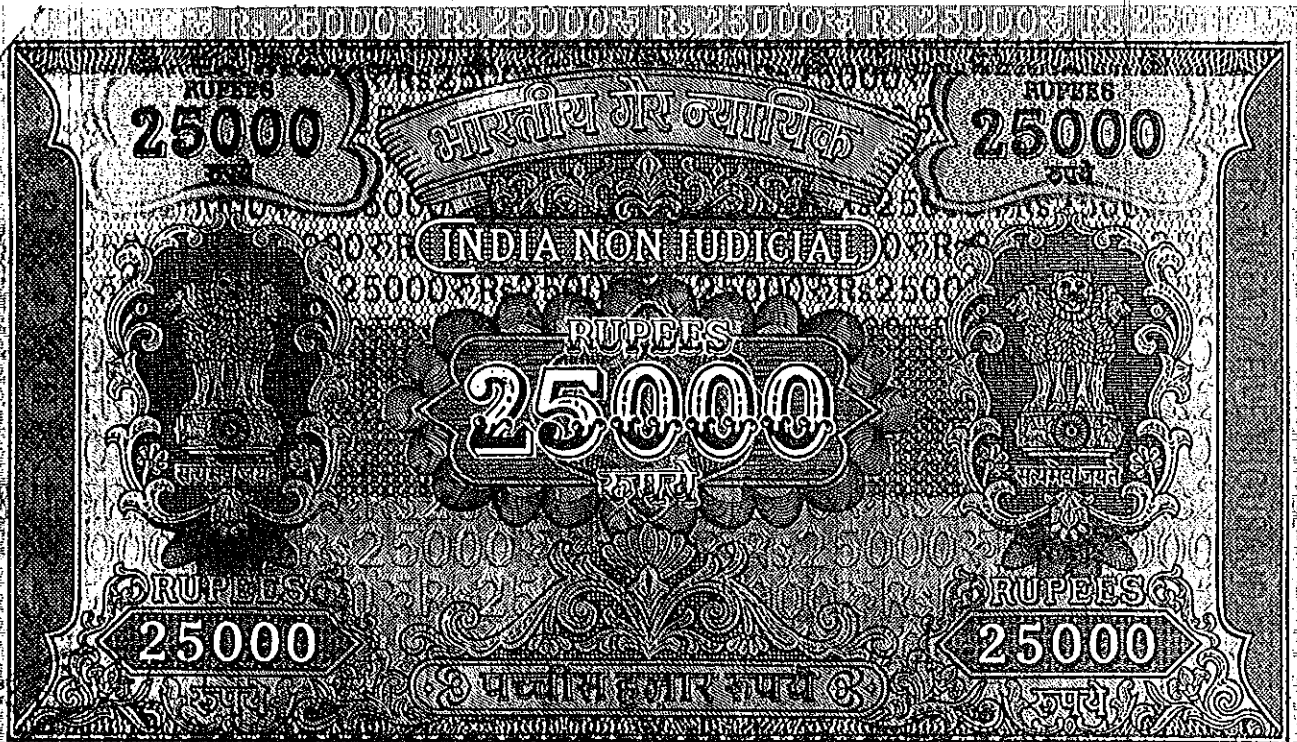
27.10.05

250000

~~Dr. B. K. Mishra, M.A.~~

(2)





उत्तर प्रदेश UTTAR PRADESH

062733

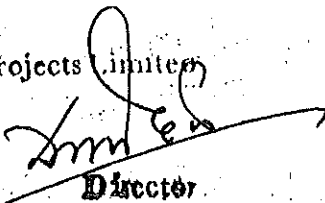
2

Puri, Gali No.1, New Seelampur, Delhi through its Director, Shri Rakesh Mohan Garg son of Late Bal Kishan Das Resident of 96, Navyug Market, Ghaziabad (hereinafter referred to as the **SELLER**, which expression shall mean and include their Directors heirs, successors, transferees and assignees) of the ONE PART;

AND

Viraj Construction Pvt. Ltd. having its registered office at 55, Purana Qila, Lucknow through its Director, Shri R.K. Agarwal son of Late Babu Banarsi Das resident of

For Kaber Projects Limited


Director

For Viraj Constructions Pvt, Ltd.


Director

27-10-05
25000-

वि. २१-११-०५ २५०००- २५०००-

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उत्तर प्रदेश UTTAR PRADESH

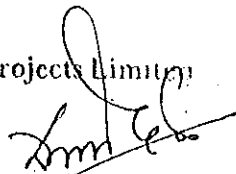
062734

3

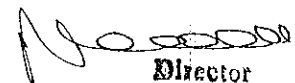
55, Babu Banarsi Das Nagar (Purana Qila), Lucknow
(hereinafter referred to as the Purchaser which expression
shall mean and include their Directors, heirs, successors,
transferees and assignees) of the SECOND PART.

WHEREAS the local and permanent address of the
Seller and purchaser are same as mentioned herein above
paragraph;

For Kaber Projects Limited


Director

For Viraj Constructions Pvt. Ltd


Director

27.10-25

25000

वि. ल. क. थ. व. थ. न. म.

य. रो. दि. न.

स. ल. थ. व. थ. न.





