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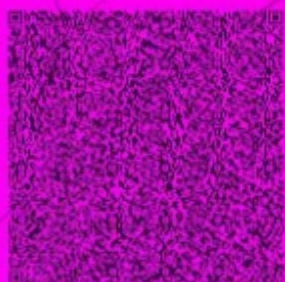
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP03586592514976P
Certificate Issued Date : 29-Aug-2017 12:52 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0104304082545798P
Purchased by : MENTOR INFRASTRUCTURE PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : UNDIVIDED SHARE OF LAND OF GH-1 FOR BLOCK-1,2 AND CLUB AT SEC-F,SUSHANT GOLF CITY,SULTANPUR ROAD,LKO
Consideration Price (Rs.) :
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party : MENTOR INFRASTRUCTURE PRIVATE LIMITED
Stamp Duty Paid By : MENTOR INFRASTRUCTURE PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 1,49,53,000
(One Crore Forty Nine Lakh Fifty Three Thousand only)



Please write or type below this line



Ans. Properties & Infrastructure Ltd

Authorised Signatory



UP

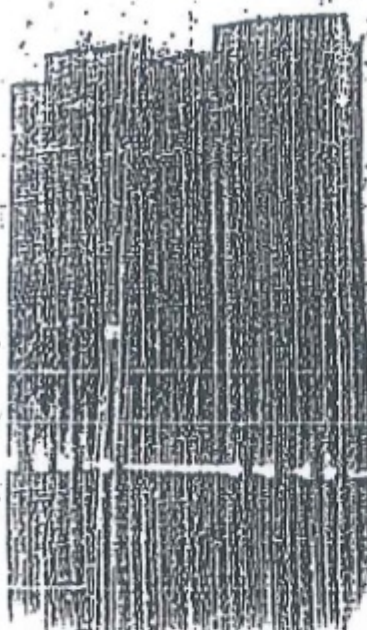
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Statutory Alert:

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.

SHIL





ALL INDIA MOTOR DRIVING LICENCE
(M.V. Act, 1988)
Form No. VI (see Rule 19(1))
U.L. No. 2401 S.R.D. (U.P.)
Date of Issue: 12.11.2001
Name: Narendra Kumar Singh
Address: ...
Date of Birth: ...
Educational Qualification: ...
Blood group: R.H. Factor: ...

Signature

U.L. No. 2401 S.R.D. (U.P.)



1. Motor Cycle with Gear
2. Motor Cycle without Gear
3. Invalid Carriage
4. Light motor vehicle
5. Medium passenger motor vehicle
6. Heavy motor vehicle
for (M/V, L, P, C, M, P, C)
This licence is valid for
Transport vehicle.
Valid from 12.11.2001 to 12.11.2007
Signature
Official Seal
District Transport Officer
Lucknow

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MENTOR INFRASTRUCTURE PRIVATE
LIMITED



21/11/2007

Permanent Account Number

AAFCM2975C



20072012



MENTOR INFRASTRUCTURE PRIVATE LIMITED

Reg. off: UNIT No. - 305, 3RD FLOOR, ELDECO CORPORATE TOWER VIBHUTI KHAND, GOMTI NAGAR
LUCKNOW, UP 226010, CIN-U67190UP2007PTC034179

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD ON 25-08-2017 AT THE CORPORATE OFFICE OF THE COMPANY "MENTOR INFRASTRUCTURE PRIVATE LIMITED" AT FLAT NO: 311 to 315 , 3RD FLOOR, NAURANG HOUSE , 21 K.G. MARG, NEW DELHI -110001, INDIA

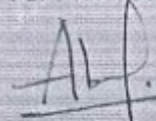
Resolution No.-1

The chairman informed the board that the company is going to buy the land situated at Sector-F, Sushant golf city, lucknow from M/s Ansal API at the terms and conditions as may be mutually agreed between the buyer and seller by executing the sale deed. Hence, it shall be required to authorize a suitable person for executing the sale deed and its registration. After few discussions the following resolution was passed by board.

RESOLVED THAT *Mr. Vikas shukla S/o. B.K shukla* be and is hereby authorized to represent and appear on behalf of and in the name of the Company, before the office of Registrar/ government Departments/regulatory authority for seeking the sale Deed registration of the above land/property under various Acts and rules.

RESOLVED FURTHER THAT *Mr. Vikas shukla* be also hereby authorized to sign and execute above sale deed and all the necessary applications, papers, forms and documents required to be submitted to the prescribed authorities for seeking sale Deed registration and to do all the acts, deeds and things incidental and ancillary thereto in order to give effect to the above said resolution or otherwise considered by him to be in the best interest of the company".

