

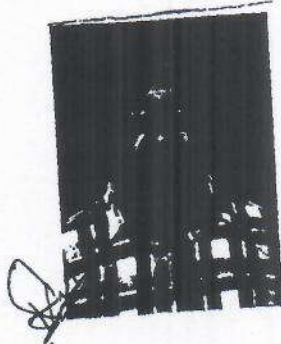
3327/20



उत्तर प्रदेश UTTAR PRADESH

DD 664015

4887



BRIEF DETAIL OF SALE DEED

- 1. Type of property : Residential
- 2. Ward/Pargana : Mohanlalganj
- 3. Mohalla : Beli
- 4. Property Details : Plot No. 1/9, Sector-1,
situated at Signature Park,
Beli, New Jail Road,
Mohanlalganj, Lucknow,
(U.P.)
- 5. Measurement Unit : Square Mtr.

Swastik Insurance Trade Pvt. Ltd.

Authorised Signatory



Handwritten signature





उत्तर प्रदेश UTTAR PRADESH

DD 664016

(2)

- | | | |
|----------------------|---|---|
| 6. Area of Property | : | 297.287 square Mtr. (3200 square feet) |
| 7. Situation of Road | : | Away from New Jail Road Road... |
| 8. Other Description | : | Situated at 9.00 Mtr. wide road. |
| 9. Park Facing | : | N.A |
| 10. Constructed area | : | N.A. |

Swastik Manuf. Co. P. L. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

DD 664017

(3)

- | | | | |
|----|---|---|-----------------|
| 11 | Pertaining to the member of House Society | : | N.A. |
| 12 | Sale Consideration | : | Rs. 18,80,800/- |
| 13 | Government Value | : | Rs. 16,36,000/- |
| 14 | Stamp Duty | : | Rs. 1,39,000/- |

Svastik Marketing Pvt. Ltd.

[Signature]

[Signature]

At ...



उत्तर प्रदेश UTTAR PRADESH



(4)

No. of First Party: 1	No. of Second Party: 01
Details of Vendor	Details of Vendee
<p>Swastik Multitrade Private Limited (CIN no. U74900UP2011PTC044734), a company incorporated under the provision of the Companies Act, 1956; having its registered office at 1/51, Vivek Khand, Gomti Nagar, Lucknow-226010 (PAN-AAPCS8001F) represented by its Authorized Signatory Mr. Vivek Singh S/o. Nirmal Singh Who has Been Authorized Vide Board resolution dated 13.02.2020 signed by one of the Director Amarnath Mishra S/o. Mr. M.N Mishra. Mob. No. 9956367744, Occupation:- Business</p>	<p>Sushil Kumar Kharwar, (PAN AQTPK5985H) son of Mr. Ram Adhar Ram Adress-Village-Dharmadih, Nonahara, Ghazipur, U.P. 233303. Mob:-9473836778 Occupation:-. Service</p>

Swastik Multitrade Private Limited

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 664082

04 FEB 2020



(5)

SALE DEED

This DEED OF SALE is made at Lucknow on this 13rd day of Feb., 2020:

BETWEEN

Swastik Multitrade Private Limited (CIN no. U74900UP2011PTC044734), a company incorporated under the provision of the Companies Act, 1956, having its registered office at 1/51, Vivek Khand, Gomti Nagar, Lucknow-226010 (PAN-AAPCS8001F) represented by its Authorized Signatory Mr. Vivek Singh S/o. Nirmal Singh Who has Been Authorized Vide Board resolution dated 13-02-2020 signed by one of the Director **Amarnath Mishra S/o. Mr. M.N Mishra** (hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

Swastik



उत्तर प्रदेश UTTAR PRADESH

DD 664083

04 FEB 2020

(6)

AND

Sushil Kumar Kharwar, (PAN AQTPK5985H) son of Mr. Ram Adhar Ram Adress-Village-Dharmadih, Nonahara, Ghazipur, U.P. 233303. (hereinafter referred to as the "Vendee", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREVER the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

SWD...

