



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

₹100

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

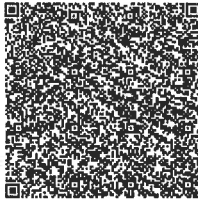
Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP78720460890978U
: 29-Apr-2022 05:10 PM
: NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN
: SUBIN-UPUP1421450448668996375789U
: ULTRATECH CEMENT LTD
: Article 5 Agreement or Memorandum of an agreement
: Not Applicable
: :
: NINE JUPITERS AGROTECH PVT LTD
: ULTRATECH CEMENT LTD
: ULTRATECH CEMENT LTD
: 100
(One Hundred only)

Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9695541568
SADAR TEHSIL, LUCKNOW

सत्यमेव जयते



₹100

Please write or type below this line

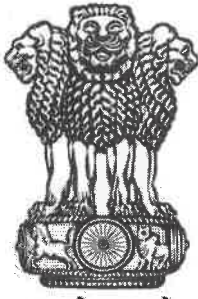
IN-UP78720460890978U

[Handwritten Signature]



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



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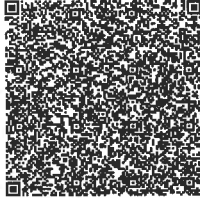
₹100

e-Stamp

Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9595541568
SADAR TEHSIL, LUCKNOW

Certificate No.	: IN-UP78714198042512U
Certificate Issued Date	: 29-Apr-2022 05:05 PM
Account Reference	: NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1421450448201958000094U
Purchased by	: ULTRATECH CEMENT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NINE JUPITERS AGROTECH PVT LTD
Second Party	: ULTRATECH CEMENT LTD
Stamp Duty Paid By	: ULTRATECH CEMENT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line

IN-UP78714198042512U

[Handwritten Signature]



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Pargana: Hadaha

Stamp : Rs.100/-

AGREEMENT TO SELL Company

This deed of Agreement to Sell made between **Nine Jupiter Agrotech Pvt. Ltd.** office address -Plot No. 1, Yadubanshi Market, Khargapur Railway Crossing, Lucknow through its Director -Ramesh Kumar Pal son of Sri Mittal Ram Pal resident of 13, Arohi Arcade Munshi Pulia, Indira Nagar, Lucknow, presently residing at C-1103, Sarswati Apartment, River View Colony, Gomti Nagar Extension, Lucknow (hereinafter called "THE FIRST PARTY/SELLER") of the **FIRST PART** and **UltraTech Cement Ltd.** Registered Office: Ahura Centre, B-Wing, 2nd Floor, Mahakali Caves Road, Andheri (East), Mumbai 400093 through its COO Anil Bajaj S/O Shri Mishri Lal Bajaj (here in after called "THE SECOND PARTY/PURCHASER") of the **SECOND PART**.

Whereas first party is the owner and in possession of total land area 6.645 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao, details as under :-

Khasra No.	Area in Hectare	Location	purchased from
Khasra No.89	0.0676 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Raj Kishore



Khasra No.78,	0.152 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Durgesh and others
Khasra No.82 & 50,	0.0971 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Amarkant and others
Khasra No.90	0.190 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Shyam Sunder and others
Khasra No.17,	0.5692 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.56, 57 and 58	0.231 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.39, 42 and 44	0.202 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.22, 23, 29, 30, 37	0.189 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District - Unnao	Mohd. Daud
Khasra No.43	0.0885 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District - Unnao	Mohd. Daud
Khasra No.23, 29, 30, 37	0.188 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.42, 44,	0.266 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra	0.1455	Village -Sakran,	Mohd. Daud



No.42, 44	Hectare	Pargana-Hadaha, Tehsil and District -Unnao	
Khasra No.16,	0.1013 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.55	0.658 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.14,	0.180 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.46 and 77	0.227 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District - Unnao	Mohd. Daud
Khasra No.58 and 14	0.2356 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khasra No.13,	0.1033 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Total area	3.8911 Hectare		

Thus the total land area 3.8911 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao, is owned and possessed by the first party, who have all rights for sale, transfer, mortgage, in favour of anyone.

The first party is legally entitled to transfer the said Agriculture land in favour of any person or persons as per their choice.



AND WHEREAS the First party wants to transfer aforesaid Agriculture land and the Second Party is willing to purchase the said Agriculture land for their use as such the Second Party offered Rs/- (Rupees Only) for the said Agriculture land. After considering it fit and proper the First Party has accepted the said offer of the Second Party and agreed to transfer the said Agriculture land in favour of the Second Party on a total sale consideration of Rs/- (Rupees Only) the following terms and conditions.