For MENTOR INFRASTRUCTURE PRIVATE LIMITED


ABHISHEK SINGH
(Director)
DIN: 07131794





सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

पता:
S/O: ब्रज किशोर शुक्ला,
568खा/371, गीतापल्ली, आलम्बाग,
बेन्ती, बेन्ती, लखनऊ, उत्तर प्रदेश,
226005

Address:
S/O: Braj Kishore Shukla,
568kha/371, GEETAPALLI,
ALAMBAGH, Benti, Benti,
Lucknow, Uttar Pradesh, 226005

4072 7569 9184

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 2017/17710/00522

To
विकास शुक्ला
Vikas Shukla
S/O: Braj Kishore Shukla
568kha/371 GEETAPALLI
ALAMBAGH
Benti
Benti
Bakshi Ka Talab Lucknow
Uttar Pradesh 226005
9005500309

126928229

ML269282292FT



आपका आधार क्रमांक / Your Aadhaar No. :

4072 7569 9184

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



विकास शुक्ला
Vikas Shukla
जन्म तिथि / DOB : 19/08/1979
पुरुष / Male



4072 7569 9184

आधार - आम आदमी का अधिकार

Signature
7706960209

UNION OF INDIA Driving Licence (UP) (NT)

UP50 20140015132



जारी करने की तिथि
Date of Issue
01/07/2014

वैधता / Validity
14/07/2025

जन्म तिथि
Date of Birth
15/07/1975

शरीर Group
UNKNOWN



नाम / Name

DHIRENDRA KUMAR TIWARI

पिता/पति का नाम / Son/Daughter/Wife of

TRILOKI TIWARI

Dhirendra

Mob → 9839501156

UP50 20140015132

UP04035525RS



LMV
01/07/2014



MCWG
01/07/2014



(UP)

Form 7 Rule 16(2)

पता / Address
VILL- THIRAI PATI PO- BASAHIYA
PS- ATRAULIA
AZAMGARH

Holder's Signature

जारीकर्ता / Issuing Authority Sign
AZAMGARH



भारत सरकार
GOVERNMENT OF INDIA



Vishnu Kumar

विष्णु कुमार

जन्म तिथि/DOB:

04-02-1982

पुरुष / MALE



9370 4757 1441

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

पता

ब्रिज किशोर, 421, रवि खंड, शारदा नगर,
लुक्नो, लखनऊ कैन्टोनमेंट, लखनऊ,
उत्तर प्रदेश-226002

Address:

S/O, Brij Kishor, 421, Ravi Khand,
Sharda Nagar, Lucknow, Lucknow
Cantonment, Lucknow,
Uttar Pradesh-226002



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Vishnu
8052322227

Brief Detail of Sale Deed

1.	Type of Property	- Residential
2.	Mohalla	- Sushant Golf City
3.	Property details	- Undivided Share of Land (without metes and bounds) of Group Housing-1(for development of Block 1, Block 2 and Club) situated at Sector-F, at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4.	Measurement unit	- Square Meter
5.	Total Undivided Share of Land Area of Group Housing sold to Vendee	- 10278.23 Square Meter with a total approved FAR of 2,72,976 Square Feet (25,360 Square Meter) out of total plot admeasuring 4.96 acres (20077.074 Square Meter) with a total approved FAR of 5,33,221 Square Feet(49,537.39 Square Meter)
6.	Situation of Road	- away from Amar Shaheed Path and Sultanpur Road
7.	Other description	- situated at 45.00meter wide road and also have 9.00 -meter-wide road at opposite side
8.	Consideration	- Rs. 21,36,11,846/- (Rupees Twenty One Crores Thirty Six Lakhs Eleven Thousand Eight Hundred and Forty Six only)

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



संस्कृत-विभाग, १९५३

संस्कृत-विभाग, १९५३

संस्कृत-विभाग, १९५३

संस्कृत-विभाग, १९५३



9.	Market value	-	Rs. 16,48,84,742/-
10.	Stamps	-	Rs. 1,49,53000/-

No. of First Party: 1

No. of Second Party: 1

Details of Vendor	Details of Vendee
M/s Ansal Properties & Infrastructure Limited (PAN-AAACA0006D), a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow through its authorized signatory Mr. Birendra Pratap Singh son of Late Ganga Pal Singh.	M/s Mentor Infrastructure Private Limited having its registered office at Unit No.- 305 , 3rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP- 226010, India, (CIN- U67190UP2007PTC034179), acting through it director Mr. Vikas Shukla son of Mr. B. K. Shukla.

Sale Deed

This DEED OF SALE ("**Deed**") is made and executed at **Lucknow** on 29th day of August, 2017.

