

5776/12

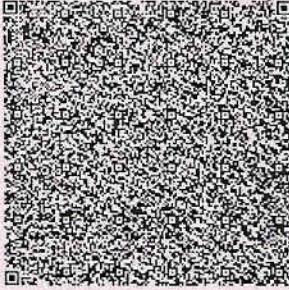


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Certificate No. : IN-UP03146406321966P  
Certificate Issued Date : 01-May-2017 02:19 PM  
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0103774439184404P  
Purchased by : SREE SAI BABA INFRA PROJECTS PRIVATE LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : SITUATED AT VILLAGE-BIJNOUR, TEH-SAROJNI NAGAR, DISTT-  
LUCKNOW.  
Consideration Price (Rs.) : 3,90,00,000  
(Three Crore Ninety Lakh only)  
First Party : MS PROPLARITY HOMES PVT LTD  
Second Party : SREE SAI BABA INFRA PROJECTS PRIVATE LIMITED  
Stamp Duty Paid By : SREE SAI BABA INFRA PROJECTS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 27,30,000  
(Twenty Seven Lakh Thirty Thousand only)



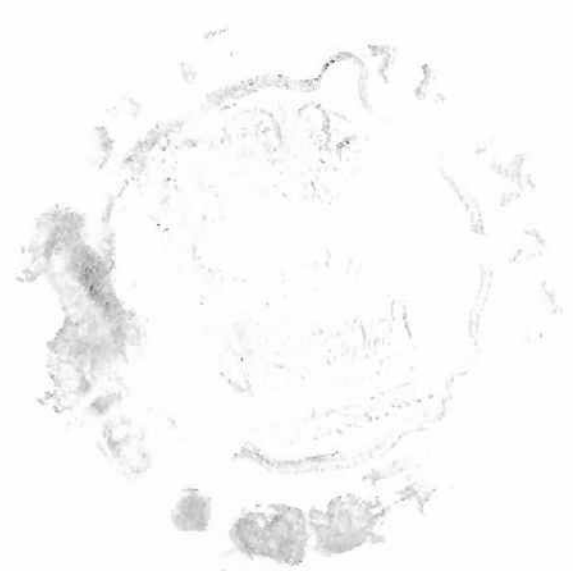
-----Please write or type below this line-----

For Proplarity Homes Pvt. Ltd.  
*Daumby*  
Director

Shree Sai Baba Infra Projects (P) Ltd.  
*Shree Sai Baba*  
Director

*Shree Sai Baba*

VO 0006731225

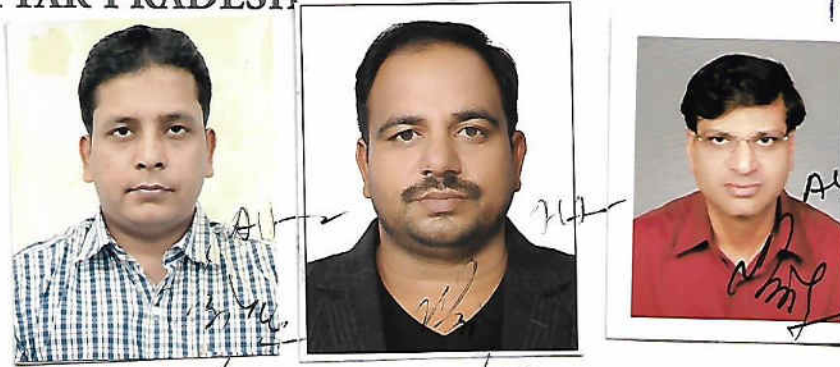


750-750-750





उत्तर प्रदेश UTTAR PRADESH



2

Sale Consideration:Rs. 3,90,00,000/-  
Valuation :Rs. 3,86,81,038/-  
Stamp duty :Rs. 27,30,300/-  
Ward :Bijnore

#### SALE - DEED

- |                       |                                  |
|-----------------------|----------------------------------|
| 1. Category of Land   | - Residential                    |
| 2. Ward/Pargana       | - Bijnour (Code No. 1034)        |
| 3. Mohalla            | - Pratham, Bijnour Road, Lucknow |
| 4. Detail of Property | - Block-A, B, C, D & F           |

*मिर्जा अमर जैन*

For Propriety Homes Pvt. Ltd.

*Saurabh*

Shree Baba Infraprojects (P) Ltd.

*Shree*

क्रमांक 1408

धनराशि (00)

नाम व पूरा पता

एन० पाण्डेय

ला० नं०

पेपर मिल कालोनी, मिर्जापुर

अवधि 31-3-2021 तक

तिथि

प्रयोजन

क्रिती

लखनऊ

इस जोर्नेवर प्रो मीठ

हारा जयकर-मिलेउ उमर

का





प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निबन्धक(प्रथम)

कम सं० 13386

लेखनक

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

01-May-2017

प्रस्तुतकर्ता या प्रार्थी का नाम मे श्री साँई बाबा इ प्रो प्रा लि द्रा डा जितेन्द्र कु ि

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि 39,000,000. / 38,682,000.00

1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 20,120.0

शुल्क वसूल करने का दिनांक 01-May-2017

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र





वापस करने के लिए तैयार किया 01-May-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

5776/17

वापस


E

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					Proplicity Home Pvt Ltd Thru Director Saurabh Kumar Pandey S/o Shri Suresh Kumar Pandey	
					Shri Shree Bai Baba Infra Project & Pvt Ltd Thru Director Jitendra Kumar Singh S/o Mr. Prakash Singh	
					Ambika Enclave Pvt Ltd Siddhant Algonia Condo Pvt Ltd. Durgam The U.P. Pvt. Director Nirmal Kumar Jai S. S. S. C. Jain	
					<del>Shri Shree</del> Dhanu Singh S/o Late Singh R/o 3/186 K-2 Basant Vihar Colony Pandey Park Vandana 221002	

Direr


27/11

27/11

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					<p>संदीप ओझा          श्री शिव प्रसाद          ओझा          674 रामानंदनगर          अहमदाबाद-380010</p>	