NOW THIS DEED OF AGREEMENT TO SELL WITNESSETH AS UNDER:-

- (1) That the First Party shall sell and the Second Party shall purchase **Land admeasuring 3.8911 Hectare, situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao** completely described at the foot of this deed in Schedule of Property for a sum of Rs/- (Rupees Only) out of which Rs/- (Rupees Only)) has been paid by the Second Party to the First Party, completely described at the foot of this deed in Schedule of Payment, at the time of execution of this agreement to sell the receipt of which the First Party hereby acknowledges and balance amount of Rs/- (Rupees Only) sale consideration will be paid by Second party to the first



party at the time of execution and registration of sale deed.

- (2) That the second party shall get sale deed executed within months after paying balance sale consideration and in case the first party fails to execute sale deed on his part within aforesaid stipulated period in favour of the second party then the second party shall have full right and liberty to get the sale deed executed and registered in his favour from the seller.
- (3) That this agreement to sell is being executed on the representation, confirmation and assurance made by the First Party that the property hereby agreed to be sold is free from all sorts of transfers, encumbrances, liens, acquisitions, mortgages and attachments etc., and no litigation in respect to the title of the Seller is pending in any Court of Law or Authority. The Seller having good, clear and marketable title over it to transfer the same in favour of the Purchaser.
- (4) That the possession of the property, hereby agreed to be sold, has not been delivered by the First Party to the Second Party at the time of execution of this agreement to sell and the same shall be delivered by the first party to the second party at the time of execution and registration of sale deed.
- (5) That the Second Party will exclusively bear all the expenses relating to the stamp duty, registration charges, typing charges, legal fee of this Agreement to sell as well as of the final sale deed and for which the



First Party shall not be responsible in any manner whatsoever.

- (6) That the Purchaser shall have unrestricted and uninterrupted right and liberty to get the sale deed executed and registered in their favour or in favour of their nominee or nominees as the case may be.
- (7) That the words " First Party" and "Second Party" herein before used shall always mean and include their legal heirs, successors, legal representatives and assignees etc. and the shall be binding and effective on them.

SCHEDULE OF PROPERTY

Agriculture Land admeasuring 3.8911 Hectare, situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao.

SCHEDULE OF PAYMENT

Sr. NO.	Date	Cheque/RTGS No.	Name of Bank	Branch and its address	amount	in favor of

Thus the total Advance amount have been paid by the Second Party/Purchaser to the First Party/Seller, the First Party/Seller hereby acknowledges.

IN WITNESS WHEREOF, the First Party and the Second Party have put their respective signatures and executed this Agreement to Sell in their sound position ofmind without any pressure or compulsion from anybody whomsoever on this the



____ day of April, 2022 at Lucknow, in presence of the following two witnesses: -

WITNESSES :-

1.



**Nine Jupiter Agrotech
Pvt. Ltd. through its
Director -Ramesh Kumar
Pal**

PAN-AGPPP4226N

Mob.8577000009

Occupation: Business

FIRST PARTY/SELLER

..
S/o
R/o
Mob.
Occ:

**UltraTech Cement Ltd.
Unit-Dalla Cement Works**


Authorised Signatory

2.

**Ultratech Cement Ltd
Through its
COO- Anil Bajaj
PAN- AEQPB8911F
Mob. 9989635382
Occupation: Business
SECOND PARTY/PURCHASER**

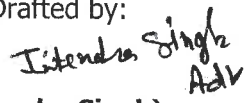
name
S/o
R/o
Mob.
Occ:

Typed by:


(Ram Sanehi)

Civil Court, Lucknow

Drafted by:


**(Jitendra Singh)
Advocate**

Civil Court Lucknow



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

₹100

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

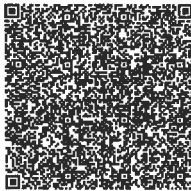
Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP78717543315043U
29-Apr-2022 05:07 PM
NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN
SUBIN-UPUP1421450448662986845058U
ULTRATECH CEMENT LTD
Article 5 Agreement or Memorandum of an agreement
Not Applicable
RAMESH KUMAR PAL
ULTRATECH CEMENT LTD
ULTRATECH CEMENT LTD
100
(One Hundred only)

Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 8695541568
SADAR TEHSIL, LUCKNOW

सत्यमेव जयते



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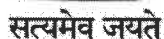
IN-UP78717543315043U

[Handwritten Signature]



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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.