BETWEEN

Ansal Properties & Infrastructure Limited, a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow through its

Ansal Properties & Infrastructure Ltd.

Authorised Signatory





authorized signatory **Sri Birendra Pratap Singh** son of Late Ganga Pal Singh authorized vide resolution dated 31.05.2010 (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;

AND

M/s. Mentor Infrastructure Private Limited having its registered office at UNIT No.-305, 3rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, UP – 226 010, India, (CIN-U67190UP2007PTC034179), acting through its Authorized Signatory **Mr. Vikas Shukla** authorized vide board resolution dated 25.07.2017(hereinafter referred to as the "**Vendee**", which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

The Vendor and the Vendee are hereinafter separately referred to as '**Party**' and collectively referred to as the '**Parties**'.

RECITALS:

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

WHEREVER the term 'land/said Land' is used to denote the property it shall be read and construed as undivided share of land without metes and bounds with a total approved FAR of 2,72,976 square feet (25,360 square meter).

Ansal Properties & Infrastructure Ltd.

Authorised Signatory





WHEREAS, the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township Policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

AND WHEREAS, the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

AND WHEREAS, under the said policy the High Power Committee constituted by the Government of Uttar Pradesh has selected Vendor for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) (hereinafter referred to as "**Township**") and a Memorandum of Understanding to that effect has been signed and executed between Vendor and Lucknow Development Authority (**LDA**) constituted under the provisions of Uttar Pradesh Urban Planning & Development Act, 1973 in furtherance of which the Detailed Project Report (DPR) has been submitted by the Vendor which has been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS, pursuant to the said Memorandum of Understanding, Vendor has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this Township.

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AND WHEREAS, the detailed layout plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS, the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow-2021 and the Vendor shall be solely responsible to pay all the amounts payable to LDA or any other authority on account of change of land use, free hold charge, development charge or any other charges.

AND WHEREAS, in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the Vendor 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 Hi-Tech 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.

AND WHEREAS, in the Township various land parcels/lands have been demarcated and identified for development and construction of blocks/towers.

AND WHEREAS, the Vendee has expressed to Vendor its desire to purchase the **undivided share of land (without metes and bounds) admeasuring approximately 10278.23 square meters in Group Housing-1 for Block 1, Block 2 and Club, in Sector-F, situated at Sushant Golf City, Sultanpur Road, Lucknow** as described in detail in **Annexure-A** annexed herewith and identified and marked in the sanctioned layout plan annexed herewith as **Annexure-B('said Land')** along with rights to construct and

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develop Block 1, Block 2 and club on the said Land by consuming the approved FAR of 2,72,976 square feet (25,360 square meter).

AND WHEREAS, the Vendee has represented and confirmed that it has conducted due-diligence of the said Land and has satisfied itself with regard to the title and permitted usage of the said Land and nothing further is required to be done in this regard on the basis of the information provided by the Vendor.

AND WHEREAS, the Vendee has paid Rs.16,23,70,294/- (Rupees Sixteen Crore Twenty-Three Lakhs Seventy Thousand Two Hundred and Ninety-Four only) out of the Total Consideration of Rs.21,36,11,846/- (Rupees Twenty One Crores Thirty-Six Lakhs Eleven Thousand Eight Hundred and Forty-Six only) for the sale and the remaining consideration shall be paid by the Vendee in accordance with the terms of this Deed

AND WHEREAS, the Vendor confirms that the land is part of the duly approved detailed layout plan of the Township and verifying the same and the plans for this land also has been approved by the LDA and the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land to the Vendee and the Vendee has agreed to purchase the said Land for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In Consideration of a sum of Rs.21,36,11,846/- (Rupees Twenty One Crores Thirty Six Lakhs Eleven Thousand Eight Hundred and Forty Six only) ('**Total Consideration**')

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payable by the Vendee, the Vendor doth hereby sell, convey, assign and transfer the said Land, i.e. undivided share of the land without metes and bounds, of Group Housing-1, admeasuring 10278.23 square meters in Sector-F, situated at Sushant Golf City, Sultanpur Road, Lucknow, currently having a total approved FAR of 2,72,976 square feet (25,360 square meter) marked in layout plan annexed herewith as **Annexure-B** along with all rights appurtenant thereto, to the Vendee and the Vendee accepts and confirms the same, subject to the terms and conditions set out herein.

