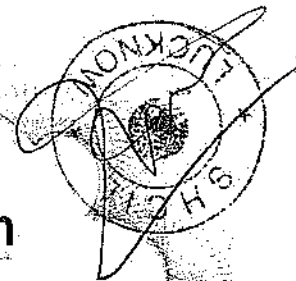




सत्यमेव जयते

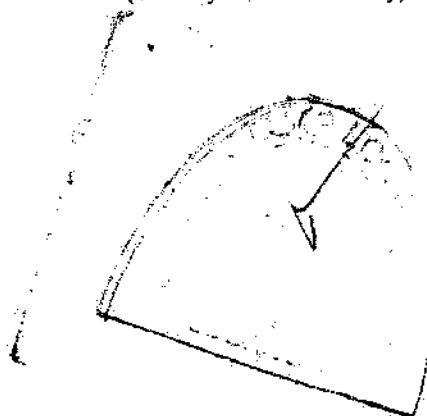
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP07877677829817S
Certificate Issued Date : 06-Jul-2020 01:24 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0109658041346943S
Purchased by : BARBARIK ENTERPRISES LLP
Description of Document : Article 23 Conveyance
Property Description : A PART OF LAND KHASRA NO:100,101,102 AND 103 IN SHALIMAR ONEWORLD SITUATED AT VILLAGE-BAGHAMAU, LKO.
Consideration Price (Rs.) :
First Party : ANS DEVELOPERS PVT LTD
Second Party : BARBARIK ENTERPRISES LLP
Stamp Duty Paid By : BARBARIK ENTERPRISES LLP
Stamp Duty Amount(Rs.) : 21,00,000
(Twenty One Lakh only)

16673



Please write or type below this line

ANS Developers Pvt. Ltd.



Authorised Signatory

For Barbarik Enterprises LLP

(Authorized Signatory)



RS 0002158746

Statutory Alert.

The authenticity of this Stamp Certificate should be verified at www.shdilestamp.com. Any discrepancy in the details on this Certificate and as displayed on the website renders it invalid.
The burden of checking the legitimacy is on the user of this certificate.
In case of any discrepancy please inform the Competent Authority.



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लखनऊ क्रम 2020228016673

आवेदन संख्या : 202000821029096

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-07-15 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम कमल किशोर गुप्ता

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 30000000 / 29999880

1. रजिस्ट्रीकरण शुल्क 300000

2. प्रतिलिपिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणी कारण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 300120





शुल्क वसूल करने का दिनांक 2020-07-15 00:00:00

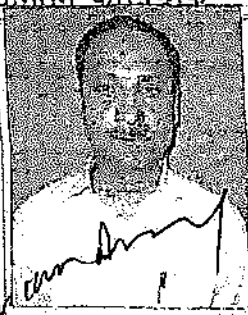
दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-07-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

6510/20

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
					Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow (Authorised Signatory of ANS Developers Pvt. Limited) (SELLER)	
					Mr. Kamal Kishore Gupta S/o Late Shyam Kishore Gupta R/o 112/5 Kha, Shri Ram Road, Aminabad, Lucknow (Authorised Signatory of BARBARIK ENTERPRISES LLP)	
					Mr. Anirudh Kumar Nigam S/o Late H.P. Nigam, Naya-6, Puraiyya Kheda, Lucknow (Presenter of Syed Anwar Mahmood Rizvi)	
					Mr. Bhanu Prakash Agarwal S/o Mr. Madan Mohan Agarwal R/o 561/549, Sindhu Nagar, Manas Nagar, Bakshi Ka Talab, Lucknow (Witness No. 1)	

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
					Mr. Mukesh Agarwal S/o Mr. Virendra Kumar R/o 64/22, Hata Maya Ram, Maqbool Ganj, Aminabad Park, Lucknow.	
					(WITNESS NO. 2)	



भारतीय विश्वविद्यालय प्रमाणन
भारत सरकार
Unique Identification Authority of India
Government of India

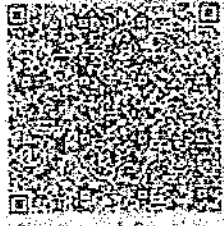


आधार संख्या/Enrollment No. 2017/93011/06841

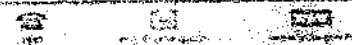
Syed Anwar Mahmood Ravi (सिद्दीक अन्वर महमूद रवी)
Date: 20/03/2016
S/O: Syed Mahmood Ali Ravi, 401 / 24 Km, Abul
Aziz Road, Mahmood Nagar Lucknow, Lucknow,
Uttar Pradesh - 226003

आधार के लिए आधार/Your Aadhaar No.

5404 6976 5682



मेरा आधार, मेरी पहचान



INFORMATION

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

Handwritten signature

Handwritten signature

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services at ease.