उत्तर प्रदेश UTTAR PRADESH

062735

4

WHEREAS Mohd. Yusuf son of Nooru and Santosh Kumar, Ashok Kumar, Babu Lal, Lal Bahadur, all sons of Sri Kalyan were joint owner in possession of Khasra plot of land bearing No. 68 measuring 0.919 Hectare (3 Bigha, 12 Biswa, 12 Biswansi) situated at Village - Shahpur, Pargana, Tehsil and District Lucknow; AND

WHEREAS Shri Santosh Kumar, Shri Ashok Kumar, Shri Babu Lal and Shri Lal Bahadur all sons of Shri Kalyan, resident of Village Sarai Seikh, Pargana, Tehsil and

For Kabecr Projects Limited

Director

For Viraj Constructions Pvt. Ltd.

Directr

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दिनांक 27.10.85

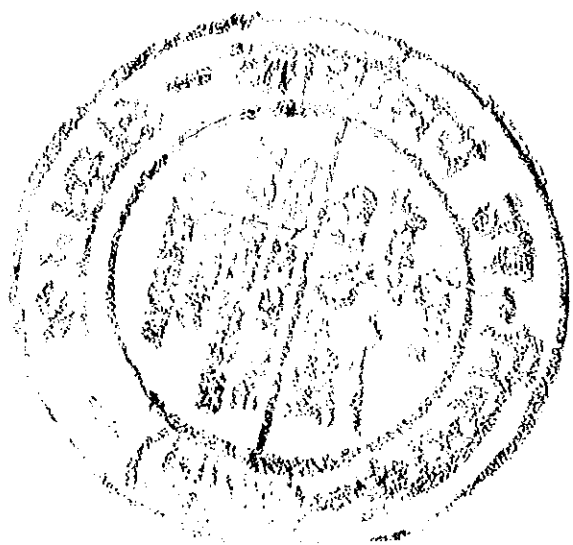
राशि 25000/-

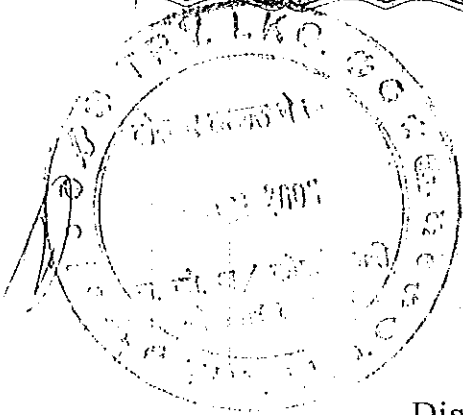
प्राप्त वि. राज. केन्द्राधिकार प्र. ति.

द्वारा

सं. सी. सी. आ.

सुका रोडविया





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5

District Lucknow had $\frac{1}{2}$ share in the Khasra plot of land bearing no. 68, measuring 0.4595 Hectare equivalent 1 bigha 16 biswa 6 biswansi out of total land of said khasra plot no. 68 measuring 0.919 hectares equivalent 3 bigha 12 biswa and 12 biswansi situated at Village Shahpur, Pargana Tehsil and District Lucknow; AND

WHEREAS Sri Santosh Kumar, Ashok Kumar, Shri Babu Lal and Shri Lal Bahadur transferred their $\frac{1}{2}$ share out of the total land of khasra plot no. 68 situated at

For Kabeer Projects Limited

[Signature]
Director

For Viraj Constructions Pvt. Ltd.

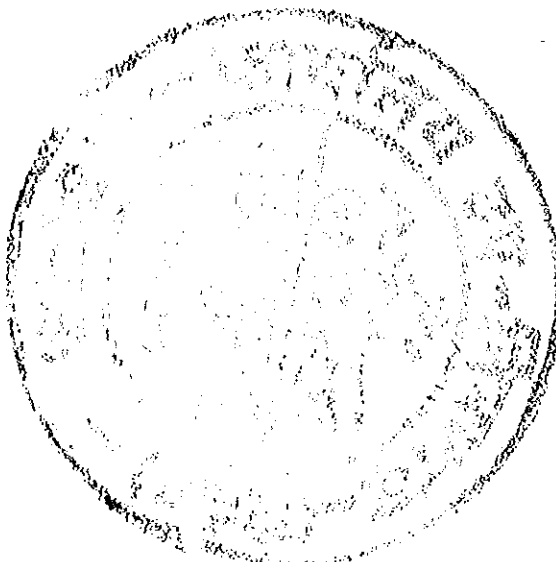
[Signature]
Director

27/10-05

5000 -

ਮਿਲਾ ਕੇ ਦਿਖਾਵਾ ਦੇਵੋ

ਭਾਗ



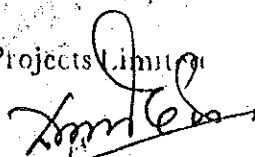
Village - Shahpur, Pargana, Tehsil and District Lucknow in favour of Kabir Project ~~--- --~~ Ltd. (Seller) vide sale deed dated 16 April 2004. The said sale deed is duly registered in the office of Sub-Registrar-II, Lucknow in book no.1 Volume 4317 at pages 359 to 392 at serial no. 3789 on 16th April 2004; AND