2. That out of the total consideration, the Vendee has paid a part consideration amounting Rs.16,23,70,294/- (Rupees Sixteen Crore Twenty-Three Lakhs Seventy Thousand Two Hundred and Ninety-Four only), receipt of which is admitted and acknowledged by the Vendor. Out of the balance consideration of Rs.5,12,41,552/- (Rupees Five Crore Twelve Lakhs Forty-One Thousand Five Hundred and Fifty-Two Only) a sum of Rs.1,45,52,190/- (Rupees One Crore Forty Five Lakhs Fifty Two Thousand One Hundred and Ninety only) has been paid by the Vendee (after deduction of TDS payable on the Total Consideration) vide Cheque No. 000299 dated 29.08.2017 drawn on HDFC bank simultaneously with the execution of this Deed receipt of which is hereby confirmed and acknowledged by the Vendor. The Balance consideration shall be paid in four bi-monthly installments of Rs.86,38,310/- (Rupees Eighty-Six Lakhs Thirty-Eight Thousand Three Hundred and Ten only) in the following manner:

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S.no	Date	Amount
1	01.10.2017	Rs.86,38,310/-
2	01.12.2017	Rs.86,38,310/-
3	01.02.2018	Rs.86,38,310/-
4	01.04.2018	Rs.86,38,310/-

In order to make the payment on due dates, the Vendee has issued 4 (four) post dated cheques details whereof are as under:-

- (i) Cheque no.000301 dated 01.10.2017 drawn on HDFC bank for Rs.86,38,310/-;
 - (ii) Cheque no. 000302 dated 01.12.2017 drawn on HDFC bank for Rs.86,38,310/-;
 - (iii) Cheque no. 000303 dated 01.02.2018 drawn on HDFC Bank for Rs.86,38,310/-; and
 - (iv) Cheque no. 000305 dated 01.04.2018 drawn on HDFC bank for Rs.86,38,310/-.
3. The TDS of 1% of the total sale consideration shall be deposited by the Vendee to the competent authorities / with the Income Tax Authorities on account of the sale consideration paid to the Vendor and accordingly the cheques have been issued to the Vendor.
 4. That the Vendee undertakes that all the aforesaid post dated cheques (PDC) shall be duly encashed upon presentation and if any of the aforesaid PDC is dishonored for whatever reasons, the Vendee shall rectify the issue within 15 days from the date of notice of such dishonor by the Vendor to

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the Vendee. Thereafter the Vendor shall be well within its rights to cancel this sale deed and get it declared null and void at the cost of the Vendee through appropriate procedure of law. The Vendor, upon confirmation of cancellation of sale shall resume the possession of the undivided share of said Land within 15 days on as is where is basis including the structures or development, if any, built thereon. Further, any advance payments received by the Vendee from its allottees or encumbrances created by the Vendee on the said Land, will be the liability and responsibility of the Vendee and the Vendee shall indemnify the Vendor against any and all cost, fee, charges, compensations etc. suffered by the Vendor due to any civil or criminal litigations initiated due to the default by Vendee in fulfilling the aforesaid liabilities and responsibility.

5. The Vendee shall utilize the said Land for construction and development of a group housing tower/(s) on the said Land as per approved/sanctioned building plans and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall adhere with and comply with the building plans for the group housing towers sanctioned/approved by the authorities and setbacks, ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the towers/blocks on the said Land. No alteration or modifications of building plans shall be permitted without permission of the concerned authorities as long as the FSI does not exceed 2,72,976 square feet.

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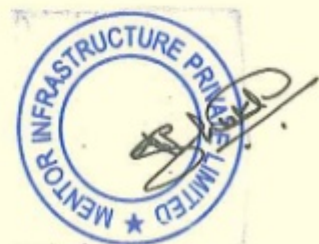




6. That the Vendee shall strictly follow the norms of ground coverage and consume the FAR as detailed herein according to the provisions of the building bye-laws as applicable and laid down by the controlling authority. The Vendee also undertakes that in case there is an increase in the FAR in the future over and above FAR of 2,72,976 square feet (25,360 square meter) or the Vendee achieves FAR in excess of the said FAR upon the said Land, or any increased FAR is purchased by the Vendee at any stage, then the Vendee shall have the right to utilize such increased FAR which shall be exclusively assigned to Vendee by the Vendor subject to payment of additional cost calculated at the same price at which the consideration is arrived at under this Deed.
7. The 10% payment of the additional cost of FSI will be made by the Vendee to the Vendor before applying for sanction of plans for development of additional FSI, which shall be submitted for approval only. The balance 90% of such payment for additional FSI shall be made within 30 days of receiving the sanction & before start of construction of additional FSI. Detailed terms and conditions in respect of additional FSI shall be recorded between the Parties through a separate agreement to be signed/executed by both the Parties.
8. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction. Subject to the terms and conditions of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Land.

