

1532/10
LAXMI SINGH
Stock Holding Corporation of I. Ltd.
ALLAHABAD BRANCH

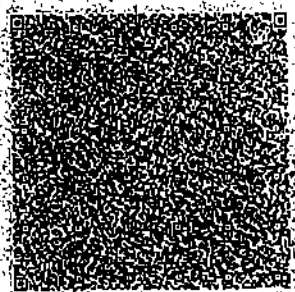
INDIA NON JUDICIAL

Authorized Signatory
22/03/18

Government of Uttar Pradesh

e-Stamp

Certificate No.	IN-UP04312894681498Q
Certificate Issued Date	22-Mar-2018 04:40:PM
Account Reference	SHCIL (FI) Upshcil01/ALLAHABAD/UP-AHD
Unique Doc. Reference	SUBIN-UPURSHCIL0105184691599241Q
Purchased by	Vinayakkripa Homebuild LLP Th Part Sanjeev Agarwal
Description of Document	Article 23 Conveyance
Property Description	Araziyat Nos 404, 385, 384, 383, 386, 387 And Others, Ayaziyat Situated Mauza Harwara Ahd. Detail As Per Deed
Consideration Price (Rs.)	35,18,00,000 (Thirty Five Crore Eighteen Lakh only)
First Party	Shervani Industrial Syndicate Ltd Detail Asperdeed
Second Party	Vinayakkripa Homebuild LLP Th Part Sanjeev Agarwal
Stamp Duty Paid By	Vinayakkripa Homebuild LLP Th Part Sanjeev Agarwal
Stamp Duty Amount (Rs.)	3,36,25,000 (Three Crore Thirty Six Lakh Twenty Five Thousand only)

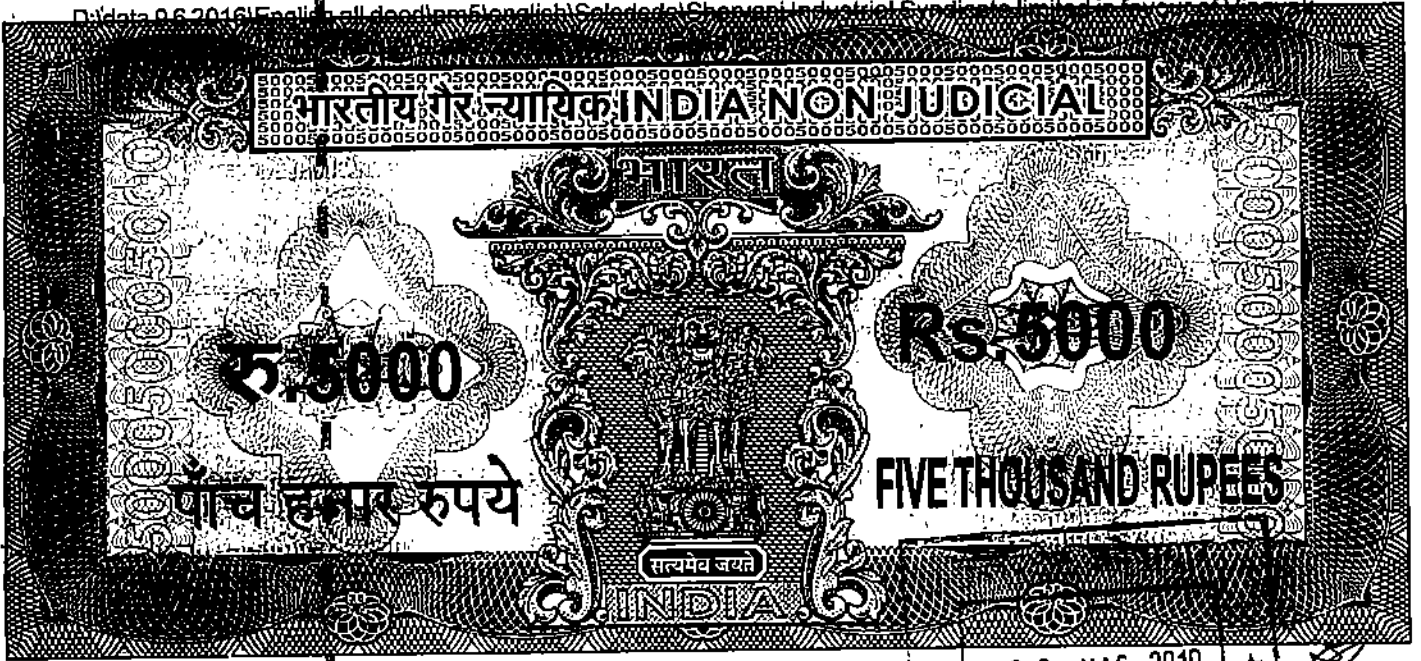


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VO 0006815898

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.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.



उत्तर प्रदेश UTTAR PRADESH

9 MAR 2018
CE 956188
इलाहाबाद



Identified
Advocate

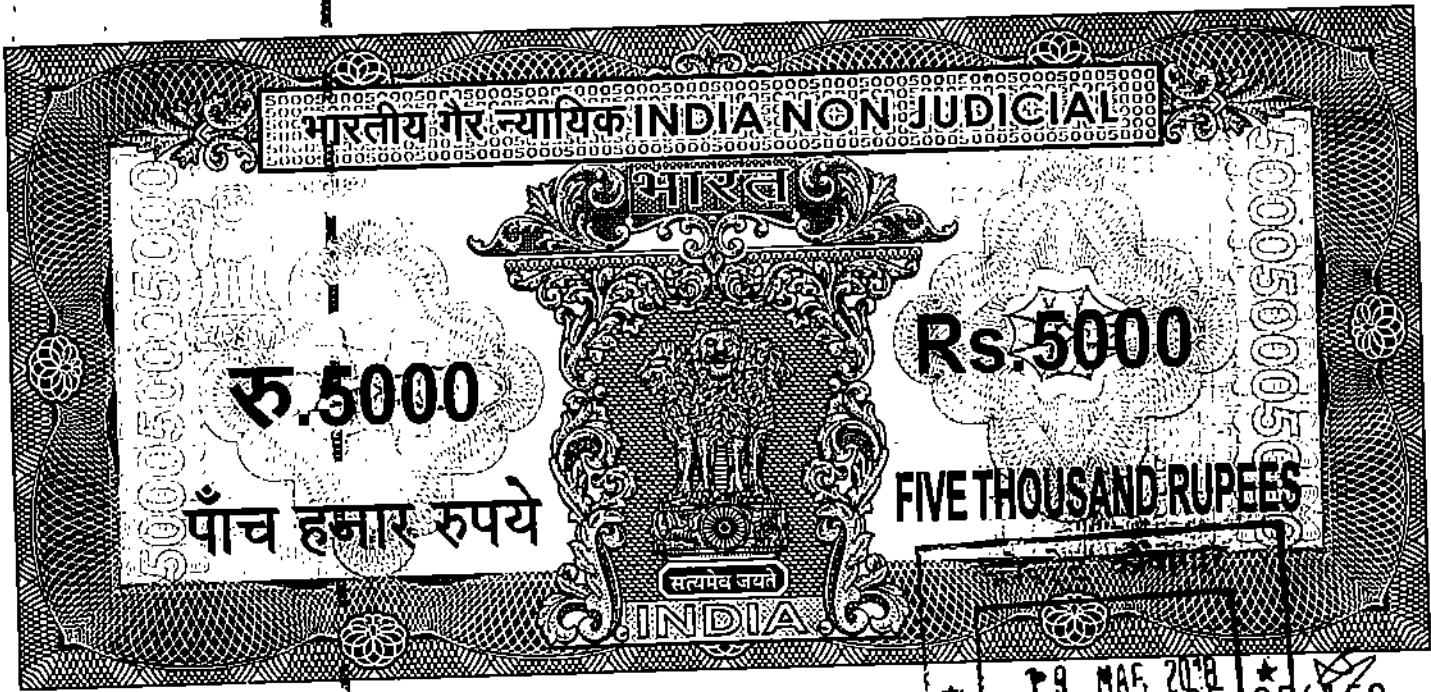
(2)

PRECIS OF THE DEED

1. Type of Land. - Residential
2. Ward/ Pargana. - 2, Sadar
3. Mohalla/Village. - Village Harwara, Tehsil Sadar, Allahabad
4. Description of Property. - Arazi no. 404, area 0.2170 hectare = 2170 Sq. Metres and Arazi No.385 area 0.0970 hectare = 970 Sq. Metres and Arazi no. 384 area 0.1140 hectare = 1140 Sq. Metres and Arazi no. 383 area 0.0720 hectare = 720 Sq. Metres and Arazi no. 386 area 0.0970 hectare = 970Sq. Metres and Arazi no. 387 area 0.1320 hectare = 1320 Sq. Metres and Arazi no. 381 area 0.2740 hectare = 2740 Sq. Metres and Arazi no. 382 area 0.2630

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

(3)

Hectare = 2630 Sq. Metres and Arazi no. 380 area 685 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 407/1 area 1096 Sq. Metres out of 0.2740 hectare = 2740 Sq. Metres and Arazi no. 403 area 1128 Sq. Metres out of 0.1600 hectare = 1600 Sq. Metres and Arazi no. 388 area 660 Sq. metres out of 0.1320 hectare = 1320 Sq. Metres and Arazi no. 379 area 411 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 375 area 1282.5 Sq. Metres out of 0.1710 hectare = 1710 Sq. Metres and Arazi no. 374 area 717.5 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 370 area 2061.50 out of 0.2170 hectare = 2170 Sq. Metres and Arazi no. 369/1 area 1230 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 368/1 area 2394 Sq. Metres out of 0.3420 hectare = 3420 Sq. Metres and Arazi no. 367/1 area 318.50 Sq. metres out of 0.0910 hectare = 910 Sq. Sq. Metres, total consolidated area 20 Gata, Area 2.5376 hectares = 25376 Sq. Mts., situated in Village Harwara, Tehsil Sadar, Allahabad which is in the shape of open land

- | | |
|--|----------------------------------|
| 5. Unit of Land (Hectare/Sq. Metre) - | 25376 Sq. Metres |
| 6. Extent of Land/ Proportionate Land - | X |
| 7. Situation of Road. - | Harwara, Tehsil Sadar, Allahabad |
| 8. Other description/ 9 metre road/corner etc. - | Harwara, Tehsil Sadar, Allahabad |
| 9. Type of Property. - | Residential |

Sadiq Husain Siddiqui

Sanjeev Agarwal

733 22/3/18 0000

क्र.
स्थान्य क्रमांक
पंजीकृत
आकाश जयसवाल
हस्ताक्षर

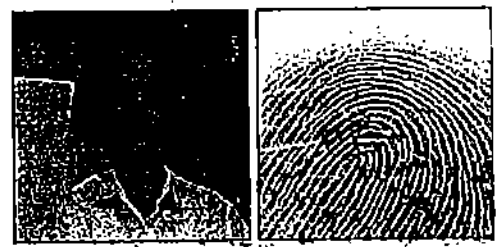
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विक्रय पत्र

प्रतिफल- 51800000 स्टाम्प शुल्क- 436975000 बाजारी मूल्य- 33647540 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्री शेरवानी इंडस्ट्रियल सिडिकेट लिमिटेड, द्वारा
सादिक हुसेन सिद्दीकी अधिकृत प्रदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व. फय्याज़ हुसेन सिद्दीकी
व्यवसाय : अन्य
निवासी: २७३/८१/३० म्योर रोड इलाहाबाद