भारत सरकार  
GOVERNMENT OF INDIA



सौरभ कुमार पाण्डेय  
Saurabh Kumar Pandey

जन्म वर्ष / Year of Birth : 1978  
पुरुष / Male

4930 7867 7539



आधार — आम आदमी का अधिकार


*Saurabh*  
01/05/2017  
8400000307





भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता : S/O सूर्य कुमार पाण्डेय, फ्लैट नं. ९०३ टॉवर नं. ३, अरिज काउंटी, अहिंसा खण्ड १, इंदिरापुरम, गाज़ियाबाद, उत्तर प्रदेश, 201014

Address: S/O Surya Kumar Pandey, FLAT NO. 903 TOWER NO. 3, ORANGE COUNTY, AHINSA KHAND I, INDIRAPURAM, Ghaziabad, Uttar Pradesh, 201014

  
1947  
1800 180 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PROPLARITY HOMES PRIVATE LIMITED



30/05/2013

Permanent Account Number

AAHCP1898B

13062013

Damith



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नामांकन क्रमांक/Enrolment No.: 2017/00499/05083

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature Not Verified  
Digitally signed by DS UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA 01  
Date: 2016.10.26 11:08:18 IST



4442 3706 4143



मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



निर्मल कुमार जैन  
Nirmal Kumar Jain  
जन्म तिथि/ DOB: 30/06/1959  
पुरुष / MALE



4442 3706 4143

मेरा आधार, मेरी पहचान

पता:

S/O शिव चरण जैन, २३,  
जगन्नाथ पुरी कालोनी,  
रथयात्रा, वाराणसी,  
वाराणसी,  
उत्तर प्रदेश - 221010

Address:

S/O Shiv Charan Jain, 23,  
JAGANNATH PURI COLONY,  
RATHYATRA, Varanasi,  
Varanasi,  
Uttar Pradesh - 221010

4442 3706 4143

MEERA AADHAAR, MERI PEHACHAN

*Handwritten signature and date:*  
for Registration on 11/01/17

Date: 26/10/2016

Nirmal Kumar Jain (निर्मल कुमार जैन)

S/O Shiv Charan Jain, 23, JAGANNATH PURI  
COLONY, RATHYATRA, Varanasi, Varanasi,  
Uttar Pradesh - 221010

आपका आधार क्रमांक/ Your Aadhaar No.:



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMBICA ENCLAVE PRIVATE LIMITED

18/12/2007

Permanent Account Number

AAGCA7187B

12012008

for ledger  
11.5.17  
for 812 w

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHREESAIBABA INFRAPROJECT  
PRIVATE LIMITED



28/05/2013

Permanent Account Number

AATCS2257F

28052013



Shree Sai Baba Infraprojects (P) Ltd.

Director

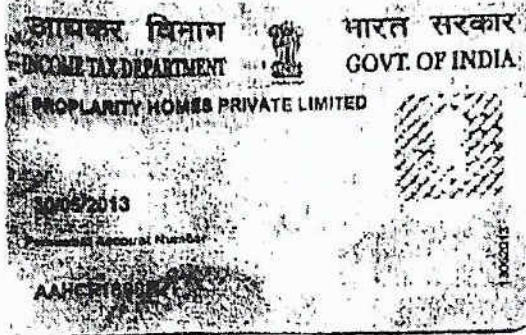


F-21303/16

## INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)  
3<sup>rd</sup> Floor, Sapphire Chambers, Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

F. No. DIT(S)/PAN/ITMN\_REG



The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is:

**AAHCP1898B**

and the PAN card is enclosed herewith. For filing the return of income, please contact:

**DCIT/ACIT CENTRAL CIRCLE,  
NOIDA**

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

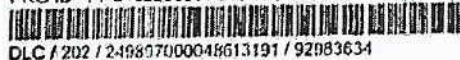
In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

PKG ID: PRC16225601 / 51 / 89 / 12/05/2013 / BLU



DLC / 202 / 249897000048613191 / 92983634


PROPLARITY HOMES PRIVATE LIMITED

PROPLARITY HOMES PRIVATE LIMITED  
C 56 A/13 2ND FLOOR  
SECTOR 02  
NOIDA  
UTTAR PRADESH 201307  
TEL. NO. 91 - 9335416860

(This being a computer-generated letter, no signature is required)

भारत सरकार  
GOVERNMENT OF INDIA

 धरविन्द सिंह  
Dharbind Singh  
जन्म तिथि/ DOB: 20/08/1984  
पुरुष / MALE




6334 5960 1168

आधार-आम आदमी का अधिकार

धरविन्द सिंह  
2161215858



 **भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**पता:**  
आत्मज: लाले सिंह, सा-  
3/186-के-1-ए, बसंत विहार  
कॉलोनी, पांडेयपुर,  
वाराणसी,  
उत्तर प्रदेश - 221002

**Address:**  
S/O: Lale Singh, SA-3/186-K-1-A,  
BASANT VIHAR COLONY,  
Pandeypur, Varanasi,  
Uttar Pradesh - 221002

6334 5960 1168

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANDEEP OJHA  
SHEO PERSHAD OJHA  
10/10/1971  
Permanent Account Number  
AASPO6009P  
संदीप ओझा  
Signature

भारत सरकार  
GOVT. OF INDIA



7642101-3 नगर डायलॉग इलाहाबाद

संदीप ओझा  
9415218682





S T A Y B L E S S E D

*Shree Sai Baba* Infra Project Pvt. Ltd.  
Corporate Office : 20/51-5 and 20/52-4, Sridas Foundation Building  
Mall Road (Near Radisson Hotel) Cantt Varanasi -221002

**Dated: 29/04/2017**


### **POWER OF ATTORNEY**

This Power of Attorney is being made on this dated 29<sup>th</sup> of April 2017 by we, all continuing directors in M/s SHREESAIBABA INFRAPROJECTS PRIVATE LIMITED (having Regd. Office at: HIG- 5 Phase -2 Ashok Vihar Colony Pahariya District-Varanasi (U.P.) as below:

1. SHRI RAM GOPAL SINGH S/o Shri Ram Adhar Singh Presently residing at HIG -5 Phase-2 Ashok Vihar Colony Pahariya District - Varanasi (U.P.)
2. SHRI PANKAJ CHOUBEY S/o Shri Chandra Bhushan Choubey , presently residing at SA-5/159 -10-P Ramarepur , Pahariya Varanasi (U.P) .
3. SHRI JITENDRA SINGH S/o Shri Manta Singh , presently residing at SA-4/49 AB -1 Ashok Vihar Colony Nai Basti Pandeypur, Varanasi (U. P.).
4. SHRI JITENDRA KUMAR SINGH S/o Shri Om Prakash Singh , presently residing at SH-3/40B -5X Vishwanathpuri Colony Nawalpur Shivpur - Varanasi (U.P.) and
5. SHRI SATISH KUMAR SINGH S/o Late Ranjit Singh , presently residing Village- Madhwa Post- Lamahi (Cantt), Varanasi (U.P.) .

That we do hereby appoint attorney Shri Jitender Singh on behalf of our company SHREESAIBABA INFRAPROJECTS PRIVATE LIMITED . to represent the company for purchase of land at Mauza- Pratham, Bijnour Road, Lucknow (Code no. 1034) Distt.-Lucknow (U.P.) Khasra No. Part of 2335,2341,2340,2336,2339 and 2338 (Block- A,B,C,D & F )execute and sign purchase deed in name of company , appear in courts / registration office to complete the process of purchase of land .

Dated: 29/04/2017

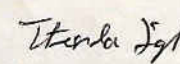
  
(Jitender Kumar Singh)  
Signature Attested  
Accepted


For: **SHREE SAIBABA INFRAPROJECTS (P) LTD.**

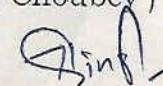
**Signature of Directors :**

  
(Ram Gopal Singh)

  
(Pankaj Choubey)

  
(Jitendra Singh)

  
(Satish Kumar Singh)

  
(Jitendra Kumar Singh)

Registered Office : HIG-5, Phase-2, Ashok Vihar Colony, Paharia, Varanasi

T: +91 0542 2500657 E: ssbinfraproject@gmail.com W: ssbproject.com







• Residential • Retail • Business Spaces

## PROPLARITY HOMES PRIVATE LIMITED

Corporate Office : 1st Floor, Shalimar Tower, Vibhuti Khand, Gomti Nagar  
Lucknow (U.P.) 226010 | Landline No. 0522-4935111

CIN: U70102UP2013PTC057336

**CIN NO.:-U70102UP2013PTC057336**

Regd Off:-C-56, A/13, 2<sup>nd</sup>FLOOR, SECTOR 63, NOIDA

Email:- Leosaurabhpandey@gmail.com

Mb No.:- 8400000307

**CERTIFIED COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF  
PROPLARITY HOMES PRIVATE LIMITED AT ITS MEETING HELD ON SATURDAY  
29TH APRIL 2017 AT 04:00 P.M AT THE CORPORATE OFFICE OF THE COMPANY  
1<sup>ST</sup> FLOOR, SHALIMAR TOWERS, VIBHUTI KHAND, GOMTINAGAR, LUCKNOW**

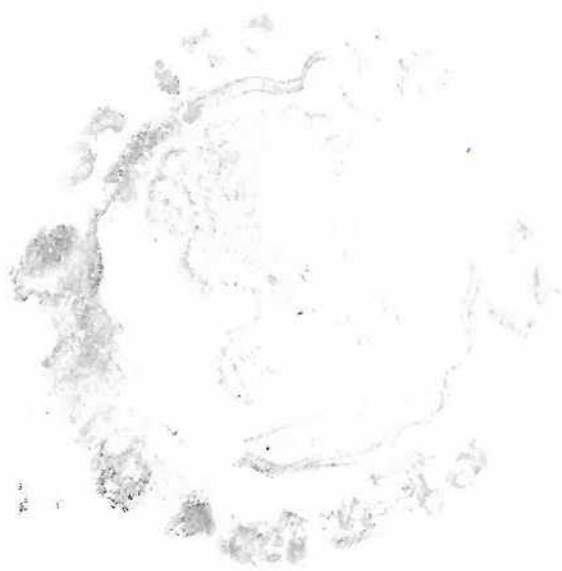
**RESOLVED THAT** Shri Saurabh Kumar Pandey DIN (03023575) Director of the Company be and is hereby authorised to present and execute the registry or any other necessary documents in this regard & in respect of the tower numbers A, B, C, D & F of the project Pratham situated at the Bijour Road Lucknow, Khasra Number part of 2335, 2341, 2340, 2336, 2339 and 2338..

**CERTIFIED TRUE COPY**

**FOR PROPLARITY HOMES PRIVATE LIMITED**

**ASHISH KUMAR UPADHYAY**  
**Director DIN(05173751)**

1914







उत्तर प्रदेश UTTAR PRADESH



3

- |    |                     |   |
|----|---------------------|---|
| 5. | Unit of Measurement | -In Square Meter  |
| 6. | Proportionate Land  | -Khasra No Part of 2335,<br>2341,2340,2336,2339 and<br>2338 |
| 7. | Situation of Road   | - On 24 Mt. wide Road and Corner                            |
| 8. | Sale Consideration  | - Rs.3,90,00,000/-  |

For Propriety Homes Pvt. Ltd.  
*[Signature]*  
Director

Shree Sai Baba Infraprojects (P) Ltd.

*[Signature]*

Director

*[Signature]*

क्रमांक 15079 तिथि 01/5/11  
धनराशि 1000 प्रयोजन

नाम व पता एन० पाण्डेय श्री सोनिया इ-का जेजेवर पत्त मिट

ला० नं० पेपर मिल कालोनी, निशातगंज, लखनऊ  
अवधि 31-3-2021 तक

डा० समवेत निदेशक  
म  
H.E.