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9. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or towers/blocks or units therein as demanded/imposed by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Township.
10. The Vendee, further agrees to pay on pro-rata basis, charges or any increase thereof payable by the Vendor to the competent authorities on account of levy / enhancement of external development charges and/or charges of infrastructural works and/or provisioning of additional /better facility(ies) such as installation of effluent treatment plant, additional fire safety measures, increases in all types of securities / fees to be paid for various facilities such as including and not limited to payment of deposits / charges and increase thereof for bulk supply of electrical energy, augmentation charges for augmentation of major infrastructure projects, development of any sector roads, state / national highways, transport, irrigation facilities, power facilities, environment conservation schemes, laying of sewer lines, storm water drainage, over head water tanks, if required, as per the demands raised by the Vendor.
11. That the vendee confirms that no part of this transaction falls within the definition of 'Benami transactions' as given in amended section 2(9)(A) of the Benami Transactions (Prohibition) Act 1988 and that the purchase is well within

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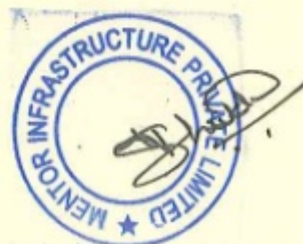


the purview of the permitted transactions defined there under.

12. The mining permissions and completion certificate in respect of construction of the towers on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of towers thereon as may be required as per the applicable laws and by the Vendor/competent authority. Vendor agrees to extend all co-operation and assistance as may be required by the Vendee for the same.
13. Basement of the towers/blocks, as may be constructed on the said Land, shall be constructed by the Vendee in accordance with the sanctioned plans.
14. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly, the area is notional and the part of it may be used for common services and facilities of overall complex. However, the Vendee has full rights on the floor area sold to it with the proportionate land appurtenant to it.
15. Since the said Land is part of the Township various service and facilities in the Township will be inter-connected. The Vendee agrees and confirms that right of interconnecting services and facilities through/from the said Land shall not be denied. In case any services / equipments which are required for group housing on said Land in Sector-Fare installed/erected/set-up by the Vendor/its nominee, then pro-rata costs/charges for the same shall be borne and

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paid by the Vendee as per the demands raised by the Vendor/its nominee.

16. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the towers / blocks constructed on the said Land and shall connect/join the same with the main lines / connections in the Township.
17. The Vendee shall bear the cost or reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in providing connection in the common infrastructure facilities at the periphery of the said Land.
18. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management and other construction guidelines prescribed by concerned authorities, in the development and construction of the towers/blocks on the said Land. Further, the Vendee, from time to time, shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the towers/blocks on the said Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.
19. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land or hampers/obstructs other construction activities being carried out in the Township. Further, the Vendee shall not keep any material in the common areas of the Township and shall ensure disposal of all malba /

Ansal Properties & Infrastructure Ltd.

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construction material as per instructions/guidelines of the Vendor/ authorities.

20. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction with intimation to the Vendee.
21. The Vendee shall be entitled to market and advertise the towers and units therein reflecting that same is situated in the Township as per the guidelines including those prescribed by the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and the state ruled framed there under. The Vendee will be solely responsible to compliance of RERA at its own responsibility and shall at all times keep the Vendor indemnified and harmless against any loss/ Order/ Decree/ Penalty/ attachment/ etc. due to violation of any RERA provisions.
22. The Township comprises of various common areas, community areas and common facilities and the Vendor either itself or through its agencies shall be entitled to maintain and manage the same. The Vendee or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Vendor/maintenance agency in the format prescribed by the Vendor/maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges/fess to the Vendor/maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost.

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Ansal Properties & Infrastructure Ltd.

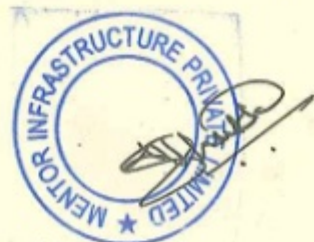
Authorised Signatory



23. In case any club facility is developed by the Vendor/its nominee in other parts of the Township then access to and usage of same shall be subject to payment of requisite charges and fees and execution of necessary forms, application and documents as the Vendor/its nominee or club management agency requires.
24. The said Land hereby sold to the Vendee is part of the Township and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Township regarding building layout, use and maintenance of common areas, community areas, construction and development etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the towers/blocks follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in towers/blocks. In the event the Vendee / any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor / its nominated agency shall have the right and power to take / initiate appropriate actions against the Vendee / such allottee / occupants at cost and risk of the Vendee/such allottee/occupants.
25. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Township at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Township

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including and not limited to environmental clearance, development agreement, license etc.

26. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities and notices and the Vendee has satisfied itself after detailed due diligence.

27. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:

27.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or

27.2. delay in completion of construction; and/or

27.3. use of the said Land/towers in contravention of the permissible use; and/or

27.4. defective construction or use of material of inferior quality; and/or

27.5. breach of applicable laws, regulations and policies, both present and subsequent; and/or

27.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or

27.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or

27.8. non-payment of applicable charges, taxes, levies etc; and/or

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27.9. disputes with any prospective allottees or its employees or any third party.

28. The Vendee shall indemnify, defend and keep the Vendor harmless against any and all losses, damages, costs and expenses including legal costs, fines, penalties and interest actually suffered or incurred by the Vendor howsoever, arising out of a breach by the Vendee of any of its obligations under the RERA and the subsequent state rules.
29. The Vendor shall indemnify the Vendee against any direct losses, damages, claims, cost, expenses, demands, liabilities etc., of any nature whatsoever that may be caused to or suffered by the Vendee due to any defect in the title of the Vendor to the said Land or failure of the Vendor in fulfilling its obligations of the development of the hi-tech township with the Govt. of Uttar Pradesh or LDA including the development of trunk civic services up to the said Land sold to the Vendee for connectivity of the disposals as well as the supplies of external services inclusive of power, water, sewerage and other services up to the blocks/towers to be constructed on the said Land.
30. The Vendee agrees that, for a period up till completion of construction of the FSI blocks/towers on the said Land, it shall enter into a separate maintenance agreement with the Vendor / its agency simultaneously with the execution of the sale deed regarding uninterrupted access and usage of the facilities and areas (including using access roads for the said Land) being part of the Township and their

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maintenance and operation by the Vendor / its agency and shall adhere to all the terms and conditions of the same.

31. The area of the said Land mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Land may be used for installation or provisioning of common services and facilities of the overall Township and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard provided such installation is in accordance with the approvals from competent authorities and development of the Township.
32. The present Sale Deed has been executed by the Vendor in furtherance of the Letter dated 14.07.2017 received from Thrive Infrastructure Private Limited.
33. All costs, charges and expenses towards this Deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Vendee.
34. If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.

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Authorised Signatory



maintenance and operation by the Vendor / its agency and shall adhere to all the terms and conditions of the same.

31. The area of the said Land mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Land may be used for installation or provisioning of common services and facilities of the overall Township and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard provided such installation is in accordance with the approvals from competent authorities and development of the Township.
32. The present Sale Deed has been executed by the Vendor in furtherance of the Letter dated 14.07.2017 received from Thrive Infrastructure Private Limited.
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35. It is hereby clarified that in addition to this Deed the Vendee shall be bound by all the terms and conditions of the documents which have been executed or may be executed between the Parties and have not been specifically incorporated herein. The Vendee shall construct the group housing tower as approved by the competent authority on the said Land by utilizing the current approved FAR.
36. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.
37. The said property is situated on 45.00 meter wide road for which the Circle Rate fixed as Rs.20,000/- per square meter and the said Land exist on two side road, hence after enhancement of 10% in circle rate value comes to Rs.22,000/-. The said Land area is 10278.23 square meter. Market value of the land area 1000 square meter at the rate of Rs.22000 comes to Rs. 2,20,00,000/- Market value of remaining area 9278.23

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



विक्रेता

Registration No.: 12909

Year : 2,017

Book No. : 1

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स्व0 गंगापाल सिंह
13 राणा प्रताप मार्ग लखनऊ
नौकरी



sq.mtr. calculated @ 15,400.00 per square meter Which comes to Rs.14,28,84,742/-Hence, the total Market value of said Land comes to Rs.16,48,84,742/- Since the sale consideration is higher than the market value, therefore total stamp duty of Rs.1,49,53,000/- has been paid on the sales consideration by the Vendee through E-stamp accordingly.

38. This Deed shall be governed by the laws of India and the courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of/related to this Deed or transactions set out in the Deed.

SCHEDULE OF PROPERTY

Undivided share of land (without metes and bounds) of Group Housing-1 for Block 1, Block 2 and Club, admeasuring approximately 10278.23 square meters in Sector-F, situated at Sushant Golf City, Sultanpur Road, Lucknow and bounded as under:

BOUNDARIES

From North-East: By Plot reserved for Future Expansion;

From North-West:- By 45.00 Mt Wide Road;

From South-West;- Others Property

From South-East:- By 9.00 Mt. Wide Road.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



क्रेता

Registration No. : 12909

Year : 2,017

Book No. : 1

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वी० के० शुक्ला

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व्यापार



IN WITNESS WHEREOF, EACH OF THE PARTIES
HERETO HAS CAUSED THIS DEED TO BE EXECUTED BY ITS
DULY AUTHORISED REPRESENTATIVES AS OF THE DATE
FIRST WRITTEN ABOVE, IN PRESENCE OF THE FOLLOWING
WITNESSES.

