



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

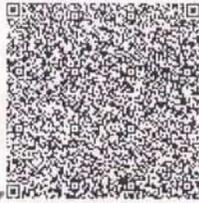


₹17,15,000

e-Stamp

Certificate No. : IN-UP88105968536439U  
 Certificate Issued Date : 11-May-2022 03:14 PM  
 Account Reference : NEWIMPACC (SV)/ up14348904/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1434890467443640799186U  
 Purchased by : SPRING GARDEN  
 Description of Document : Article 23 Conveyance  
 Property Description : KHASRA NO.392SA, 393 AND 437, SITUATED AT UTTARDHAUNA, PARGANA, TEHSIL AND DISTRICT-LUCKNOW.  
 Consideration Price (Rs.) :  
 First Party : RAAG INFRAPROMOTERS PRIVATE LIMITED  
 Second Party : SPRING GARDEN  
 Stamp Duty Paid By : SPRING GARDEN  
 Stamp Duty Amount(Rs.) : 17,15,000  
 (Seventeen Lakh Fifteen Thousand only)

950291



Please write or type below this line

IN-UP88105968536439U



Raag Infrapromoters Pvt. Ltd.

Director



For SPRING GARDEN

Ashu Kumar  
PARTNER  
JD 0000855059



1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
 2. The onus of checking the legitimacy is on the users of the certificate.  
 3. In case of any discrepancy please inform the Competent Authority.







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAAG INFRAPROMOTERS PRIVATE  
LIMITED



12/11/2012

Permanent Account Number

AAGCR1810E



22122012

Raag Infrapromoters Pvt. Ltd.

Director



भारत सरकार  
GOVERNMENT OF INDIA



उमेश चन्द्र मौर्या  
Umesh Chandra Maurya  
जन्म तिथि/ DOB: 16/07/1982  
पुरुष / MALE



3789 6104 5424

*Umesh*

7275274041



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
S/O राम नेवल मौर्या, 148, S/O Ram Newal Maurya, 148,  
निजामपुर मल्हौर, निकट NIJAMPUR MALHAUR, NEAR  
बाबा कुटिया मंदिर, चिनहट, BABA KUTIYA TEMPLE,  
लखनऊ, लखनऊ, CHINHAT, Lucknow, Lucknow,  
उत्तर प्रदेश - 226028 Uttar Pradesh - 226028

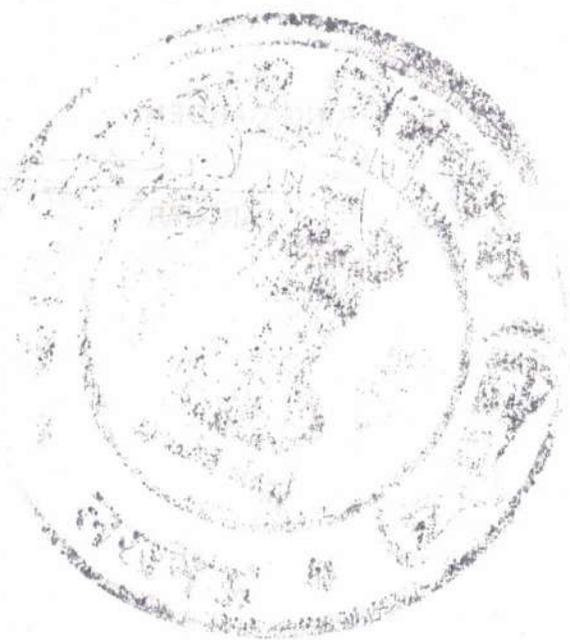
3789 6104 5424





For SPRING GARDEN

*Shukrana*  
PARTNER





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

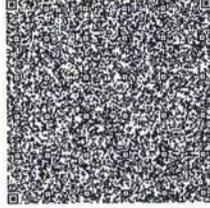
नामांकन क्रम/ Enrolment No.: 0000/00220/97969

Download Date: 04/08/2021

To  
आशुतोष खरे  
Ashutosh Khare  
C/O,  
G-05, Tower C, Shalimar Grand  
10 Jopling Road  
Lucknow  
Lucknow G.p  
Lucknow Uttar Pradesh - 226001  
9415339594

Issue Date: 13/08/2015

Validity: unknown  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA, OJ  
Date: 2021.08.04 15:59  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

**9852 7040 4169**

VID : 9182 0162 2264 9088

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 04/08/2021



आशुतोष खरे  
Ashutosh Khare  
जन्म तिथि/DOB: 15/08/1973  
पुरुष/ MALE

Issue Date: 13/08/2015

**9852 7040 4169**

VID : 9182 0162 2264 9088

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

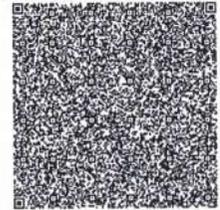


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
C/O, जी-05, टवर सी, शालीमार ग्रैंड, 10 जोपलिंग मार्ग,  
लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226001

Address:  
C/O., G-05, Tower C, Shalimar Grand, 10  
Jopling Road, Lucknow, Lucknow,  
Uttar Pradesh - 226001

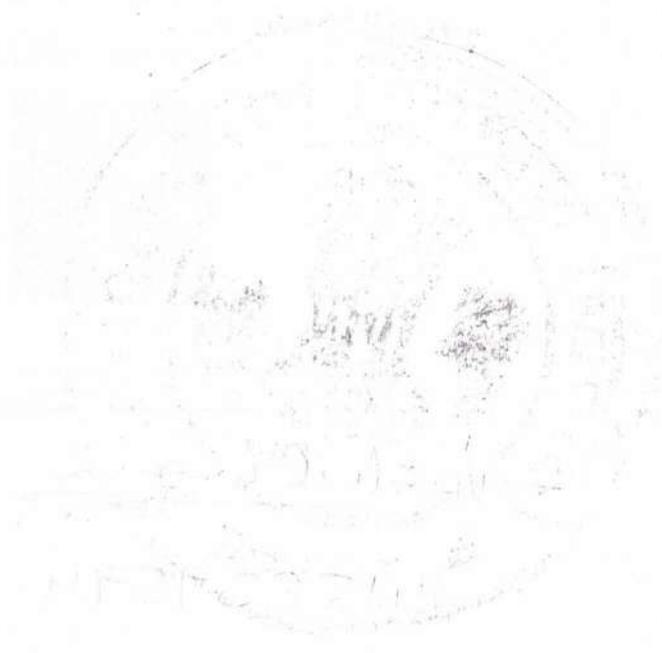


**9852 7040 4169**

VID : 9182 0162 2264 9088

1947 | help@uidai.gov.in | www.uidai.gov.in

*Ashutosh Khare*  
9415339594



DUPLICATE

भारत निर्वाचन आयोग  
पहचान पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GXK2052892



निर्वाचक का नाम : मो शारिफ  
Elector's Name : Mo Sharif  
पिता का नाम : मो. अयुब  
Father's Name : Mo. Ayub  
लिंग / Sex : पुरुष / Male  
जन्म की तारीख : XX/XX/1982  
Date Of Birth :

ms  
6387313805

GXK2052892

पता : तारगोन, कम्पाउन्ड चक्रवर्त रोड, लखनऊ

शहर/नगर - लखनऊ  
जिला - लखनऊ (उ.प्र.)-226018  
Address: Targona, Kempaund Chakbast  
Road, Lucknow

पिनकोड - Lucknow  
Dist. Lucknow (UP)-226018

Date: 27/04/2011

174-लखनऊ राज्य निर्वाचन क्षेत्र का  
निर्वाचक रजिस्ट्रेशन अधिकारी के  
हस्ताक्षर की अनुकूलि

Facsimile Signature of  
Electoral Registration Officer  
for 174-Lucknow Central