WHEREAS Sri Makhan Lal son of Sri Nanhu Ghaseetey and Ram Tahal both sons of Sri Naumi Lal and Prsadi son of Sri Garebey were joint owners in possession of plot khasra no. 288 measuring 0.801 Hectare (3 Biha 3 Biswa and 6 Biswansi) situated at Village Shahpur, Pargana Tehsil and District Lucknow; AND

WHEREAS Sri Makhan Lal had 1/3 share in the said plot khasra no. 288 which comes to 0.267 Hectare (1 Bigha, 1 Biswa and 2 Biswansi) only; AND

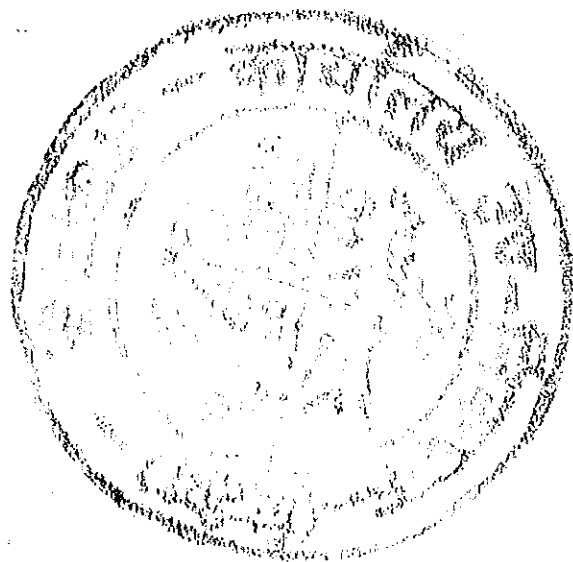
WHEREAS Sri Makhan Lal was exclusive owner in possession of plot khasra no. 48 measuring 0.228 Hectare (18 Biswa) situated at Village Shahpur, Pargana, Tehsil and District Lucknow; AND

For Kabir Projects Limited


Director

For Viraj Constructions Pvt. Ltd.


Director



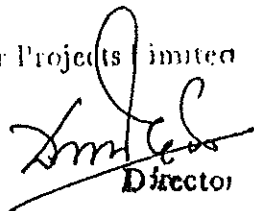
WHEREAS Makhan Lal transferred his 1/3 share out of plot khasra no. 288 and total land of plot khasra no. 48 in favour of Kabir Project ~~Private~~ Ltd. (seller) vide sale deed dated 12.03.2004. The said sale deed is duly registered in the office of Sub-Registrar-II, Lucknow in Book I Volume 4233 on pages 227/264 at serial no. 2364/04 on 12.03.2004; AND

WHEREAS on the basis of sale deed dated 12.03.2004 executed in favour of the seller, the seller became absolute owner in possession of plot khasra no. 48 and 1/3 share of plot khasra no. 288 situated at Village Shahpur, Pargana Tehsil and District - Lucknow; AND

WHEREAS as per order passed by Tehsildar Sadar, Lucknow in Case No. 282/ 26.04.2004, the name of seller has been mutated in the revenue records of District Lucknow in respect of plot khasra no. 48 as absolute owner and in respect of plot khasra no. 288 as Co-owner; AND

WHEREAS on the basis of sale deed dated 16th April 2004 executed in favour of the seller, the seller became absolute owner in possession of the said land measuring

For Kabir Projects Limited


Director

For Viraj Constructions Pvt. Ltd.


Director



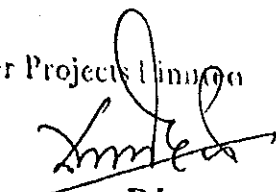
0.4595 Hectare equivalent 1 bigha 16 biswas 6 biswansi situated at Village Shahpur, Pargana, Tehsil and District Lucknow; AND

WHEREAS, the said land is agricultural land. It is used for agricultural purposes and the seller has transferred bhumidhari rights in the said land; AND

WHEREAS as per order passed by the Tehsildar, Sadar, Lucknow in Case No. 338 of 2004 on 02 June 2004. The name of the seller has been mutated as Co-owner of the Khasra plot no. 68, situated at Village Shahpur, Pargana, Tehsil and District - Lucknow; AND

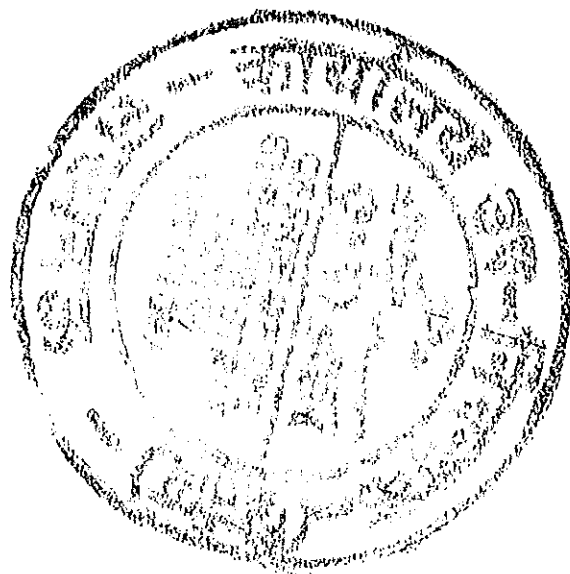
WHEREAS in pursuance of sale deed dated 12.03.2004 and sale deed dated 16.04.2004, the seller became owner in possession of land measuring 0.228 of plot khasra no. 48, land measuring 0.267 Hectare out of plot khasra no. ²⁰⁰(228) and land measuring 0.4595 Hectare out of plot khasra no. 68 situated at Village - Shahpur, pargana, Tehsil and District - Lucknow; AND

