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सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

प्रमाणित किया जाता है कि प्रिन्ट आउट का
उपरोक्त विवरण 12/09/16 को
प्रमाणित किया गया है।
मूल्य पत्र में समायोजित किया गया।

Base Certificate No.

Certificate No.

Split Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

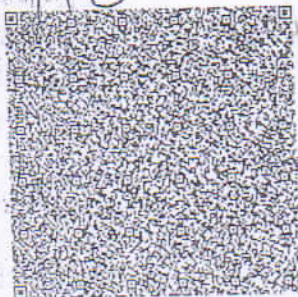
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

29718



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: IN-UP023882727642950

: 12-Sep-2016 03:17 PM

: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN

: SUBIN-UPUPSHCIL01028544371119090

: SURAJ INFRAVENTURES PRIVATE LIMITED

: Article 23 Conveyance

: KHASARA PLOT NO-222,223,225,226,249,VILL-SARSAWA,PAR.
AND TEH. AND DISTT-LKO

: 22,71,01,775

(Twenty Two Crore Seventy One Lakh One Thousand Seven
Hundred And Seventy Five only)

: ACHATES BUILDCON PRIVATE LIMITED AND OTHERS

: SURAJ INFRAVENTURES PRIVATE LIMITED

: SURAJ INFRAVENTURES PRIVATE LIMITED

: 1,13,76,830

(One Crore Thirteen Lakh Seventy Six Thousand Eight Hundred And
Thirty only)

For BALLAD CONSTRUCTION PROPERTIES PVT. LTD.

For BALLAD CONSTRUCTION PROPERTIES PVT. LTD.

Auth. Signatory

Auth. Signatory

GAVEL PROPERTIES PVT. LTD.

For Guru Rakha Projects Pvt. Ltd.

For PIAKE DEVELOPERS PVT. LTD.

Auth. Signatory

Auth. Signatory

Auth. Signatory

Please write or type below this line



ILET BUILDWELL PVT.

Auth. Sign

KAY BUILDWELL PVT. I

Auth. Signat

For EMAAR MGF LAND LTD.

Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

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Brief description of the Deed

- | | | |
|-----|--|---|
| 1. | Nature of land | : Residential |
| 2. | Ward/Pargana | : Lucknow (Code 111) |
| 3. | Village | : Sarsawa (V code 1126) |
| 4. | Description of Property | : Part of Khasra Plot Numbers as per Schedule B of this Deed, situated at Village Sarsawa, Pargana, Tehsil Sarojini Nagar District Lucknow. |
| 5. | Unit of Measurement | : Square Meter. |
| 6. | Area of Property (land) | : 14,439.29 square meters. |
| 7. | Position of Road (As per Parishisth) | : More than 500 meters away from Amar Shaheed Path. |
| 8. | Other descriptions | : NIL. |
| 9. | Total area of property
(In case of Multi storey building) | : Not applicable |
| 10. | Total covered area | : Not applicable |
| 11. | Value of Trees | : No trees hence, Not applicable |
| 12. | Boarding/ Well/others | : Not applicable |
| 13. | Year of Construction | : Not applicable |
| 14. | Whether related to member
of Cooperative Housing Society | : No |
| 15. | Consideration | : Rs.22,71,01,775/- (Rupees Twenty Two crores, Seventy One Lacs, One thousand Seven hundred and Seventy Five only) |
| 16. | Market Value | : Rs. 23,41,68,818/- |
| 17. | Stamp Duty Payable | : Rs. 1,63,91,830 /- |
| 18. | Stamp Duty paid on agreement | : Rs.50,15,100/- |
| 19. | Stamp Duty paid on this deed | : Rs. 1,13,76,830/- |

Achates Buildcons Pvt. For BALLAD CONBUILD PVT. LTD.

Authorized Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. L

Auth. Signat

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD.

Authorized Signatory

Sural Infra Ventures Pvt. Ltd.

Authorized Signatory

Sural Infra Housing Pvt. Ltd.