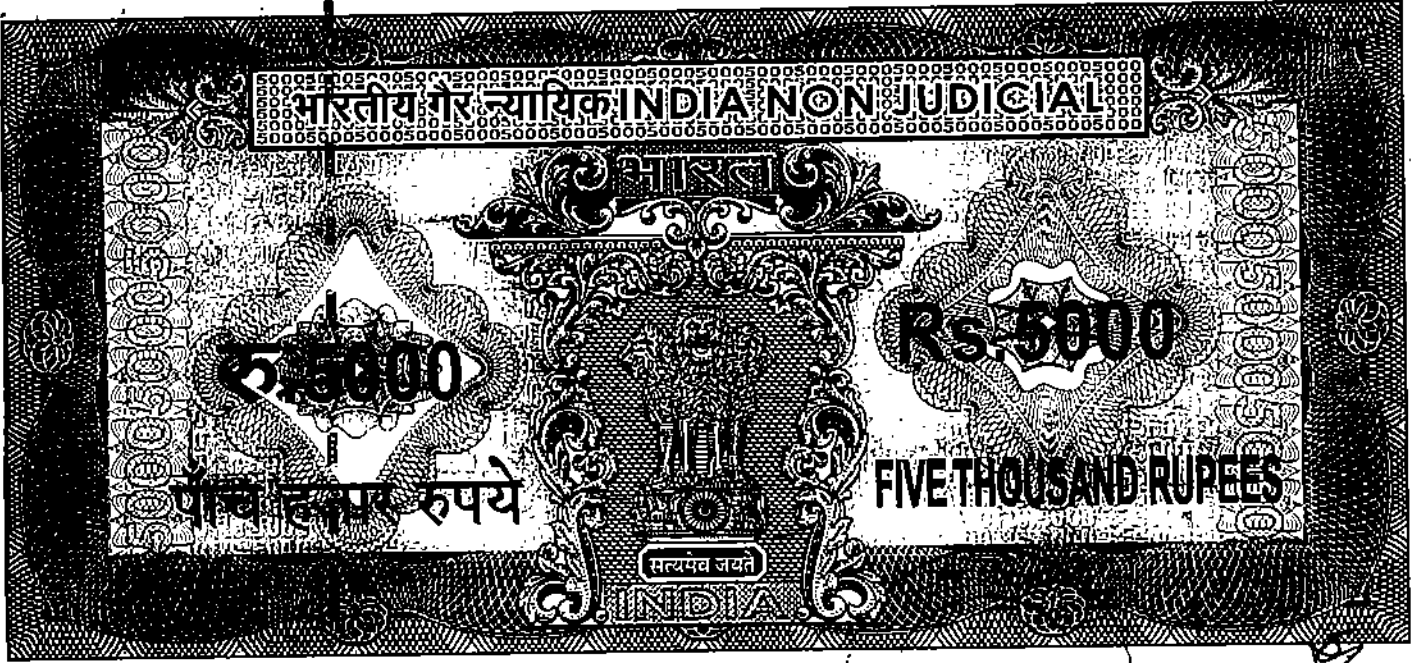
सादिक हुसेन सिद्दीकी अधिकृत प्रदाधिकारी/ प्रतिनिधि

श्री. शेरवानी इंडस्ट्रियल सिडिकेट लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 24/03/2018
एवं 03:37:12 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

महेंद्र प्रताप यादव
उप निबंधक :सदर प्रथम
इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

22 MAR 2018

CE 958001

(4)

- | | |
|--|--------------------|
| 10. Total area of the property (In case of Multistorey Building) - | X |
| 11. Total Covered Area (In case of Multistorey Building) - | X |
| 12. Stage-Finished/Semi-Finished/etc. - | X |
| 13. Valuation of Trees. - | X |
| 14. Boring/Well etc. - | X |
| 15. Built up area. - | X |
| 16. Year of Construction. - | X |
| 17. Whether Member of Sahkari Awas Samiti- Yes/No. - | No |
| 18. Sale Consideration in Rupees. - | Rs. 35,18,00,000/- |
| 19. Valuation of property. - | Rs. 35,18,00,000/- |
| 20. Stamp duty paid. - | Rs. 3,36,47,500/- |

Boundary :

East: - 12 meter wide road.

West: - 18 meter wide road.

North: - 18 meter wide road.

South: - 18 meter wide road.

Sadiq Hasain Siddiqui

Sanjeev Agarwal

क्रमांक 235 तिथि 23/3/18 म्योर

खरीदार (मिलान प्रकृत) श्री मयंक कृपा देव सिंह एन मयंक कृपा देव

लाइसेंस नंबर 468 अर्थात् 01 अर्थात् श्री मयंक कृपा देव जे एम ए डिप्लोमा इन वाणी कलेज इलाहाबाद

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता

श्री शेरवानी इंडस्ट्रियल सिडिकेट लिमिटेड के द्वारा सादिक हुसेन सिद्दीकी पुत्र श्री स्व: फयूज हुसेन सिद्दीकी

निवासी: 203/19/30 म्योर रोड इलाहाबाद व्यवसाय: अन्य क्रेता: 1



श्री विनायककृमा होमविल्ड प्रल एल पी द्वारा पार्टनर के द्वारा के द्वारा मंजीत अग्रवाल पुत्र श्री स्व: स्पाम लाल अग्रवाल

निवासी: 215/3/16 पुराचा कदरा इलाहाबाद व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। धितवी पहचान पहचानकर्ता: 1

श्री मंजीत अग्रवाल, पुत्र श्री के एन अग्रवाल

निवासी: 6 चाह चन्द जीरो रोड इलाहाबाद व्यवसाय: नौकरी पहचानकर्ता: 2

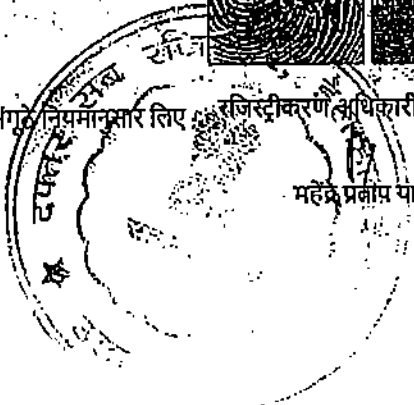


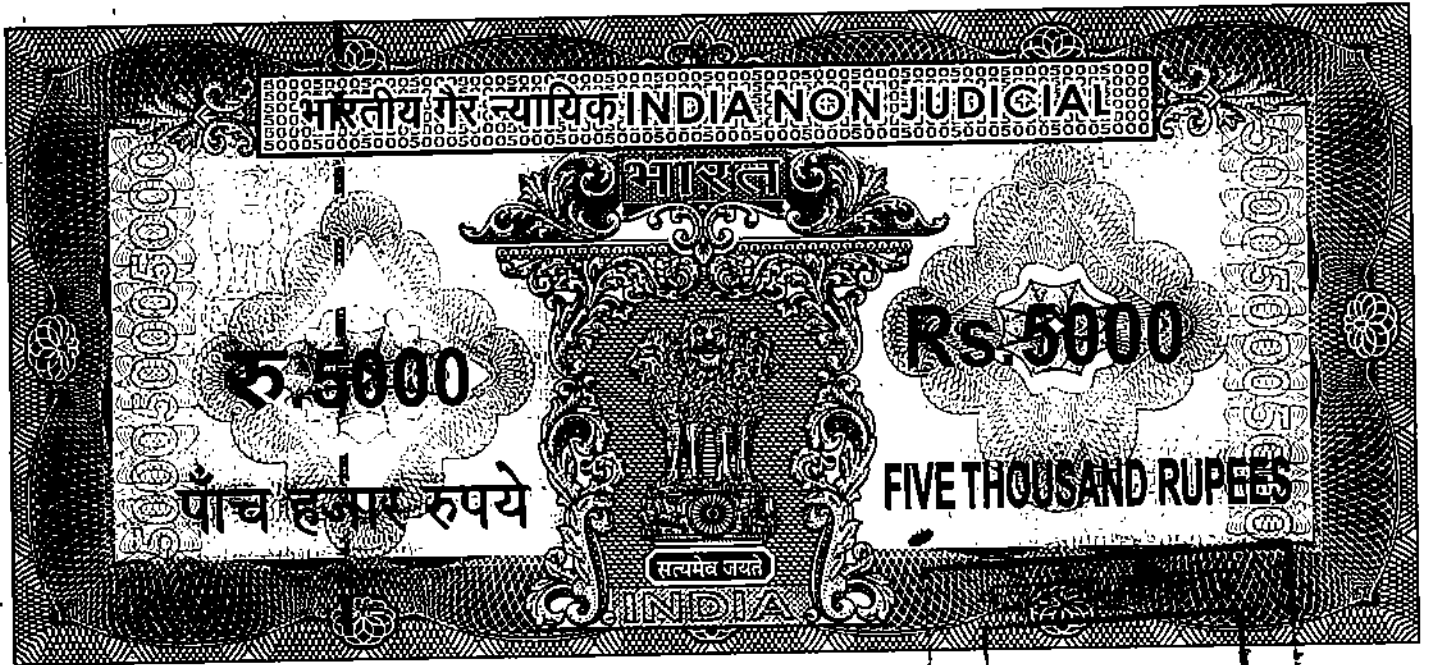
श्री इस्ताम अहमद, पुत्र श्री स्व: इस्तिथाज अहमद

निवासी: 204 एफ 2 श्रीके कसारी मसारी इलाहाबाद व्यवसाय: नौकरी



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुलि नियमानुसार लिए रजिस्ट्रीकरण अधिकारी के हस्ताक्षर गए है। टिप्पणी: महेश प्रदीप पादव





उत्तर प्रदेश UTTAR PRADESH

19 MAR 2018 55743

(5)

इलाहाबाद

Number of First Party [1]

Description of Vendor

1. Name : *Shervani Industrial Syndicate Limited*
(CIN : L45202UP1948PLC001891), through its Authorised Signatory and
attorney *Shri Sadiq Husain Siddiqui*
Father's Name *Late Faiyaz Husain Siddiqui*
Permanent Address *2, Kanpur Road, Allahabad*
Present Address *276/89/30, Muir Road, Allahabad*
Occupation *Business*
Pan No. *AAHCS3869D*
Voter I.D. Card *YYU0591735*
Mobile *9415218149*

Number of Second Party [1]

Description of Vendee

1. Name : *Vinayakkripa Homebuild LLP (LLPIN : AAH-6877), through its*
Partner and Authorised Signatory Shri Sanjeev Agarwal
Father's Name *Late Shyam Lal Agarwal*
Permanent Address *265/316, Old Katra, Allahabad*
Present Address *265/316, Old Katra, Allahabad*
Occupation *Business*
Pan No. *AAOFV3348L*
Aadhaar Card *4962 7944 1185*
Mobile *9839054198*
Sadiq Husain Siddiqui *Sanjeev Agarwal*

क्रमांक २११ - २०१८-३-१८

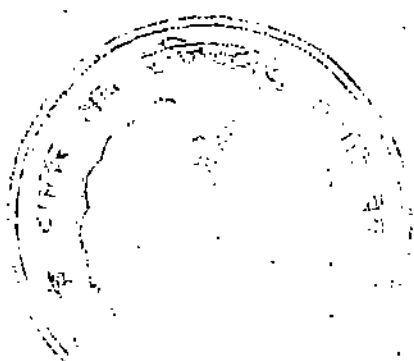
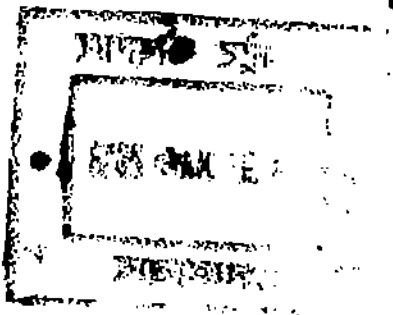
पुस्तक संख्या १५५५ का नाम
विषय -
प्रमाण पत्र

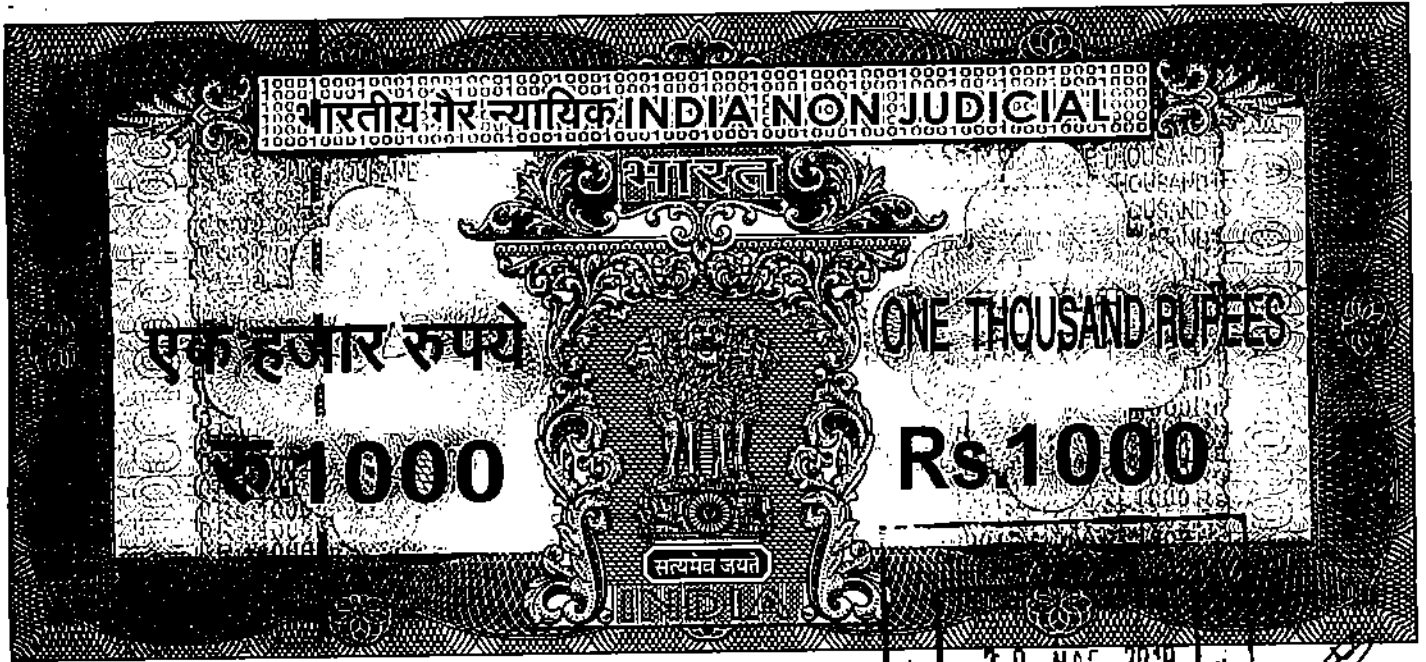
पुस्तक संख्या १५५५ का नाम
विषय -

पुस्तक संख्या १५५५ का नाम
विषय -

२१६०

उप निबंधक : सदर प्रथम
इलाहाबाद





उत्तर प्रदेश UTTAR PRADESH

★ 19 MAR. 2018 ★
BB 766791
इलाहाबाद

(6)