175/793

पता बदलने पर, सबे पते पर अपना नाम निर्वाचक  
नामपत्रों में दर्ज करवाने तथा उस पते पर इसी नम्बर  
का कार्ड पाने के लिए सम्बन्धित फार्म में यह कार्ड भेजना  
अवश्य लिये  
In case of change in address, mention 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



**Indian Union Driving Licence**  
**Issued by Uttar Pradesh**

UP32 20089019162

Issue Date: 08-01-2020    Validity (NT): 04-12-2028    Validity (TR): \_\_\_\_\_

Name: **DEEPAK PANDEY**

Date of Birth: 16-07-1986    Blood Group: O+ VE    Organ Donor: N

Son/Daughter/Wife of: **JAGAN NATH PANDEY**

Address: 153 ISMAIL GANJ FAIZABAD ROAD  
 LUCKNOW 226004

Holder's Signature

Date of First Issue (05-12-2008)

दीपक पांडे

DL No: UP32 20089019162    UPDL000002482101

Invalid Carriage (Regn Numbers)\* \_\_\_\_\_

Hazardous Validity\* \_\_\_\_\_    Hill Validity\* \_\_\_\_\_

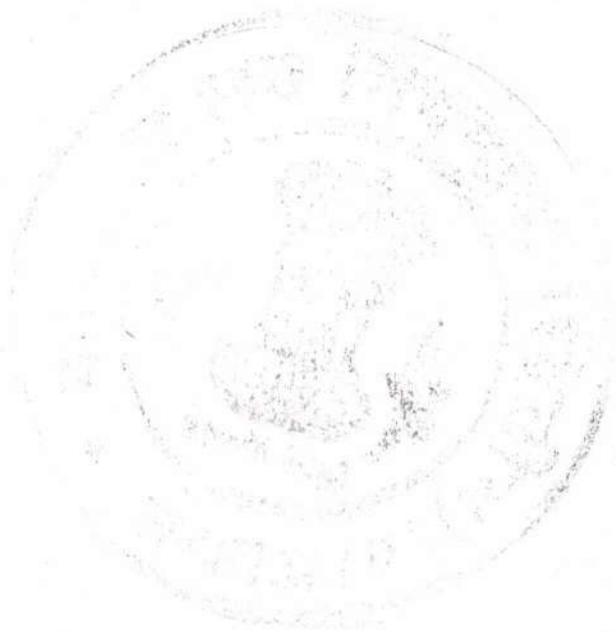
Class of Vehicle	Code	Issued By	Date of Issue	Vehicle Category	Badge Number*	Badge Issued Date*	Badge Issued By*
MCWG	UP32	05-12-2008	NT				
LMV	UP32	05-12-2008	NT				
MVSD							

Emergency Contact Number \_\_\_\_\_

Licensing Authority  
 UP32 LUCKNOW TPNAGAR

Form 7 Rule 16(2)

Ph- 96511 27763



# RAAG INFRAPROMOTERS PRIVATE LIMITED

Regd. Office: Unit No. 1102, 11<sup>th</sup> Floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, UP-226010

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF RAAG INFRAPROMOTERS PRIVATE LIMITED AT THEIR MEETING HELD ON MONDAY, THE 09<sup>TH</sup> DAY OF MAY, 2022 AT THE REGISTERED OFFICE OF THE COMPANY at 11:30 A.M.**

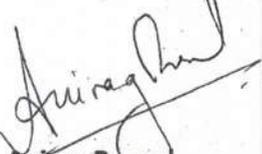
## AUTHORIZATION TO SIGN, SALE OF LAND

**"RESOLVED THAT** Mr. Umesh Chandra Maurya, Director of the Company be and is hereby authorized on behalf of the Company to sign, execute and register the sale deed and other documents related thereto, in respect of sale of land situate at Village – Uttardhauna, Tahsil & Distt. - Lucknow, UP.

**RESOLVED FURTHER THAT** Mr. Umesh Chandra Maurya be and is hereby authorized on behalf of the Company to execute and register the Sale deed and other related documents in respect of Company's Land Khasra No. 392 Sa, 393 and 437, situate at Village – Uttardhauna, Tahsil & Distt. - Lucknow, UP; as when deemed necessary and present the same with concern registrar/sub registrar and to admit the same for on behalf of the company from time to time.

**RESOLVED FURTHER THAT** the resolution shall continue to be valid until the Board makes an amendment in this regard.

For, Raag Infrapromoters Private Limited.



Anirag Bansa

Director

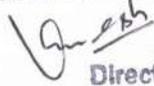
DIN: 06499049

*Certified True Copy*  
Raag Infrapromoters Pvt. Ltd.



Director

Raag Infrapromoters Pvt. Ltd.



Director

For SPRING GARDEN



PARTNER

Corporate Identity Number (CIN) – U70102UP2012PTC053643

T: 0522- 4932200, E: tulika1981@gmail.com





**खाता विवरण (अप्रमाणित प्रति)**

ग्राम का नाम : उत्तर चौना	परगना : (लखनऊ)	तहसील : लखनऊ	जपपद : लखनऊ	फसली वर्ष : 1425-1430	भाग : 1	खाता संख्या : 00118
खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी		
श्रेणी : 1-क / भूमि जे संक्रमणीय भूमिधरो के अधिकार में हो। तिलक चन्द्र बौद्ध / रामसुखलाल / नि.636/23 इन्दिरानगर गाजीनगर तहरोही लखनऊ	392स. 393	0.1900 0.0630	आदेश ना.तह.चिनहट वाद स. T201910460207040/26.06.19 गाटा स. 392स रकबा 0.1640हे व गाटा स. 437 रकबा 0.0840हे व खाता स. 00117 गाटा स. 392स रकबा 0.253 हे व खाता स. 0116 गाटा स. 392स रकबा 0.253हे व खाता स.0118 गाटा स. 393 रकबा 0.0630हे व गाटा स.392स रकबा 0.190हे कुल विक्रित रकबा 1.007हे मा.गु.60ख से विकेता श्री लिलक चन्द्र बौद्ध पुत्र श्री आर.एस.लाल का नाम निरस्त करके केता राग इन्फ्रा प्रमोटर्स प्रा.लि. कम्पनी अधिनियम 1956 कर्नालय द्वितीय तल एलडिको कार्पोरेट चैम्बर I विभूति खण्ड गोमती नगर लखनऊ द्वारा अधिकृत हस्ताक्षर श्री उमेश चन्द्र मौर्या पुत्र श्री राम नेवल मौर्या का नाम बतौर स.भू.द्वारा बैनामा अंकित किया जाय I ह.र.का. 26.06.19			
योग	2	0.2530				

Raag Infrapromoters Pvt. Ltd.

Director

कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद ग्रस्त /विक्रय /भू-नक्शा /नामांतरण बही) हेतु खसरा संख्या पर क्लिक करें

Disclaimer: उक्त आँकड़े मात्र अवलोकनार्थ हैं, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर केन्द्र एम सी. एस. सी लोकरवार्गी केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.



For SPRING GARDEN  
  
PARTNER



**खाता विवरण (अप्रमाणित प्रति)**

भाग : 1 खता संख्या : 00250

फसली वर्ष : 1425-1430

जनपद : लखनऊ

तहसील : लखनऊ

परगना : (लखनऊ)

ग्राम का नाम : उत्तर धौना

टिप्पणी

आदेश

क्षेत्रफल  
(हे.)