उत्तर प्रदेश UTTAR PRADESH



4

No. of Vendor- 1

No. of Vendee - 1

**Detail of Vendor :**

M/s Proplarity Homes Pvt. Ltd. (PAN-AAHCP1898B), a company incorporated under the provisions of the Indian Companies Act 1956, having its Corporate Office at 1st Floor, Shalimar Tower, Vibhuti Khand, Gomti Nagar Lucknow, through its Director Saurabh Kumar Pandey son of Shri Surya Kumar Pandey,

For Proplarity Homes Pvt. Ltd.  
*Saurabh Kumar Pandey*  
Director

Shree Sai Baba Infraprojects (P) Ltd.  
*Sai Baba*

Director

*Saurabh Kumar Pandey*



अवधि 31-3-2021 तक

উত্তর পূর্ব গাওঁ

29/10/2020  
 Hina Sharma  
 29/10/2020



**Detail of Vendee :**

M/s SHREE SAI BABA INFRA PROJECTS PVT. LTD.(PAN-AATCS2257F), a company duly incorporated under the Companies Act, 1956 having its office at HIG-5, Ashok Vihar Colony, Phase II, Pahadiya Varanasi through its Director JITENDRA KUMAR SINGH son of Sri Om Prakash Singh authorised vide Board Resolution dated 29-04-2017.

**Detail of Confirming Party:**

AMBIKA ENCLAVE PVT. LTD.(PAN-AAGCA7167B), SIDDHANT DIGONISTIC CENTER PVT. LTD., DIVYA TIE-UP PVT. LTD., (Three Companies), company incorporated under the provisions of the Indian Companies Act 1956, having its Corporate Office at 23, Jagganthpuri Colony, Rath Yatra, Mehmoorganj Road, Varanasi through its Director NIRMAL KUMAR JAIN son of Sri Late S.C. Jain.

THIS DEED OF SALE made on this 1st day of May, 2017  
BETWEEN

M/s Proplarity Homes Pvt. Ltd., a company incorporated under the provisions of the Indian Companies Act 1956, having its Corporate Office at 1st Floor, Shalimar Tower, Vibhuti Khand, Gomti Nagar Lucknow, through its Director Saurabh Kumar Pandey/ authorised signatory vide board resolution dated 29-04-2017 (hereinafter referred to as the 'Vendor', which expression shall include his/her/ their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part and

**Detail of Confirming Party :-**

AMBIKA ENCLAVE PVT. LTD. (PAN-AAGCA7167B), SIDDHANT DIGONISTIC CENTER PVT. LTD., DIVYA TIE-UP PVT. LTD., (Three Companies), company incorporated under the provisions of the Indian Companies Act 1956, having its Corporate Office at 23, Jagganthpuri Colony, Rath Yatra, Mehmoorganj Road, Varanasi through its Director and Authorised Signatory NIRMAL KUMAR JAIN son of Sri Late S.C. Jain (hereinafter referred to as the 'Confirming Party', 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

Shree Sai Baba Infraprojects (P) Ltd.

For Proplarity Homes Pvt. Ltd.

  
Director



Director







AND

M/s SHREE SAI BABA INFRA PROJECTS PVT. LTD. (PAN-AATCS2257F), a company duly incorporated under the Companies Act, 1956 having its office at HIG-5, Ashok Vihar Colony, Phase II, Pahadiya Varanasi through its Director JITENDRA KUMAR SINGH son of Sri Om Prakash Singh authorised vide Board Resolution dated 29-04-2017 (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.

WHEREAS the Vendor and Vendee are company, the expression he, him, she, her, himself, herself, it, itself etc. in this sale deed shall be deemed as modified and read suitably as the context requires.

AND WHEREAS the Vendor has purchased the land from its original owners and has got its name mutated in the revenue records.

AND WHEREAS the Vendor has launched its residential cum commercial project by the name of 'PRATHAM' at village Bijour, Pargana- Bijour, Tehsil Sarojni Nagar, District Lucknow.

AND WHEREAS the detailed layout plan of the aforesaid project has also been approved by the Lucknow Industrial Development Authority vide permit No.603/18.01.2016.

AND WHEREAS the land use of the proposed site conforms to the development of residential cum commercial as per the Master Plan of Lucknow-2021.

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

- (a) That the Vendor has absolute right to sell, transfer and convey the Block No. A,B,C,D & F, in the project named as PRATHAM at Vill. & Pargana – Bijour, Tehsil Sarojni

Shree Sai Baba Infraprojects (P) Ltd.

For Propriety Homes Pvt. Ltd.

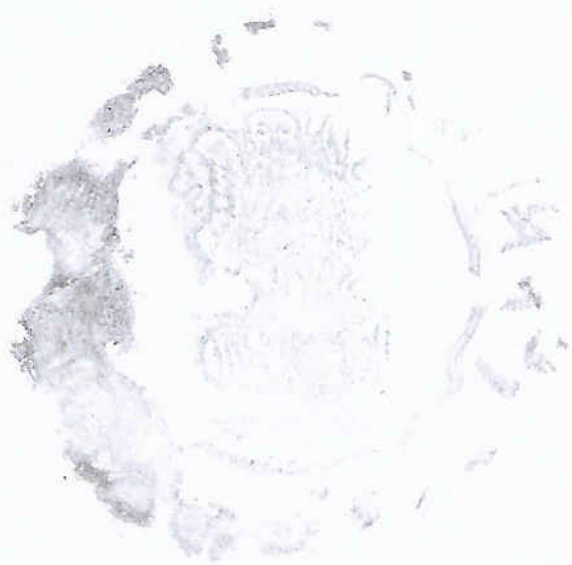
*[Signature]*

Director

*[Signature]*

Director

*[Signature]*





Nagar Bijnour Road, Lucknow measuring proportionate Land Area 4594.94 Sq. Meter, in PRATHAM, Bijnour Road, Bijnour Lucknow comprises Khasra No Part of 2335,2341,2340,2336,2339 and 2338 situate at village Bijnour, Pargna Bijnour & Tehsil-Sarojni Nagar, District Lucknow (hereinafter referred as the 'Said Property') and no one else except for the vendor has the right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full right and absolute authority to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever with any party/person in respect of the said Property to any other person(s)/ party/lies.