आधार प्रमाणन
भारत सरकार



आधार प्रमाणन प्रमाणन
भारत सरकार



आधार प्रमाणन प्रमाणन
Syed Anwar Mahmood Ravi
आधार संख्या: 5404 6976 5682
आधार: MALE



आधार प्रमाणन प्रमाणन
आधार संख्या: 5404 6976 5682
आधार: MALE
आधार: 2017/93011/06841

Address:
S/O: Syed Mahmood Ali Ravi
Abul Aziz Road, Mahmood Nagar
Lucknow, Uttar Pradesh - 226003

5404 6976 5682

5404 6976 5682

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHCHANI

7408413316
servi



भारत सरकार

Unique Identification Authority of India
Government of India

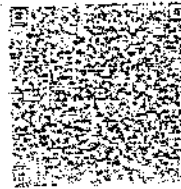
व्यक्तिगत रूप, Enrollment No. 1297027047800

श्री. श्याम केशव गुप्ता
Kamal Kishore Gupta
S/O Shyam Keshav Gupta
1105 KHA
Gurgaon, Haryana
AMMAEAD
AMMAEAD
Ammaeadi, India
Lalit Pradesh 224515

Ref: 427-285 / 227704 / 227824 / P



UP95702704351X



आपका व्यक्तिगत क्रमिक / Your personal ID No. is:

9941 2704 7800

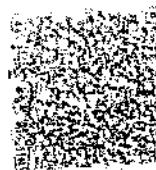
आपका व्यक्तिगत क्रमिक / Your personal ID No. is:



भारत सरकार
GOVERNMENT OF INDIA



व्यक्तिगत रूप, Enrollment No. 1297027047800
श्री. श्याम केशव गुप्ता
Kamal Kishore Gupta
S/O Shyam Keshav Gupta
1105 KHA
Gurgaon, Haryana
AMMAEAD
AMMAEAD
Ammaeadi, India
Lalit Pradesh 224515



9941 2704 7800


आपका व्यक्तिगत क्रमिक / Your personal ID No. is:



MS #10

965411811


Source

by 10/6/20


DUPLICATE
 भारत निर्वाचन आयोग
 पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LWM3505922

निर्वाचक का : अनिरुद्ध कुमार
 Director's Name : Aniruddha Kumar
 पिता का नाम : स्व० हनुमान
 Father's Name : Sva 0 Hanuman
 लिंग / Sex : पुरुष / Male
 जन्म की तारीख : XX/XX/1981
 Date Of Birth : XX/XX/1981



LWM3505922

पता : नया-62, पुरैयाखेड़ा, लखनऊ
 बस्ती - लखनऊ
 जिला - लखनऊ (उ.प्र.)
 Address : Naya - 62, Puraiyakheda, Lucknow
 Tehsil - Lucknow
 Distt. Lucknow (UP)-
 Date : 20-04-2009
 171-लखनऊ पश्चिम
 निर्वाचन क्षेत्र के निर्वाचक
 रजिस्ट्रार अधिकाारी के
 Facsimile Signature of Electoral
 Registration Officer
 for 171- Lucknow West 32/960

क्या बदलने पर, नये पते पर अपना नाम निर्वाचक
 नामावली में दर्ज करवाने तथा उस पते पर इसी
 नम्बर का कार्ड पाने के लिए सम्बंधित फार्म में
 in case of change of address on this
 Card No. in the relevant Form for including
 your name in the roll at the changed address
 and to obtain the card with the same number.

आवेदन सं०: 202000821029096

बही संख्या 1 जिल्द संख्या 23755 के पृष्ठ 385 से 426 तक क्रमांक
6510 पर दिनांक 15/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती रूपम श्रीवास्तव (प्रभारी) -
उप निबंधक : सदर द्वितीय
लखनऊ
15/07/2020

प्रिंट करे

भारत सरकार
GOVERNMENT OF INDIA

मुकेश अग्रवाल
Mukesh Agarwal
जन्म तिथि/ DOB: 13/01/1973
पुरुष / MALE

3835 9576 4862

मेरा आधार मेरी पहचान

Mukesh Agarwal
9451643329

आधार
आधार प्रमाणिकरण
UNIVERSAL IDENTIFICATION AUTHORITY OF INDIA

पता:
संबोधित: विरेन्द्र कुमार
अग्रवाल, 84/22, हाता
माया राम, मकबूलगंज,
अमीनाबाद पार्क, लखनऊ,
उत्तर प्रदेश - 226018

Address:
S/O: Virendra Kumar Agarwal,
84/22, hata maya ram,
maqboolganj, Aminabad Park,
Lucknow,
Uttar Pradesh - 226018

3835 9576 4862

Service

बही सं०: 1

रजिस्ट्रेशन सं०: 6510

वर्ष: 2020

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

श्री ए एन एस डेवलपर्स प्रा० लि० द्वारा अधि० ह० सैय्यद अनवर
महमूद रिज़वी के द्वारा अनिरुद्ध निगम, पुत्र श्री स्व० एच पी
निगम

निवासी: शालीमार टाइटैनियम, विभूति खण्ड, गोमती नगर,
लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री मेसर्स बारबरिक इंटरप्राइजेज एल एल पी के द्वारा कमल
किशोर गुप्ता, पुत्र श्री स्व० श्याम किशोर गुप्ता