खसरा संख्या

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरों के अधिकार में हो।

आदेश ना.त. चिन्हट वाद सं. T201810460217221/30.11.18 गाटा सं. 392स/0.1640 हे. व गाटा सं. 437/0.0840 हे. कुल विक्रीत रकबा 0.248 हे. मा.गु. 60'ख से विक्रेता रघुनाथ व पृथ्वीपाल पुत्रगण शंकर का नाम निरस्त करके केता तिलकचन्द्र बौद्ध पुत्र रामसूख लाल नि. 636/23 गाजीनगर तकरोही इन्दिरानगर लखनऊ का नाम बतौर सं.भू द्वारा बैनामा अंकित किया जाया ह.र.का. 17.12.18

आदेश ना.तह.चिन्हट वाद सं. T201910460207040/26.06.19 गाटा सं. 392स रकबा 0.1640हे व गाटा सं. 437 रकबा 0.0840हे व खता सं. 00117 गाटा सं. 392स रकबा 0.253 हे व खता सं. 0116 गाटा सं. 392स रकबा 0.253हे व खता सं.0118 गाटा सं. 393 रकबा 0.0630हे व गाटा सं.392स रकबा 0.190हे कुल विक्रीत रकबा 1.007हे मा.गु.60'ख से विक्रेता श्री तिलक चन्द्र बौद्ध पुत्र श्री आर.एस.लाल का नाम निरस्त करके केता राग इन्फ्रा प्रमोटर्स प्रा.लि. कम्पनी अधिनियम 1956 कर्नालय द्वितीय तल एलडिको कार्पोरेट चैम्बर विभूति खण्ड गोपती नगर लखनऊ द्वारा अधिकृत हस्ताक्षर श्री अमेश चन्द्र मौर्या पुत्र श्री राम नेवल मौर्या का नाम बतौर सं.भू.द्वारा बैनामा अंकित किया जाय । ह.र.का. 26.06.19

392स  
437

रघुनाथ / शंकर / नि. ग्राम  
पृथ्वीपाल / शंकर / नि. ग्राम

Raag Infrapromoters Pvt. Ltd.

*(Signature)*  
Director

योग

2

0.2480

कृपया उत्तर खसरे की प्रस्थिति (भूखंड (गाटा) के वाद प्रस्त/विक्रय/भू-नक्शा/नामांतरण बर्ही) हेतु खसरा संख्या पर सिलक करें

Disclaimer: उक्त आँकड़े मात्र अवलोकनार्थ हैं, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर केन्द्र एवम सी.एस.सी/लोकवाणी केन्द्र से उद्धरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.



SPRING GARDEN

PARTNER





## खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : उत्तर धौता परगना : (लाखनऊ) तहसील : लाखनऊ जनपद : लाखनऊ फसली वर्ष : 1425-1430 भाग : 1 खाता संख्या : 00116

खातेदार का नाम / पित पति संरक्षक का नाम / निवास स्थान

टिप्पणी

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरों के अधिकार में हो।

तिलक चन्द्र बौद्ध / राममुखलाल / नि. 636/23, इन्द्रानगर, गाजीनगर, तक्रोही, लाखनऊ

आदेश ना.तह.चिनहट वाद स. T201910460207040/26.06.19 गाटा स. 392स रकबा 0.1640हे व गाटा स. 437 रकबा 0.0840हे व खाता स. 00117 गाटा स. 392स रकबा 0.253 हे व खाता स. 0116 गाटा स. 392स रकबा 0.253हे व खाता स.0118 गाटा स. 393 रकबा 0.0630हे व गाटा स.392स रकबा 0.190हे कुल विक्रित रकबा 1.007हे मा.गु.60ख से विक्रेता श्री तिलक चन्द्र बौद्ध पुत्र श्री आर.एस.लाल का नाम निरस्त करके क्रेता राग इन्फ्रा प्रमोटर्स प्रा.लि. कम्पनी अधिनियम 1956 कर्यालय द्वितीय तल एलिङ्को कार्पोरेट चैम्बर I विभूति खण्ड गोमती नगर लाखनऊ द्वारा अधिकृत हस्ताक्षर श्री उमेश चन्द्र मौर्या पुत्र श्री राम नेवल मौर्या का नाम बतौर स.भ.द्वारा बैनामा अंकित किया जाय I ह.र.का. 26.06.19

Raag Infrapromoters Pvt. Ltd.

Director

योग

1

0.2530



Digital India

कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद ग्रस्त/विक्रय/भू-नक्शा/नामांतरण बर्ही) हेतु खसरा संख्या पर क्लिक करें

Disclaimer: उक्त आँकड़े मात्र अवलोकनार्थ हैं, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर केन्द्र एवम सी.एस.सी/लोकवाणी केन्द्र से उदरण की प्रमाणित प्रति प्राप्त की जा सकती है।

Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.

For SPRING GARDEN

PARTNER



BRITISH MUSEUM  
LIBRARY



**खाता विवरण (अप्रमाणित प्रति)**

ग्राम का नाम : उत्तर पैगा पराना : (लखनऊ) तहसील : लखनऊ जनपद : लखनऊ फसली वर्ष : 1425-1430 भाग : 1 खाता संख्या : 00117

खातेदार का नाम / पितापति संस्कार का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी
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श्रेणी : 1-क / भूमि जोसंक्रमणीय भूमिधरों केअधिकार में हो।

तिलक चन्द्र बौद्ध / रामसुख लाल / सि.636/23 इन्दिरानगर गाजीनगर तहरोही लखनऊ	392स	0.2530	आदेश ना.तह.चिनहट वाद स. T201910460207040/26.06.19 गाटा स. 392स रकबा 0.1640हे व गाटा स. 437 रकबा 0.0840हे व खाता स. 00117 गाटा स. 392स रकबा 0.253 हे व खाता स. 0116 गाटा स. 392स रकबा 0.253हे व खाता स.0118 गाटा स. 393 रकबा 0.0630हे व गाटा स.392स रकबा 0.190हे कुल विक्रित रकबा 1.007हे मा.गु.60ख से विक्रेता श्री तिलक चन्द्र बौद्ध पुत्र श्री आर.एस.लाल का नाम निरस्त करके क्रेता राग इन्फ्रा प्रमोटर्स प्रा.लि. कम्पनी अधिनियम 1956 कर्यालय द्वितीय तल एलडिब्लिको कार्पोरेट चैम्बर I विभूति खण्ड गोमती नगर लखनऊ द्वारा अधिकृत हस्ताक्षर श्री उमेश चन्द्र मौर्या पुत्र श्री राम नेवल मौर्या का नाम बतौर स.भ.द्वारा बैनामा अंकित किया जाय I ह.र.का. 26.06.19	
	1	0.2530		

Raag Infrapromoters Pvt. Ltd.

*(Signature)*  
Director

योग

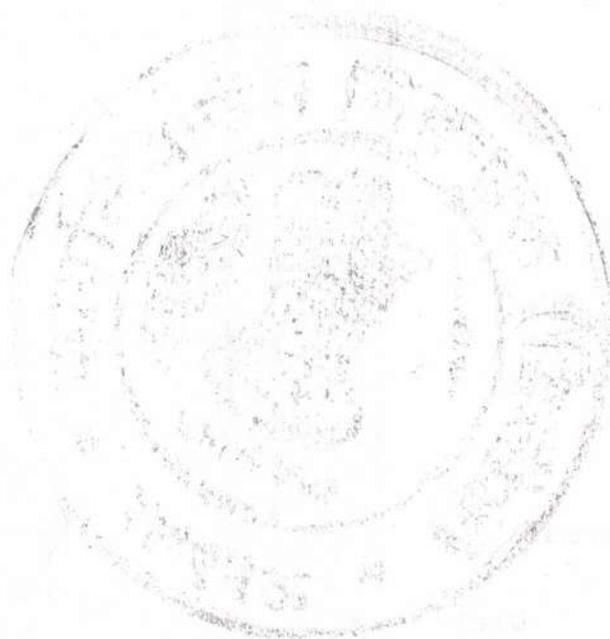
कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद गुस्त /विक्रय /भ-नक्शा /नामांतरण बर्ही ) हेतु खसरा संख्या पर विलोक करें