For Kabeer Projects Limited


Director

For Viraj Constructions Pvt. Ltd


Director



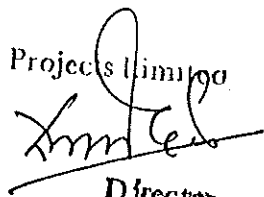
WHEREAS there is no well, tank or tube-well on the said plot of land and it is made clear that there is no construction over the said plot of land; AND

WHEREAS, the seller has assured to the purchaser that the said plot of land is not subject matter of any litigation and that they had good marketable and subsisting title over the said plot of land and there is no impediment on its transfer by the seller to the purchaser. The seller has also assured to the purchaser that he said plot of land has neither been acquired nor has been requisitioned and that no acquisition / requisition proceedings in respect of the said plot of land are pending to the notice or knowledge of the Seller; AND

WHEREAS the seller is in urgent need of the funds to promote their business, therefore, the seller decided to sell the said plot of land; AND

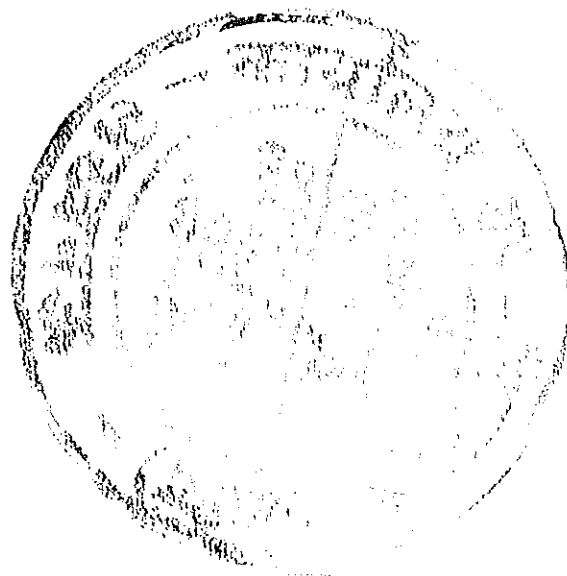
WHEREAS, the Purchaser being interested in purchasing the $\frac{1}{2}$ share of the said plot of land bearing Khasra no. 68, $\frac{1}{3}$ share of plot Khasra no. 288 and total land of plot khasra no. 48 offered a price of Rs. 10,50,000/- which offer the seller has accepted; AND

For Kabcer Projects Limited


Director

For Viraj Constructions Pvt. Ltd

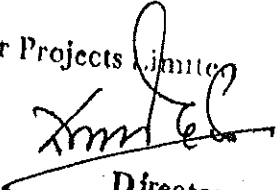

Director

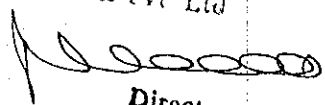


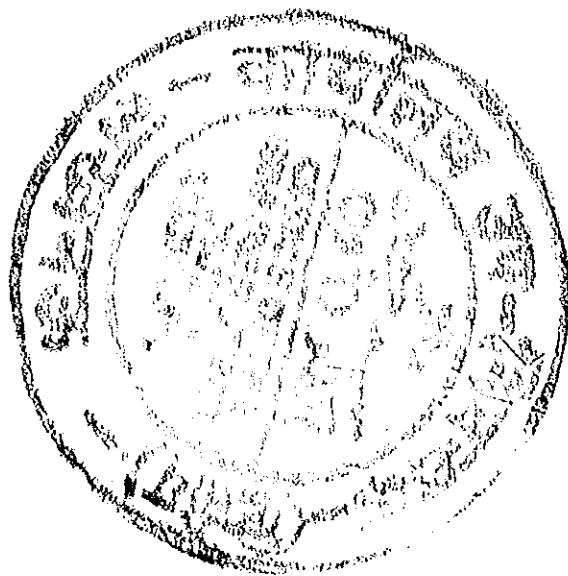
WHEREAS, the seller has agreed to sell the said plot of land in good marketable and unencumbered position with vacant and physical possession to the purchaser.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

- 1- That in consideration of Rs. 10,50,000/- paid by the purchaser to the seller; the receipt whereof the seller, hereby, acknowledges. The seller, hereby, grants, transfers, assigns by way of absolute sale to the purchaser 1/3 share in Khasra plot No. 288 measuring 0.267 Hectare, total land of Khasra plot No. 48 and ½ share in Khasra plot no. 68 measuring 0.4595 Hectare situated at Village Shahpur, Pargana, Tehsil and District Lucknow (hereinafter referred to as the said plot of land) to the purchaser, to hold the same as absolute owner thereof that all rights, titles and interests attached to or upon the said plot of land without any hindrance, interruption or interference by anybody whomsoever.