निवासी: 112/5 ख श्रीराम रोड अमीनाबाद लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री भानु प्रकाश अग्रवाल, पुत्र श्री मदन गोपाल अग्रवाल

निवासी: 561/549 सिन्धु नगर मानस नगर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मुकेश अग्रवाल, पुत्र श्री विरेन्द्र कुमार अग्रवाल

निवासी: 84/22 हाता मायाराम, मकबूलगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए
गए हैं।

टिप्पणी:

श्रीमती रूपम श्रीवास्तव (प्रभारी) -
उप निबंधक: सदर द्वितीय
लखनऊ

सन्त राम यादव
निबंधक लिपिक



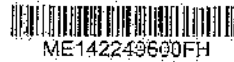
भारतीय जनसंख्या आयोग

भारत सरकार
Unique Identification Authority of India
Government of India

नॉर्मेशन क्रम / Enrollment No.: 2728/22620/01699

To
भानु प्रकाश अग्रवाल
Bhanu-Prakash Agarwal
S/O: Merlan Gopal Agarwal
561/549 SINDHU NAGAR
MANASNAGAR
Manasnagar
Manasnagar
Bakshi Ka Talab Lucknow
Uttar Pradesh 226023
9889370907

22/03/2014
114224960



ME142249600FH



आपका आधार क्रमांक / Your Aadhaar No. :

6770 1057 6719

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



भानु प्रकाश अग्रवाल
Bhanu-Prakash Agarwal
जन्म तिथि / DOB : 16/01/1972
पुरुष / Male



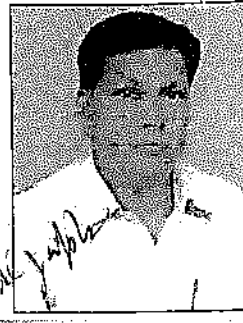
6770 1057 6719

मेरा आधार, मेरी पहचान

sha

9889 370907
Sanki

(M) 9889370907



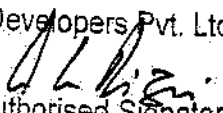
BRIEF DETAIL OF INSTRUMENT

Pargana - Lucknow
Type of Property - Residential
Mohalla - 'Shalimar Oneworld',
Baghamau, Lucknow, (U.P.)
V-Code - 1060
Detail of Property - part of Khasra Nos. 100 to 103
Measurement of Unit- sq.mtr.
Proportionate Land
Area - 789.47
Consideration - Rs. 3,00,00,000/-
Market Value - Rs. 2,99,99,860/-
Stamp paid - Rs. 21,00,000/-

No. of First Party: 1

No. of Second Party: 1

Details of Vendor	Details of Vendee
ANS Developers Pvt. Ltd. a company incorporated under the provisions of the	M/S. BARBARIK ENTERPRISES LLP, a Limited Liability

ANS Developers Pvt. Ltd.

Authorized Signatory

For Barbarik Enterprises LLP

(Authorized Signatory)



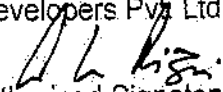
<p>Indian Companies Act 1956, having its Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai and branch/local office at 11th Floor, Titanium Block, TC/G-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi Authorised by Board Resolution Dated 19.06.2020</p>	<p>Partnership firm under the LLP Act 2008 (Formerly known as Barbarik Enterprises Private Limited a company incorporated under the companies act 1956) having its registered office at 15 Gokhale Marg, Behind Kalyan Bhawan, Lucknow - 226001 through its authorized signatory Mr. Kamal Kishore Gupta S/o Late Shyam Kishore Gupta R/o 112/5 Kha, Shri Ram Road, Aminabad, Lucknow - 226018 Authorised by Letter Dated 06.07.2020</p>
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SALE DEED


This SALE DEED is executed at Lucknow on this 14th day of
July, 2020.

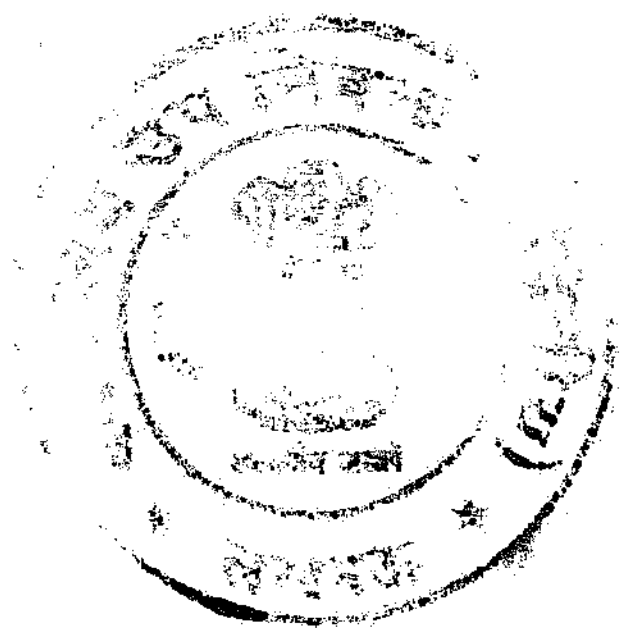
BETWEEN

ANS Developers Pvt Ltd.