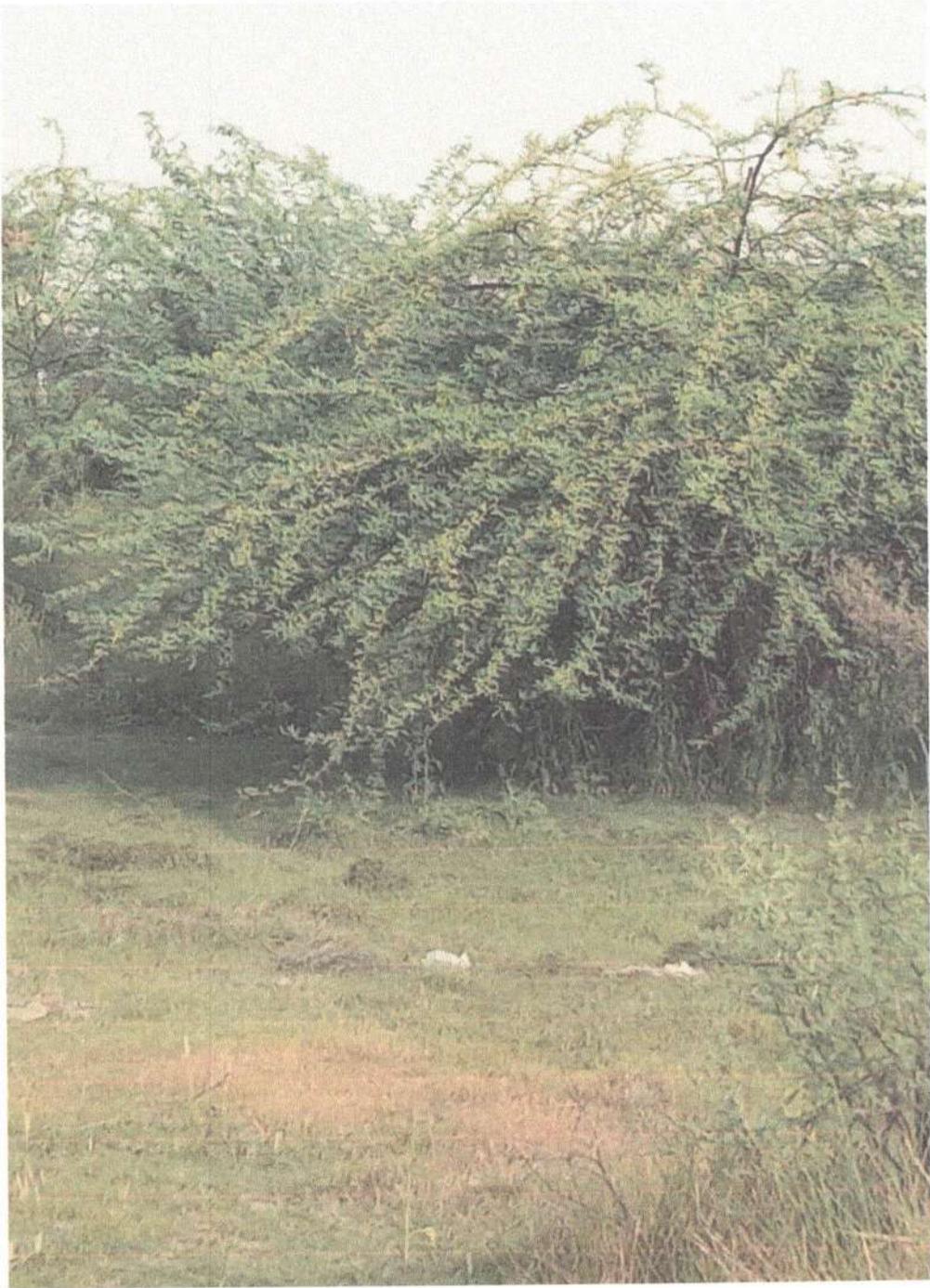
Disclaimer: उक्त आँकड़े मात्र अवलोकनार्थ हैं, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर, केन्द्र एवम सी. एस. सी/लोकवाणी केन्द्र से उदुर्गण की प्रमाणित प्रति प्राप्त की जा सकती है।

Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.

For SPRING GARDEN

*(Signature)*  
PARTNER





Ecog International Pvt. Ltd.

*Venesh*  
Director

For SPRING GARDEN

*Ashutosh*  
PARTNER



## SALE DEED

Date of Execution : 13.06.2022  
Place of Execution : Lucknow  
Sale Consideration : Rs. 2,67,00,000/-  
Market Value : Rs. 2,66,95,200/-  
Total Stamp Duty : Rs. 18,69,000/-

### DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	Agriculture
2.	Ward/ Pargana	Lucknow
3.	Mohalla/ Village	Uttardhauna
4.	Details of Property (Property No.)	Khasra number 392SA, 393 & 437.
5.	Standard of measurement	Hectare
6.	Area of Property	1.007 Hectare
7.	Location Road	Not on Segment Road & more than 200 meters away from Faizabad Road
8.	Type of Property	Agriculture
9.	No. of Trees	10 no.s of Subabul (River Tamarind) Tree in about 35 Centimeter diameter, 10 no.s of Bair (Indian Jujube) Tree in about 36 Centimeter diameter & 5 no.s of Khazoor

Raag Infrapromoters Pvt. Ltd.



*[Signature]*

Director

3

For SPRING GARDEN



*[Signature]*  
PARTNER



		(Date Palm) Tree in about 40 Centimeter diameter.
10.	Consideration	Rs. 2,67,00,000/-
11.	Combined Boundaries of Khasra No. 392SA & 393	East: Nala West: Part of Khasra No. 391 North: Nali & Chakroad South: Part of Khasra No. 401
12.	Boundaries of Khasra No. 437	East: Part of Khasra No. 399 West: Part of Khasra No. 435 North: Part of Khasra No. 436 South: Nali

**No. of Seller-01**

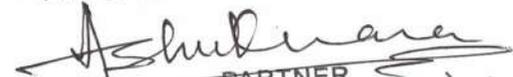
**RAAG INFRAPROMOTERS PRIVATE LIMITED (PAN No. AAGCR1810E)**, a company incorporated under the Companies Act 1956 having its office at Unit no. 1102, 11<sup>th</sup> Floor Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, through its Director & authorised signatory Mr. Umesh Chandra Maurya son of Shri Ram Newal Maurya resident of 148, Nijampur Malhaur, Near Baba Kutiya Temple, Chinhat, Lucknow, Uttar Pradesh- 226028, authorized vide Board Resolution dated 09/05/2022.

Raag Infrapromoters Pvt. Ltd.

  
Director

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For SPRING GARDEN

  
PARTNER



**No. of Purchaser -01**

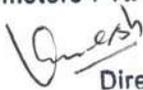
**M/s SPRING GARDEN (PAN No. ADPFS9990R)**, a Partnership firm having its registered office at CP-138, Viraj Khand, Gomti Nagar Lucknow through its duly authorised Partner Mr. Ashutosh Khare s/o Late Prem Dayal Khare, resident of G-05, Tower-C, Shalimar Grand, 10, Jopling Road, Lucknow.