SALE DEED

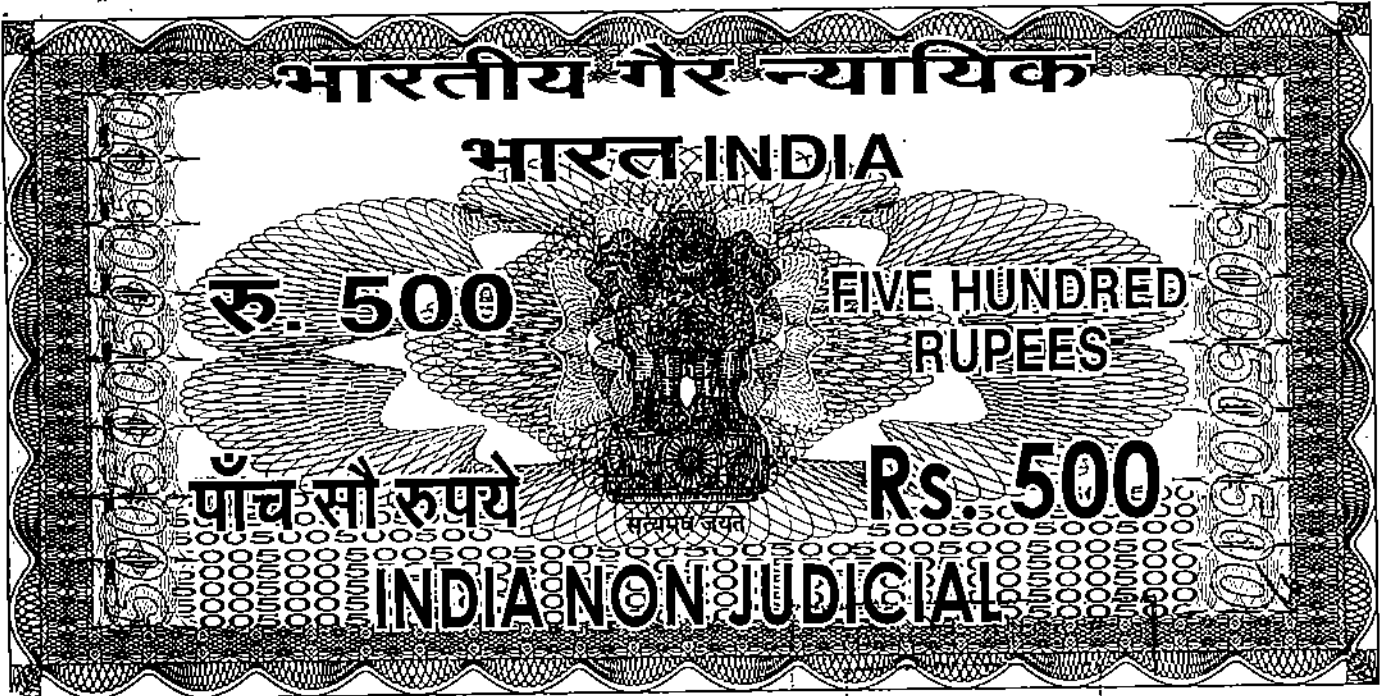
THIS DEED OF Sale is made this the 23rd day of March, 2018.

BETWEEN

Shervani Industrial Syndicate Limited (CIN : L45202UP1948PLC001891) a Limited Company registered within the meaning of the Companies Act, 2013, having its registered office at Shervani Nagar, Sulem Sarai, Harwara, Allahabad, through its Authorized Signatory/Director (Corporate affairs) **Shri Sadiq Husain Siddiqui** S/o Late Faiyaz Husain Siddiqui Address 2, Kanpur Road, Allahabad, presently residing at 276/89/30, Muir Road, Allahabad, duly authorized by the Board of the Directors of the company vide Resolution held on 08.08.2016 at 34, S.N. Marg, Allahabad and **Shri Sadiq Husain Siddiqui** is also the duly appointed attorney holder of **Shri Saleem Iqbal Shervani** S/o Late Mustafa Rashid Shervani R/o 332, Shervani Nagar, Sulem Sarai, Harwara, Allahabad, the Managing Director of Shervani Industrial Syndicate Limited, by virtue of a registered power of attorney dated 21.04.2008 executed by **Shri Saleem Iqbal Shervani** aforesaid, which is registered in Bahi Sankhya 4 Jild Sankhya 300 on pages 295 to 310 at serial No. 184 on 21.04.2008 in the office of Sub-registrar (First) Allahabad and authorised to execute the required sale deed, hereinafter

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

19 MAR 2019

AA 357890

(7)

called the Vendor, which term unless excluded by the context shall mean and include its heirs, successors in office, legal representatives and assigns.

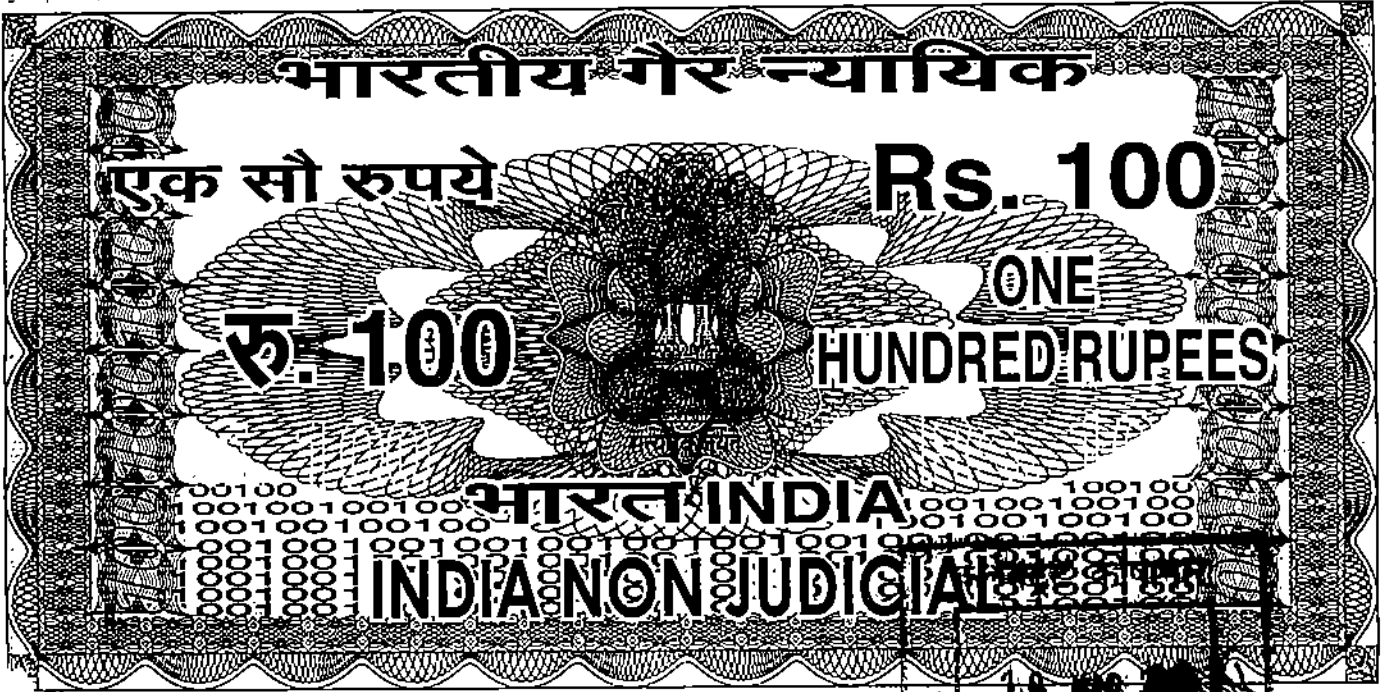
AND

Vinayakkripa Homebuild LLP (LLPIN : AAH-6877) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 265/316, Old Katra, Allahabad, through its Partner and Authorised Signatory **Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad**, hereinafter called the Vendee, which term unless excluded by the context shall mean and include its heirs, successors in office, legal representatives and assigns.

AND WHEREAS the Vendor is the absolute owner and in possession of Arazi No. 404 Area-0.2170 Hectare, Arazi No. 385 Area-0.0970 Hectare, Arazi No. 384 Area-0.1140 Hectare, Arazi No. 383 Area-0.0720 Hectare, Arazi No. 386 Area-0.0970 Hectare, Arazi No. 387 Area-0.1320 Hectare, Arazi No. 382 Area-0.2630 Hectare, Arazi No. 407/1 Area-0.2740 Hectare, Arazi No. 403 Area-0.1600 Hectare, Arazi No. 388 Area-0.1320 Hectare, Arazi No. 380 Area-0.1370 Hectare, Arazi No. 379 Area-0.1370 Hectare, Arazi No. 375 Area-0.1710 Hectare, Arazi No. 374 Area-0.2050 Hectare, Arazi No. 370 Area-0.2170 Hectare, Arazi No. 369 Area-0.2050 Hectare, Arazi No. 368 Area-0.3420 Hectare, Arazi No. 367 Area-0.0910 Hectare and Arazi No. 405 Area-0.1830 Hectare, Arazi No. 381 Area -0.2740 Hectare all

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

(8)

इलाहाबाद

situated at Mauza Harwara, Pargana & Tahsil – Sadar, Distt- Allahabad, in the shape of open land.