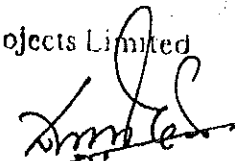
For Kabeer Projects Limited

Director

For Viraj Constructions Pvt Ltd

Director

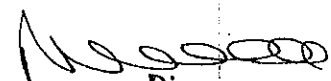


- 2- That the seller, has today delivered vacant and peaceful possession of the said plot of land hereby sold to the purchaser. From this day, the purchaser shall be entitled to use and enjoy the said plot of land in the manner as they may consider proper.
- 3- That the said plot of land hereby sold through this deed of sale shall be held and enjoyed by the purchaser or any person claiming through them without any lawful disturbance or interference by any person whomsoever.
- 4- That all the land revenue, if any, upto the date of execution of this sale deed be borne by the seller and thereafter it shall be the liability of the purchaser.
- 5- That the said plot of land have been sold by the seller to the purchaser absolutely free from all encumbrances, charges, lien, whatsoever with good marketable title thereon.

For Kabeer Projects Limited


Director

For Viraj Constructions Pvt Ltd


Director



- 6- That this deed of sale itself will amount to the seller's consent to the purchaser to have a mutation in their name as owner of the said plot of land. The purchaser shall have the right to use and enjoy the said land in the manner they may deem fit and proper.
- 7- That the seller covenants that in the event any part of land goes out of the possession of the purchaser on account of any defect in the title of the seller, in the said plot of land or the purchaser suffers any loss on account of any defect in the title of the seller in the said plot of land, the seller undertakes to compensate the purchaser to the extent of such loss.
- 8- That the said khasra plot no. 68, 288 and 48 are situated out of Lucknow Nagar Nigam limits and the said land is not situated at national Highway, Raj Marg, Link Marg and District approach Road and it is further made clear that there is no construction within the purview of 200 metres of the said khasra plot of land.

For Kabeer Projects

For Viraj Constructions Pvt Ltd

Director

- 9- That the total area out of the said Khasra plot no. 68, 288 and 48 measuring 0.9545 Hectare is being transferred through this deed of sale. The said plots of land are situated at Village Shahpur, Pargana, Tehsil and District Lucknow, which is described in the list of semi-urban, Village. As per Collector rate list dated 16.06.2004 the rate of agriculture land has been fixed at Rs. 11.0 lacs per Hectares. The value of land transferred through this deed of sale comes to Rs. 10,49,950/- and agreed sale consideration is Rs. 10,50,000/- on which stamp duty of Rs. 1,05,000/- has been paid on this deed of sale. The said plot of land is situated more than 200 metres away from the Faizabad Road, Lucknow.

SCHEDULE OF THE PLOT OF LAND

½ share of plot of land bearing no. 68
measuring 0.4595 Hectares (1 bigha 16 biswa and 6 biswansi) situated at Village Shahpur, Pargana, Tehsil and District Lucknow, which is bounded as under :-

EAST : Land of Khasra plot no. 67
WEST : Land of Khasra plot no. 70
NORTH : Khasra plot no. 66 and 69

For Kabeer Projects Limited

Director

For Viraj Constructions Pvt. Ltd.

Director



SOUTH : Khasra plot nos. 64 and 265

1/3 Share of plot of land bearing No. 288 measuring 0.267 Hectare (1-1-2-0) situated at Village Shahpur, pargana, Tehsil and District Lucknow, which is bounded as under :-

EAST : Khara No. 290

WEST : Khasra no. 275 and 287

NORTH : Khasra No. 274

SOUTH : Khasra No. 289

Total land of plot bearing no. 48 measuring 0.228 Hectare (0-18-0-0) situated at Village Shahpur, pargana, Tehsil and District Lucknow, which is bounded as under :-

EAST : Khasra No. 49

WEST : Khasra No. 47

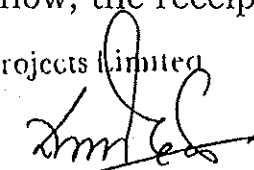
SOUTH : Limit of Village Semara

NORTH : Khasra No. 51

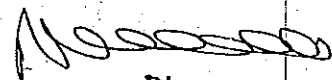
SCHEDULE OF PAYMENT

Paid Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand only) to the seller through pay order no. 056050 dated 28.10.2005 drawn on IMCB Ltd. Cantt. Road Branch, Lucknow, the receipt whereof the seller acknowledges.

For Kabeer Projects Limited


Director

For Viraj Constructions Pvt. Ltd.


Director

विक्रय पत्र

1,049,950.00/ 1,050,000.00 5,000.00 20 5,020.00 1,000

पतिफल गालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
 श्री/श्रीमती कबीर प्रोजेक्ट्स प्रा.लि.द्रा.निदेशक राकेश मोहन गर्ग
 पुत्र /पुत्री श्री स्व.बाल किशनसिंह
 पेशा व्यापार निवासी स्थायी 96,नवयुग मार्केट,गजियाबाद
 आस्थायी पता
 ने यह लेखपत्र इस कार्यालय दिनांक 29/10/2005 समय 4:05PM
 वजे निवन्धन हेतु पेश किया।

[Signature]

उप निबन्धक (द्वितीय)
 लखनऊ
 29/10/2005

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

विक्रेता

क्रेता

श्री/श्रीमती कबीर प्रोजेक्ट्स प्रा.लि.द्रा.निदेशक राकेश मोहन गर्ग
 पुत्र/पुत्री श्री स्व.बाल किशनसिंह
 पेशा व्यापार
 निवासी 96,नवयुग मार्केट,गजियाबाद

श्री/श्रीमती विराज कन्स.प्रा.लि.द्रा.निदेशक
 और.के.अग्रवाल
 पुत्र/पुत्री श्री स्व.बाबू बनारसी दास
 पेशा व्यापार
 निवासी 55,बाबू बनारसी दास नगर लखनऊ

ने निष्पादन स्वीकार किया

[Signature]

उप निबन्धक (द्वितीय)
 लखनऊ
 29/10/2005



IN WITNESS WHEREOF the Vendors and the Purchasers to this indenture have put their respective hands on this deed of Sale on this October 29, 2005 at Lucknow.