WITNESSES:-

1.



Vishnu
Vishnu Kumar s/o
Sri Brij Kishor
421 Ravi phand
Sharda Nagar Lucknow

2.



Dhruv
Dhruvendra
S/o Brij Lal
E 74 Sec DS
Colon Ali Gaj
Lucknow

Permanent Address Vill - Nihirai
Patti PO - Bashayi
PS - Atruli
Azamgarh

Typed by :

(RAM SANEHI)
Civil Court, Lucknow

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorised Signatory

VENDOR

PAN-AAACA0006D



PAN-AAFCM2975C

VENDEE

Drafted by :

[Signature]
(Vishwanath Yadav)
Advocate
Civil Court, Lucknow
Mob. 9838767545

गवाह

Registration No.: 12909

Year: 2017

Book No.: 1

W1 विष्णू कुमार
बृज किशोर
421 रविखण्ड शारदा नगर लखनऊ
नौकरी

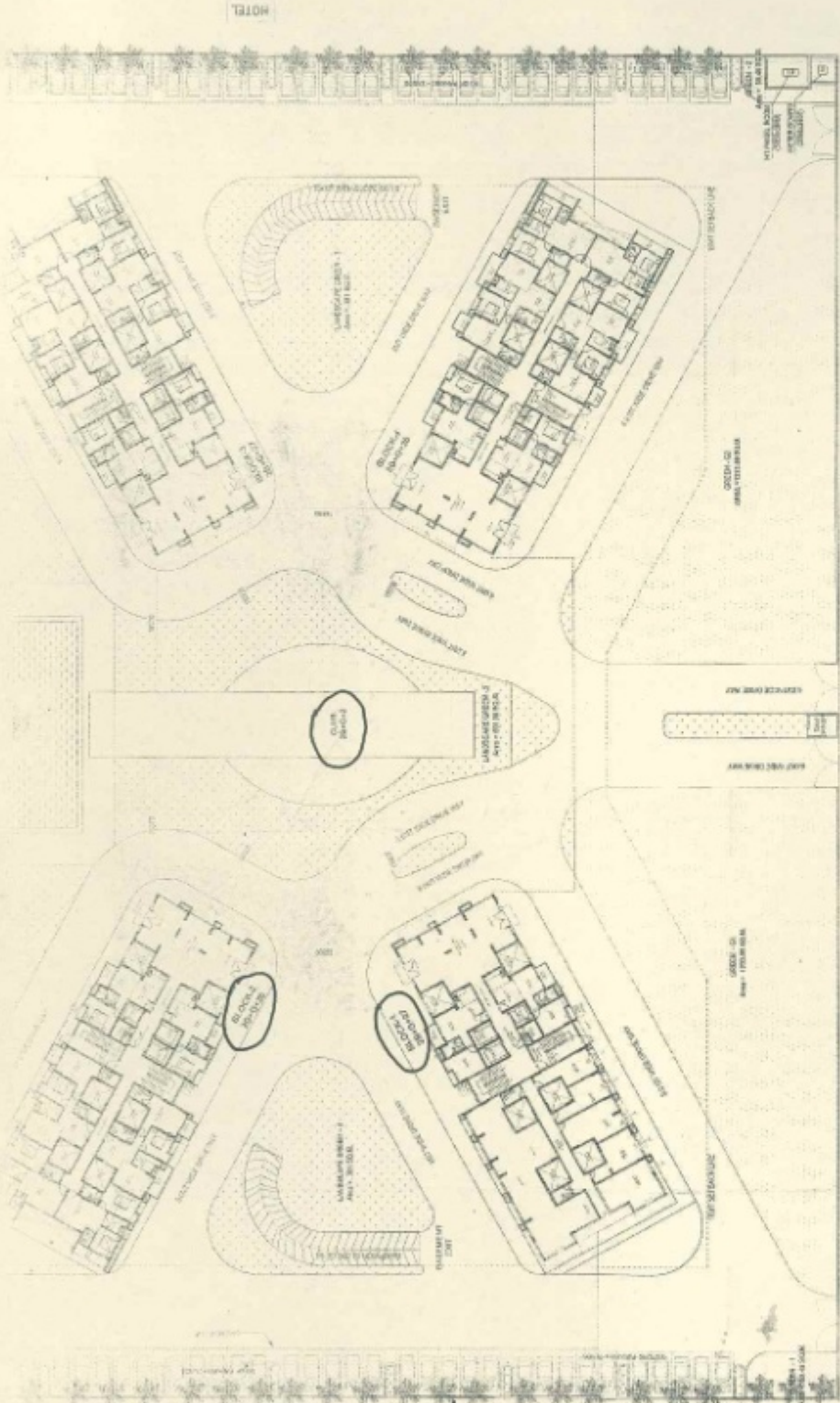


W2 धीरेन्द्र कुमार तिवारी
त्रिलोकी तिवारी
ग्राम थिरई पट्टी पो0 बसैया अतरौलिया जिला आजमगढ़
नौकरी



Ansal Properties & Infrastructure Ltd.