Authorized Signatory

For Barbarik Enterprises LLP

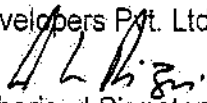

(Authorized Signatory)




ANS Developers Pvt. Ltd. a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai and branch/local office at 11th Floor, Titanium Block, TC/G-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory **Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi** Authorised by Board Resolution Dated 19.06.2020 (hereinafter referred to as the '**Vendor**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

M/S. BARBARIK ENTERPRISES LLP, a Limited Liability Partnership firm under the LLP Act 2008 (Formerly known as Barbarik Enterprises Private Limited a company incorporated under the companies act 1956) having its registered office at 15 Gokhale Marg, Behind Kalyan Bhawan, Lucknow - 226001 through its authorized signatory **Mr. Kamal Kishore Gupta S/o Late Shyam Kishore Gupta R/o 112/5 Kha, Shri Ram Road, Aminabad, Lucknow - 226018** Authorised by Letter Dated 06.07.2020 (hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees, administrators,

ANS Developers Pvt. Ltd.

Authorised Signatory

For Barbarik Enterprises LLP

(Authorized Signatory)



representatives etc. unless the subject or context requires otherwise) of the other part.

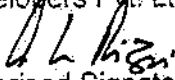
AND WHEREAS ANS Construction Limited, a company registered under the Companies Act. 1956 having its registered office at E-2/Block B1, Extension, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi has been issued a License for Integrated Township under Integrated Township Policy by the Lucknow Development Authority, Lucknow who entered in to a Joint Development Agreement for Development of the Land for Integrated Township with the Vendor and other group consortium companies.

AND WHEREAS the Vendor is engaged in the business of real estate development and presently developing a Integrated Township to be known as '**Shalimar One World**' in Village Baghamau T.P. & Distt. Lucknow U.P. (hereinafter 'said Land')


AND WHEREAS the Vendor have planned to Develop Group Housing Blocks in the Project on a part of said Integrated Township known as '**Shalimar One World**'

AND WHEREAS the detailed lay out plan of the aforesaid Township has also been approved by the Lucknow Development Authority vide revised Permit No. 43144 dated 15.11.2019.

ANS Developers Pvt. Ltd.


Authorised Signatory

For Barbarik Enterprises LLP


(Authorized Signatory)



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

AND WHEREAS Subject Land is part of Group Housing No.17 situated at Village Baghamau, Pargana, Tehsil & District Lucknow which has been purchased by Vendor through various sale deeds.

AND WHEREAS above said land has been duly mutated in favour of the Vendor, in the Revenue Records.

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

AND WHEREAS the Vendor hereby transfers and assign the 789.47 Sq. Mtr. land more specifically detailed in the Schedule of Property given at the foot of this deed to the Vendee on terms and conditions mutually agreed and detailed hereinafter.


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 said Land Area of 789.47 sq.mtr., out of Group Housing No.17 to the Vendee and the Vendor has not entered into any agreement/arrangement of any nature

ANS Developers Pvt. Ltd.


Authorized Signatory

For Barbank Enterprises LLP


(Authorized Signatory)



whatsoever with any party / person in respect of the said Property to any other person (s) / party / lies.

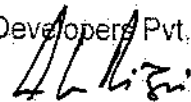
- (b) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That in the detailed lay out plan area of '**Shalimar Oneworld**', the Integrated Township in Village Baghamau, Distt. Lucknow, above mentioned land has been approved for the group housing complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and Vendee hereby purchases the said part of Group Housing Plot of land for a consideration of Rs. 3,00,00,000/- (Rupees Three Crores Only) on the terms and conditions mentioned herein under:


NOW THIS SALE DEED WITNESSETH AS UNDER:-

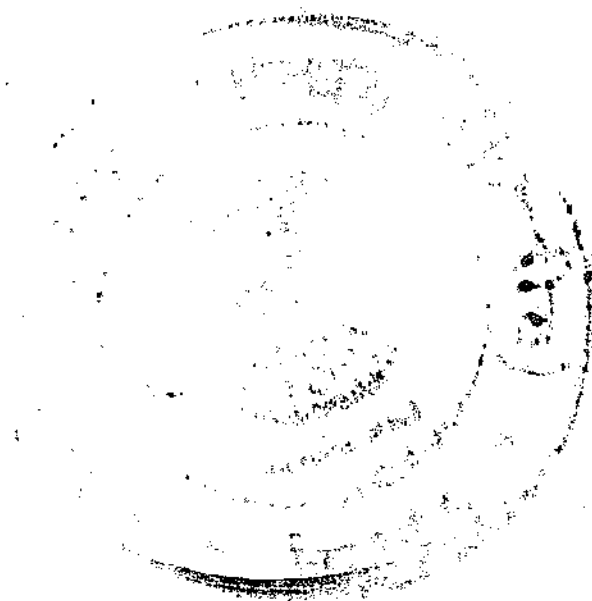
1. That in consideration of Rs. 3,00,00,000/- (Rupees Three Crores Only) having been already paid to the Vendor to the Vendee the Vendor hereby sells, conveys, transfers and assigns absolutely said Land Area with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the

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Authorised Signatory

For Barbark Enterprises LLP


(Authorized Signatory)



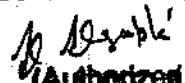
same unto the Vendee absolutely and forever with a right to use the said land for construction/ availing the FSI as permitted by LDA under the Sanctioned Layout Plan. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said land for more than Permitted FAR as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee shall get it developed as per the prescribed law governed by the controlling authority.