THIS SALE DEED is executed by **RAAG INFRAPROMOTERS PRIVATE LIMITED (PAN AAGCR1810E)** a company incorporated under the Companies Act 1956 having its office at Unit no. 1102, 11th Floor Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, through its Director & authorised signatory Mr. Umesh Chandra Maurya son of Shri Ram Newal Maurya, resident of 148, Nijampur Malhaur, Near Baba Kutiya Temple, Chihat, Lucknow, Uttar Pradesh- 226028, authorised vide Board Resolution dated 09/05/2022 (Hereinafter referred to as the "**SELLER**" which expression shall mean and include their respective heirs, successors, administrators and assigns)

**In Favor Of**

**M/s SPRING GARDEN**, a Partnership firm having its registered office at CP-138, Viraj Khand, Gomti Nagar Lucknow through its duly authorised Partner Mr. Ashutosh Khare s/o Late Prem Dayal Khare permanent and present resident of G-05, Tower-C,

Raag Infrapromoters Pvt. Ltd.

  
Director

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For SPRING GARDEN  
  
PARTNER

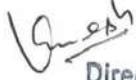


Shalimar Grand, 10, Jopling Road, Lucknow (hereinafter referred to as the "PURCHASER which expression shall mean and include their respective heirs, successors, administrators and assigns).

**WHEREAS,** the Seller/First Party is the absolute owner in possession of a Property i.e. Agriculture land being Khata No. 00250 of Fasli year 1425-1430 Khasra No. 392sa area 0.1640 Hectare, & Khasra No. 437 area 0.0840 Hectare, Khata No. 00116 of Fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, & Khata No. 00117 of fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, Khata No. 00118 of Fasli year 1425-1430 Khasra No. 392sa area 0.1900 Hectare & Khasra No. 393 are 0.0630, total area 1.007 Hectare, situated at Village- Uttardhauna, Pargana, Tehsil & District- Lucknow (fully detailed and described at the foot of this deed), having acquired the big chunk of land bearing Khasra No. 392sa, 393 & 437 Situated at Village- Uttardhauna, Pargana, Tehsil & Distt- Lucknow by virtue of sale deed duly registered in the office of Chief-Sub-Registrar- II, Lucknow, the details of the deeds are as under:-

- Khasra no. 392sa, 393 & 437 From Tilak Chandra Baudh son of Mr. R.S. Lal R/o- 636/23, Gazinagar, Takrohi, Indira Nagar, district-Lucknow through the sale deed vide Book No.1, Jild 22184, at pages 381 to 406 as serial no. 4497

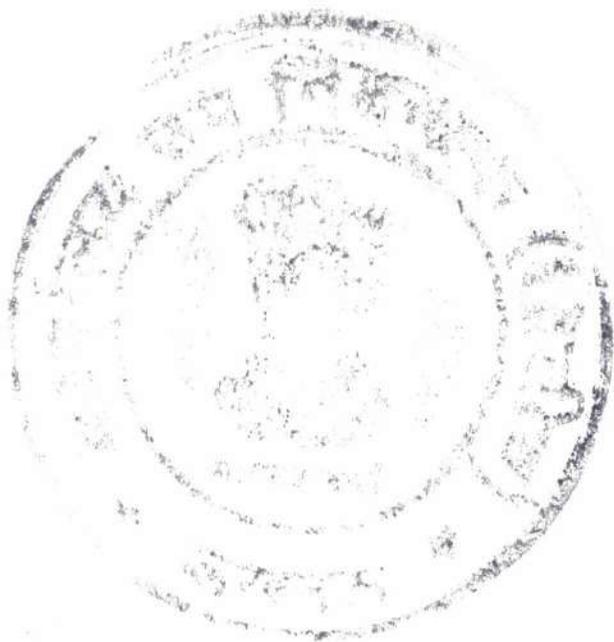
Raag Infrapromoters Pvt. Ltd.

  
Director

6

For SPRING GARDEN

  
PARTNER



registered on 18.03.2019 in the office of Chief-Sub-Registrar-II Lucknow.

**WHEREAS** the name of RAAG INFRAPROMOTERS PRIVATE LIMITED is duly mutated in the Revenue Records.

**WHEREAS** now the buyer wants to purchase above mentioned Land as aforesaid in order to comply with the law, and appropriate stamp duty should be paid and valid sale deed should be executed.

**AND WHEREAS** the Seller is absolute owner of the said property, which is free from all encumbrances whatsoever, agreed to sell, transfer and assign absolutely the said property to the Purchaser for a total consideration of **Rs. 2,67,00,000/- (Rupees Two Crore Sixty-Seven Lakhs Only)**.

**AND WHEREAS** the Seller has received the entire sale consideration from the Purchaser at the time of execution of this sale deed.

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

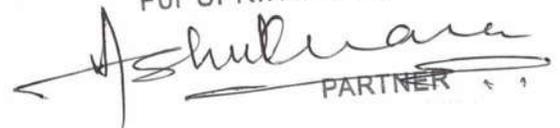
1. THAT in consideration of **Rs. 2,67,00,000/- (Rupees Two Crore Sixty-Seven Lakhs Only)** paid by the Purchaser to the

Raag Infrapromoters Pvt. Ltd.

  
Director

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For SPRING GARDEN

  
PARTNER



Seller, the detail of payment is given in schedule of payment of this deed, and receipt whereof the Seller hereby acknowledge, the Seller hereby transfer, convey and assign by way of absolute sale of all that Agriculture land being Khata No. 00250 of Fasli year 1425-1430 Khasra No. 392sa area 0.1640 Hectare, & Khasra No. 437 area 0.0840 Hectare, Khata No. 00116 of Fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, Khata No. 00117 of fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, Khata No. 00118 of Fasli year 1425-1430 Khasra No. 392sa area 0.1900 Hectare & Khasra No. 393 are 0.0630, total area 1.007 Hectare, situated at Village-Uttardhauna, Pargana, Tehsil & District-Lucknow (fully described at the foot of this deed) together with liberties, privileges, easementary rights, and appendages and appurtenances whatsoever to the said property and or any part thereof, occupied herewith and all the estate, right, title and interest upon the same and every part thereof, and to have and to hold the same unto and to the use of the Purchaser, his successors, assigns, administrators, executors, as absolute owner, forever and at all time.

2. That the Purchaser has paid to the Seller total sale consideration, as full and final payment, in respect of the

Raag Infrapromoters Pvt. Ltd.

  
Director

For SPRING GARDEN

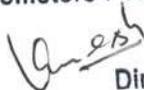
  
PARTNER



aforesaid transaction of sale, as per the details herein below mentioned, the receipt whereof is acknowledged by the Seller.

3. That the Seller has assured and undertaken that the aforesaid property is free from all sort of encumbrances i.e. sale, mortgage, attachments, disputes, gift, will, exchanges, court injunction and the Seller have not at any time gone, executed or perform or suffered to the contrary or been a party or privy to any act, deed, thing whereby by reason or by means whereof the said property is or may be impeached, charged, encumbered or affected adversely or whereby the Seller be prevented from transferring or conveying the said property or by reason of defect in the title, in any manner aforesaid, and if it is ever proved otherwise, in that event the Seller undertakes to indemnify the Purchaser his successors, assigns, executors and administrators, of the loss or losses which may be suffered, incurred, undergone and or sustained by the Purchaser as a result thereof to the extent of the total sale consideration plus all expenses, incurred by the Purchaser from the Seller or from his successors, otherwise movable or immovable property wherever found in existence at that time, at the expense of the Seller.

Raag Infrapromoters Pvt. Ltd.