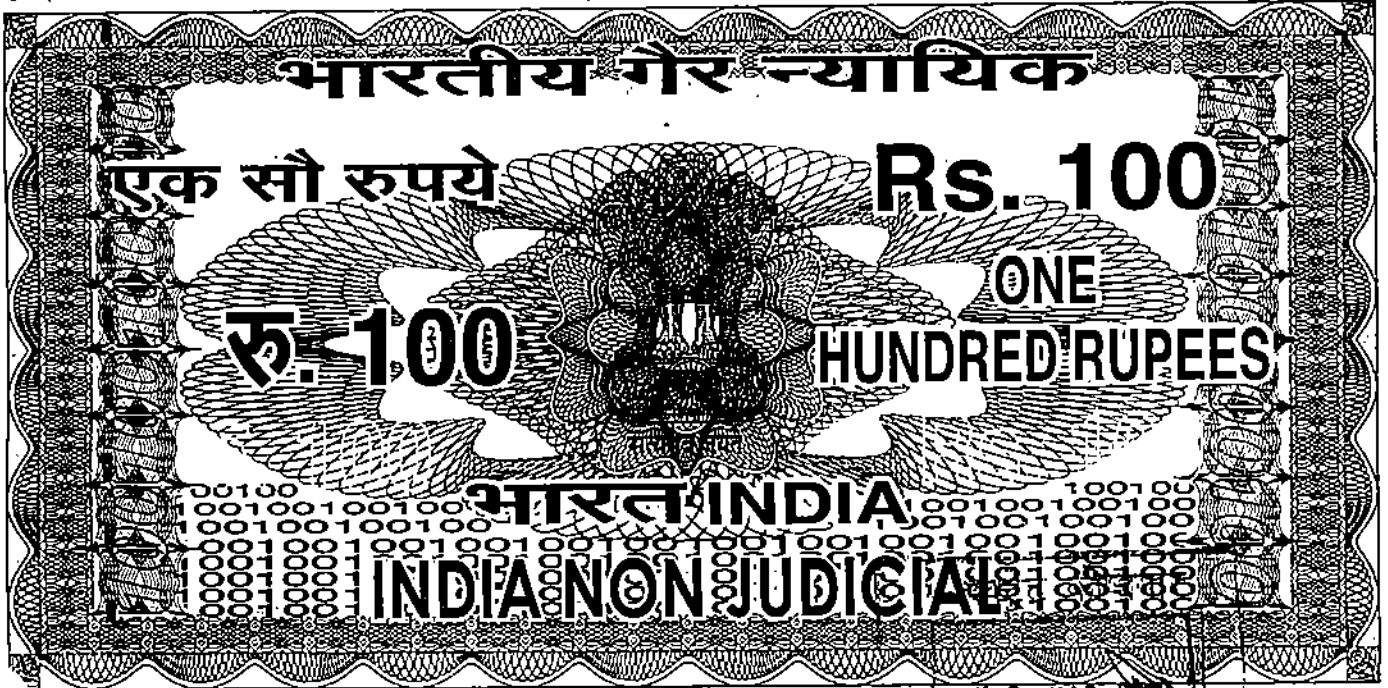
AND WHEREAS The aforesaid land was purchased by Messrs. Geep Flashlight Industries Limited, with its Head Office at 28, South Road, Allahabad, through a registered sale deed dated 21.02.1966 executed by Shri Jairam Jagmal, Varjang Jagmal, Shamji Jagmal and Gopal Ji Jagmal, alongwith other land, situated in Village Harwara, Sulem Sarai and Jairampur, Tehsil Chail, District Allahabad, which is registered in Bahi No. 1 Jild 1331 on pages 1 to 11 at serial No. 525 asal and 526 and 527 musanna on 26.02.1966 in the office of Sub-Registrar - Chail (Sadar), Allahabad;

AND WHEREAS the name of Messrs. Geep Flashlight Industries Limited, was changed to Geep Industrial Syndicate Limited in 1997 and thereafter in 1999 the name of Geep Industrial Syndicate Limited was changed to Shervani Industrial Syndicate Limited and a Fresh Certificate of incorporation consequent to change of name has been issued by the Registrar of Companies, U.P. on 17.03.1999.

AND WHEREAS the Vendor moved an application for change of its name in the revenue records in the court of Tehsildar Sadar, Allahabad and which was registered as case no. 119/2649 in the court of Tehsildar Sadar, Allahabad, on which an order dated 30.09.2015 was passed by Tehsildar Sadar, Allahabad to record the name of Shervani Industrial Syndicate Limited, 332, Sulem Sarai, Shervani Nagar, Harwara, Allahabad in place of

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

19 MAR 2016
DW 332933

(9)

गहाबाद

Messers Geep Flashlight Industries Limited, 28, South Road, Allahabad over the land, situated in Mauza Harwara, Sulem Sarai and Jairampur Pargana and Teshil Sadar Allahabad. Hence the name of Shervani Industrial Syndicate Limited, the Vendor, was got mutated in the revenue records (Khatauni);

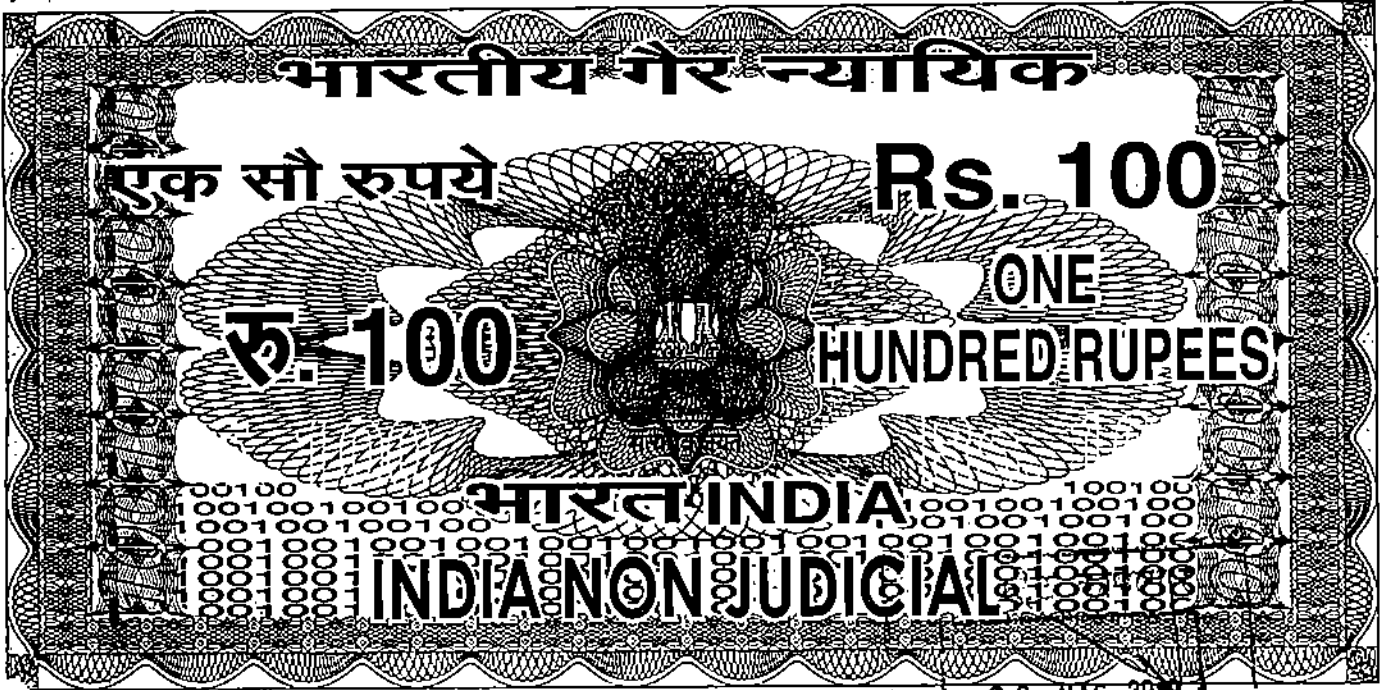
AND WHEREAS the Vendor proposed to develop residential township/colony/complex over the aforesaid bhumidhari land for which the Vendor moved an application to Allahabad Development Authority for the conversion of the land use from Industrial (Kutir Udyog) to Residential and on which the Government after due process under the law converted the land usage of the aforesaid land in master plan from Kutir Udyog to Residential-R-2 vide Notification No.3128/8-3-11-16 LUC/2010 Lucknow dated 11 July 2011 of Awas and Shahri Niyojan Anubhag-3 of Govt of U.P.

AND WHEREAS the Vendor Shervani Industrial Syndicate Limited then requested the Revenue Authorities for making the entry of its Land use conversion in revenue record on which the Tehsildar Sadar Allahabad vide its Order dated 18.02.2016 made an entry for the change of the above mentioned land usage in the revenue records from Industrial (Kutir Udyog) to Residential.

AND WHEREAS the Vendor being in need decided to sell a portion of its land measuring 2.5376 hectares = 25376 Sq. Mts. (The Vended property), which is in the shape of open land, situated in Village Harwara, Tehsil Sadar, Allahabad. The details of the said 2.5376 hectares = 25376 Sq. Mts. land is as

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

19 MAR 2019

DW 332934

(10)

साहाय्य

under :-

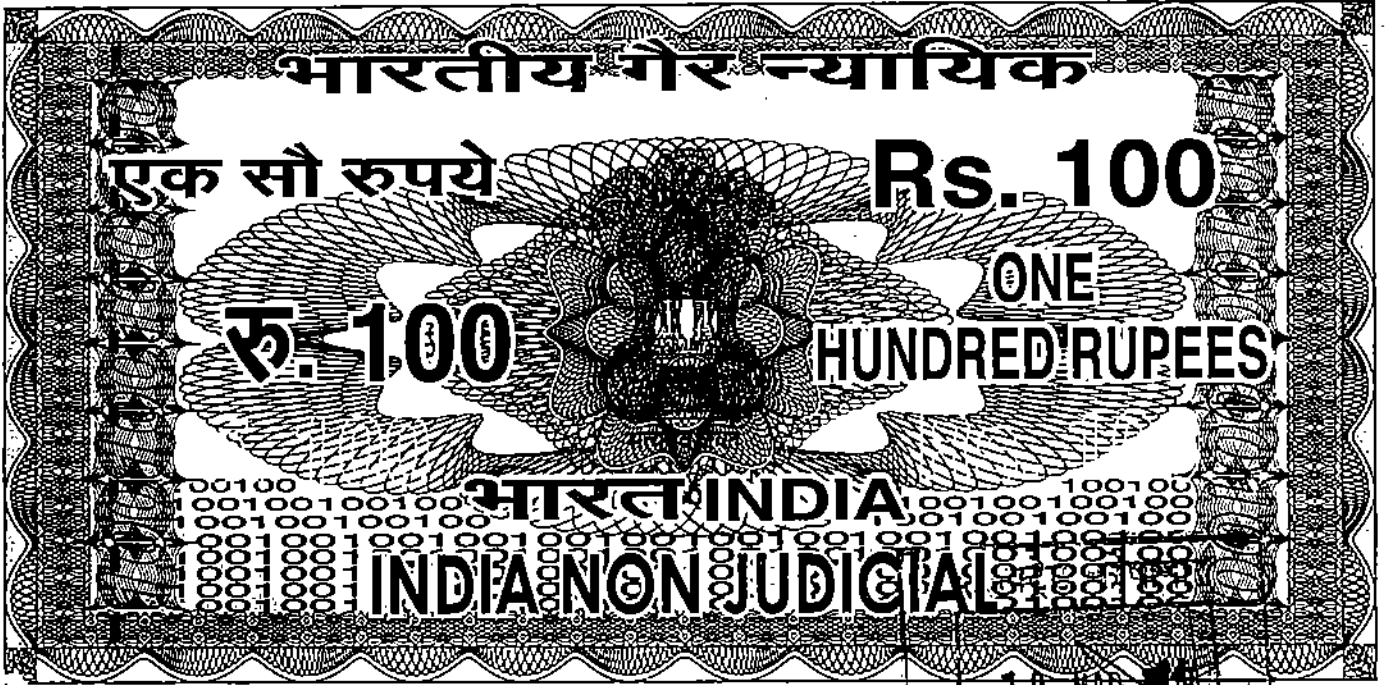
Sl. No.	Mauza Arazi No.	Total Area of Arazi	Vended area of the Arazi
1.	Harwara404	0.2170 hectare = 2170 Sqm.	0.2170 hectare = 2170 Sqm.
2.	Harwara385	0.0970 hectare = 970 Sqm.	0.0970 hectare = 970 Sqm.
3.	Harwara384	0.1140 hectare = 1140 Sqm.	0.1140 hectare = 1140 Sqm.
4.	Harwara383	0.0720 hectare = 720 Sqm.	0.0720 hectare = 720 Sqm.
5.	Harwara386	0.0970 hectare = 970 Sqm.	0.0970 hectare = 970 Sqm.
6.	Harwara387	0.1320 hectare = 1320 Sqm.	0.1320 hectare = 1320 Sqm.
7.	Harwara381	0.2740 hectare = 2740 Sqm.	0.2740 hectare = 2740 Sqm.
8.	Harwara382	0.2630 hectare = 2630 Sqm.	0.2630 hectare = 2630 Sqm.
9.	Harwara380	0.1370 hectare = 1370 Sqm.	0.0685 hectare = 685 Sqm.
10.	Harwara407/1	0.2740 hectare = 2740 Sqm.	0.1096 hectare = 1096 Sqm.
11.	Harwara403	0.1600 hectare = 1600 Sqm.	0.1128 hectare = 1128 Sqm.
12.	Harwara388	0.1320 hectare = 1320 Sqm.	0.0660 hectare = 660 Sqm.
13.	Harwara379	0.1370 hectare = 1370 Sqm.	0.0411 hectare = 411 Sqm.
14.	Harwara375	0.1710 hectare = 1710 Sqm.	0.12825 hectare = 1282.5 Sqm.
15.	Harwara374	0.2050 hectare = 2050 Sqm.	0.07175 hectare = 717.5 Sqm.
16.	Harwara370	0.2170 hectare = 2170 Sqm.	0.20615 hectare = 2061.5 Sqm.
17.	Harwara369/1	0.2050 hectare = 2050 Sqm.	0.1230 hectare = 1230 Sqm.
18.	Harwara368/1	0.3420 hectare = 3420 Sqm.	0.2394 hectare = 2394 Sqm.
19.	Harwara367/1	0.0910 hectare = 910 Sqm.	0.03185 hectare = 318.5 Sqm.
20.	Harwara405	0.1830 hectare = 1830 Sqm.	0.0732 hectare = 732 Sqm.