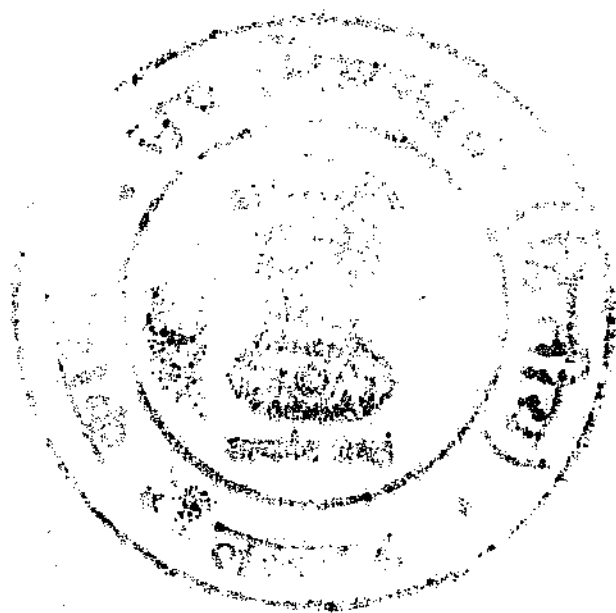
2. That the vendee shall hereafter hold, enjoy, use with all transferable rights the said property under sale without any hindrance; claim whatsoever from the vendor or any other person claiming under or through it.
3. The Vendee and all subsequent Vendees shall abide all the terms and conditions of the '**Shalimar Oneworld**' as laid down by the Lucknow Development Authority and 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.

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5. That the land area mentioned herein indicates the area assigned through this deed as part of the approved integrated 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.
6. That this piece of land included 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 Project '**Shalimar Oneworld**' 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 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 covenants at the sole cost and responsibility of the Vendee and for cancellation of the present deed.

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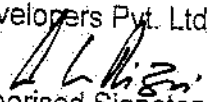

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For Barbark Enterprises LLP


(Authorized Signatory)



8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall get constructions of any nature whatsoever over the said Property in a workmanlike manner only through qualified/competent contractors/workmen and in conformity with 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 Integrated Township of ANS Developers Pvt. Limited. All the rules & regulations framed by ANS Developers Pvt. Limited for uniformity of Integrated Township 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 and covenants agreed at the sole cost and responsibility of the Vendee.

ANS Developers Pvt. Ltd.

Authorized Signatory

For Barbarik Enterprises L.P.

(Authorized Signatory)

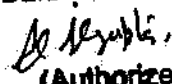


10. That the Vendor shall look after the maintenance and upkeep of the Common areas and facilities until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep, repairs, security etc. of the building(s) including the landscaping and common area. However '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/she/it shall pay interest free security deposit and maintenance charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. In addition to maintenance charges, there will be contribution to the Replacement Fund etc. Any delay in payments will make the Vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ 15% 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 maintain the building and all other services and common spaces inside the building and

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For Barbark Enterprises LLP

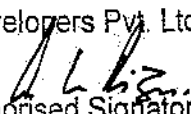

(Authorized Signatory)



shall create a system under which no liability of any kind including the financial and legal can be inflicted on the Vendor if any such comes to the notice later on. The format of the instruments will be designed and approved accordingly by the Vendor.

12. The Vendee assure the Vendor that the Vendee shall ensure that all the occupants and allottee(s) of the building shall follow the rules framed for the maintenance of the services of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottee(s), assignees and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services.
13. 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. The payable maintenance charge as demanded shall include and comprise township and building maintenance.
14. 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 this Group Housing No. 17 as per land approved.

ANS Developers Pvt. Ltd.


Authorized Signatory

For Barbark Enterprises LLP


(Authorized Signatory)

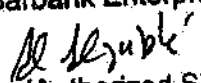


15. That the Vendee will arrange its own water and electricity for construction purposes. The Vendor will provide NOC and other documents for this purpose if so required. All the costs towards construction and development of the complex shall be incurred by the Vendee at its own risk and responsibility towards the same and it shall be solely responsible for obtaining the Completion Certificate from the concerned authorities.
16. That the Vendor on its own cost shall provide the developed land as per the integrated Township policy of the Govt. of U.P. including the Roads, trunk drainage, trunk sewer and solid waste disposal system on a point of the boundary of the plot. Internal development on the plot of land as per specification of the integrated township policy will be carried out by the vendee at its own cost and expenses.
17. That the power connection from the Sub-Station located within the project to the blocks/plot of land will be taken by the Vendee on its own cost, including the cost of power line, all the internal electrical work, substation, etc for the said plot/FSI will be done by the Vendee at its own cost. The expenses incurred in Conductors, Transformer, Meters and all connected equipment shall be borne by the Vendee itself.
18. That the Vendee shall include a Clause on Club membership and payment of membership charges in its

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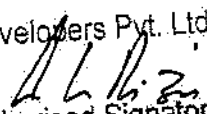

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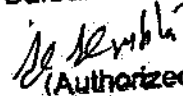
agreements with its allottee(s) / buyers etc.