Government of Uttar Pradesh

\$100

e-Stamp

Signature.....
ACC Name- ATUL KUMAR MISHRA
ACC Code- UP14214504 Lic No.-142
Mob. No.- 9695541568
SADAR TEHSIL, LUCKNOW

Certificate No.

IN-UP78710202753267U

Certificate Issued Date

29-Apr-2022 05:02 PM

Account Reference

: NEWIMPACC (SV)/ up14214504/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1421450448205342559467U

Purchased by

: ULTRATECH CEMENT LTD

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

■

➡

First Party

: RAMESH KUMAR PAL

Second Party

: ULTRATECH CEMENT LTD

Stamp Duty Paid By

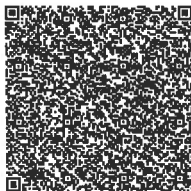
: ULTRATECH CEMENT LTD

Stamp Duty Amount(Rs.)

: 100

(One Hundred only)

सत्यमेव जयते



Please write or type below this line

IN-UP78710202753267U



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3. In case of any discrepancy please inform the Competent Authority.

Pargana: Hadaha

Stamp : Rs.100/-

AGREEMENT TO SELL

by Self

This deed of Agreement to Sell made between **Ramesh Kumar Pal son of Sri Mittal Ram Pal resident of 13, Arohi Arcade Munshi Pulia, Indira Nagar, Lucknow , presently residing at C-1103, Sarswati Apartment, River View Colony, Gomti Nagar Extension, Lucknow** (hereinafter called "**THE FIRST PARTY/SELLER**") of the **FIRST PART** and **UltraTech Cement Ltd. Registered Office: Ahura Centre, B-Wing, 2nd Floor, Mahakali Caves Road, Andheri (East), Mumbai 400093 through its COO Anil Bajaj S/O Shri Mishri Lal Bajaj** (hereinafter called "**THE SECOND PARTY/PURCHASER**") of the **SECOND PART**.

Whereas first party is the owner and in possession of total land area 6.645 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao, details as under :-

Khasra No.	Area in Hectare	Location	purchased from
Khasra	0.114	Village -Sakran, Pargana-Hadaha,	Muneeb Ahmad and



No.64,	Hectare	Tehsil and District - Unnao	others
Khasra No.47 and 76	0.1337 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.48 and 53	0.201 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.73 and 219Ka	0.1266 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.41, 214 and 216	0.2583 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.13,	0.2325 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District - Unnao	Muneeb Ahmad and others
Khasra No.15 and 52	0.209 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.1197	0.1770 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.47 and 76,	0.1783 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
			Muneeb



Khasra No.38 and 45,	0.175 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Ahmad and others
Khasra No.50, 82, 537 and 708Ka	0.4046 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.39,	0.104 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.47 and 76	0.1783 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.38 and 45	0.175 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.89,	0.0676 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.23, 29, 30 and 37	0.376 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.22, 23, 29, 30 and 37	0.189 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad and others
Khasra No.19, 20, 27, 18, 21,	0.2356 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District	Muneeb Ahmad and others



28,		-Unnao	
Khasra No.58,	0.133 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Parmeshwar Deen
Khasra No.38 & 45,	0.175 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District - Unnao	Vinay Kumar Arya and others
Khasra No.51,	0.1015 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Sheikh Mohammad
Khasra No.43,	0.0885 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Sheikh Mohammad
Khasra No.58, 56 and 57,	0.231 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Muneeb Ahmad
Khasra No.17	0.1897 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Rajendra Kumar Tiwari
Khata No.13	0.62 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khata No.42, 44, 80	0.392 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Mohd. Daud
Khata No.43	0.177 Hectare	Village -Sakran, Pargana-Hadaha,	Jubair

PS



		Tehsil and District -Unnao	
Khata No.59 & 61,	0.257 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Rakesh Awasthi
Khata No.46 & 17	0.227 Hectare	situated at Village - Sakran, Pargana- Hadaha, Tehsil and District -Unnao	Rakesh Awasthi
Khata No.443	0.2020 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Vimal Kumar etc.
Khasra no. 66Ka, 66kha, 57, 62, 65Ka, 65Kha	0.2450 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Bachha Babu, Uma Shanker, Rama Shankar
Khasra no. 225	0.0708 Hectare	Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao	Lalit Dixit
Total area	6.645 Hectare		

Thus the total land area 6.645 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao, is owned and possessed by the first party, who have all rights for sale, transfer, mortgage, in favour of anyone.