Total 20 Gata – 2.5376 hectare = 25376 Sq. Metres

AND WHEREAS the Vendee offered to purchase the above mentioned land measuring 2.5376 hectares = 25376 Sq. Mts. from the Vendor to which the Vendor agreed for a sales consideration of Rs. 35,18,00,000/- (Rupees

Sadiq Husain Siddiqui

Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

(11)

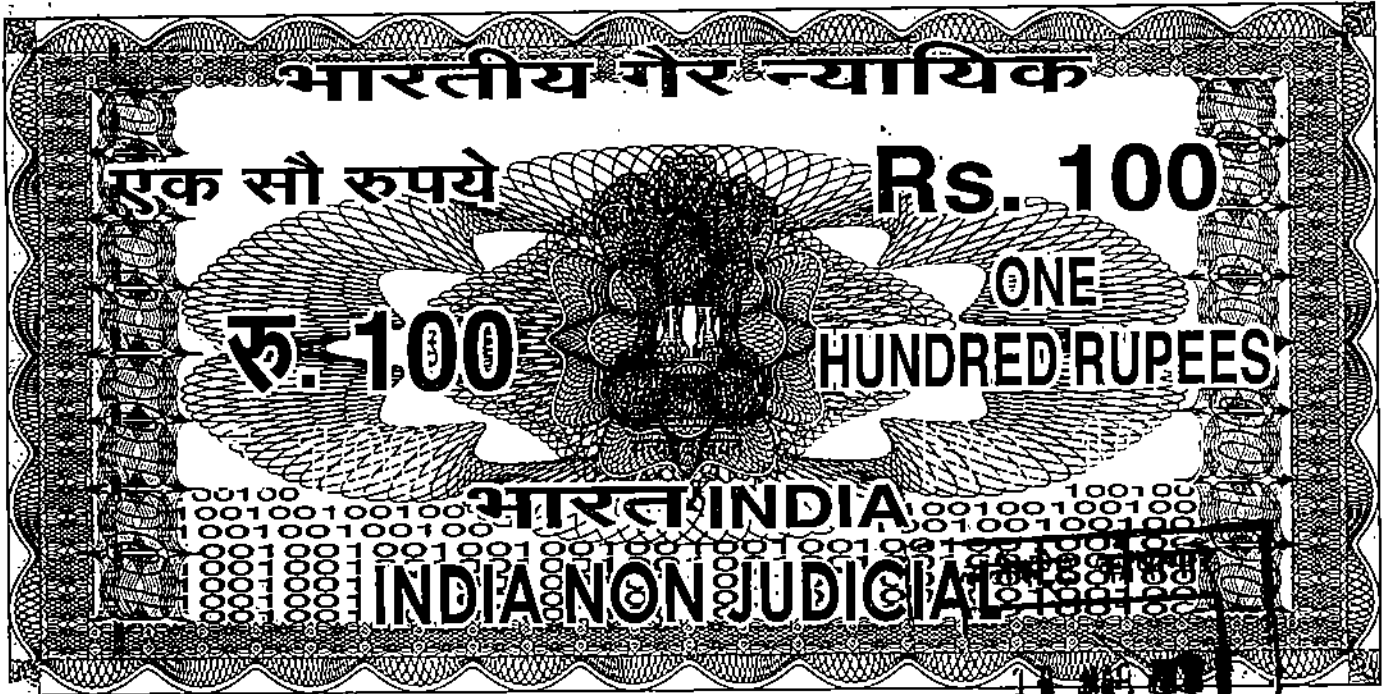
Thirty Five Crore Eighteen Lakhs only) and for which the Vendor and Vendee entered in a Memorandum of Understanding/agreement dated 30.10.2016 for sale of aforesaid land measuring 2.5376 hectares = 25376 Sq. Mts. for a total sale consideration of Rs. 35,18,00,000/- (Rupees Thirty Five Crore Eighteen Lakhs Only) and the terms and conditions were reduced to writing in the said MOU/Agreement.

AND WHEREAS the Vendor assures to the Vendee that the aforesaid property of the Vendor, is free from all encumbrances, charges, lien and demands and the same has neither been mortgaged, pledged, hypothecated or attached anywhere, nor the Vendor has been prohibited by any order or decree of any court or authority from transferring or alienating the said property or any part thereof and besides the Vendor there is no other co-sharer nor any other person/persons has any right, title, possession, claim or interest in the aforesaid properties and as such the Vendor, is the absolute owner in possession of the aforesaid property having all rights, title, possession, claim and interest therein and the Vendor has every right to sell, transfer or alienate the said property in any manner the Vendor thinks best and proper.

AND WHEREAS the Vendee aforesaid has agreed with the Vendor to purchase Arazi no. 404, area 0.2170 hectare = 2170 Sq. Metres and Arazi No.385 area 0.0970 hectare = 970 Sq. Metres and Arazi no. 384 area 0.1140 hectare = 1140 Sq. Metres and Arazi no. 383 area 0.0720 hectare = 720 Sq. Metres and Arazi no. 386 area 0.0970 hectare = 970Sq. Metres and Arazi no. 387 area 0.1320 hectare = 1320 Sq. Metres and Arazi no. 381 area

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Sanjeev Agarwal



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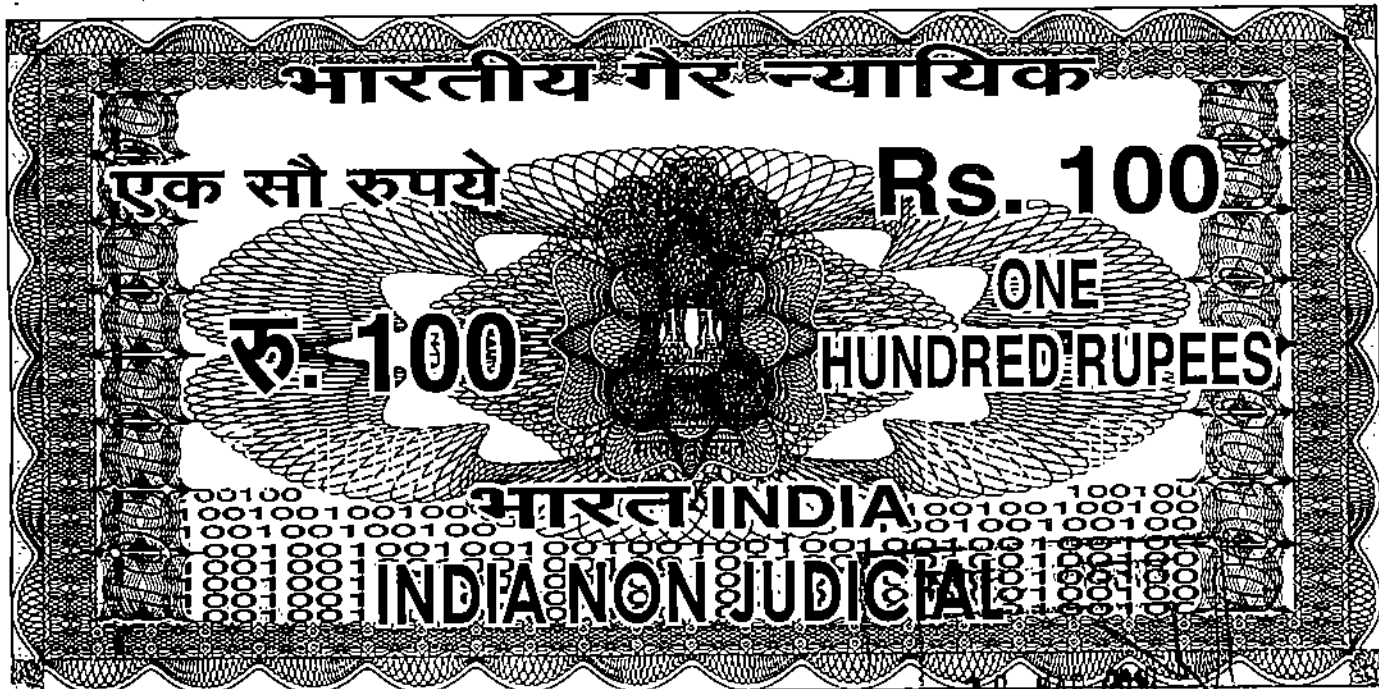
DW 332936

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0.2740 hectare = 2740 Sq. Metres and Arazi no. 382 area 0.2630 hectare = 2630 Sq. Metres and Arazi no. 380 area 685 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 407/1 area 1096 Sq. Metres out of 0.2740 hectare = 2740 Sq. Metres and Arazi no. 403 area 1128 Sq. Metres out of 0.1600 hectare = 1600 Sq. Metres and Arazi no. 388 area 660 Sq. metres out of 0.1320 hectare = 1320 Sq. Metres and Arazi no. 379 area 411 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 375 area 1282.5 Sq. Metres out of 0.1710 hectare = 1710 Sq. Metres and Arazi no. 374 area 717.5 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 370 area 2061.50 out of 0.2170 hectare = 2170 Sq. Metres and Arazi no. 369/1 area 1230 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 368/1 area 2394 Sq. Metres out of 0.3420 hectare = 3420 Sq. Metres and Arazi no. 367/1 area 318.50 Sq. metres out of 0.0910 hectare = 910 Sq. Metres and Arazi no. 405 area 732 Sq. metres out of 0.1830 hectare = 1830 Sq. Metres, total consolidated area 20 Gata, Area 2.5376 hectares = 25376 Sq. Mts., situated in Village Harwara, Tehsil Sadar, Allahabad which is in the shape of open land, described and detailed in the schedule below and marked with red lines in the annexed map and offered a sum of Rs. 35,18,00,000/- (Rupees Thirty Five Crore Eighteen Lakhs Only) as its sale consideration which is the maximum and most adequate price for the aforesaid property and the Vendor has agreed to and with the Vendee for absolute sale of the

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उत्तर प्रदेश UTTAR PRADESH

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(13)

aforsaid property with all its right, title, possession and interest in respect of the aforesaid property, for a sale consideration of Rs. 35,18,00,000/- (Rupees Thirty Five Crore Eighteen Lakhs Only);

NOW it is necessary to execute the deed of sale in respect of the aforesaid property.

NOW THIS DEED WITNESSETH

That in consideration of a sum of Rs.35,18,00,000/- (Rupees Thirty Five Crore Eighteen Lakhs Only) having been paid by the Vendee to the Vendor in the following manner:

Details of the Payment of Sale Consideration : -

Date	Cheque No. / RTGS	Amount	Bank/Cash
28.10.2016	RTGS No. FDRLH16302085366	1,98,00,000/-	The Federal Bank, Alld.
07.02.2017	RTGS No. FDRLR52017020700193116	9,40,50,000/-	The Federal Bank, Alld.
05.06.2017	RTGS No. FDRLR52017060500759294	4,95,00,000/-	The Federal Bank, Alld.
17.08.2017	RTGS No. FDRLR52017081700289767	2,97,00,000/-	The Federal Bank, Alld.
29.08.2017	RTGS No. FDRLR52017082900968127	1,98,00,000/-	The Federal Bank, Alld.
28.11.2017	RTGS No. FDRLR52017112800899467	1,98,00,000/-	The Federal Bank, Alld.
28.11.2017	RTGS No. FDRLR52017112800900483	1,98,00,000/-	The Federal Bank, Alld.
28.11.2017	RTGS No. FDRLR52017112800899843	1,98,00,000/-	The Federal Bank, Alld.
28.11.2017	RTGS No. FDRLR52017112800901219	1,98,00,000/-	The Federal Bank, Alld.
28.11.2017	RTGS No. FDRLR52017112800900731	99,00,000/-	The Federal Bank, Alld.
28.11.2017	Cheque No. 040622	99,00,000/-	The Federal Bank, Alld.
28.11.2017	Cheque No. 040623	99,00,000/-	The Federal Bank, Alld.
28.11.2017	Cheque No. 040624	99,00,000/-	The Federal Bank, Alld.
28.11.2017	Cheque No. 040625	67,32,000/-	The Federal Bank, Alld.