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

DD 480809

(7)

AND WHEREAS vendor is the absolute owner of land bearing Khasra No. 939Mi, totally admeasuring 8860 square Mtr.s situated at Village Beli, Tehsil Mohanlalganj, District-Lucknow. The said land purchased by the vendor through various sale deed which are registered in the office of Sub-Registrar Mohanlalganj, Lucknow as document No. 778 on dated 18.01.2013, document No. 9889 on dated 31.07-2013, document No. 9890 on dated 31.07.2013, for Integrated Township developed in the name and style of "**Signature Park**" situated at Village Beli New Jail Road, Tehsil Mohanlalganj, District-Lucknow in the State of U.P.

AND WHEREAS the lay out plan of the Integrated Township has been approved by the Lucknow Development Authority, Lucknow.

Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

DD 480810

(8)

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the master plan of Lucknow 2031.

AND WHEREAS a layout plan has been approved vide approval dated 26.09.2017 bearing registration No. 42704 and all the development work on the land is to be based on layout plan only.

AND WHEREAS in terms of the development of Integrated Township at Beli & Shivlar New Jail Road, Mohanlalganj, Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Integrated Township Policy. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 480811

(9)

The Vendor has registered the Project under the provision of Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration No. UPRERAPRJ15395 on 07.03.2018.

AND WHEREAS, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor is absolute owner of the **Free Hold Plot No. 1/9, Sector-1, area measuring 297.287 sq.mtr., Situated at Signature Park, Beli, New Jail Road, Tehsil Mohanlalganj, District-Lucknow, (U.P.)** (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).

[Handwritten Signature]

[Handwritten Signature]



उत्तर प्रदेश UTTAR PRADESH

DD 689821

(10)

- (b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 689822

(11)

- (c) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.

[Handwritten Signature]

Signature

[Handwritten Signature]



उत्तर प्रदेश UTTAR PRADESH

DD-689823

(12)

- (d) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.



उत्तर प्रदेश UTTAR PRADESH

DP 689349

04 1992

(13)

AND WHEREAS, upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of **Rs. 19,80,800/- (Rupees Nineteen Lac Eighty Thousand Eight Hundred Only)** on the terms and conditions mentioned herein under:

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

DD 689350

(14)

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendee has paid the entire sale consideration of **Rs. 19,80,800/- (Rupees Nineteen Lac Eighty Thousand Eight Hundred Only)** to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.

Vendor's Signature



उत्तर प्रदेश UTTAR PRADESH

DD 689351

(15)

2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Free Hold Plot No. 1/9, Sector-1, area measuring 297.287 sq.mtr., Situated at Signature Park, Beli, New Jail Road, Tehsil Mohanlalganj, District-Lucknow, (U.P.)** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold the same unto the Vendee absolutely and for ever.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 599035

(16)

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

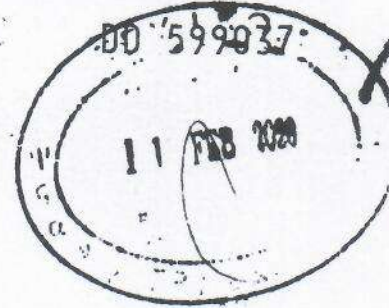
DD 599036

(17)

4. That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Vendor or its nominated agency. Vendee hereby assures and abides all the terms and conditions relating to the allotment.



उत्तर प्रदेश UTTAR PRADESH



(18)

5. That the Vendor will hand over the vacant, peaceful possession of the said plot to the Vendee and physical possession of the plot will be handed over after laying of all the services and completion of development and vendee shall not claim the possession before the offer of possession offered by the vendor.



उत्तर प्रदेश UTTAR PRADESH

DD 518931

(19)

6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/their name(s), on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/ documents required in this connection.

