



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP87767581881790V

e-Stamp



Certificate No.

IN-UP87767581881790V

₹2,86,65,000

Certificate Issued Date

14-Aug-2023 04:52 PM

Account Reference

NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

SUBIN-UPUP1435180467706907393579V

Purchased by

ONEOAK REALTORS INDIA PRIVATE LIMITED

Description of Document

Article 23 Conveyance

Property Description

FSI IN GROUP HOUSING PLOT NO.GH-2, IN SHALIMAR ONE WORLD BAGHAMAU, GOMTI NAGAR EXTENSION, LUCKNOW

Consideration Price (Rs.)

:

First Party

M TECH DEVELOPERS CORPORATION

Second Party

ONEOAK REALTORS INDIA PRIVATE LIMITED

Stamp Duty Paid By

ONEOAK REALTORS INDIA PRIVATE LIMITED

Stamp Duty Amount(Rs.)

2,86,65,000

(Two Crore Eighty Six Lakh Sixty Five Thousand only)

सत्यमेव जयते



IN-UP87767581881790V

Please write or type below this line



For M Tech Developers Corporation

Partner

Oneoak Realtors India Pvt Ltd

Authorized Signatory

RID 0006995929

Statutory Alert:

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

M Tech Developers Corporation

Ref. No.


Date:


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF M/s. M TECH DEVELOPERS CORPORATION HELD ON SATURDAY THE 05TH DAY OF AUGUST, 2023 AT THE HEAD OFFICE OF THE FIRM AT 144/2, HARI NAGAR, ASHRAM, NEW DELHI-110014.


"RESOLVED THAT consent of the partners of the firm be and is hereby accorded to sale the land registered in the name of Firm admeasuring an area of 2,10,000 (Two Lacs Ten Thousand) Sq. Ft. FSI in Group Housing No. 2 on proportionate Land Area 8,472.47 Sq. Meter, situated at Village Baghamau Distt. Lucknow Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Amit Kumar Jha S/o. Sh. Pashupati Jha R/o. F-4/24, Nav Jagriti Apartments, Vasundhara Enclave Delhi-110096, Partner of the Firm be and is hereby authorized to execute Agreement to Sale, Sale Deed or any other agreements or documents and to do all such acts, things and deeds as may be required to give effect to this resolution.

Certified to be true Copy
For M Tech Developers Corporation


(Mehinder Sharma)
Partner


(Dhruv Sharma)
Partner


(Amit Kumar Jha)
Partner

For M Tech Developers Corporation


Partner

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय लखनऊ क्रम 2023228042367

आवेदन संख्या : 202300821074519

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-10-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम संदीप सिंह कटियार

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 409500000 / 236767702.00

1. रजिस्ट्रीकरण शुल्क 4095100

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 4095200

शुल्क वसूल करने का दिनांक 2023-10-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-10-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

9785/2023



For M Tech Developers Corporation

[Handwritten signature]

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT K JHA

PASHUPATI JHA

14/01/1974

Permanent Account Number

AGGPJ9605C

Signature



24092005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाये :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एच. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: unitinfo@nsdl.co.in

 भारत सरकार
Government of India

 अमित झा
Armit Jha
जन्म तिथि / DOB : 14/01/1974
पुरुष / Male



5309 9921 2420

आधार - आम आदमी का अधिकार

 आधार
Unique Identification Authority of India

पता: S/O: पसुपति झा, एफ - 4/24, नव जागृति अपार्टमेंट्स, धरमशीला कैंसर अस्पताल के पास, वसुंधरा एंक्लेव, वसुंधरा एंक्लेव, पूर्वी दिल्ली, दिल्ली, 110096

Address: S/O: Pasupati Jha, F - 4/24, Nav Jagriti Apartments, Near Dharamshila Cancer Hospital, Vasundhara Enclave, Vasundhara Enclave, East Delhi, Delhi, 110096

5309 9921 2420

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

ONEOAK REALTORS INDIA PRIVATE LIMITED

CIN: U68200UP2023PTC181213

Email sandeep@yellowmountcapital.com

Registered Address: Pent House No. A, V Floor A-19 Nirala Nagar Lucknow G.P.O. Lucknow Lucknow UP 226001 IN

CERTIFIED TRUE COPY OF THE RESOLUTION OF THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY ONEOAK REALTORS INDIA PRIVATE LIMITED HELD ON TUESDAY THE 08TH AUGUST, 2023 AT 11:30 A.M. AT PENT HOUSE NO. A, V FLOOR A-19 NIRALA NAGAR LUCKNOW G.P.O. LUCKNOW UP - 226001 IN

AUTHORISATION FOR SIGNING THE AGREEMENT TO SALE SALE DEED

"RESOVLED THAT the consent of Board be and is hereby taken to authorised **Mr. Sandeep Singh Katiyar**, Authorized Signatory of the Company to enter into agreement for sale deed and any, other related documents on behalf of the Company and to represent in front of the relevant authorities.