WITNESSES:

1-

(S.M. Sadiq)

s/o Late S. Baqar Husain

R/o- 9 Victoria Street, Lko.

For Kabeer Projects Limited.

(Kabir Project - Ltd.)

through its Director,

Shri Rakesh Mohan Garg

Vendors

2- *[Signature]*

(Sudharma Singh)

S/o- Sri Virendra Singh

R/o- C-32, Sector-D,

Sitapur Scheme, Lucknow

For Viraj Constructions Pvt. Ltd.

(Viraj Construction Pvt. Ltd.)

through its Director,

Shri R.K. Agarwal

Purchasers

Typed by:

(Laique Ahmed)

Civil Court, Lucknow

Drafted by:

(P.C. Mishra)

Advocate

18 Kedar Vihar, Gaushala Road, Balaganj, Lucknow

जिनकी पहचान श्री एस.एम.सादिक

पुत्र श्री स्व.सैयद बाकर हुसैन

पेशा नौकरी निवासी 9,विक्टोरिया स्ट्रीट लखनऊ

व श्री सुधर्मा सिंह

पुत्र श्री वीरेन्द्र सिंह

पेशा नौकरी निवासी सी-32, सेक्टर-डी, सीतापुर रोड, लखनऊ

ने की ।



उप निबन्धक (द्वितीय)
लखनऊ
29/10/2005



प्रत्यक्षतः भद्र राक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं ।

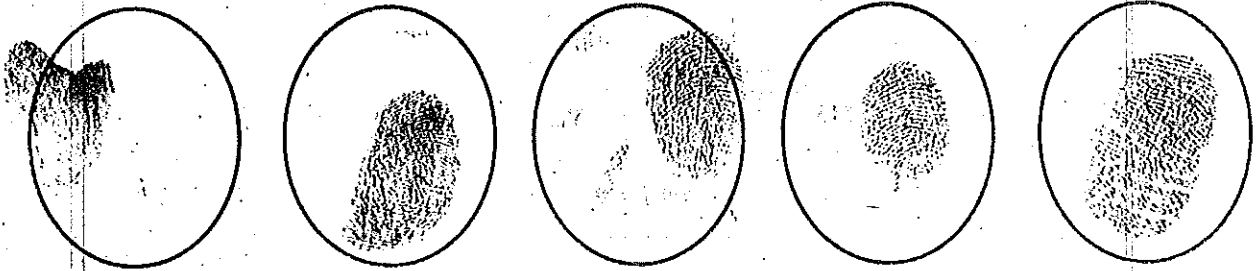


उप निबन्धक (द्वितीय)
लखनऊ
29/10/2005

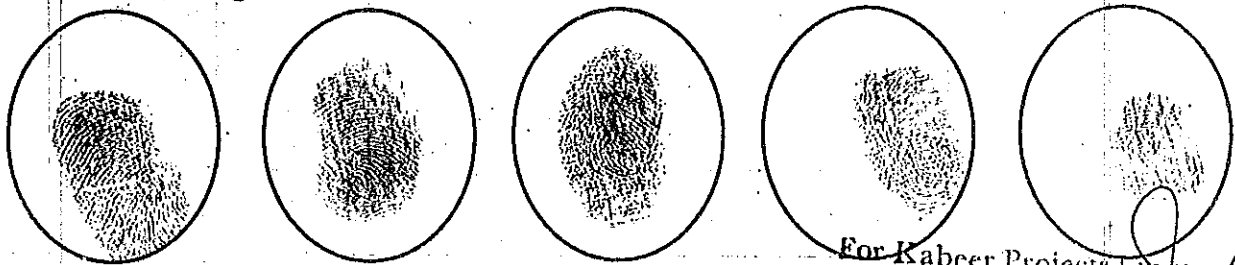
रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Rakesh Mohan Gang
96 Navyug Market Ghazabad