The first party is legally entitled to transfer the said Agriculture land in favour of any person or persons as per their choice.

AND WHEREAS the First party wants to transfer aforesaid Agriculture land and the Second Party is willing to purchase the said Agriculture land for their use as such the Second Party offered Rs/- (Rupees Only) for the said Agriculture land. After considering it fit and proper the First Party has accepted the said offer of the Second Party and agreed to transfer the said Agriculture land in favour of the Second Party on a total sale consideration of Rs/- (Rupees Only) the following terms and conditions.

NOW THIS DEED OF AGREEMENT TO SELL WITNESSETH AS UNDER:-

- (1) That the First Party shall sell and the Second Party shall purchase **Land admeasuring 6.3392 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao,** completely described at the foot of this deed in Schedule of Property for a sum of Rs/- (Rupees Only) out of which Rs/- (Rupees Only)) has been paid by the Second



Party to the First Party, completely described at the foot of this deed in Schedule of Payment, at the time of execution of this agreement to sell the receipt of which the First Party hereby acknowledges and balance amount of Rs/- (Rupees Only) sale consideration will be paid by Second party to the first party at the time of execution and registration of sale deed.

- (2) That the second party shall get sale deed executed within months after paying balance sale consideration and in case the first party fails to execute sale deed on his part within aforesaid stipulated period in favour of the second party then the second party shall have full right and liberty to get the sale deed executed and registered in his favour from the seller.
- (3) That this agreement to sell is being executed on the representation, confirmation and assurance made by the First Party that the property hereby agreed to be sold is free from all sorts of transfers, encumbrances, liens, acquisitions, mortgages and attachments etc., and no litigation in respect to the title of the Seller is pending in any Court of Law or Authority. The Seller having good, clear and marketable title over it to transfer the same in favour of the Purchaser.



- (4) That the possession of the property, hereby agreed to be sold, has not been delivered by the First Party to the Second Party at the time of execution of this agreement to sell and the same shall be delivered by the first party to the second party at the time of execution and registration of sale deed.
- (5) That the Second Party will exclusively bear all the expenses relating to the stamp duty, registration charges, typing charges, legal fee of this Agreement to sell as well as of the final sale deed and for which the First Party shall not be responsible in any manner whatsoever.
- (6) That the Purchaser shall have unrestricted and uninterrupted right and liberty to get the sale deed executed and registered in their favour or in favour of their nominee or nominees as the case may be.
- (7) That the words " First Party" and "Second Party" herein before used shall always mean and include their legal heirs, successors, legal representatives and assignees etc. and the shall be binding and effective on them.

SCHEDULE OF PROPERTY

Agriculture Land admeasuring 6.3392 Hectare situated at Village -Sakran, Pargana-Hadaha, Tehsil and District -Unnao.



The block contains two handwritten signatures in blue ink. To the right is a circular blue ink stamp for 'UltraTech Cement Limited'. The stamp features a star at the bottom and the company name around the perimeter. A signature is written across the stamp.

SCHEDULE OF PAYMENT

Sr. NO.	Date	Cheque/RTGS No.	Name of Bank	Branch and its address	amount	in favor of

Thus the total Advance amount have been paid by the Second Party/Purchaser to the First Party/Seller, the First Party/Seller hereby acknowledges.

IN WITNESS WHEREOF, the First Party and the Second Party have put their respective signatures and executed this Agreement to Sell in their sound position of



mind without any pressure or compulsion from anybody
whomsoever on this the ____ day of April, 2022 at Lucknow,
in presence of the following two witnesses:-

WITNESSES :-

1.



Ramesh Kumar Pal

PAN-AGPPP4226N

Mob.8577000009

Occupation: Business

FIRST PARTY/SELLER

..

S/o

R/o

Mob.

Occ:

UltraTech Cement Ltd.
Unit-Dalla Cement Works


Authorised Signatory

2.

Ultratech Cement Ltd

Through its

COO- Anil Bajaj

PAN-AEQPB8911F

Mob.9989635382

Occupation: Business

SECOND PARTY/PURCHASER

name

S/o

R/o

Mob.

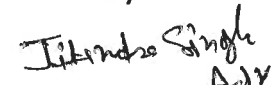
Occ:

Typed by:


(Ram Sanahi)

Civil Court, Lucknow

Drafted by:


(Jitendra Singh)
Advocate

Civil Court Lucknow