- (b) That the title of the Vendor over the said property is absolutely clear and marketable and the said property 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. If due to any legal issue the project is delayed and the construction were stopped or delayed then the vendor shall be responsible for the losses of vendee and if vendee fails to construct the project within the stipulated period then he shall be responsible for the losses of vendor.
- (c) That in the detailed layout plan of Block No. A,B,C,D & F, in the project named as PRATHAM at Vill. & Pargana – Bijnour, Tehsil Sarojni Nagar Bijnour Road, Lucknow, above mentioned land has been approved for the group housing residential complex by the competent Authority i.e. Lucknow Industrial Development Authority (L.I. D.A.)
- (d) That all the group housing blocks have been duly approved under the urban planning & Development Act, 1973, and are salable.

For Propriety Homes Pvt. Ltd.

*[Signature]*  
Director

Shree Sai Baba Infraprojects (P) Ltd.

*[Signature]*

Director

*[Signature]*



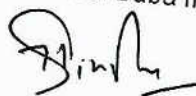
- (e) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive, shall be provided by the vendor upto the said property.
- (f) That with these facts it is provided that the ground area covered by building of the blocks as well as the proportionate land appurtenant to it may be mortgaged for the benefit M/s SAI BABA INFRA PROJECTS PVT. LTD., who is the sole purchaser of the said property to which the Vendor gives his consent with the condition that the right of interconnecting services cannot be denied to the other area of the project to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed blocks will also not be denied to the residents of all or any blocks located in this land.
- (g) 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 present transaction with the Vendee.
- (h) That the Vendor shall keep the Vendee harmless and indemnified at all times 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.

AND WHEREAS, the Vendee has satisfied to the right, title and interest of the Vendor in the aforesaid Group Housing Plot of Land / Property.

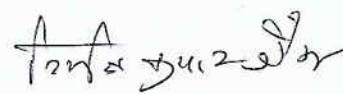
AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sell and vendee hereby purchases the said Group Housing Plot of land/Property for a consideration of Rs.3,90,00,000/- (Rupees Three Crores Ninety Lacs only) on the terms and conditions mentioned herein under:

Clarity Homes Pvt. Ltd.  
  
 Director

Shree Sai Baba Infraprojects (P) Ltd.



Director







**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Vendee has paid the entire sale consideration of Rs.3,90,00,000/- (Rupees Three Crores Ninety Lacs only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration as per payment schedule given in the payment schedule.
2. That the Vendor doth hereby absolutely sell, conveys, transfers and assigns Block No. A,B,C,D & F, in the project named as PRATHAM at Vill. & Pargana – Bijnour, Tehsil Sarojni Nagar Bijnour Road, Lucknow measuring proportionate Land Area 4594.94 Sq. Meter, Block No. A,B,C,D & F, in the project named as PRATHAM on land Khasra No Part of 2335,2341,2340,2336,2339 and 2338 village & Pargna Bijnore, Tehsil Sarojni Nagar District Lucknow along with all the right of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FAR i.e. 39594.27 sq.mtr. as per approved plan of Lucknow Industrial Development Authority (LIDA) along with purchasable FAR if any, Further, the vendee hereby assures that the vendee will develop as per the prescribed law governed by the controlling authority.
3. That the. Vendee shall hereafter hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it and before every subsequent transfer of the property hereby sold it shall be mandatory for the vendee to obtain a no objection certificate from the Vendor with regard to the payment of other charges as mentioned in para 10 and applicable on

Shree Sai Baba Infraprojects (P) Ltd.

For Propriety Homes Pvt. Ltd.

*[Signature]*

Director

*[Signature]*

Director

*[Signature]*

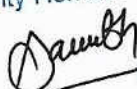




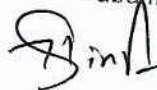
other allottees of the project and all subsequent Vendees shall abide all the terms and conditions as laid down by in the Allotment Letter of the Project 'PRATHAM' and of the Vendor.

4. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
5. That the land area mentioned herein indicates the area assigned to this deal as part of the approved project lay out plan on which the building is or to be 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 right on the floor area sold to him with the land appurtenant.
6. That this piece of land will have unfettered right on the services which are coming up to this land, from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.
7. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing in the PRATHAM. And the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes only and if at any point of time it is found that the use of the said Property is not in conformity with the purpose for which it is being sold or as per the approved drawings then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights/to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.

For Proplicity Homes Pvt. Ltd.

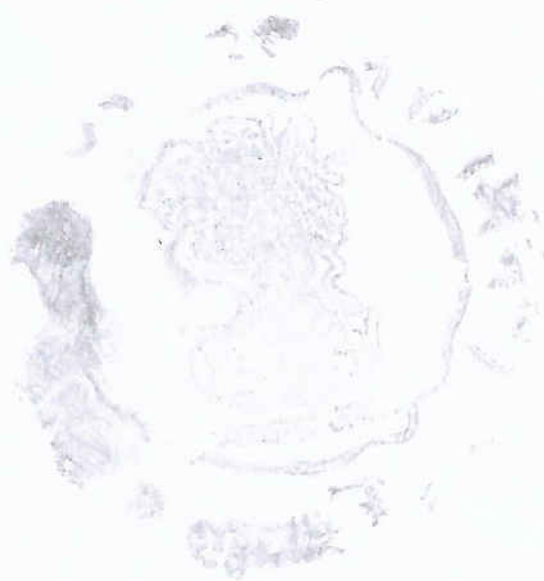
  
Director

Shree Sai Baba Infraprojects (P) Ltd.



Director





8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over/ the said Property in a workmanlike manner only through qualified/competent contractors/workmen and in conformity with approved building plans, applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all hours of the day and on all days (including Sunday's/ Public Holidays) for inspection of the construction carried out over the-said Property.
9. That the said Property which is being sold to the vendee is part of the project known as PRATHAM of Proplarity Homes Pvt Ltd. All the rules & regulations framed by Proplarity Homes Pvt Ltd for uniformity of PRATHAM project regarding building by laws, construction, colour scheme, upkeep, maintenance etc. shall be strictly followed by the vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.
10. That the Vendor shall look after the maintenance and upkeep of the Common areas and facilities until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep, repairs, security etc. of the building(s) including the landscaping and common area. However 'landscaping and common area' may be specified. The Vendee or its Prospective Apartment ALLOTTEE(S) unconditionally agrees and consents to the said arrangement and he/

Shree Sai Baba Infraprojects (P) Ltd.