बायें हाथ के अंगुलियों के चिन्ह :-



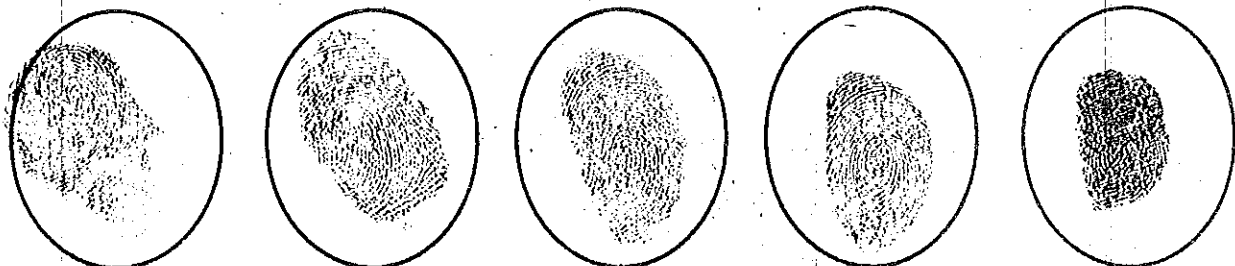
दाहिने हाथ के अंगुलियों के चिन्ह :-



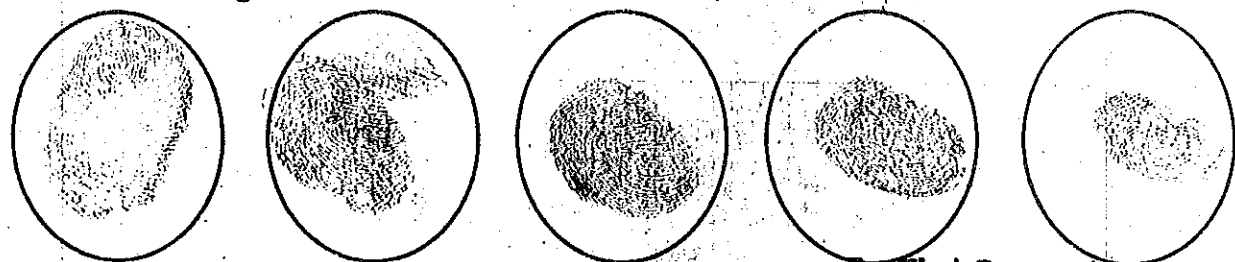
For Kabeer Projects Limited

विक्रेता/क्रेता का नाम व पता :- R. K. Agarwal प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
55 Purana Dila Lucknow Director

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Viraj Constructions Pvt Ltd.

विक्रेता/क्रेता के हस्ताक्षर Director

विक्रेता

Registration No 9513

Year : 2005

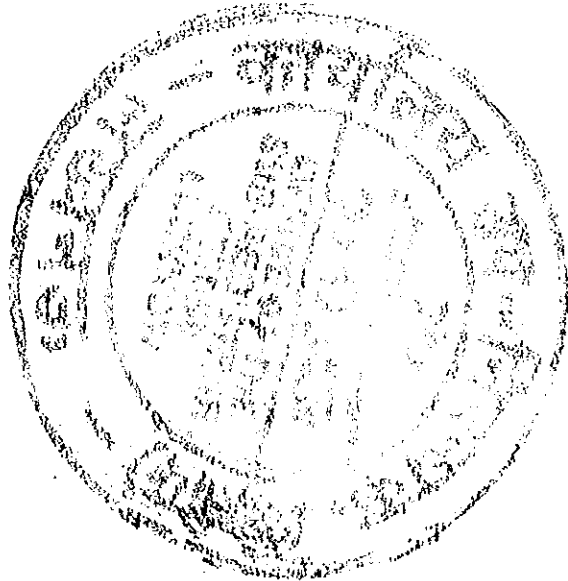
Book No. 1

0101 कवीर प्रोजेक्टस प्रा.लि.द्रा.निदेशक राकेश मोहन गर्ग

स्व.बाल किशनदड़ि

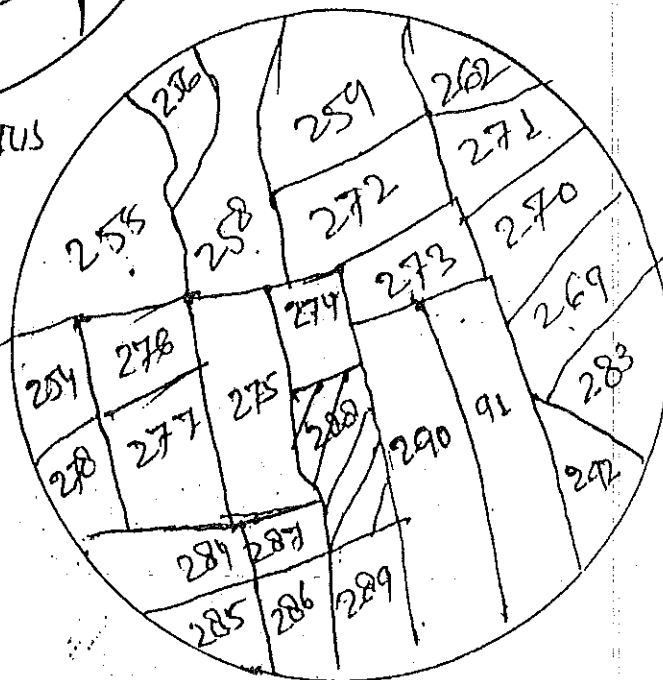
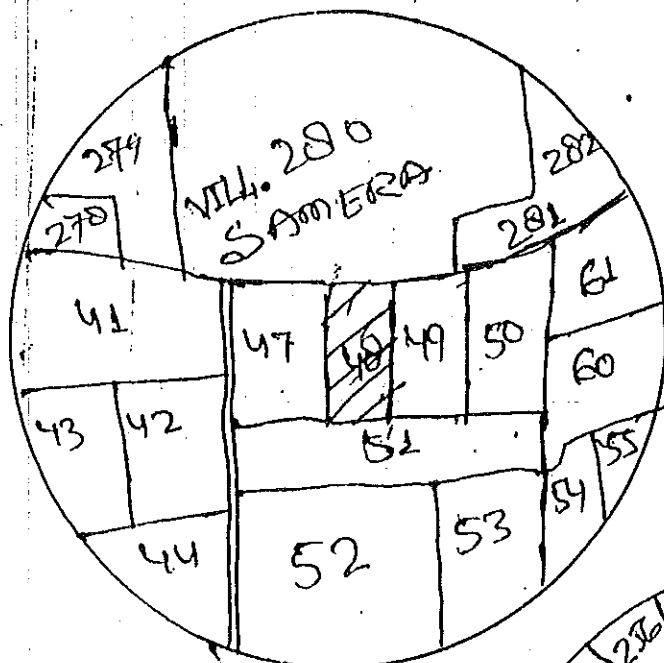
96, नवगुग मार्केट, गजियाबाद