Authorised Signatory



45.0 MT WIDE ROAD

CALCULATIONS OF AREAS			
S. NO.	DESCRIPTION	AREA (sq.m.)	AREA (acres)
1	PLOT AREA	21000.41	0.00
2	PERMISSIBLE GROUND COVERAGE (40% OF PLOT AREA)	8400.16	0.00
3	PERMISSIBLE FAR (12.5 OF PLOT AREA)	26250.51	0.00
4	AREA FOR FUTURE DEVELOPMENT	1921.79	0.00
5	NET PLOT AREA	20078.62	0.00
6	PERMISSIBLE GROUND COVERAGE OF NET PLOT AREA (40% OF NET PLOT AREA)	8031.45	0.00
7	PERMISSIBLE FAR OF NET PLOT AREAS (12.5 OF NET PLOT AREA)	25098.27	0.00
8	PERMISSIBLE DENSITY (330 UNITS/HAC)	669	0.00
9	REQUIRED NO. OF TREES @ 50 NOS/HAC	301	0.00
10	ACHIEVED GROUND COVERAGE	11.97%	0.00
11	ACHIEVED FAR	2.47	0.00
12	NO. OF UNITS PROVIDED	578	0.00
13	PROVIDED GREEN IN NET PLOT AREA	3,484.80	0.00
14	PROVIDED NO. OF TREES	117	0.00

ACHIEVED AREAS			
S. NO.	DESCRIPTION	AREA (sq.m.)	AREA (acres)
1	ACHIEVED GROUND COVERAGE	11.97%	0.00
2	ACHIEVED FAR	2.47	0.00
3	NO. OF UNITS PROVIDED	578	0.00
4	PROVIDED GREEN IN NET PLOT AREA	3,484.80	0.00
5	PROVIDED NO. OF TREES	117	0.00

PROPOSED SITE

NOT TO SCALE

AREA OF PLOTS											
S. NO.	PLOT NO.	AREA (sq.m.)	AREA (acres)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA
1	1	21000.41	0.00	100%	100%	100%	100%	100%	100%	100%	100%
2	2	8400.16	0.00	40%	40%	40%	40%	40%	40%	40%	40%
3	3	26250.51	0.00	125%	125%	125%	125%	125%	125%	125%	125%
4	4	1921.79	0.00	1%	1%	1%	1%	1%	1%	1%	1%
5	5	20078.62	0.00	96%	96%	96%	96%	96%	96%	96%	96%
6	6	8031.45	0.00	38%	38%	38%	38%	38%	38%	38%	38%
7	7	25098.27	0.00	124%	124%	124%	124%	124%	124%	124%	124%
8	8	669	0.00	0%	0%	0%	0%	0%	0%	0%	0%
9	9	301	0.00	0%	0%	0%	0%	0%	0%	0%	0%
10	10	11.97%	0.00	0%	0%	0%	0%	0%	0%	0%	0%
11	11	2.47	0.00	0%	0%	0%	0%	0%	0%	0%	0%
12	12	578	0.00	0%	0%	0%	0%	0%	0%	0%	0%
13	13	3,484.80	0.00	17%	17%	17%	17%	17%	17%	17%	17%
14	14	117	0.00	0%	0%	0%	0%	0%	0%	0%	0%

SUBMISSION DRAWING

DRAWING TITLE

SITE PLAN

CHECKED BY

SCALE

DATE

1:50

JAN-2015

THE PROJECT WILL BE COMPLETED BY 31.03.2015

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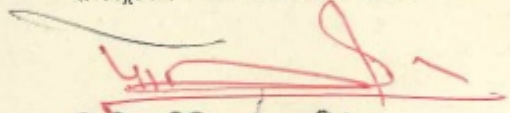
आज दिनांक 29/08/2017 को

बही सं. 1 जिल्द सं. 22726

पृष्ठ सं. 127 से 172 पर क्रमांक 12909

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


विनीत दीक्षित (प्रभारी)

उप निबन्धक(प्रथम)

लखनऊ

29/8/2017