For Proplarity Homes Pvt. Ltd.

Director

Director

*[Handwritten signature]*





she/it shall pay the interest free maintenance security deposit, monthly maintenance charges and Club membership charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost which shall be applicable to the allottees of the Vendor also. In addition to maintenance charges, there shall also be contribution to the Sinking Fund which shall be mandatory etc. Any delay in payments will make the Vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ 18% per annum. The Vendee or its Prospective Apartment ALLOTTEE(S) further unconditionally agrees that in the event of non-payment of any of the charges within the specified time shall also disentitle the Vendee or its Prospective Apartment ALLOTTEE(S) to the enjoyment of common services including lifts, electricity, water etc. and the Maintenance Agency shall be free to discontinue / disconnect the said services.

11. The Vendee shall charge the External Development Cost/ Internal Development Cost, External Electrification Cost, Fire Fighting charges and Power Back-up charges from the subsequent vendees as per the rates determined by the Vendor for Block A,B,C,D and F only. However, the External Development /Internal Development, External Electrification, Fire Fighting and Power Back-up shall be developed and put into operation by the Vendor. However, the Vendee shall have exclusive parking rights.
12. The Vendee shall be free from all the previous liabilities of the Vendor with regard to PRATHAM project. The Vendee shall not be liable for any of the cancellation amount payable to the allottee/s of the Vendor. However the Vendee accepts to accept the previous bookings of the Vendor only at the rates acceptable to the Vendee and only if all the amount of such bookings are paid by the Vendor to the Vendee and Vendor gives the right to the Vendee to collect all the balance dues with regard to such bookings.

For Proprietary Ventures Pvt. Ltd.

Director

Shree Sai Baba Infraprojects (P) Ltd.

Director

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13. The Vendee hereby indemnify the Vendor i.e. to the developer company that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
14. The Vendee shall maintain the building and all other services and common spaces inside the, building and shall create a system under which no liability of any kind including the financial and legal can be inflicted on the Vendor i.e. on the developer company if any such comes to the notice later on The format of the instruments will be designed and approved accordingly.
15. The Vendee indemnify the Vendor that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the services of the project PRATHAM by the Vendor and shall include such provisions' in all the instruments to be executed in. such way that their allottees, assignees and occupants are liable for implementation of the rules framed for the project for the maintenance and up keep of the services.
16. That Vendee assures that as and when required the Vendee or its Prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency, and the Vendee shall abide by all the terms and conditions of the allotment and all shall also join the Resident Welfare Association (RWA) formed by the Vendor.

The payable maintenance charges as demanded shall include and comprise of all the common areas and building maintenance.

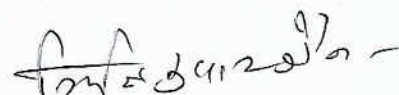
17. That the Vendor has handed over the vacant, peaceful possession of the said Property to the Vendee and the vendee assures that the Vendee shall develop and construct its Blocks A, B, C, D & F of the Group Housing through this deed.

Shree Sai Baba Infraprojects (P) Ltd.

For Propriety Homes Pvt. Ltd.  
  
 Director

  
 Director

Director





18. That the Vendor will provide services as per the term sheet/Addendum(s) agreements etc. which has been duly executed between the parties and will be acceptable to both the parties wherever any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.
19. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
20. That as provided in earlier agreement the Vendor will be responsible to develop the area and obtain the completion certificate of the services from the Controlling Authority but it will be the sole responsibility of the Vendee for Block A,B,C,D & F to complete all the works related to construction of the buildings, works and installation of equipments as per the approved drawings of the fire department and shall also obtain the Electrical Safety certificate from the concerned authority and shall comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be responsible.
21. That the Vendee does hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
22. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat. If Apartment Act comes in force then the vendee shall follow the provisions, rules and regulations of the said Act and also the policy of the Vendor.
23. That the Vendor hereby agrees and covenant with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title.

For Proprietor/Member Pvt. Ltd. Shree Sai Baba Infraprojects (P) Ltd.

Director

Director

for & by





24. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of LIDA and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc executed between Vendor and Vendee.
25. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree- of any court or otherwise, demands, claim, liabilities notices acquisition etc.
26. That the Vendee hereby agrees that if any new or fresh demand is raised or issued by any Authority, due to the enhancement in any duties, charges under the orders of any Superior Courts, the same shall be borne by Vendee upon receiving intimation from the Vendor for Block A, B, C, D & F only after the signing of this deed.
27. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Industrial Development Authority, Lucknow, any State or Central Government or any other authorities empowered to impose the same, dues, demands, taxes, charges including property tax, or any other service provider, charges, duties; liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor. Subject to verification of date of possession, if that is prior to sale then payment should be undertaken by the Vendee from the date of possession.
28. That the Vendee will coordinate with the Developer for coordinated development and construction of building in Block A, B, C, D & F and the land appurtenant will be treated as attached to both these blocks with condition to enjoy combine and exclusive privilege as may be decided between both FSI developers/purchasers. Further it is agreed that the Vendee will allow unfettered right to Vendor to develop the services of the complex of Block

Shree Sai Baba Infraprojects (P) Ltd.

For Proprietary Home Pvt. Ltd.

Director

Director

17/12/2017

ने निष्पादन स्वीकार किया ।

जिनकी पहचान धरविन्द्र सिंह

लाले सिंह

पेशा व्यापार

निवासी स 3/186 के ए बसन्त बिहार कालोनी वाराणसी ✓

व संदीप ओझा  
शिव प्रसाद ओझा

पेशा व्यापार

निवासी 764 रामानन्द नगर अल्लापुर इलाहाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह  
उप निबन्धक (प्रथम)  
लखनऊ

1/5/2017





A, B, C, D & F of PRATHAM of which the FSI block including the block to be developed by the Vendee are to be benefited but after completion of services, the area will be maintained and managed by Vendor in coordination with the FSI purchaser of the other block for which the Vendor has obtained the concurrence.