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Sanjeev Agarwal





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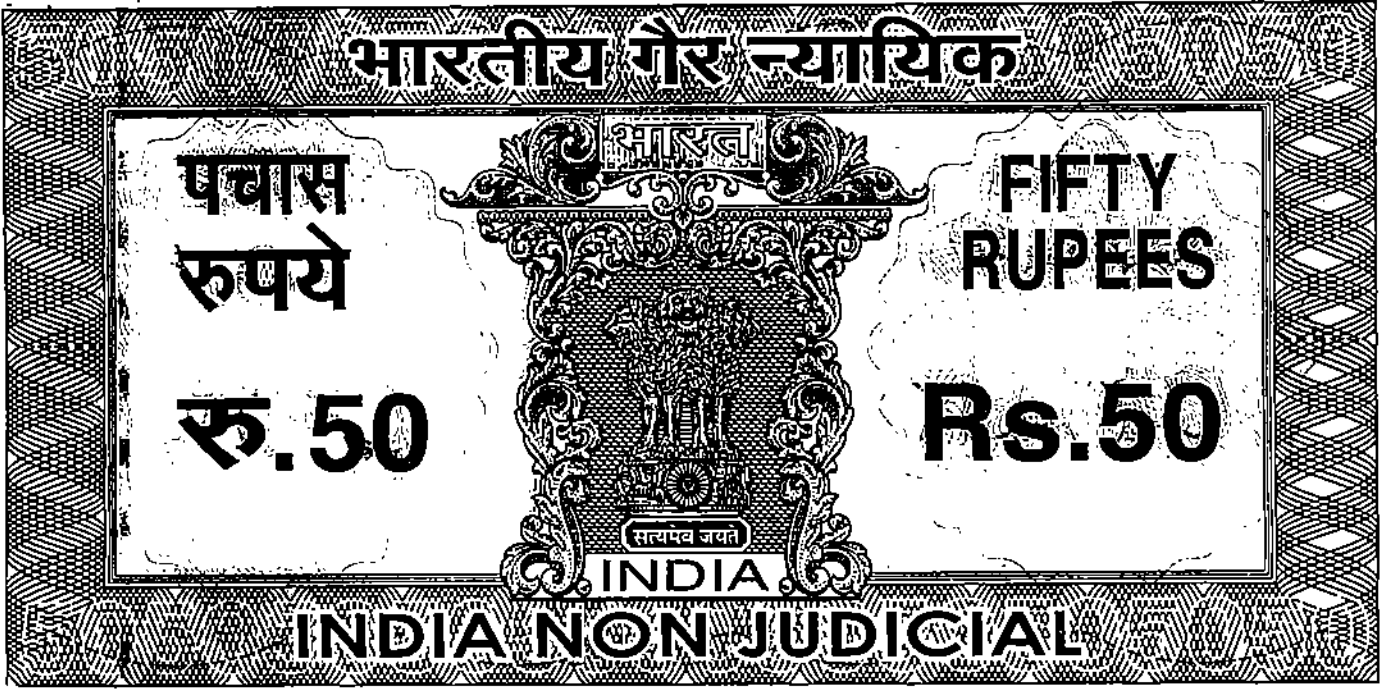
28.11.2017 RTGS No. FDRLR52017112800900169 99,00,000/- The Federal Bank, Alld.
Details of TDS Deposited by the Vendee forming part of sale consideration
as per law.

Date	Challan No.	Amount
12.12.2016	02957	2,00,000/-
22.02.2017	02962	9,50,000/-
16.06.2017	01436	5,00,000/-
19.09.2017	02187	5,00,000/-
16.12.2017	02236	2,00,000/-
16.12.2017	02488	2,00,000/-
16.12.2017	02433	2,00,000/-
16.12.2017	02737	2,00,000/-
16.12.2017	02856	1,00,000/-
16.12.2017	02792	1,00,000/-
16.12.2017	02878	1,00,000/-
16.12.2017	03208	1,00,000/-
16.12.2017	03227	1,00,000/-
16.12.2017	03438	68,000/-

and thus the Vendor has received the total agreed sale consideration of Rs. 35,18,00,000/- (Rupees Thirty Five Crore Eighteen Lakhs Only) from the Vendee, the receipt of the above mentioned agreed sales consideration is

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hereby acknowledged by the Vendor and the Vendor does hereby sell, transfer, convey and alienate to unto and in favour of Vinayakkripa Homebuild LLP (LLPIN : AAH-6877) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 265/316, Old Katra, Allahabad, through its Partner and Authorised Signatory Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad, the said Vendee, all its right, title, interest and possession in respect of Arazi no. 404, area 0.2170 hectare = 2170 Sq. Metres and Arazi No.385 area 0.0970 hectare = 970 Sq. Metres and Arazi no. 384 area 0.1140 hectare = 1140 Sq. Metres and Arazi no. 383 area 0.0720 hectare = 720 Sq. Metres and Arazi no. 386 area 0.0970 hectare = 970Sq. Metres and Arazi no. 387 area 0.1320 hectare = 1320 Sq. Metres and Arazi no. 381 area 0.2740 hectare = 2740 Sq. Metres and Arazi no. 382 area 0.2630 hectare = 2630 Sq. Metres and Arazi no. 380 area 685 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 407/1 area 1096 Sq. Metres out of 0.2740 hectare = 2740 Sq. Metres and Arazi no. 403 area 1128 Sq. Metres out of 0.1600 hectare = 1600 Sq. Metres and Arazi no. 388 area 660 Sq. metres out of 0.1320 hectare = 1320 Sq. Metres and Arazi no. 379 area 411 Sq. metres out of 0.1370 hectare = 1370 Sq. Metres and Arazi no. 375 area 1282.5 Sq. Metres out of 0.1710 hectare = 1710 Sq. Metres and Arazi no. 374 area 717.5 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 370 area 2061.50 out of 0.2170 hectare =

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Sanjeev Agarwal



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(16)

2170 Sq. Metres and Arazi no. 369/1 area 1230 Sq. metres out of 0.2050 hectare = 2050 Sq. Metres and Arazi no. 368/1 area 2394 Sq. Metres out of 0.3420 hectare = 3420 Sq. Metres and Arazi no. 367/1 area 318.50 Sq. metres out of 0.0910 hectare = 910 Sq. Metres and Arazi no. 405 area 732 Sq. metres out of 0.1830 hectare = 1830 Sq. Metres, total consolidated area 20 Gata, Area 2.5376 hectares = 25376 Sq. Mts., situated in Village Harwara, Tehsil Sadar, Allahabad, which is in the shape of open land and thus the Vendor and the Vendee hereby declare and covenant with their heirs, successors and assigns as follows :-

1. That the Vendor hereby covenant that all right, title and interest in the said property heretofore enjoyed by the Vendor, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and its heirs, successors in office and assigns shall and may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said Vendor, its heirs, successors in office or any other person or persons claiming through or under him.
2. That the Vendor has withdrawn its possession from the said property and has handed over the vacant possession to the Vendee and the Vendee is now the absolute owner in possession of the freehold property hereby sold and transferred.

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Sanjeev Agarwal



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BL 985622

(17)

3. That the Vendor hereby further covenant that the Vendor has been the full and absolute owner of the property hereby sold and transferred without any co-sharers therein and that the said property is free from all and every kind of encumbrance, charges and litigation.
4. That the Vendor, its heirs and successors in office and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendor in full in the aforesaid manner. The Vendee is now entitled to get its name mutated over the aforesaid property in Tehsil records and in the records of Nagar Nigam, Allahabad Development Authority, Allahabad and in other relevant records.
5. That in case the Vendee is dispossessed from any part and parcel of the said property for want of any charge, encumbrance or defect of title, the Vendee shall be at liberty to claim the amount of sale consideration and damages from the Vendor.
6. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad and Jal Sansthan, Allahabad upto the date of this sale deed shall be payable by the Vendor and from the date of this sale deed and onwards it will be the liability of the Vendee.
7. That as per the terms of the above mentioned MOU dated 30.10.2016, the Vendor has submitted building Plans/Maps with the Allahabad Development Authority Allahabad (A.D.A) over the aforesaid land (Arazi)

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Sanjeev Agarwal



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for sanction and the Allahabad Development Authority Allahabad has issued a demand notice No. 140/Pra. Aa.(Ta. Sa.-2)/Zone-1/Mi. Pra./2017-18 dated 15.02.18 in favour of the Vendor and in pursuance of which the Vendor has deposited a part payment against the said demand notice with the ADA. The Vendee hereby undertakes to deposit all further amounts which shall be legally required to be deposited against the above mentioned demand notice or any other demand notice to be issued by the Allahabad Development Authority against the sanction of building plans over the vended property without any liability on the Vendor.

8. That the Vendor shall have no rights to claim from the Vendee or from the ADA the amount of money already deposited with the ADA as stated in para 7 prior to execution of this deed and the vendee shall have all rights to get the same adjusted in all future demands to be raised by the ADA in respect of any fresh plans to be submitted of the vended property in future too.
9. That the Vendee shall have all rights to get its name mutated with the ADA in respect to the plans / map already submitted with the ADA in respect to the Vended property
10. That the Vendor through this deed authorizes the Allahabad Development Authority to mutate the name of the Vendee in its records over the

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Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

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(19)

building plans already submitted with it and also in the demand notice demand notice No. 140/Pra. Aa.(Ta. Sa.-2)/Zone-1/VI. Pra./2017-18 dated 03.2018 and the Vendor grants its irrevocable consent towards the same and that the Vendor shall also inform the ADA in writing towards the same.

11. That the Vendee shall have all rights to get the building plans/map revised from the Allahabad Development Authority under its own signature but while getting the same revised the Vendee shall ensure that the position of the main egress and ingress of the scheme including plots shall remain at the position at which it has been shown in the already submitted building plans / map with the ADA.
12. That the Vendee or its representative will never encroach the roads developed or to be developed by the Vendor in any manner and also shall not create or allow to create any kind of obstruction over the same.
13. That the Vendee undertakes and assures that they have no objection to the Vendor for developing or continuing with the development of the Projects of the Vendor on their other land besides the Vended property or on lands of the Vendor adjoining to the land hereby sold and Vendor reserves its right to develop/dispose off their remaining land of the Premises named Shervani Legacy in the manner as it may deem fit.

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Sanjeev Agarwal



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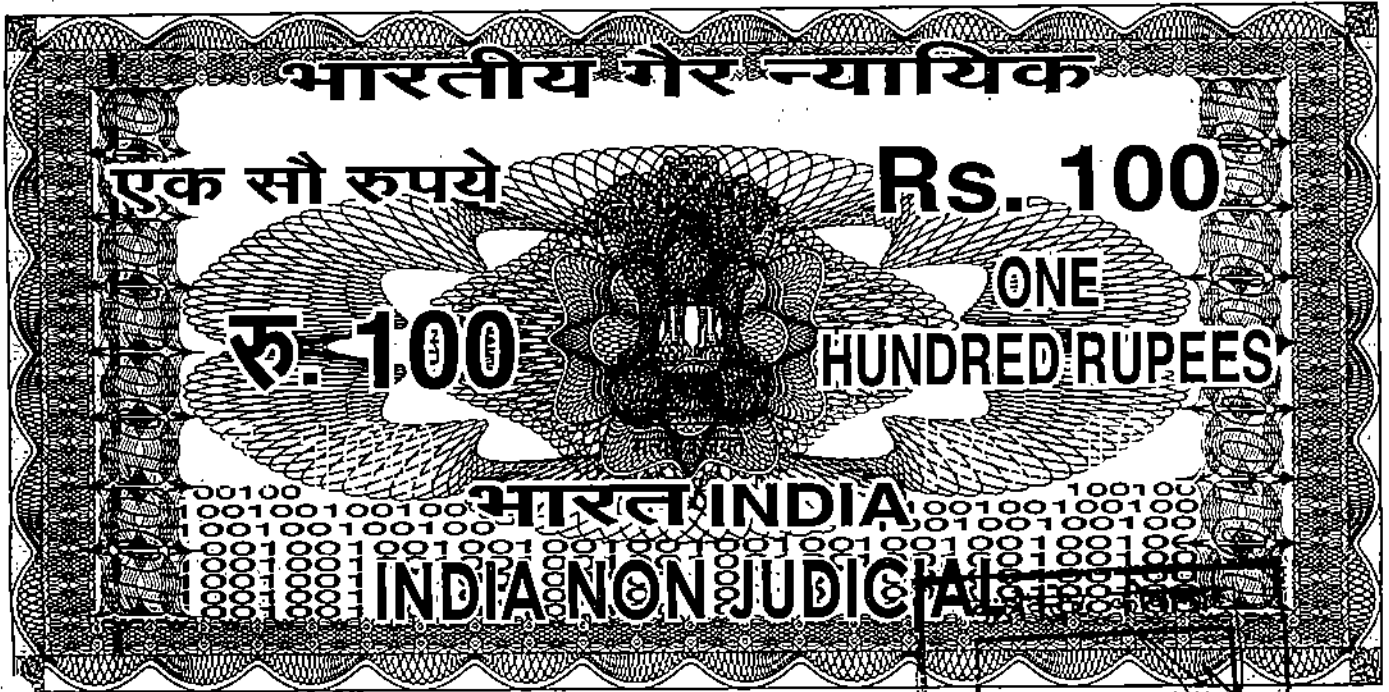
BL 985625

(20)

14. That the Vendee undertakes and assures the Vendor that it shall never cause hindrance or damage to the infrastructure facilities developed or to be developed by the Vendor in its campus for Vendor's real estate project. In case of any deliberate damages or hindrance to the aforesaid facility so caused by the Vendee, the Vendee shall bear the repairing/ replacement expenses of such damages.
15. That the Vendee hereby agrees, undertakes and assures that it shall abide by the rules and regulations of Vendor/the Authorised Agency/ Resident Welfare Association, who shall be authorized to maintain the common facilities for the Shervani Legacy, in respect of use of common areas of Shervani Legacy and pay monthly maintenance charges to Vendor/ the Authorised Agency/Resident Welfare Association, as the case may be. The Vendee will ensure that Resident Welfare Association developed by it shall also abide by the covenants as mentioned in this sale deed.
16. That the entire premises of the Vendor shall always be known as "Shervani Legacy" and Vendee or its Resident Welfare Association shall not change the same. However they may assign any name for its Project over the vended property within Shervani Legacy As in the present case the same is proposed as 'Vinayak Central Park @ Shervani Legacy'.