"RESOLVED FURTHER THAT the above resolution in suppression of all past resolution passed in this regard and the aforesaid power entrusted to the said official shall be valid and effective and shall remain in force until the same is cancelled or modified by the board of directors of the company by another resolution or unless revoked by the board.

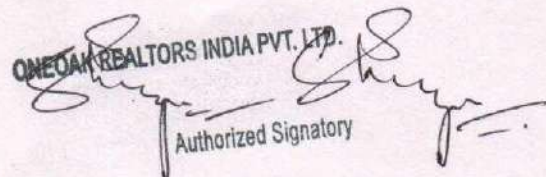
"RESOLVED FURTHER THAT any director of the Company be and authorized to give effect to the above mentioned resolution and do all such acts, deeds and things as may be necessary, expedient and incidental thereto give effect to this resolution."

Certified True Copy

For ONEOAK REALTORS INDIA PRIVATE LIMITED



(Amritanshu Roy)
Director
DIN: 06586619



ONEOAK REALTORS INDIA PVT. LTD.
Authorized Signatory



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that ONEOAK REALTORS INDIA PRIVATE LIMITED is incorporated on this THIRTY day of APRIL TWO THOUSAND TWENTY THREE under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U68200UP2023PTC181213**

The Permanent Account Number (PAN) of the company is **AAECO0503D***

The Tax Deduction and Collection Account Number (TAN) of the company is **LKNO06529F***

Given under my hand at Manesar this THIRTY day of APRIL TWO THOUSAND TWENTY THREE

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS 10
Date: 2023.05.05 07:52:23 IST

PM Mohan

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

ONEOAK REALTORS INDIA PRIVATE LIMITED

Pent House No. A, V Floor, A-19 Nirala Nagar, Lucknow G.P.O., Lucknow, Lucknow-226001, Uttar Pradesh

*as issued by Income tax Department

ONEOAK REALTORS INDIA PVT. LTD.

Authorized Signatory





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAECO0503D

नाम / Name

ONEOAK REALTORS INDIA PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

30/04/2023



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2023.05.12 09:12:05
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAECO0503D</p> <p>नाम / Name ONEOAK REALTORS INDIA PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 30/04/2023</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें: आयकर पैन सेवा इकाई, प्रोटेक एन टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसई-ई-गवर्ननेस इंफ्रास्ट्रक्चर्स लिमिटेड) प्लॉट नं. 40/एल, सफ़ायर चेंबर, बानेर रोड, बानेर, पुणे - 411045</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, Proteck eGov Technologies Limited (formerly NSDI, e-Governance Infrastructures Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-27213083, email: pan@protecktech.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Oneoak Realtors India Pvt Ltd

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AITPK1360Q

जन्म / Name
SANDEEP SINGH KATIYAR

पिता का नाम / Father's Name
VIRENDRA SINGH KATIYAR

जन्म की तारीख /
Date of Birth
06/06/1970

हस्ताक्षर / Signature

18012019



Authorised Signatory
Greentech Solutions India Pvt Ltd

भारत सरकार
Government of India

संदीप सिंह कटियार
Sandeep Singh Katiyar
जन्म तारीख / DOB: 06/06/1970
पुरुष / MALE

Issue Date: 22/05/2016

8349 1761 7554

मेरा आधार, मेरी पहचान

भारतीय डिजिटल पहचान प्राधिकरण
Unique Identification Authority of India

पता: संदीप सिंह कटियार, फ्लैट नं. 1302, विन्का अपार्टमेंट,
शुक्ल चण्डीवली, नज्दर अमेन, चण्डीवली,
मुंबई 400072

Print Date: 26/03/2021

Address: S/O Vinendra Singh Katiyar, Flat
No 1302, Vinca Apartment, Nafar Amen,
Shukla, Chundoli, Near D-mad,
Chandivali, Mumbai, Mumbai Suburban,
Maharashtra, 400072

8349 1761 7554

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

Singh

Singh



भारत सरकार
GOVERNMENT OF INDIA

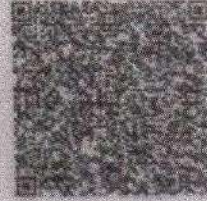


दुर्गेश सोनकर

Durgesh Sonkar

जन्म तिथि/ DOB: 01/01/1987

पुरुष / MALE



5238 6436 7359



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O राज किशोर सोनकर,
२८५/खा/१८, गवर्नमेंट प्रेस
गेट न०-२, ऐश बाग,
लखनऊ,
उत्तर प्रदेश - 226004

Address:

S/O Raj Kishore Sonkar,
285/KHA/18, GOVERNMENT
PRESS GATE NO-2, Aish Bagh,
Lucknow,
Uttar Pradesh - 226004

5238 6436 7359



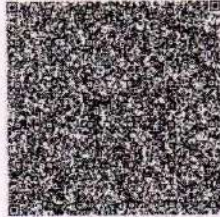
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2728/24223/02760