व्यापार



LAY OUT DISCRPTION OF KHASRA NOS. 48 & 288
SITUATED AT VILLAGE SHAMUPUR, PARSONA
TEHSIL & DISTT. LUCKNOW.

NOTE 2 394 नवरा नो में कोई निमाण है
कुसा तालाब समादि नहीं है।



For Kabeer Projects Limited

[Signature]
Director

For Viraj Constructions Pvt. Ltd.

[Signature]

क्रेता

Registration No. 9513

Year : 2005

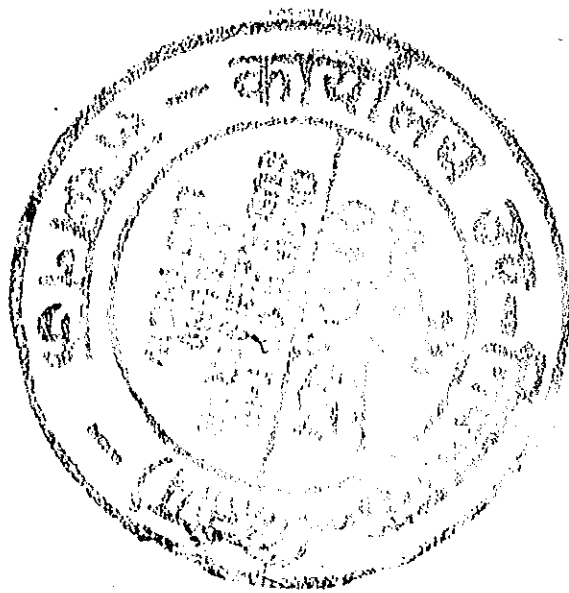
Book No. 1

0201 विराज कन्स.प्रा.लि.द्वारा निदेशक आर.के.अग्रवाल

स्व.बाबू बनारसी दास

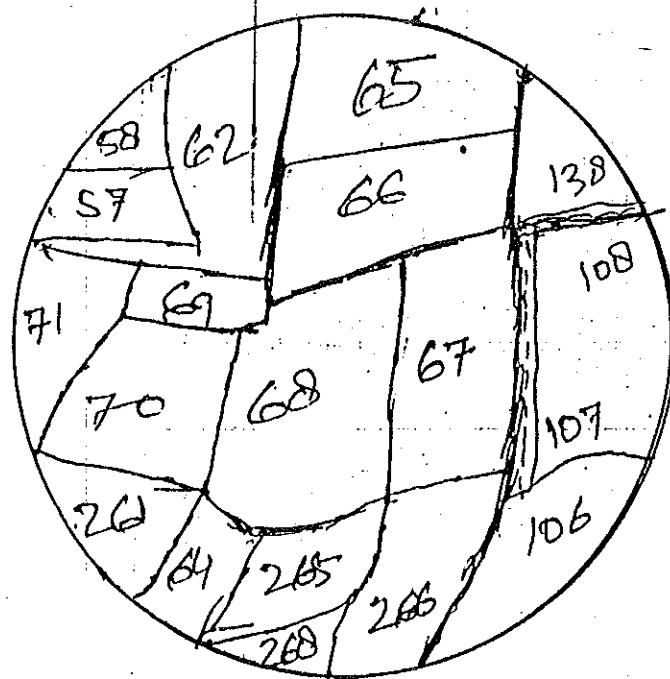
55,बाबू बनारसी दास नगर लखनऊ

व्यापार



LAY OUT DESCRIPTION OF KHASRA NO. 68
SITUATED AT VILLAGE SHAHPUR PARGANA
Tehsil & Dist. Lucknow.

NOTE : आरानी काश्तकारी खसरा नं० 68 में ऊपर
लिखित पट्टे कुंआ नाला के समान नहीं है।



200 MTR. RADIUS

For Kabeer Projects Limited

[Signature]
Director

For Viraj Constructions Pvt. Ltd.

[Signature]
Director

आज दिनांक 29/10/2005 को
बही सं 1 जिल्द सं 5353
पृष्ठ सं 105 से 140 पर कमांक 9513
रजिस्ट्रीकृत किया गया ।


उप निबन्धक (द्वितीय)
लखनऊ
29/10/2005