[Handwritten mark]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 518932

(20)

7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 518933

(21)

8. That the Vendee has become absolute owner of the said plot.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 489708

(22)

9. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area and shall not obstruct/ block the common area of the colony, common amenities/ facilities etc.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 489712

(23)

10. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 489713

(24)

11. The property is situated Beli, Mohanlalganj and away from New Jail Road and nothing is constructed upon the plot. As the property is situated at 9.00 mtr. wide road and for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 5,500/- per sq mts, accordingly the Government value Rs. 16,36,000/- of the plot measuring 297.287 sq.mts. comes to sale consideration Rs. 18,80,000/- . stamp duty paid @ 7% of Rs 1,39,000 is being paid on the sale consideration by the vendee accordingly.



उत्तर प्रदेश UTTAR PRADESH

DD 505214

(25)

SCHEDULE OF PROPERTY

All that piece and parcel of **Free Hold Plot No. 1/9, Sector-1, area measuring 12.192 x 24.384 = 297.287 sq.mtr. (Two Nine Seven Point Two Eight Seven), Situated at Signature Park, Beli, New Jail Road, Tehsil Mohanlalganj, District-Lucknow, (U.P.) delineated and marked in the annexed site plan which is bounded as under:-**

[Handwritten mark]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

DD 505215

(26)

East : Plot No. 1/22, 1/23
West : 9 Mtr. Wide Road
North : Plot No. 1/8
South : Plot No 1/10

D

[Handwritten Signature]



उत्तर प्रदेश UTTAR PRADESH

DD 664231

(27)

SCHEDULE OF PAYMENT

1. Rs. 5,00,000/- (Rupees Five Lac Only) through Cheq/D.D. No. 263476, dated 18.10.2019 Bank-ICICI Bank.

[Handwritten mark]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

BH 786875

29 JAN 2020

(28)

2. Rs. 14,80,000/- (Rupees Fourteen Lac Eighty Thousand only) through Cheq/D.D No. 445362, dated 30.01.2020 Bank- ICICI Bank.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

BH 786876



(29)

Thus Vendor has received **Rs. 19,80,800/- (Rupees Nineteen Lac Eighty Thousand Eight Hundred Only)** from the Vende and Vendor has acknowledge this receipt.

Swastik Industries Pvt. Ltd



उत्तर प्रदेश UTTAR PRADESH

BH 786877

29 JAN 2002

(30)

IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on

Swastik M...

₹.1000

Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

BH 786878

29 JAN 2022

(31)

these present on the day, month, and year first above written in presence of the following witnesses.

क्रमांक 6572 तिथि 13/2/2020

मूल्य 1.50.00 रु.

प्रयोजन सुशील कुमार खरवार S/o राम अधार राम

एम० के० शिवाजी स्टाम्प विक्रेता

ला० नं० 617/1909 लखनऊ

वेधता अंक 31-3-2020 तक

गाजीपुर

आवेदन सं०: 202000822004506

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3327

वर्ष: 2020

प्रतिफल- 1480800 स्टाम्प शुल्क- 139000 बाजारी मूल्य- 1636000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 160 योग: 20160

श्री सुशील कुमार खरवार

पुत्र श्री राम अधार राम

व्यवसाय: नौकरी

निवासी: ग्राम धर्माडीह नोत्रहरा गाजीपुर उ०प्र०। 233303



ने यह लेखपत्र इस कार्यालय में दिनांक 13/02/2020 एवं 02:57:24 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

13/02/2020

कमलेश कुमार पाठक

निबंधक लिपिक



(32)

Dated : 13.02.2020

WITNESSES:-

Ved Prakash Mishra
S/o Ripusudan Mishra
Add:- Kurauli, Post-Gandhi Ashram,
Nawabganj, Barabanki.
Mo.9838936675 occp. Agriculture.

VENDOR

Swasun M...



thor: ...ory



Ved Prakash Mishra

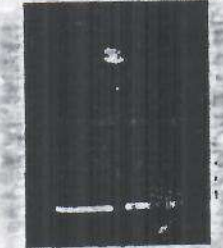


Harshit mishra
S/o Ved Prakash Mishra
Add:- 166, Kurauli, Barabanki, up.
Mob 9838936675, occup. Student.

VENDEE

Swasun M...