To
दीप राज
Deep Raj
S/O Samar Raj
772
Duda Colony Napat Khera
aishbag
Manaknagar
Lucknow Uttar Pradesh - 226011
9648088956

Signature Not Verified
Deep Raj
S/O Samar Raj
772
Duda Colony Napat Khera
aishbag
Manaknagar
Lucknow Uttar Pradesh - 226011
9648088956



आपका आधार क्रमांक / Your Aadhaar No. :

3112 9564 5532

VID : 9139 4181 8539 6714

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



दीप राज
Deep Raj
जन्म तिथि/DOB: 01/07/2000
पुरुष/ MALE

Deep

3112 9564 5532

VID : 9139 4181 8539 6714

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

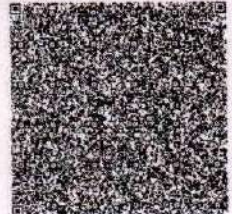


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O Samar Raj, 772, डूडा कॉलोनी नपत खेड़ा, ऐशबाग,
मानकनगर, लखनऊ,
उत्तर प्रदेश - 226011

Address:
S/O Samar Raj, 772, Duda Colony Napat
Khera, aishbag, Manaknagar, Lucknow,
Uttar Pradesh - 226011



3112 9564 5532

VID : 9139 4181 8539 6714

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

SALE DEED

Sale Consideration : Rs.40,95,00,000/-
 Market value : Rs.23,67,67,702/-
 Stamp duty : Rs.2,86,65,000/-
 Ward : Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of land	:	Residential
2.	Ward/Pargana	:	Lucknow
3.	Mohalla/Village	:	Gram- Baghamau, Gomti Nagar Extension, Pargana Tehsil & Dist- Lucknow
4.	Details of Property (Property No.)	:	FSI in Group Housing Plot No.GH-2 falling over part of Khasra Number 401, 402, 403, 419 & 420 under the project known as 'SHALIMAR ONE WORLD'
5.	Standard of measurement	:	Square meters
6.	Proportionate Area of Property	:	8472.47 square meters
7.	Location Road	:	100 meters away from any main roads given in segment rate list
8.	Type of Property	:	Plot
9.	Consideration	:	Rs.40,95,00,000/-
10.	Boundaries	:	East : Other's land West : Other's land North : Other's land South : Rest part of Land Group Housing No.2

For M-Tech Developers Corporation

Partner

ONEOAK REALTORS INDIA PVT. LTD.

Authorized Signatory

11.	No of persons in first part (1) No of persons in second part (1)	
12.	Details of Vendor	Details of Vendees
	M-TECH DEVELOPERS CORPORATION, a partnership firm having its office at 144/2, Hari Nagar Ashram, New Delhi through its Partner Mr. Amit Kumar Jha S/o Shri Pashupati Jha R/o F-4/24, Nav Jagriti Apartments, Vasundhra Enclave (East), Delhi PAN-ABBFM4876C	ONEOAK REALTORS INDIA PRIVATE LIMITED, (ID U68200UP2023PTC181213 having its office at Pent House No.A, V Floor, A-19, Nirala Nagar, Lucknow-226001, UP through its authorized signatory Mr. Sandeep Singh Katiyar, son of Mr. Virendra Singh Katiyar, resident of Flat No.1302, Vinca Apartment, Nahar Amrit Shakti, Chandivali, Mumbai PAN-AAECO0503D

THIS SALE DEED EXECUTED ON THIS 16TH day of October, 2023 Between **M-TECH DEVELOPERS CORPORATION**, a partnership firm having its office at 144/2, Hari Nagar Ashram, New Delhi through its Partner Mr. Amit Kumar Jha S/o Shri Pashupati Jha R/o F-4/24, Nav Jagriti Apartments, Vasundhra Enclave (East), Delhi duly authorized by the Resolution dated-05.08.2023, hereinafter referred to as the **FIRST PARTY/VENDOR** which expression shall means, includes her heirs, successor, transferee and assignees of the ONE PART,

AND

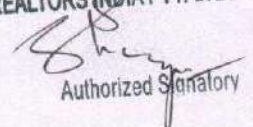
ONEOAK REALTORS INDIA PRIVATE LIMITED, (ID U68200UP2023PTC181213) having its office at Pent House No.A, V Floor, A-19, Nirala Nagar, Lucknow-226001, UP through its authorized signatory Mr. Sandeep Singh Katiyar, son of Mr. Virendra Singh Katiyar, resident of Flat No.1302,

For M Tech Developers Corporation



Partner

ONEOAK REALTORS INDIA PVT. LTD.



Authorized Signatory

Vinca Apartment, Nahar Amrit Shakti, Chandivali, Mumbai, duly authorized by the Resolution dated-08.08.2023 hereinafter referred to as the **SECOND PARTY /VENDEE** which expression shall means, includes their respective heirs, legal representatives, transferees, administrators and assignee of OTHER PART.