29. That the Vendor will sign all necessary documents and will provide all the necessary assistance and help to the Vendee in creating the first charge in favour of the financing institution on the said land for availing housing loans for its intending buyers. However, the unit buyer will be solely responsible for repaying the loans raised for them and the Vendor shall not be responsible in any way if the unit buyer commits any default. Further, the Vendor has confirmed to the Second Party that the land bearing the aforesaid project on Khasra No Part of 2335,2341,2340,2336,2339 and 2338 falling under the Group Housing Block A, B, C, D & F in PRATHAM is free from any encumbrance, charge, lien or has not been mortgaged to any bank, financial institution or LIDA and has committed to the Vendee that it shall keep the aforesaid land free from any sort of encumbrances.
30. That it is the responsibility of the Vendor to develop the nearest 33KVA power station adjoining the FSI land before the completion of the building and facilitate the power connection from this station only. It is further provided that in case the power connection is given from any other station then the cost of connectivity between the FSI building and the source of load will be borne by Vendor only.
31. That the unit buyers/ allottees of the Vendee shall have the inbuilt membership of the central club and use the club building, swimming pool, being developed by the First Party by paying the registration, subscription or any other charges which shall be decided by the Vendor and shall be the same for all the allottees/buyers of tower/Block A, B, C, D & F as that the buyers/allottees of other towers only.

For Propriety Homes Pvt. Ltd.

*[Signature]*

Director

Shree Sai Baba Infraprojects (P) Ltd.

*[Signature]*

Director

*[Signature]*

विक्रय पत्र

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प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री मे श्री साँई बाबा इ प्रो प्रा लि द्रा डा जितेन्द्र कु सिंह

पुत्र श्री ओम प्रकाश सिंह

व्यवसाय व्यापार

निवासी स्थायी एच आई जी 5 अशोक बिहार कालोनी फेस 2 वाराणसी उ प्र  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 1/5/2017 समय 4:13PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह

उप निबन्धक(प्रथम)

लखनऊ

1/5/2017

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री मे प्रा होम्स प्रा लि द्रा डाय सौरभ कुमार पान्डेय

पुत्र श्री सूर्य कुमार पान्डेय

पेशा व्यापार

निवासी 1 प्रथम तल शालीमार टावर विभूति खन्ड

गोमतीनगर लखनऊ

*[Signature]*



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पुत्र श्री ओम प्रकाश सिंह

पेशा व्यापार

निवासी एच आई जी 5 अशोक बिहार कालोनी फेस 2

वाराणसी उ प्र

*[Signature]*



श्री अम्बिका इन्क्लेव प्रा लि आदि द्रा डा निर्मलकुमार  
जैन ( क पार्टी )

पुत्र श्री स्व एस सी जैन

पेशा व्यापार

निवासी 23 जगन्नाथपुरी कालोनी रथ यात्रा

वाराणसी उ प्र

*[Signature]*

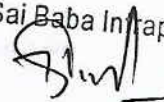




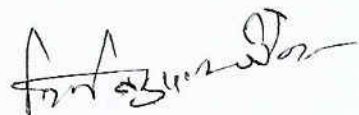
32. The club within the premises will be built by the Vendor at its own cost. However it will be opened for occupants of all two blocks as per the rules framed for the club and respective owners shall pay for its membership and using facilities as per said laid down rules.
33. That from today the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself, their heirs, successors and assignees forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale. Vendor has been already booked few flats booking amount of the seat is annexure of the Deed, rest amount will be take by Vendee. If any type of scheme is granted by the Vendor to Allottee than all type of responsibility born on Vendor. In scheme, external development can be developed by any outsourcing Firm or Company, external development cost will distributed as per the proportionate area born by all parties in scheme. Liability of LIDA etc., development charge will be deposit by the Vendee as per the proportionate area.
34. That the property is situated in the Pratham, Vill & Pargana.- Bijour, Tehsil- Sarojini Nagar, Bijour Road Lucknow and the property is situated more than 100 meter from Amar Shaheed Path and Kanpur Road. The said property is situated on 24 meter wide road and corner. For the purpose of calculation of the stamp duty the circle rate of the land is fixed by collector Rs. 10,000/- per sq. mtr. The Plot area of the said Property is 4594.94 Sq.mtr. Market Value of the land area for first 1000 Sq.mtr. at the rate of Rs. 10,000/-per Sq.mtr comes to Rs. 1,00,00,000/- and for the rest land of 3594.94Sq. Mtr, The circle rate fix by collector is 30% less of Rs.10000/- which comes to

For Proparity Homes Pvt. Ltd. Shree Sai Baba Inraprojects (P) Ltd.

  
Director



Director





## विक्रेता

Registration No.: 5776

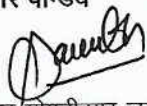
Year : 2,017

Book No. : 1

0101 मे प्रा होम्स प्रा लि द्रा डाय सौरभ कुमार पान्डेय

सूर्य कुमार पान्डेय

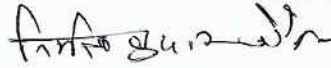
1 प्रथम तल शालीमार टावर विभूति खन्ड गोमतीनगर लखनऊ  
व्यापार



0102 अम्बिका इन्वलेव प्रा लि आदि द्रा डा निर्मलकुमार जैन ( क पार्टी

स्व एस सी जैन

23 जगन्नाथपुरी कालोनी रथ यात्रा वाराणसी उ प्र  
व्यापार



Rs.7000/-per Sq. Mtr which comes to (Rs.3594.94 x7000 )=(Rs.2,51,64,580) The valuation of land comes to Rs.3,51,64,580/- The Land is having more than two side road hence the valuation enhanced by 10% thus the enhanced valuation of the land comes to Rs. 3,86,81,038/- . Thus the total market value of the property comes to Rs.3,86,81,038/-. Since the Sale Consideration is Rs. 3,90,00,000/- higher than the Market Value therefore total stamp duty of Rs.27,30,000/- vide e-Stamp Certificate No. IN-UP03146406321966P dated 01-05-2017 on consideration and also Rs. 300/- Stamp duty is being paid by the Vendee for the involving the Confirming Party as per G.O. No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30.06.08 issued by Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5, which is being paid by the Purchaser.