19. That the Vendee can get the said Property under sale mutated, substituted and transferred in its name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/documents required in this connection.
20. That the Vendor will provide services as per the term sheet/ agreements, 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.
21. 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.
22. 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 responsibility of the Vendee to take completion certificate of the building and the services within this premises, and to, take fire clearance and to comply with restrictions imposed by the pollution control clearance in respect of the building and for these factors only Vendee shall be responsible.

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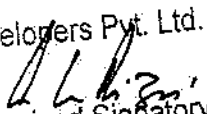

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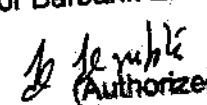
For Barbarik Enterprises LLP


(Authorized Signatory)



23. That the Vendee 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.
24. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat including Apartment Act.
25. 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.
26. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc executed between Vendor and Vendee.
27. 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 or acquisition etc.
28. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority

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For Barbank Enterprises LLP

(Authorized Signatory)



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.

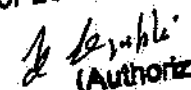
29. That from date of execution of this deed the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself, their, successors and assignees forever without any claim, charge, 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.

30. That Vendee has borne all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.

31. The subject matter of this sale deed for the purposes of stamp duty is land measuring 789.47 sq.mtr. the

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Authorised Signatory

For Barbarik Enterprises L.P.

(Authorized Signatory)



valuation whereof as per the circle rate notified by collector @ Rs. 38,000/- per sq.mtr. comes to Rs 2,99,99,860/- Since the Sale Consideration is higher than the Market Value therefore stamp duty of Rs. 21,00,000/- has been paid on the Sale consideration vide E-Stamp Certificate No. **IN-UP07877677829817S** dated **6th-JULY-2020**.

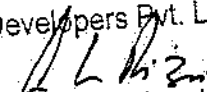
SCHEDULE OF PROPERTY

Land measuring 789.47 sq.mtr. out of Group Housing No.17 in the project known as '**Shalimar Oneworld**' at Village Baghamau Distt.Lucknow delineated and marked in the annexed site plan which is bounded as under:-

East : Part of same Project (Future Plan)
West : Other's Property
North : Village Khargapur
South : 45 Mtr. Wide Road

SCHEDULE OF PAYMENT

1. Rs. 25,00,000/- only by Cheque No. 209026 drawn on State State Bank India, Gomti Nagar Phase-II, Lucknow.
2. Rs. 25,00,000/- only by Cheque No. 209027 drawn on State Bank India, Gomti Nagar Phase-II, Lucknow

ANS Developers Pvt. Ltd.

Authorized Signatory

For Barbarik Enterprises LLP

(Authorized Signatory)

आवेदन सं०: 202000821029096

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 6510

वर्ष: 2020

प्रतिफल - 30000000 स्टाम्प शुल्क - 2100000 बाजारी मूल्य - 29999860 पंजीकरण शुल्क - 300000 प्रतिलिपिकरण शुल्क - 120 योग : 300120

श्री मेसर्स बारबरिक इंटरप्राइजेज एल एल पी द्वारा
कमल किशोर गुप्ता अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० श्याम किशोर गुप्ता
व्यवसाय : नौकरी
निवासी: 112/5 ख श्रीराम रोड अमीनाबाद लखनऊ



[Handwritten Signature]

कमल किशोर गुप्ता अधिकृत
पदाधिकारी/ प्रतिनिधि

श्री, मेसर्स बारबरिक इंटरप्राइजेज एल एल पी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 15/07/2020 एवं
02:13:12 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

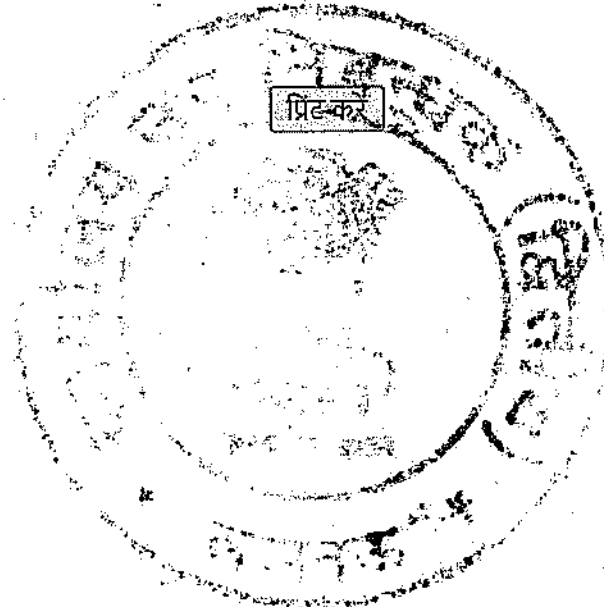
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श्रीमती रूपम श्रीवास्तव (प्रभारी) -
उप निबंधक : सदर द्वितीय