WHEREAS ANS Construction Limited, a company registered under the Companies Act. 1956 having its registered office at E-2 /Block B 1, 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 into a Joint Development Agreement for Development of the Land for Integrated Township with the ANS Developers Private Limited and other group consortium companies.

AND WHEREAS ANS Developers Pvt. Ltd is engaged in the business of real estate development and is presently developing an Integrated Township known as '**SHALIMAR ONE WORLD**' in Village Baghamau, Tehsil and District-Lucknow U.P. (hereinafter 'said Land').

AND WHEREAS ANS Developers Pvt. Ltd have planned to Develop Group Housing in the Project on a part of said Integrated Township under '**SHALIMAR ONE WORLD**'

AND WHEREAS the detailed lay out plan of the aforesaid Township has also been approved by the Lucknow Development Authority vide Permit No.38943 dated-12.10.2015.

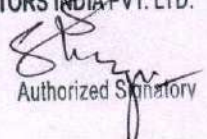
AND WHEREAS the land use of the proposed site conforms to the development of Township as per the Master Plan of Lucknow-2021.

For M Tech Developers Corporation



Partner

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AND WHEREAS ANS Developers Pvt. Ltd amongst various Group Housing Projects was also the owner of Subject Property and the vendor being interested in purchasing the said property had approached ANS Developers Pvt. Ltd and consequently ANS Developers Pvt. Ltd transferred **Group Housing Plot No.GH-2 having proportionate Land Area measuring 8472.47 square meters along with all the rights of approved FSI (As per the available FAR approved by Lucknow Development Authority) in the Project Shalimar One World, Gomti Nagar Extension, Pargana, Tehsil and District-Lucknow** to Vendor on 18.02.2016 which deed is duly registered in the office of Sub Registrar, Lucknow vide Book No. 1 Jild No. 17946 Serial No. 2588 & Page No. 1 to 56 for due consideration already paid, with complete transfer of entire property title & rights and simultaneously handed over the possession to the Vendor.

AND WHEREAS while conducting due diligence of the Subject Property by virtue of documents provided by the Vendor/vendor it has been verified that the Subject Property falls over different Khasra number from where the Land was acquired.

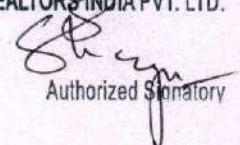
AND WHEREAS khasra no. **401 min**, Situated at Gram-Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.3920 hectares** recorded in the name of Shri Rameshwar, Shri Ram Khelawan and Shri Ram Prasad all s/o Shri Chheda as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and as such Shri Rameshwar, Shri Ram Khelawan and Shri Ram Prasad all s/o Shri Chheda executed registered Sale deed dated 06.03.2013 in respect of land over **Khasra no. 401 min having area 3920 sq mtr** in favour of M/s Titanium Reality Projects Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13668 on pages 133/174 as serial no. 3329 and as such M/s Titanium Reality Projects Private Limited got

For M Tech Developers Corporation



Partner

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its name mutated in records of revenue Department of Uttar Pradesh.

AND WHEREAS similarly khasra no. **402 min**, Situated at Gram- Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.2790 hectares** recorded in the name of Shri Chotelal, Shri Mithailal and Shri Tulsiram all s/o Shri Mahaveer as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and as such Shri Chotelal and Shri Tulsiram all s/o Shri Mahaveer executed registered Sale deed dated 07.01.2013 in respect of land over **Khasra no. 402 min having area 1860 sq mtr** in favour of M/s Saraswati Infotech Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13444 on pages 125/142 as serial no. 221 and as such M/s Saraswati Infotech Private Limited got its name mutated in records of revenue Department of Uttar Pradesh.

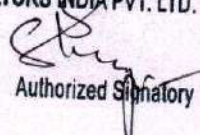
AND WHEREAS remaining part of khasra no. **402 min**, Situated at Gram- Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.2790 hectares** recorded in the name of Shri Chotelal, Shri Mithailal and Shri Tulsiram all s/o Shri Mahaveer as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and as such Shri Mithailal s/o Shri Mahaveer expired leaving behind Shri Phoolchandra & Shri Ramchandra both s/o Late Mithailal, Smt Ramwati w/o Late Mithailal, Master Sanjay & Master Jeetu both s/o Late Ram Kunware as his legal heirs and as such Shri Phoolchandra & Shri Ramchandra both s/o Late Mithailal, Smt Ramwati w/o Late Mithailal, Master Sanjay & Master Jeetu both s/o Late Ram Kunware got their name mutated in records of revenue Department of Uttar Pradesh and as such Shri Phoolchandra & Shri Ramchandra both s/o Late Mithailal, Smt Ramwati w/o Late Mithailal, Shri Sanjay & Shri Jeetu both s/o Late Ram Kunware executed registered Sale deed dated 02.05.2013 in respect of land over **Khasra no. 402 min having**

For M Tech Developers Corporation



Partner

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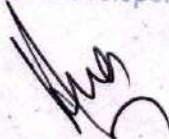


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area 930 sq mtr in favour of M/s Titanium Realty Projects Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 13901 on pages 251/278 as serial no. 6567 and as such M/s Titanium Realty Projects Private Limited got its name mutated in records of revenue Department of Uttar Pradesh.