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Sanjeev Agarwal



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(21)

17. That the Vendor and Vendee will be permitted to utilize the common facilities developed or to be developed by the Vendor, as permissible and required under the law on the entire premises of the Vendor named as Shervani Legacy.
18. That Vendee shall be solely responsible for all the activities carried out on the land sold to vendee and vendee always keep indemnifies the Vendor from any liability in respect of area sold to vendee.
19. That all the expenses including the Stamp duty to be incurred in execution and registration of this sale deed has been exclusively borne and paid by the Vendee.
20. That the vended property is in the shape of open land measuring 2.5376 Hectares = 25376 Sq. Metres, situated at Mauza Harwara, Tehsil Sadar, Allahabad. The Vended Property does lie on 18 metres wide internal road in mauza Harwara, Tehsil Sadar, Allahabad mentioned in praroop 4 having V code No. 162 of the circle rate. The sale consideration of the aforesaid property is Rs. 35,18,00,000/-. The circle rate at the time of M.O.U./agreement dated 30.10.16, the circle rate at that time was Rs. 12,600/-

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Sanjeev Agarwal



उत्तर प्रदेश UTTAR PRADESH

(22)


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per Sq. Metres. As per current circle rate list which was revised on 30.10.2017, the value for purposes of stamp duty of the Vended property is Rs. 17,220/- per Sq. Metres and as such, the stamp duty of Rs. 3,36,47,500/- is paid.

21. That the expenses in regard to the stamps etc. of this sale deed has been borne by the Vendee. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. IN-UP04313894661498Q having serial No. VO 0006815898 dated 22.03.2018 for Rs. 3,36,25,000/- and remaining stamp duty of Rs. 22,500/- has been paid through India Non Judicial Stamps.

IN WITNESS WHEREOF the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health after understanding its contents on this the 23rd day of March, 2018 at Allahabad.

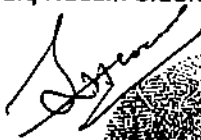

Witnesses-

1. 

Manjeet Agarwal S/o Shri K. N. Agarwal R/o 8, Chah Chand, Zero Road, Allahabad, Adhaar No. 6970 0417 0199 Mob. 9919990393



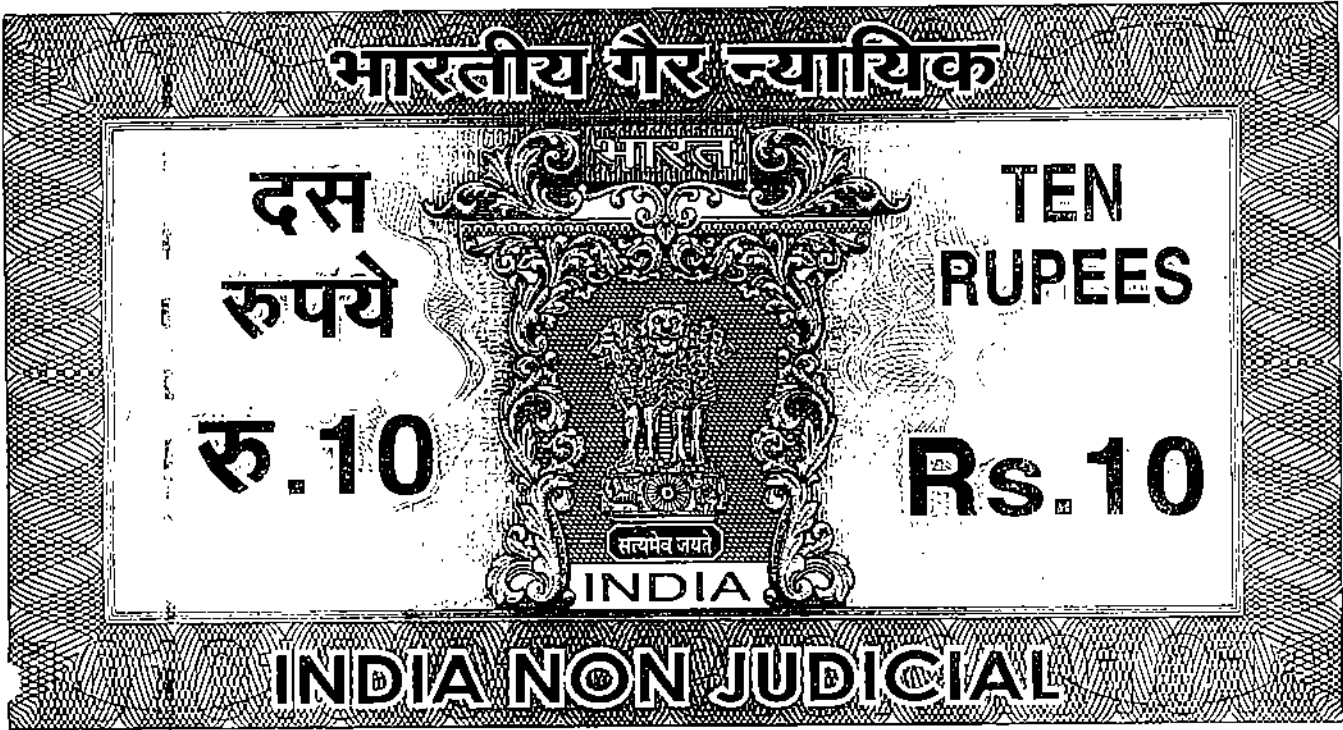
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उत्तर प्रदेश UTTAR PRADESH

(23)

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2.

Islam Ahmad S/o Late Imtiaz
Ahmad R/o 205F/2B/K, Kasari-
Masari, Allahabad, Pass Port No.
J2683032 Mobile. 9936518185



SCHEDULE

ARAZI NO. 404, AREA 0.2170 HECTARE = 2170 SQ. METRES AND ARAZI NO. 385 AREA 0.0970 HECTARE = 970 SQ. METRES AND ARAZI NO. 384 AREA 0.1140 HECTARE = 1140 SQ. METRES AND ARAZI NO. 383 AREA 0.0720 HECTARE = 720 SQ. METRES AND ARAZI NO. 386 AREA 0.0970 HECTARE = 970 SQ. METRES AND ARAZI NO. 387 AREA 0.1320 HECTARE = 1320 SQ. METRES AND ARAZI NO. 381 AREA 0.2740 HECTARE = 2740 SQ. METRES AND ARAZI NO. 382 AREA 0.2630 HECTARE = 2630 SQ. METRES AND ARAZI NO. 380 AREA 685 SQ. METRES OUT OF 0.1370 HECTARE = 1370 SQ. METRES AND ARAZI NO. 407/1 AREA 1096 SQ. METRES OUT OF 0.2740 HECTARE = 2740 SQ. METRES AND ARAZI NO. 403 AREA 1128 SQ. METRES OUT OF 0.1600 HECTARE = 1600 SQ. METRES AND ARAZI NO. 388 AREA 660 SQ. METRES OUT OF 0.1320 HECTARE =

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1320 SQ. METRES AND ARAZI NO. 379 AREA 411 SQ. METRES OUT OF 0.1370 HECTARE = 1370 SQ. METRES AND ARAZI NO. 375 AREA 1282.5 SQ. METRES OUT OF 0.1710 HECTARE = 1710 SQ. METRES AND ARAZI NO. 374 AREA 717.5 SQ. METRES OUT OF 0.2050 HECTARE = 2050 SQ. METRES AND ARAZI NO. 370 AREA 2061.50 OUT OF 0.2170 HECTARE = 2170 SQ. METRES AND ARAZI NO. 369/1 AREA 1230 SQ. METRES OUT OF 0.2050 HECTARE = 2050 SQ. METRES AND ARAZI NO. 368/1 AREA 2394 SQ. METRES OUT OF 0.3420 HECTARE = 3420 SQ. METRES AND ARAZI NO. 367/1 AREA 318.50 SQ. METRES OUT OF 0.0910 HECTARE = 910 SQ. METRES AND ARAZI NO. 405 AREA 732 SQ. METRES OUT OF 0.1830 HECTARE = 1830 SQ. METRES, TOTAL CONSOLIDATED AREA 20 GATA, AREA 2.5376 HECTARES = 25376 SQ. MTS., SITUATED IN VILLAGE HARWARA, TEHSIL SADAR, ALLAHABAD WHICH IS IN THE SHAPE OF OPEN LAND, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND BOUNDED AS BELOW :-

East: - 12 meter wide road.

West: - 18 meter wide road.

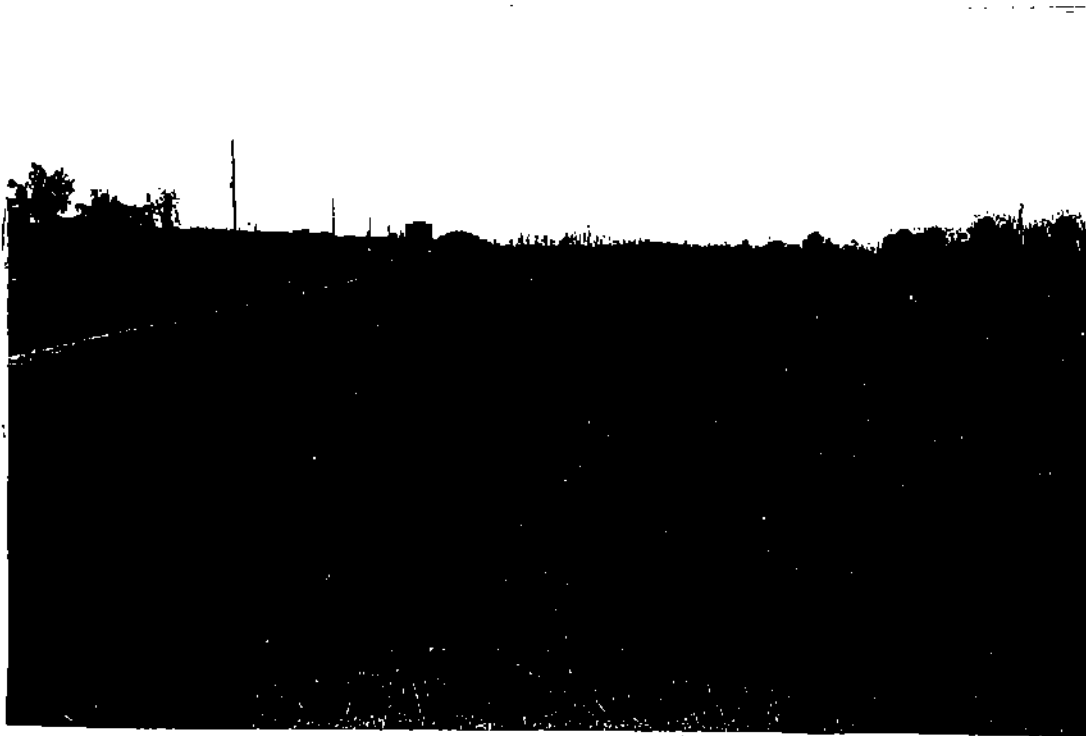
Sadiq Husain Siddiqui

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(26)