  
Director

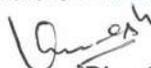
For SPRING GARDEN

  
PARTNER

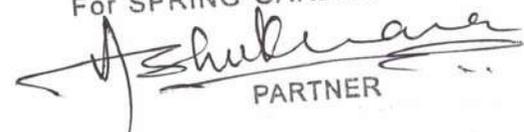


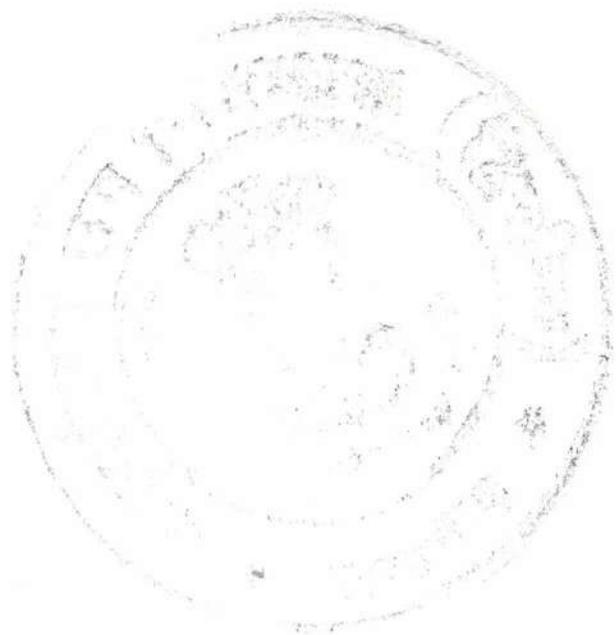
4. That the Seller, directly or indirectly, has not created any charge on the said property, and if any person or persons claims himself or through or on behalf of the Seller any rights or privileges in respect of the property here in above mentioned, the same shall be rendered illegal and void by virtue of the present deed of sale.
5. That the Seller has paid all the taxes, levy & charges up to date to the concerned authorities, and no amount of any nature is outstanding against the Seller in respect of the property hereby sold upto the date of execution of this deed of sale, and if any amount, under any heads, subsequently, is found to be due, which relates prior to the execution of the deed of sale, the said amount shall be fully, payable by the Seller. And further, if the Seller fails to pay the same, after it is brought to his notice, in such an event, the Purchaser shall pay on behalf of the Seller and thereafter, will recover the same from the Seller at his cost and onwards all such charges will be paid by the Purchaser only.
6. THAT by virtue of this present the Seller delivered the actual, physical and vacant possession of the aforesaid property to the Purchaser.
7. THE Purchaser hereby also assures, represents and warrants to the Seller THAT it shall comply with the terms hereof and with all the applicable laws and statutory compliance with respect to the

Raag Infrapromoters Pvt. Ltd.

  
Director

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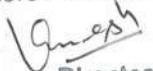
For SPRING GARDEN  
  
PARTNER



said property, the said Land and to any proposed construction to be raised thereon and relying on all the assurances, representations and warranties made herein by the Purchaser, the Seller has agreed to enter into this deed.

8. THE Purchaser shall be at liberty to use the said land for any purpose as it deems fit and appropriate or in a manner the Purchaser wants.
9. IF any provision of this Deed will be determined to be void or unenforceable under any applicable law, such provision will be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Indenture and to the extent necessary to conform to applicable law the remaining provisions of this Indenture will remain valid and enforceable.
10. That after the execution and registration of this deed of sale, the Purchaser has been liable to pay all the taxes, in respect of the property hereby sold, to the concerned authorities.
11. That the Purchaser are entitled to get their name mutated in the records of revenue department or in any other local authority or with respect to the said property hereinbefore conveyed to the Purchaser for which the Seller hereby give his consent.

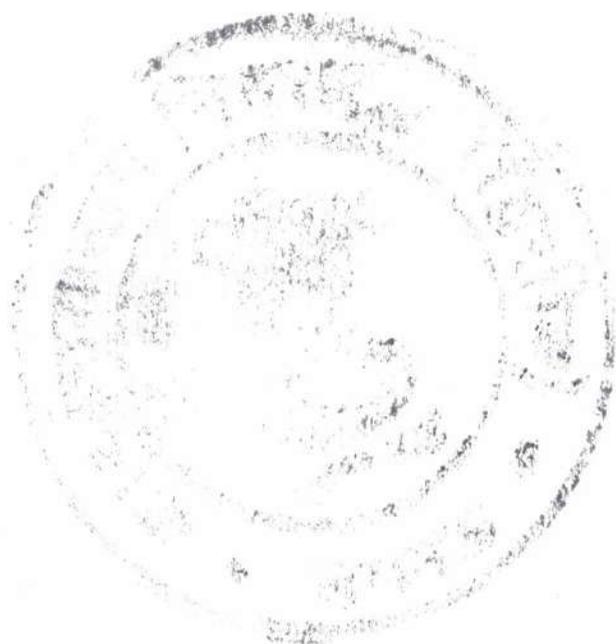
Raag infrapromoters Pvt. Ltd.

  
Director

11

For SPRING GARDEN

  
PARTNER



- 12.** That the Seller covenant with the Purchaser to do all future acts to execute any document in respect of the property hereby sold as may be required for holding and peaceably enjoying the sold property from time to time, if there be any such need and the same if required be done at the cost and the expense of the Purchaser.
- 13.** That the Seller has shown all the original documents of title in respect to the property hereby transferred to the Purchaser and the endorsement of the sale is being done.
- 14.** That all the expenses for the execution and registration of this deed of sale which included stamp paper, registration fees etc. have been paid by the Purchaser.
- 15.** That the total area of the land hereby sold is 1.007 Hectare, the sold land within the limit of Nagar Nigam so the valuation being calculated as per general instructions of DM circle rate para no. 13(3) page no. 4. The first 0.100 Hectare calculated @7000/- SQM which comes 1000xRs.7000/-=Rs.70,00,000/- and the next 0.50 Hectare being calculated after reducing 30% which comes 4900/- therefore 500xRs.4900=Rs.24,50,000/- and the land is adjacent Abadi land hence remaining land 0.857 being calculated @ Rs.2,01,00,000/- per Hectare which comes Rs.1,72,25,700/-, hence the valuation of per Subabul (River Tamarind) tree fixed

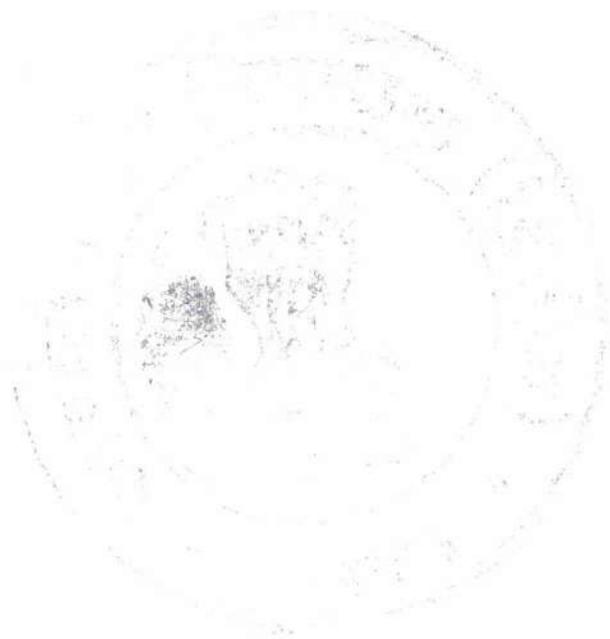
Raag Infrapromoters Pvt. Ltd.

  
Director

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For SPRING GARDEN

  
PARTNER



by DM Lucknow about 35 Centimeter diameter is Rs. 700/- than 10 no.s of Subabul trees are @Rs. 700x10=7000/- and valuation of per Bair (Indian Jujube) Tree about 36 Centimeter diameter is Rs. 700/- than 10 no.s of Bair trees are @Rs. 700x10=7000/- and valuation of per Khazoor (Date Palm) Tree in about 40 Centimeter diameter is Rs. 1100/- than no. of Khazoor (Date Palm) Trees are @Rs. 1100x5=5500/- total value of trees are Rs. 19500/- the total market value of the sold land & trees becomes Rs.2,66,95,200/- The actual sale consideration of Rs. 2,67,00,000/- is higher than the market value. Hence, the stamp duty on sale consideration of Rs. 18,69,000/- which is being paid by the Purchaser through E- Stamp has accordingly been paid by the Purchaser.