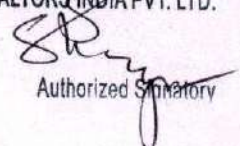
AND WHEREAS khasra no. **419 min**, Situated at Gram-Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.0510 hectares** recorded in the name of Shri Molhe s/o Shri Mohkam as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and a such Shri Molhe s/o Shri Mohkam executed registered Sale deed dated 04.08.2006 in respect of land over **Khasra no. 419 min having area 510 sq mtr** in favour of Shri Ayodhya Prasad s/o Shri Ram Jeewan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 as serial no. 7263 and as such Shri Ayodhya Prasad s/o Shri Ram Jeewan got its name mutated in records of revenue Department of Uttar Pradesh and thereafter Shri Ayodhya Prasad s/o Shri Ram Jeewan executed registered Sale deed dated 23.02.2011 in respect of land over **Khasra no. 419 min having area 510 sq mtr** in favour of Shri Ram Khelawan s/o Shri Shivcharan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 10666 on pages 179/272 as serial no. 2444 and as such Shri Ram Khelawan s/o Shri Shivcharan got its name mutated in records of revenue Department of Uttar Pradesh and subsequently Shri Ram Khelawan s/o Shri Shivcharan executed registered Sale deed dated 03.09.2011 in respect of land over **Khasra no. 419 min having area 510 sq mtr** in favour of M/s Titanium Buildwell Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 11346 on pages 119/190 as serial no. 11680 and as such M/s Titanium Buildwell Private Limited got its name mutated in records of revenue Department of Uttar Pradesh.

For M Tech Developers Corporation



Partner

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AND WHEREAS khasra no. **420 min**, Situated at Gram-Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.3410 hectares** recorded in the name of Shri Molhe s/o Shri Mohkam as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and as such Shri Molhe s/o Shri Mohkam executed registered Sale deed dated 04.08.2006 in respect of land over **Khasra no. 420 min having area 3410 sq mtr** in favour of Shri Ayodhya Prasad s/o Shri Ram Jeewan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 as serial no. 7263 and as such Shri Ayodhya Prasad s/o Shri Ram Jeewan got its name mutated in records of revenue Department of Uttar Pradesh and subsequently Shri Ayodhya Prasad s/o Shri Ram Jeewan executed registered Sale deed dated 23.02.2011 in respect of land over **Khasra no. 420 min having area 3410 sq mtr** in favour of Shri Ram Khelawan s/o Shri Shivcharan duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 10666 on pages 179/272 as serial no. 2444 and as such Shri Ram Khelawan s/o Shri Shivcharan got its name mutated in records of revenue Department of Uttar Pradesh and later on Shri Ram Khelawan s/o Shri Shivcharan executed registered Sale deed dated 03.09.2011 in respect of land over **Khasra no. 420 min having area 3410 sq mtr** in favour of M/s Titanium Buildwell Private Limited duly registered in the office of Sub- Registrar- II, Lucknow vide Book No. 1 zild no. 11346 on pages 119/190 as serial no. 11680 and as such M/s Titanium Buildwell Private Limited got its name mutated in records of revenue Department of Uttar Pradesh.

AND WHEREAS all the consortium members viz M/s Titanium Reality Projects Private Limited being the owner of **Khasra no. 401 min having area 3920 sq mtr**, **Khasra no. 402 min having area 930 sq mtr**, M/s Saraswati Infotech Priyate Limited being the owner of **Khasra no. 402 min having area 1860 sq mtr** and M/s Titanium Buildwell Private Limited being the owner of **Khasra no. 419 min having area**

For M Tech Developers Corporation

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510 sq mtr and Khasra no. 420 min having area 3410 sq mtr have collectively sold the entire land to M/s A.N.S. Developers Private Limited duly registered in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS khasra no. **403 min**, Situated at Gram-Baghamau, Pargana, Tehsil & Dist- Lucknow having total area **0.2970 hectares** recorded in the name of Shri Badri Prasad, Shri Gareebe Lal, Shri Ram Saneshi & Shri Nanhe Prasad all s/o Shri Chandrika as the bhumidhar in the record of revenue Department of Uttar Pradesh with transferable rights and as such Shri Badri Prasad, Shri Gareebe Lal, Shri Ram Saneshi & Shri Nanhe Prasad all s/o Shri Chandrika executed registered Sale deed dated 30.08.2006 in respect of land over **Khasra no. 403 min having area 2970 sq mtr** in favour of M/s Hari Ganga Farms Private Limited duly registered in the office of Sub-Registrar- II, Lucknow vide Book No. 1 zild no. 6005 on pages 229/274 as serial no. 8073 and as such M/s Hari Ganga Farms Private Limited got its name mutated in records of revenue Department of Uttar Pradesh.