35. As per the direction of Vendor payment/consideration has been received from Confirming Party. Confirming Party is involved in Deed for the payment receiving of Sale Consideration because unsecured loan was born by Vendor by the Confirming Party, so the Confirming Party is receiving the Sale Consideration. Vendor hereby confirm that he has received payment form the Confirming Party and Confirming Party hereby declare that he has no objection about this Sale Deed.
36. That the original sanction for the Plan by LIDA is in favour of Vendor. Now that the Vendor is selling FSI right to the Vendee by this Sale Deed, it is mandatory on the Vendor to sign all papers required by the Vendee from time to time in relation to document required by LIDA/Competent Authority or any other Government Body as the original sanction remain in favour of Vendor.

#### **SCHEDULE OF PROPERTY**

Land in Block No. A,B,C,D & F of PRATHAM in Group Housing measuring proportionate Land Area 4594.94 sq.mtr., of land khasra No. 2335,2341,2340 & 2336 situated at village Bijour Pargna Bijour Tehsil Sarojni Nagar Distt.-Lucknow,

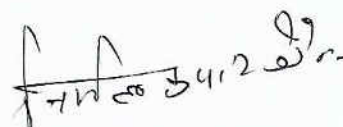
For Proparity Homes Pvt. Ltd.

  
Director

Shree Sai Baba Infra projects (P) Ltd.



Director



क्रेता

Registration No. : 5776

Year : 2,017

Book No. : 1

0201 मे श्री साँई बाबा इ प्रो प्रा लि डा डा किचेन्द्र कु सिंह  
ओम प्रकाश सिंह  
एच आई जी 5 अशोक बिहार कालोनी फेस 2 वाराणसी उ प्र  
व्यापार

*Handwritten signature*





delineated and marked in the annexed site plan which is bounded as under :-

**Boundary of Block A**

North : 9 Mtr Wide Road  
 South : Land of Block B  
 East : 6 Mtr. Wide Road  
 West : 6 Mts. Wide Road

**Boundary of Block B**

North : Land of Block A  
 South : Land of Block C  
 East : 6 Mtr Wide Road  
 West : 6 Mtr Wide Road

**Boundary of Block C**

North : Land of Block B  
 South : Land of Block D  
 East : 6 Mtr Wide Road  
 West : 6 Mtr Wide Road

**Boundary of Block D**

North : Land of Block C  
 South : 6 Mtr Wide Road  
 East : 6 Mtr Wide Road  
 West : 6 Mtr Wide Road

**Boundary of Block F**

North : Land of Block G  
 South : 6 Mtr Wide Road  
 East : 6 Mtr Wide Road  
 West : 6 Mtr Wide Road

**SCHEDULE OF PAYMENT**

Rs. 3,90,00,000/- (Rupees Three Crore Ninety Lacs Only) shall be paid by vendee to the vender in the following manner.

1. Vendor has received Cheque No. 000881, Bank amounting Rs. 1,00,00,000/-, I.C.I.C.I. Bank, Branch Nadesar, Varanasi from Vendee.

For Propriety Homes Pvt. Ltd.

*[Signature]*  
 Director

Shree Sai Baba Infraprojects (P) Ltd.

*[Signature]*

Director

*[Signature]*

गवाह

Registration No.: 5776

Year : 2017

Book No. : 1

W1

धरविन्द्र सिंह

धरविन्द्र सिंह

लाले सिंह

स 3/186 के ए बसन्त बिहार कालोनी वाराणसी

व्यापार



W2

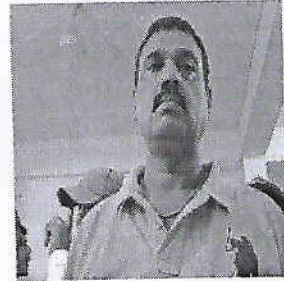
संदीप ओझा

संदीप ओझा

शिव प्रसाद ओझा

764 रामानन्द नगर अल्लापुर इलाहाबाद

व्यापार



2. Vendor has received Cheque No. 000882, Bank amounting Rs. 1,00,00,000/-, I.C.I.C.I. Bank, Branch Nadesar, Varanasi from Vendee.
3. Vendor has received Cheque No. 000883, Bank amounting Rs. 1,00,00,000/-, I.C.I.C.I. Bank, Branch Nadesar, Varanasi from Vendee.
4. Vendor has received Cheque No. 000884, Bank amounting Rs. 86,10,000/-, I.C.I.C.I. Bank, Branch Nadesar, Varanasi from Vendee.
5. Rs. 3,90,000/- is being pay T.D.S. by Vendee in PAN of Vendor.

IN WITNESS WHEREOF, We, the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year first above written in presence of the following witnesses:

**Witnesses :**



1. धरविंद सिंह  
Dharvind Singh  
S/o-Sri Lale Singh  
R/o-3/186, K-1-A,  
Basant Vihar Colony,  
Pandeypur, Varanasi-221002

For Proprietary Homes Pvt. Ltd.  
Director

VENDOR  
Pan No.:AAHCP1898B



2. संदीप ओज्हा  
Sandeep Ojha  
S/o-Sri Shiv Prasad Ojha  
R/o-674, Ramanand Nagar,  
Allapur, Allahabad.

Shree Sai Baba Infra projects, ...

VENDEE  
PAN-AATCS2257F

Director

CONFIRMING PARTY  
PAN-AAGCA7167B

Typed by

Drafted by -




आज दिनांक 01/05/2017 को

वही सं. 1 जिल्द सं. 22242

पृष्ठ सं. 327 से 368 पर कमांक 5776

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
एस.बी. सिंह

उप निबन्धक(प्रथम)

लखनऊ

1/5/2017