लखनऊ

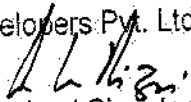
15/07/2020

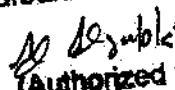
[Handwritten Signature]
सन्त राम यादव
निबंधक लिपिक



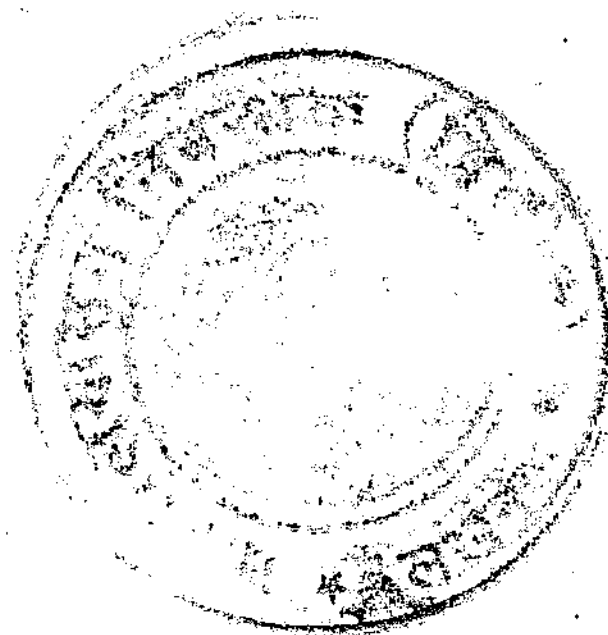
3. Rs. 50,00,000/- only by Cheque No. 209029 drawn on State Bank India, Gomti Nagar Phase-II, Lucknow
4. Rs. 25,00,000/- only by Cheque No. 233201 drawn on Bank of India, Lucknow Branch, Lucknow.
5. Rs. 25,00,000/- only by Cheque No. 233202 drawn on Bank of India, Lucknow Branch, Lucknow.
6. Rs. 25,00,000/- only by Cheque No. 233203 drawn on Bank of India, Lucknow Branch, Lucknow.
7. Rs. 25,00,000/- only by Cheque No. 233204 drawn on Bank of India, Lucknow Branch, Lucknow.
8. Rs. 25,00,000/- only by Cheque No. 233205 drawn on Bank of India, Lucknow Branch, Lucknow.
9. Rs. 25,00,000/- only by Cheque No. 233206 drawn on Bank of India, Lucknow Branch, Lucknow.
10. Rs. 25,00,000/- only by Cheque No. 233207 drawn on Bank of India, Lucknow Branch Lucknow.
11. Rs. 22,75,000/- only by Cheque No. 233208 drawn on Bank of India, Lucknow Branch, Lucknow.
12. Rs. 2,25,000/- only by TDS Challan dated 6th July 2020.

ANS Developers Pvt. Ltd.


Authorised Signatory

For Barbarik Enterprises L.P.

(Authorized Signatory)

प्रिट करे



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

WITNESSES :

1.



(Bhanu Prakash Agarwal)

S/o Mr. Madan Gopal Agarwal

R/o 561/549, Sindhu Nagar, Manas Nagar,

Bakshi Ka Talab, Lucknow

2.



(Mukesh Agarwal)

S/o Mr. Virendra Kumar

R/o 64/22, Hata Maya Ram,

Maqbool Ganj, Aminabad Park,

Lucknow.

ANS Developers Pvt. Ltd.

Authorised Signatory



VENDOR

(PAN No. AAFC9848N)

For Barbank Enterprises L.P

Authorized Signatory



VENDEE

(PAN No. AARFB0504H)

Drafted By:

Advocate

Lucknow

Civil Court, Lucknow.

Mob. No. 9452296917

Regn. No. 1320/1972

Typed By:

(JAGDEEP S. LAMBA)

Civil Court.