AND WHEREAS M/s Imperial Buildwell Private Limited executed registered Transfer deed dated 09.04.2015, regarding **Khasra no. 403 min having area 2970 sq mtr** in favour of M/s A.N.S. Developers Private Limited vide duly registered in the office of Sub-Registrar-II, Lucknow vide Book No.1, Zild No.16641 on pages 69/194 as Serial No.4798.

IN THIS WAY M/S ANS Developers private Limited became the owner and in possession of land bearing Khasra No. **401 (0.3920), 402 (0.2790), 403 (0.2970), 419 (0.0510) & 420 (0.3410) total area 1.3600 Hectare i.e. 13600 square meters.**

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AND WHEREAS as stated above M/S ANS Developers private Limited sold the said Proportionate Land along with FSI to the Vendor by way of sale deed dated 18.02.2016, which is duly registered in Book No.I, Jild No.17946 on pages-1 to 56 at Serial No.2588 in the office of Sub-Registrar-II, Lucknow. As such the Vendor becomes the owner of said property.

AND WHEREAS the Vendee has satisfied itself about the right, title and interest of the Vendor in the aforesaid Group Housing Plot/FSI in the '**SHALIMAR ONE WORLD**'.

AND WHEREAS the Vendor hereby transfers and assigns the subject FSI to the Vendee on terms and conditions mutually agreed and detailed hereinafter.

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

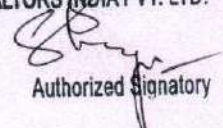
- (a) That the Vendor has absolute right to sell, transfer and convey **Group Housing Plot No.GH-2 having proportionate Land Area measuring 8472.47 square meters along with approved FSI (As per the available FAR approved by Lucknow Development Authority) in the Project Shalimar One World, Gomti Nagar Extension, Pargana, Tehsil and District-Lucknow** (hereinafter referred as the 'Said Property') and no one else except for the vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full rights and absolute authority of sale and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever

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

- (b) That the Vendor has also assured that as per the prevailing Rules and Regulations of Lucknow Development Authority, Lucknow the approved FSI is 19516.73 square meters, however the vendee shall be at liberty to adhere with the present Rules and Regulations to achieve appropriate FSI.
- (c) 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.
- (d) That in the detailed lay out plan area of '**SHALIMAR ONE WORLD**', the Integrated Township in Village Baghamau, Tehsil and District-Lucknow, above mentioned land has been approved for the group housing complex.
- (e) That the services including sewerage, water lines, power supply systems, drainage etc. for the plot are common and exclusive, both.
- (f) That the Vendor hereby confirms and assures the Vendee that Vendor is not prevented by any administrative statutory attachment order or notification from entering into present transaction with the Vendee.
- (g) 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

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found to be false or incorrect and / or otherwise for any reason, whatsoever.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and Vendee hereby purchases the said Group Housing Plot of land/ FSI for a consideration of **Rs.40,95,00,000/- (Rupees Forty Crore Ninety Five Lakhs Only)** on the terms and conditions mentioned herein under:

NOW THIS SALE DEED WITNESSETH AS UNDER:

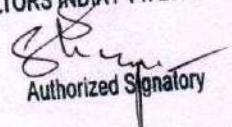
1. That in consideration of **Rs.40,95,00,000/- (Rupees Forty Crore Ninety Five Lakhs Only)** the Vendor hereby sells, conveys, transfers and assigns absolutely **Group Housing Plot No.GH-2 having proportionate Land Area measuring 8472.47 square meters along with all the rights of approved FSI (As per the available FAR approved by Lucknow Development Authority) in the Project Shalimar One World, Gomti Nagar Extension, Pargana, Tehsil and District-Lucknow** along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever with a right to use the said land for construction of approved F.S.I.. 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 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 and transfer the said property under sale without any

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hindrance; claim whatsoever from the vendor or any other person claiming under or through it.

3. 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.
4. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is or to be constructed 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.
5. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing Plot No.GH-2 in the Project '**SHALIMAR ONE WORLD**' and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes only.
6. 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.

For M Tech Developers Corporation

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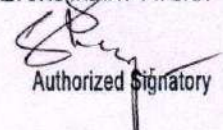
7. That the Vendee will arrange its own water and electricity for construction purposes. The Vendor will provide NOC and other documents for this purpose, if required. All the costs / expenses towards construction and development of the complex / building shall be incurred by the Vendee at its own risk and responsibility towards the same. The Vendee shall be solely responsible for obtaining the Fire Clearance and other clearances including the Completion Certificate / Occupation Certificate (whichever is applicable) from the concerned authorities at its own costs and expenses.
8. 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.
9. That it is agreed between the parties that the seller alone shall be bound by all the liabilities towards previous seller i.e ANS Developers Pvt. Ltd. as agreed in previous sale deed dated 18.02.2016 and the Seller has not at any time done, executed or performed or suffered to the contrary or been a party or privy to any act, deed, thing whereby by reasons or 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 their 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 sale consideration alongwith interest and damages.