Harshit Mishra



Typed by:
Rajat
(Rajat Kumar)
MohanLal Ganj, Lucknow

Drafted by :
(Devesh Kumar Singh)
Advocate
MohanLal Ganj, Lucknow
Mob No. 8127364125

आवेदन सं०: 202000822004506

बही सं०: 1

रजिस्ट्रेशन सं०: 3327

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री स्वास्तिक मल्टीटेड प्रा०लि० के द्वारा विवेक सिंह, पुत्र श्री निर्मल सिंह

निवासी: 1/51 विवेकखण्ड गोमतीनगर लखनऊ। 226010

व्यवसाय: व्यापार

क्रेता: 1



श्री सुशील कुमार खरवार, पुत्र श्री राम अधार राम

निवासी: ग्राम धर्माडीह नोनहरा गाजीपुर उ०प्र०। 233303

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री वेद प्रकाश मिश्रा, पुत्र श्री रिपुसदन मिश्रा

निवासी: कुरौली पो० गांधी आश्रम नवाबगंज बाराबंकी।

व्यवसाय: कृषि

पहचानकर्ता: 2



श्री हर्षित मिश्रा, पुत्र श्री वेद प्रकाश मिश्रा

निवासी: 166 कुरौली बाराबंकी उ०प्र०।

व्यवसाय: अध्ययन



ने की। प्रत्यक्षतः भद्र साक्षियों के निश्चयन के नियमानुसार लिए गए हैं। टिप्पणी:



AN INTEGRATED TOWNSHIP AT SUTANPUR ROAD,LUCKNOW.

LAYOUT PLAN

TO GOSANGANJ

TO MOHANALGANJ

AREA FOR ROAD WIDENING OF 100 MTR WIDE PROPOSED OUTER RING ROAD

ENTRY

24.0 M WIDE ROAD

24.0 M WIDE ROAD

24.0 M WIDE ROAD

SECTOR-2

SECTOR-3

18.0 M WIDE ROAD

18.0 M WIDE ROAD



NORTH
SCALE: 1:1000

ARCHITECT PLANNER
AIR TRIPTE ASSOCIATES

- S/MO PARTICULARS**
- 1. RESIDENTIAL
 - 2. COMMERCIAL
 - 3. PUBLIC & SEMI-PUBLIC
 - 4. GREEN
 - 5. MIXED USE

CLIENT:
MR SWASTIK MULTITRADE PVT. LTD

CONSULTANT:
AIR TRIPTE ASSOCIATES

LAND NO.	DESCRIPTION	AREA (SQ. M)	PLANNED AREA (SQ. M)	PERCENTAGE (%)
1	RESIDENTIAL	10000	10000	100
2	COMMERCIAL	5000	5000	100
3	GREEN	2000	2000	100
4	MIXED USE	15000	15000	100

Swastik Multitrade Pvt. Ltd

Authorized Signatory

(Handwritten signature)

आवेदन सं०: 202000822004506

बही संख्या 1 जिल्द संख्या 11351 के पृष्ठ 29 से 94 तक क्रमांक
3327 पर दिनांक 13/02/2020 को रजिस्ट्रीकृत किया गया।



STRAIGHT BILL OF EXCHANGE

ICICI Bank

Ac Payee

Pay **SWASTIK MULTITRADE PRIVATE LIMITED AC NO 021405005061 ICICI BANK LTD *****

VALID FOR ONE MONTH ONLY
3 0 0 1 2 0 2 0
D D M M Y Y Y Y

RupeeRUPEES **FOURTEEN LAC EIGHTY THOUSAND EIGHT HUNDRED ONLY**

Or Order

C.A.No **000405039853**

₹ **14,80,800 ****

LELUC00005213334

For ICICI BANK LTD - HL NORTH ZONE DISB A/C

SUSHIL KUMAR KHARWAR

Payable at par at all branches of ICICI Bank Limited in India.

Authorized Signatory

Please sign above



445362 400229002 039853 29

[Handwritten Signature]
365320