बही सं०: 1

रजिस्ट्रेशन सं०: 6510

वर्ष: 2020

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

विक्रेता: 1

श्री ए एन एस डेवलपर्स प्रा० लि० द्वारा अधि० ह० सैय्यद अनवर
महमूद रिज़वी के द्वारा अनिरुद्ध निगम, पुत्र श्री स्व० एच पी
निगम

निवासी: शालीमार टाइटेनियम, विभूति खण्ड गोमती नगर,
लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री मेसर्स बारबरिक इंटरप्राइजेज एल एल पी के द्वारा कमल
किशोर गुप्ता, पुत्र श्री स्व० श्याम किशोर गुप्ता

निवासी: 112/5 ख श्रीराम रोड अमीनाबाद लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री भानु प्रकाश अग्रवाल, पुत्र श्री मदन गोपाल अग्रवाल

निवासी: 561/549 सिन्धु नगर मानस नगर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मुकेश अग्रवाल, पुत्र श्री ब्रिन्द्र कुमार अग्रवाल

निवासी: 84/22 हाता मायाशम, सकबलगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

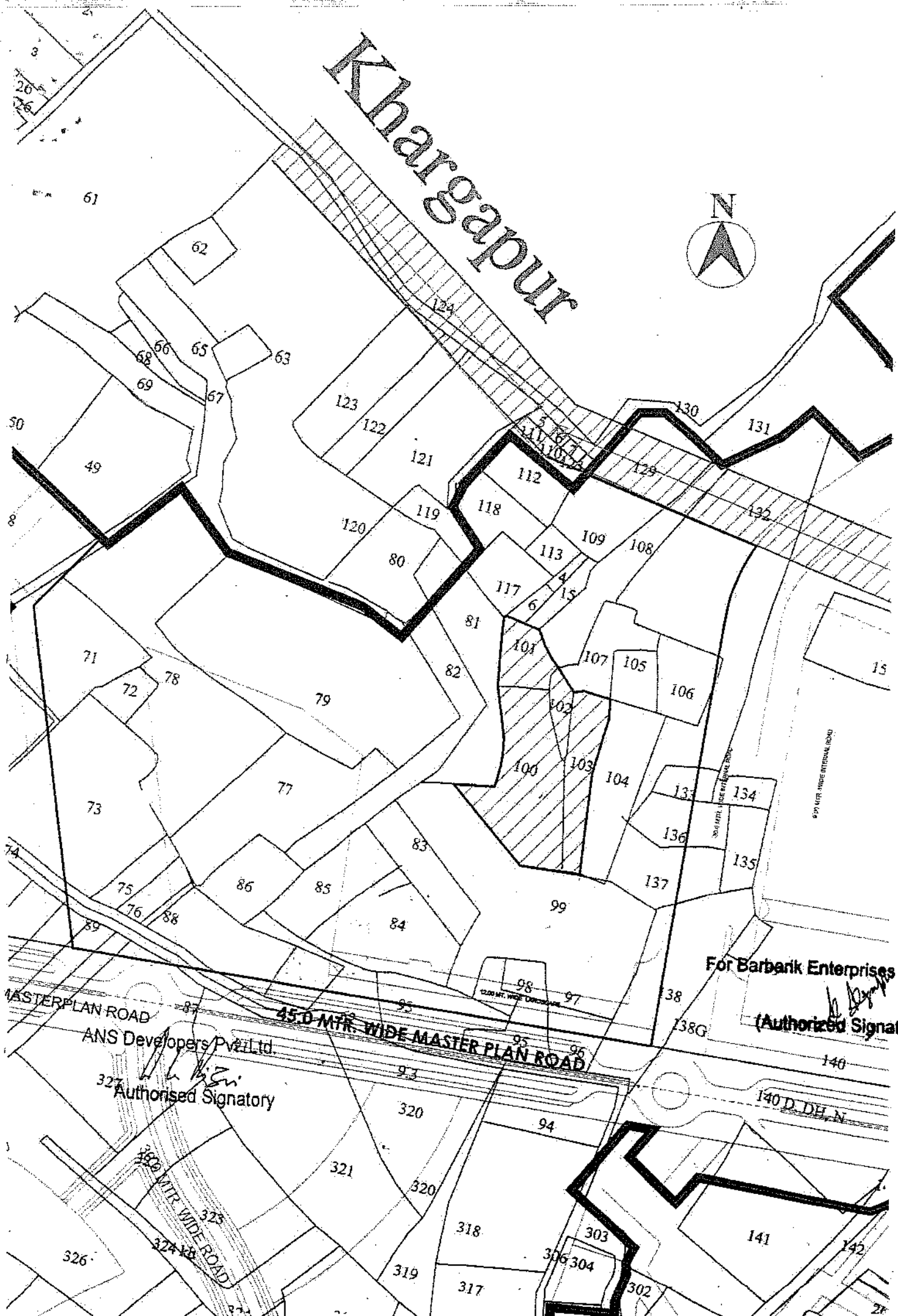
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए
गए हैं।

टिप्पणी:

श्रीमती रूपम श्रीवास्तव (प्रभारी) -
उप निबंधक: सदर द्वितीय
लखनऊ

सन्त राम यादव
निबंधक लिपिक

Khargapur



For Barbark Enterprises LLP
(Authorized Signatory)

ANS Developers Pvt. Ltd.
Authorized Signatory

000821029096

बही संख्या 1 जिल्द संख्या 23755 के पृष्ठ 385 से 426 तक क्रमांक
6510 पर दिनांक 15/07/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती रूपम श्रीवास्तव (प्रभारी) -

उप निबंधक : सदर द्वितीय

लखनऊ

15/07/2020

प्रिंट करे