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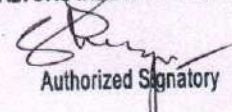
10. That the seller shall obtain waiver from ANS Developer Pvt. Ltd. for all such liabilities for which seller was under obligation as and when required by the purchaser and even otherwise if there is any penalty which remains applicable on the previous obligations of the Seller the same shall be paid and borne by the seller and the seller shall be bound to pay such fine, penalty or charges.
11. 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 or on account of any claim by any third Party.
12. 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.
13. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow 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.
14. 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

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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 granted to Vendor under this deed of sale.

15. 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.
16. The subject matter of this sale deed for the purposes of stamp duty is proportionate land measuring **8472.47 square meters** the valuation whereof for the purposes of calculation of the stamp duty as per the circle rate notified by collector @ 38,000/- per sq. Mtr, being situate at Sector-6, Gomti Nagar Vistar, the property is not situated at corner, the value of land measuring 1000 square meters @ Rs.38,000/- per sq. mts comes to Rs.3,80,00,000/- and value of remaining land area 7472.47 square meters @ 26,600/- per sq.mt. (After deducting 30%) comes to Rs.19,87,67,702/-. Hence the actual market value of the property comes to Rs.23,67,67,702/-. Since the Sale Consideration is higher than the Market Value therefore stamp duty of Rs.2,86,65,000/- has been paid on the Sale E-Stamp Certificate consideration Vide IN-UP87767581881790V DATED 14-08-2023.
17. There is no construction on the said Plot of Land.

SCHEDULE OF PROPERTY

Group Housing Plot No.GH-2 having proportionate Land Area measuring 8472.47 square meters along with

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all the rights of approved FSI (As per the available FAR approved by Lucknow Development Authority) in the Project Shalimar One World, Gomti Nagar Extension, Paragan, Tehsil and District-Lucknow delineated and marked in the annexed site plan which is bounded as under:-

East : Other's land

West : Other's land

North : Other's land

South : Rest part of Land Group Housing No.2

DETAILS OF PAYMENT

- i) Rs.10,13,51,250/- through Cheque No. 000730, ICICI Bank Limited
- ii) Rs.10,13,51,250/- through Cheque No. 000732, ICICI Bank Limited
- iii) Rs.10,13,51,250/- through Cheque No. 000733, ICICI Bank Limited
- iv) Rs.10,13,51,250/- through Cheque No. 000734, ICICI Bank Limited
- v) Rs.40,95,000/- deducted by the purchaser towards TDS, which shall be deposited on PAN of seller within time stipulated.

Thus the total sale consideration of Rs.40,95,00,000/- (Rupees Forty Crore Ninety Five Lakhs Only) has been received from the purchaser, receipt whereof the seller hereby acknowledges.

For M Tech Developers Corporation



Partner

ONEOAK REALTORS INDIA PVT. LTD.



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आवेदन सं०: 202300821074519

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 9785

वर्ष: 2023

प्रतिफल- 409500000 स्टाम्प शुल्क- 28665000 बाजारी मूल्य - 236767702 पंजीकरण शुल्क - 4095100 प्रतिलिपिकरण शुल्क - 100 योग : 4095200

श्री वनओक रियल्टर्स इण्डिया प्राइवेट लिमिटेड द्वारा
संदीप सिंह कटियार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री वीरेन्द्र सिंह कटियार
व्यवसाय : अन्य

निवासी: फ्लैट नं.1302 विनका अपार्टमेंट नहर अमृत शक्ति चांदीवली मुम्बई

[Handwritten Signature]



श्री, वनओक रियल्टर्स इण्डिया प्राइवेट लिमिटेड द्वारा

संदीप सिंह कटियार अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 17/10/2023 एवं

04:31:48 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten Signature]

उप निबंधक : सदर द्वितीय

लखनऊ

17/10/2023

[Handwritten Signature]

राजेश कुमार चौधरी

निबंधक लिपिक

17/10/2023

प्रिंट करें



IN WITNESS WHEREOF, the Vendor and the Vendee have put their signature and thumb impression and executed this Deed of sale in their sound disposition of mind, without any coercion, undue influence or pressure or compulsion from anybody whosever, on the date, month and year mentioned first above in the presence of the following witnesses.



WITNESSES:

1. (Deep Raj)

S/o- Samar Raj
R/o- 772, Duda Colony,
Narpat Khera, Aishbagh,
Manakagar, Lucknow

For M Tech Developers Corporation

Vendor

Partner



2. (Durgesh Sonkar)

S/o Late Raj Kishore Sonkar
R/o- 285Kha/18, Aishbagh,
Lucknow

ONEOAK REALTORS INDIA PVT. LTD.