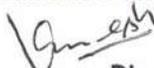
**16.** There is no construction on the said Part and parcel of Land.

**17.** That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.

**18.** That the parties to the sale deed have gone through the contents of this sale deed and have understood the contents very well.

**19.** That the stamp duty of Rs.17,15,000/- is paid on this Sale deed through e-stamp dated 18.03.2022 certificate no. IN-

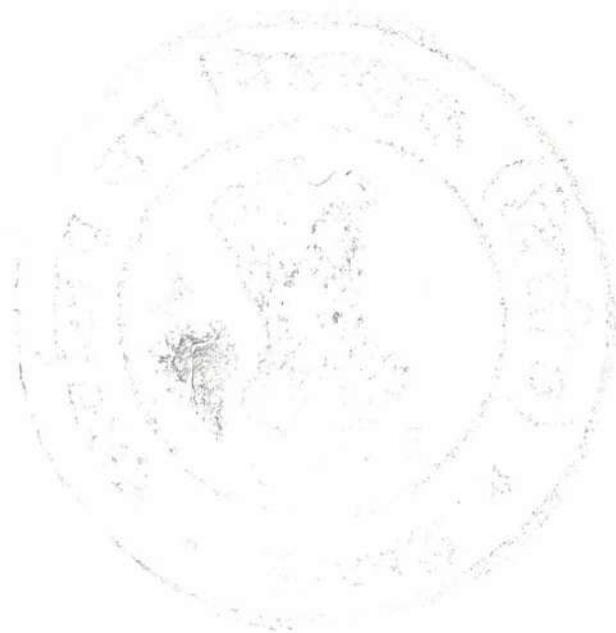
Raag Infrapromoters Pvt. Ltd.

  
Director

13

For SPRING GARDEN

  
PARTNER



UP88105968536439U and Rs. 1,54,000/- is paid through e-stamp dated 19.05.2022 certificate no. IN-UP94639978305827U.

### **SCHEDULE OF PROPERTY**

**Agriculture land being Khata No. 00250 of Fasli year 1425-1430 Khasra No. 392sa area 0.1640 Hectare, & Khasra No. 437 area 0.0840 Hectare, Khata No. 00116 of Fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, Khata No. 00117 of fasli year 1425-1430 Khasra No. 392sa area 0.2530 Hectare, Khata No. 00118 of Fasli year 1425-1430 Khasra No. 392sa area 0.1900 Hectare & Khasra No. 393 are 0.0630, total area 1.007 Hectare, situated at Village-Uttardhauna, Pargana, Tehsil & District- Lucknow, Bounded as under:-**

#### **Combined Boundaries of Khasra No. 392SA & 393**

East: Nala

West: Part of Khasra No. 391

North: Nali & Chakroad

South: Part of Khasra No. 401

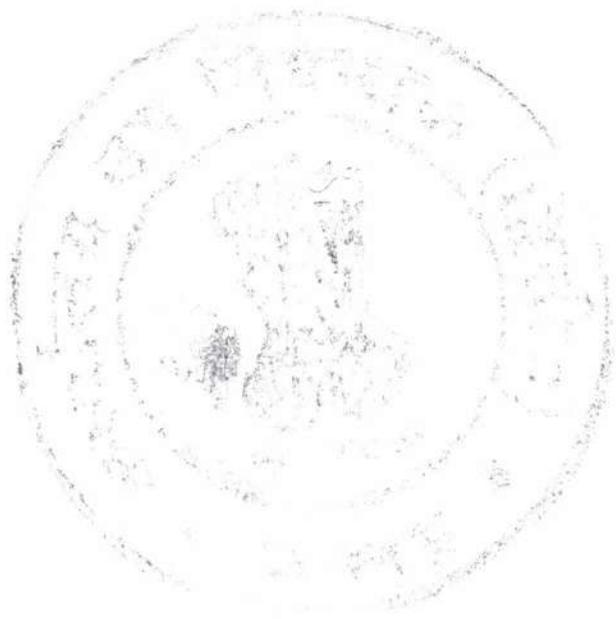
Raag Infrapromoters Pvt. Ltd.

  
Director

14

For SPRING GARDEN

  
PARTNER



### **Boundaries of Khasra No. 437**

East: Part of Khasra No. 399

West: Part of Khasra No. 435

North: Part of Khasra No. 436

South: Nali

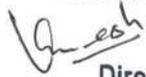
### **SCHEDULE OF PAYMENT**

1. Rs.2,42,55,000/- through RTGS UTR no. UBINH22131868614 dated 11/05/2022 drawn on Union Bank of India.
2. Rs.2,45,000/- through TDS BSR Code 0290179, Challan No. 20325 dated 12/05/2022 & Rs.22,000/- through TDS BSR Code 0290179, Challan No. 20520 dated 24/05/2022 total **TDS paid Rs. 2,67,000/-**.
3. Rs. 7,00,000/- through Cheque no. 036099 drawn on Union Bank of India.
4. Rs. 7,00,000/- through Cheque no. 035808 drawn on Union Bank of India.
5. Rs. 7,78,000/- through Cheque no. 035809 drawn on Union Bank of India.

**As Such the Total Sale consideration of Rs. 2,67,00,000/- (Rupees Two Crore Sixty-Seven Lakhs Only) have been received by the Seller form the Purchaser.**

**In witnesses whereof the Seller and the Purchaser, have signed this deed and put their thumb impressions, after going through**

Raag Infrapromoters Pvt. Ltd.

  
Director

15

FOR SPRING GARDEN

  
PARTNER

आवेदन सं०: 202200821039703

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 10810

वर्ष: 2022

प्रतिफल- 26700000 स्टाम्प शुल्क- 1869000 बाजारी मूल्य - 26695200 पंजीकरण शुल्क - 267000 प्रतिलिपिकरण शुल्क - 100 योग : 267100

श्री स्पिंग गार्डन द्वारा  
आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० प्रेम दयाल खरे  
व्यवसाय : व्यापार  
निवासी: जी-05, टावर - सी, शालीमार ग्रेड, 10 जापलिंग रोड, लखनऊ

*Ashutosh*



श्री, स्पिंग गार्डन द्वारा

आशुतोष खरे अधिकृत पदाधिकारी/  
प्रतिनिधि

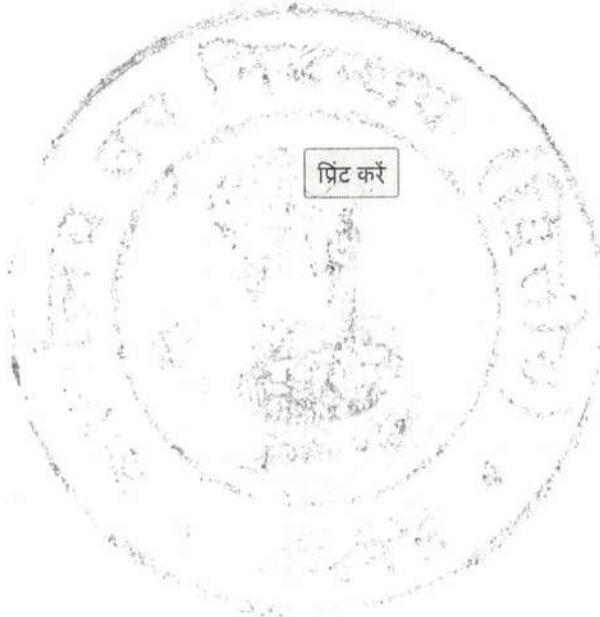
ने यह लेखपत्र इस कार्यालय में दिनांक 13/06/2022 एवं 10:46:53  
AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

*allan*

कंचन मिश्रा .  
उप निबंधक :सदर द्वितीय  
लखनऊ  
13/06/2022

राजेश कुमार यादव  
निबंधक लिपिक  
13/06/2022



with the entire contents of this sale deed, in their sound position of mind, without any pressure or compulsion from anybody who-so-ever on this the 13<sup>th</sup> day of June, 2022 at Lucknow in presence of the following two witnesses.