PHOTOGRAPH

ARAZI NO. 404, AREA 0.2170 HECTARE = 2170 SQ. METRES AND ARAZI NO. 385 AREA 0.0970 HECTARE = 970 SQ. METRES AND ARAZI NO. 384 AREA 0.1140 HECTARE = 1140 SQ. METRES AND ARAZI NO. 383 AREA 0.0720 HECTARE = 720 SQ. METRES AND ARAZI NO. 386 AREA 0.0970 HECTARE = 970 SQ. METRES AND ARAZI NO. 387 AREA 0.1320 HECTARE = 1320 SQ. METRES AND ARAZI NO. 381 AREA 0.2740 HECTARE = 2740 SQ. METRES AND ARAZI NO. 382 AREA 0.2630 HECTARE = 2630 SQ. METRES AND ARAZI NO. 380 AREA 685 SQ. METRES OUT OF 0.1370 HECTARE = 1370 SQ. METRES AND ARAZI NO. 407/1 AREA 1096 SQ. METRES OUT OF 0.2740 HECTARE = 2740 SQ. METRES AND ARAZI NO. 403 AREA 1128 SQ. METRES OUT OF 0.1600 HECTARE = 1600 SQ. METRES AND ARAZI NO. 388 AREA 660 SQ. METRES OUT OF 0.1320 HECTARE = 1320 SQ. METRES AND ARAZI NO. 379 AREA 411 SQ. METRES OUT OF 0.1370 HECTARE = 1370 SQ. METRES AND ARAZI NO. 375 AREA 1282.5 SQ. METRES OUT OF 0.1710 HECTARE = 1710 SQ. METRES AND ARAZI NO. 374 AREA 717.5 SQ. METRES OUT OF 0.2050 HECTARE = 2050 SQ. METRES AND ARAZI NO. 370 AREA 2061.50 OUT OF 0.2170 HECTARE = 2170 SQ. METRES AND ARAZI NO. 369/1 AREA 1230 SQ. METRES OUT OF 0.2050 HECTARE = 2050 SQ. METRES AND ARAZI NO. 368/1 AREA 2394 SQ. METRES OUT OF 0.3420 HECTARE = 3420 SQ. METRES AND ARAZI NO. 367/1 AREA 318.50 SQ. METRES OUT OF 0.0910 HECTARE = 910 SQ. METRES AND ARAZI NO. 405 AREA 732 SQ. METRES OUT OF 0.1830 HECTARE = 1830 SQ. METRES, TOTAL CONSOLIDATED AREA 20 GATA, AREA 2.5376 HECTARES = 25376 SQ. MTS., SITUATED IN VILLAGE HARWARA, TEHSIL SADAR, ALLAHABAD WHICH IS IN THE SHAPE OF OPEN LAND.



Sadiq Husain Siddiqui



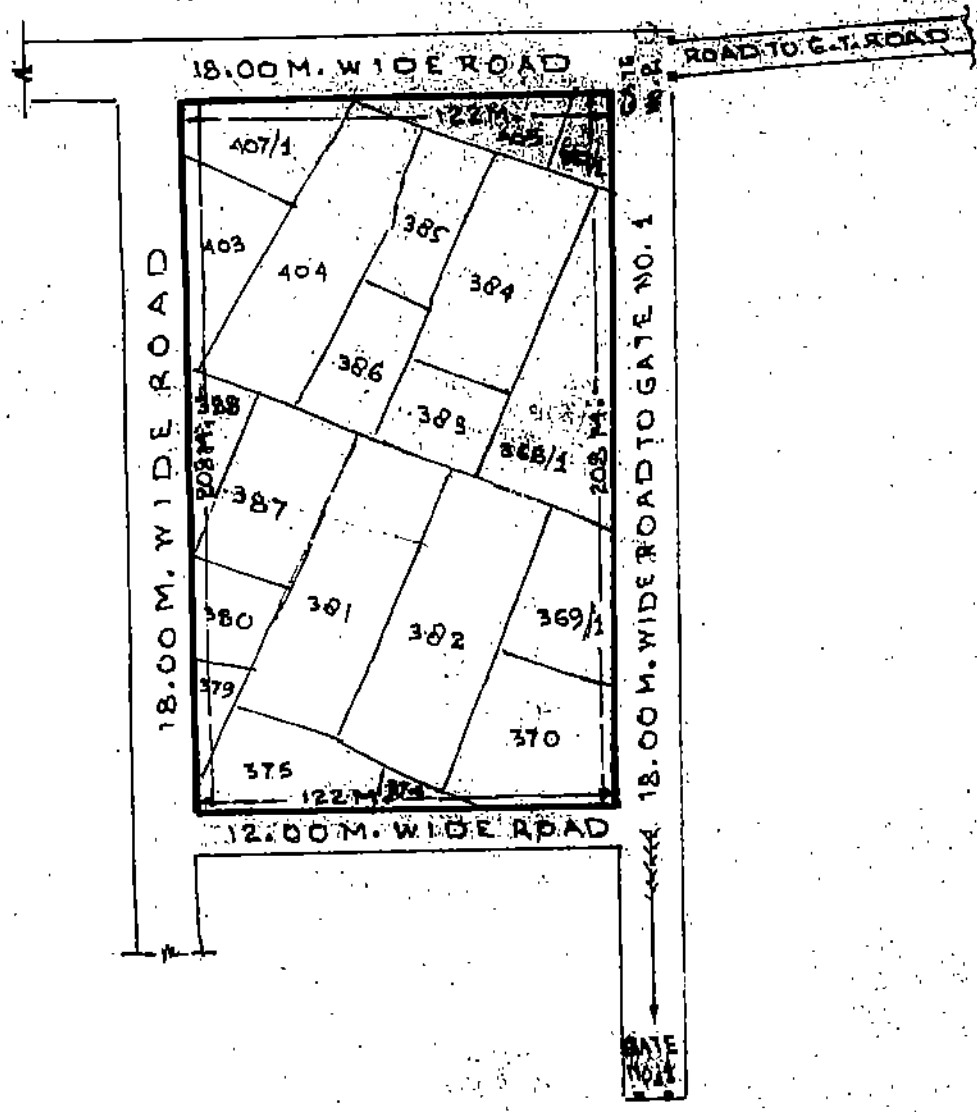
Sanjeev Agarwal

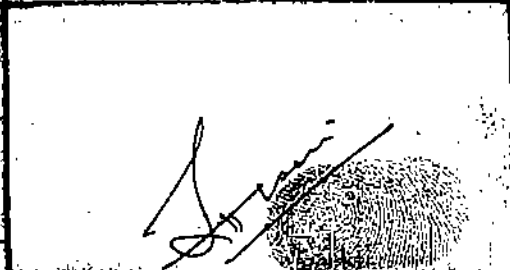


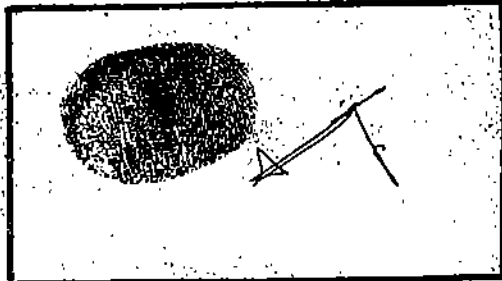
THE PLAN OF ARAZI BHUMIDHARI NOS. 404, 385, 384, 383, 386, 387,
 388 & PARTS OF ARAZI BHUMIDHARI NOS. 380, 407/1, 403, 389,
 379, 375, 374, 370, 369/1, 368/1, 367/1 AND 405. TOTAL CONSO-
 LIDATED 20 GATA. AREA 2,5376 HECTARE = 25376.56 METRES
 SITUATED IN VILLAGE HARNARA TENSIL SADAR, ALLAMABAD
 WHICH IS IN THE SHAPE OF OPEN LAND BOUNDED BY RED LINES

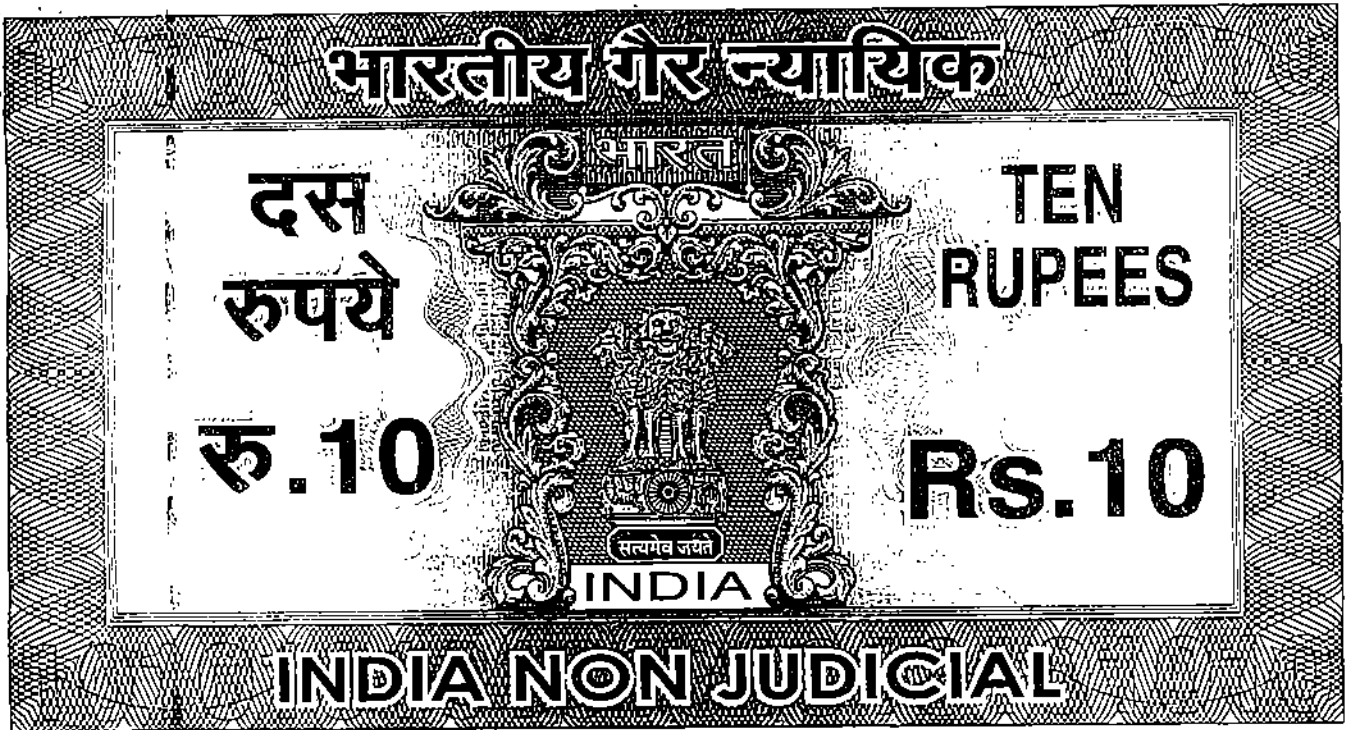


NCR HEAD QUARTER




 VENDOR


 VENDEE



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North: - 18 meter wide road.

South: - 18 meter wide road.

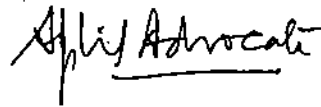
Sadiq Husain Siddiqui




Sanjeev Agarwal

Drafted by:



Abdul Jalil Advocate

Typed by:



Pavitra Kumar

क्रमांक 004 दि 22/3/18 10 8r
 मूल्य प्रयोजन
 स्टाम्प क्रमांक विनायक कृपा सोम विल्ड हल सल. यो. द्वारा पट्टिन
 विभागीय क्षेत्र सेजीव अग्रवाल परानकर इलाहाबाद
 लोकेशन नं. 201 (क) आकाश जायसवाल
 स्थान नं. 201 (क) आकाश जायसवाल
 स्थान नं. 201 (क) आकाश जायसवाल इलाहाबाद

बही संख्या 1 जिल्द संख्या 9935 के पृष्ठ 1 से 54 तक क्रमांक 1532 पर
 दिनांक 24/03/2018 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

महेंद्र प्रताप यादव
 उप निबंधक : सदर प्रथम
 इलाहाबाद