Vendee

Authorized Signatory



Charan D.S. Bedi
Advocate
(B.Com., CPL, LLB)

Verified and drafted at Law office of:
Charan D.S. Bedi, Advocate
Mobile: 9935717131

बही सं०: 1

रजिस्ट्रेशन सं०: 9785

वर्ष: 2023

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

श्री एम-टेक डेवलपर्स कार्पोरेशन के द्वारा अमित कुमार झाँ , पुत्र श्री
पशुपति झाँ

निवासी: एफ-4/24 नव जागृति अपार्टमेंट वसुन्धरा इन्क्लेव (ईस्ट)
दिल्ली

व्यवसाय: अन्य

क्रेता: 1

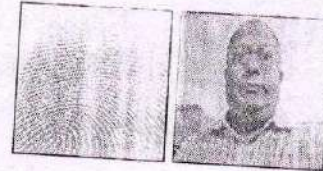


श्री वनओक रियल्टर्स इण्डिया प्राइवेट लिमिटेड के द्वारा संदीप सिंह
कटियार, पुत्र श्री वीरेन्द्र सिंह कटियार

निवासी: फ्लैट नं. 1302 विनका अपार्टमेंट नहर अमृत शक्ति
चांदीवली मुम्बई

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

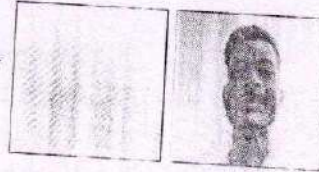


श्री दीप राज , पुत्र श्री समर राज

निवासी: 772 झुडा कालोनी नरपत खेडा ऐशबाग मानक नगर लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री दुर्गेश सोनकर , पुत्र श्री स्व. राज किशोर सोनकर

निवासी: 285ख/18 ऐशबाग लखनऊ

व्यवसाय: अन्य



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

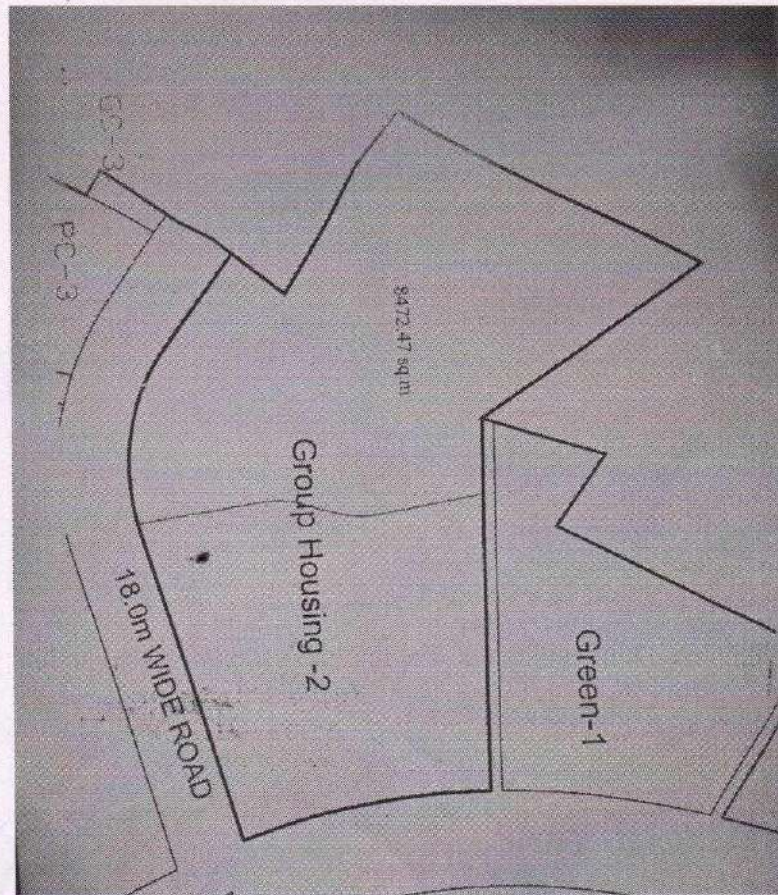
टिप्पणी:



प्रिंट करें

Map of Group Housing Plot No.GH-2 having proportionate Land Area measuring 8472.47 square meters along with all the rights of approved FSI (As per the available FAR approved by Lucknow Development Authority) in the Project Shalimar One World, Gomti Nagar Extension, Paragan, Tehsil and District-Lucknow delineated and marked in the annexed site plan which is bounded as under:-

East	: Other's land
West	: Other's land
North	: Other's land
South	: Rest part of Land Group Housing No.2



For M.Tech Developers Corporation

Vendor

Partner

ONEOAK REALTORS INDIA PVT. LTD.

Vendee Authorized Signatory

आवेदन सं०: 202300821074519

बही संख्या 1 जिल्द संख्या 27133 के पृष्ठ 79 से 116 तक क्रमांक 9785 पर
दिनांक 17/10/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रभाकर सिंह

उप निबंधक : सदर द्वितीय

लेखनऊ

17/10/2023

प्रिंट करें