**Witnesses: -**

1.)



दीपक पांडे

**Mr. Deepak Pandey**  
S/o Shri Jagan Nath Pandey  
R/o 153, Ismailganj, Faizabad  
Road, Lucknow.

Raag Infrapromoters Pvt. Ltd.  
(*[Signature]*)  
Director  
**First Party/Seller**



*[Signature]*  
सुधाकर प्रसाद तिवारी  
आभेदपता उच्च न्यायालय  
निवासी- D-201, विंग ग्रीन  
फौजाबाद रोड, लखनऊ  
Mob.: 9450212350

2.)



*[Signature]*  
**Mohd. Sharif**  
S/o- Mohd. Ayub  
R/o- Tahasil, Kmpaund  
Chakbast Road, Lucknow.

For SPRING GARDEN  
*[Signature]*  
PARTNER )

**Second Party/Purchaser  
Through its Authorised  
Signatories**

**Drafted & Typed By**

*[Signature]*  
Sudhakar Prasad Tiwari  
(Advocate)  
High court Lucknow  
Phone-9450212350

बही सं०: 1

रजिस्ट्रेशन सं०: 10810

वर्ष: 2022

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

विक्रेता: 1

श्री राग इन्फ्रा प्रमोटर्स प्रा०लि० के द्वारा उमेश चन्द्र मौर्या, पुत्र श्री राम नेवल  
मौर्या

निवासी: 148, निजामपुर मल्हौर, निकट - बाबा कुटिया मंदिर, चिनहट,  
लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री स्प्रिंग गार्डन के द्वारा आशुतोष खरे, पुत्र श्री स्व० प्रेम दयाल खरे

निवासी: जी-05, टावर - सी, शालीमार गैंड, 10 जापलिंग रोड, लखनऊ

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला प्रसाद तिवारी

निवासी: डी-201, स्प्रिंग ग्रीन्स अपार्टमेन्ट, फैजाबाद रोड, लखनऊ

व्यवसाय: वकालत

पहचानकर्ता: 2



श्री मोहम्मद शारिफ, पुत्र श्री मोहम्मद अय्यूब

निवासी: तहसील परिसर, चकबस्त रोड, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा .

उप निबंधक : सदर द्वितीय

लखनऊ

13/06/2022

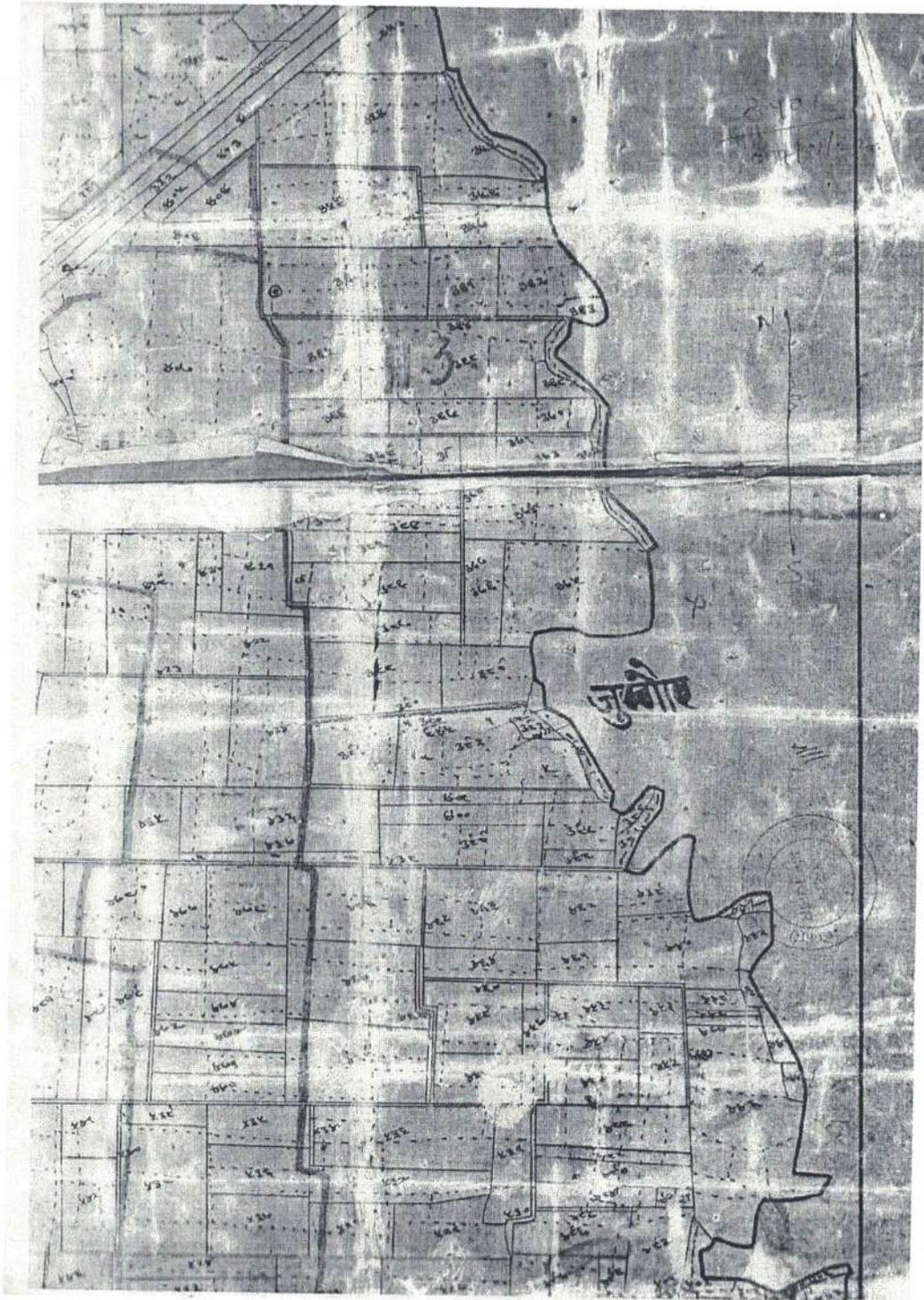
राजेश कुमार यादव

निबंधक लिपिक लखनऊ

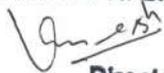
13/06/2022

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

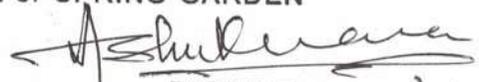
प्रिंट करें



Raag Infrapromoters Pvt. Ltd.

  
Director

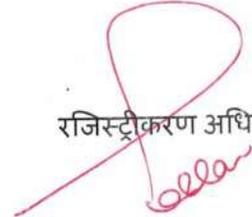
For SPRING GARDEN

  
PARTNER

आवेदन सं०: 202200821039703

बही संख्या 1 जिल्द संख्या 26160 के पृष्ठ 343 से 376 तक क्रमांक 10810 पर दिनांक  
13/06/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कंचन मिश्रा .

उप निबंधक : सदर द्वितीय

लखनऊ

13/06/2022