Authorized Signatory/Direct

Boundaries

North : Proposed 45 meter wide road
South : Proposed 12 meter wide road
East : Part of Khasra No.-249 and 253
West : Khasra No.226 and part of Khasra no's 222 & 223

No. of First Party (FIRST PARTYs) : Eight.

No. of Second Party (SECOND PARTY) : One.

No. of Confirming Parties : Two

Description of the FIRST PARTY :-

1. **Achates Buildcon Private Limited**, (PAN – AAFCA8058E) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
2. **Ballad Conbuild Private Limited**, (PAN – AACCB8443M) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
3. **Chum Properties Private Limited**, (PAN – AACCC8077A) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory/Director

For Achates Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.
Auth. Signatory Auth. Signatory Auth. Signatory
For Guru Rakha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. LTD.
Auth. Signatory Auth. Signatory Auth. Signatory
For KARTIKAY BUILDWELL PVT. LTD. For EMAAR MGF2 LAND LTD. Suraj Infra Ventures Pvt. Ltd.
Auth. Signatory Authorised Signatory Authorised Signatory

4. **Gavel Properties Private Limited**, (PAN – AACCG5761H) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
5. **Gururakha Projects Private Limited**, (PAN – AACCG5872H) a company registered under the Companies Act, 1956, having its registered office at 17-B, MGF House, Asaf Ali Road, New Delhi-110002 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
6. **Hake Developers Private Limited**, (PAN – AABCH6879G) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
7. **Hamlet Buildwell Private Limited**, (PAN – AABCH6828H) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;
8. **Kartikay Buildwell Private Limited**, (PAN – AACCK7692K) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016;

Description of the SECOND PARTY :-

1. **Suraj Infraventures Private Limited**, (PAN – AATCS1277P) a company registered under the Companies Act, 1956, having its registered office at 701, 7th Floor, Shalimar Titanium, Plot No: TCG 1/1, Vibhuti Khand, Gomti Nagar, Lucknow – 226010 Uttar Pradesh, through its Authorised Signatory Mr. Ashish Khemka, authorised vide board resolution dated 02 August, 2013.

For Achates Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory Auth. Signatory Auth. Signatory Auth. Signatory

For Gururakha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory Auth. Signatory Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD. For EMAAR MGF LAND LTD. Suraj Infraventures Pvt. Ltd.

Auth. Signatory Auth. Signatory Auth. Signatory

Suraj Infra Housing Pvt. Ltd. Authorised Signatory

Description of the Confirming Parties :-

1. **Emaar MGF Land Limited**, (PAN – AABCE4308B) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 01/08/2016.
2. **Suraj Infra Housing Private Limited**, (PAN – AARCS7242L), a company registered under the Companies Act, 1956, having its registered office at A-5, Balaji House, Birbal Sahani Marg, Lucknow-226007, Uttar Pradesh, through its Authorised Signatory Mr. Ashish Khemka, authorised vide board resolution dated 13 August, 2013.

SALE DEED

SALE DEED is being Executed on this 12 day of September, 2016.

By & Between

M/s Achates Buildcon Private Limited, M/s Ballard Conbuild Private Limited, M/s Chum Properties Private Limited, M/s Gavel Properties Private Limited, M/s Guru Rakha Projects Private Limited, M/s Hake Developers Private Limited, M/s Hamlet Buildwell Private Limited, M/s Kartikay Buildwell Private Limited, being companies incorporated under the provisions of the Companies Act, 1956, having their respective registered offices at such places as mentioned in Schedule A of this Deed (**hereinafter** collectively referred to as the **"FIRST PARTY"/ "FIRST PARTY"**, which expression shall be deemed to mean and include their respective successors and assigns), acting through their respective authorised signatories, represented herein by its duly authorised representatives, **of the FIRST PART**;

AND

M/s. SURAJ INFRAVENTURES PRIVATE LIMITED, a company duly registered under the Companies Act 1956, and having its registered office at 701, 7th Floor, Shalimar Titanium, Plot No. TCG 1/1, Vibhuti Khand, Gomti Nagar, Lucknow- 226010 Uttar Pradesh, hereinafter referred to as the **"SECOND PARTY"/ "SECOND**

For Achates Buildcons Pvt. Ltd.

Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signat:

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory/Director

Suraj Infra ventures Pvt. Ltd.

Authorised Signatory

PARTY" (which expression shall, unless, repugnant to the context or meaning thereof, be deemed to include its nominees, successors and permitted assigns), acting through its authorised signatory Mr. Ashish Khemka, authorised vide resolution of the board of directors dated 02 August 2013, of the **SECOND PART**;

AND

SURAJ INFRA HOUSING PRIVATE LIMITED, a company duly registered under the Companies Act 1956, and having its registered office at A-5, Balaji House, Birbal Sahani Marg Lucknow – 226007, Uttar Pradesh, hereinafter referred to as the **"SIHPL" or "CONFIRMING PARTY -1"** (which expression shall, unless, repugnant to the context or meaning thereof, be deemed to include its nominees, successors and permitted assigns), acting through its authorised signatory Mr. Ashish Khemka, authorised vide resolution of the board of directors dated 13th August 2013, of the **THIRD PART**;

AND

EMAAR MGF LAND LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at ECE House, 28 K.G. Marg, New Delhi – 110001 (hereinafter collectively referred to as the **"EMGF" or "CONFIRMING PARTY – 2"**, which expression shall be deemed to mean and include their respective successors and assigns), acting through its authorised signatory Mr. Pankaj Tyagi, authorised vide authority letter dated 13th August 2013, of the **FOURTH PART**.

WHEREAS:

- A. The First Party has purchased land in Village Sarsawa, Pargana, Tehsil and District Lucknow, from various persons and the same has been in possession of the **FIRST PARTY**.
- B. The aforesaid **FIRST PARTY** has conceived, planned and is developing Residential Plots, Group Housing, Commercial, Semi Public facility etc. in a scheme known as "GOMTI GREENS", an Integrated Township approved under Integrated township policy of UP Govt. (hereinafter referred to as the **"Scheme"**) on a piece and parcel of land admeasuring 226.37 Acres situated on Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana, Tehsil and

For Achaates Buldcons Pvt. Ltd.

Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. L

Auth. Signat

Suraj Infra Housing Pvt. Ltd.

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LT

Authorised Signatory/Director

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD

Authorised Signatory

Suraj Infra Ventures Pvt. Ltd.

Authorised Signatory

District Lucknow, named as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow (hereinafter referred to as "**Total Land**"). In this regard, the FIRST PARTY has obtained a certificate of registration bearing No.846/CTP/2006 as a private party from the Lucknow Development Authority, Lucknow on 17/08/2006 and License bearing No.02/S.E./2009 dated 28.04.2009 issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land ("**License**"). The said license has been duly renewed by the Lucknow Development Authority, vide its letter No.406/Adhi Aa/H.T.I.G/10 dated 11/11/2010. The Subject Plot is part of the Total Land. Later, a Detailed Project Report was duly approved by the Lucknow Development Authority, Lucknow on 22/06/2011. Pursuant to this, a Development Agreement dated 24/12/2011 ("**Development Agreement**") was also executed by and between the Lucknow Development Authority, Lucknow and the FIRST PARTY. Thereafter, layout of the GOMTI GREENS was also approved by the Lucknow Development Authority, Lucknow on 26/12/2011.

- C. Out of the said Total Land, the land parcels admeasuring 53,239.02 square meters, as set out in **Schedule B** hereunder written, situated at Village Sarsawa, Pargana, Tehsil and District Lucknow forms part of a group housing plot of the said Scheme. The land parcels which are subject matter of sale under the Registered Agreement (dated 14/08/2013 registered on the same day in Book No.I, Jild No.14323 on pages 283 to 368 at Serial No.12515 before the Sub Registrar-II, Lucknow) admeasures 14,439.29 (fourteen thousand, four hundred and thirty nine, point two nine) square meters (hereinafter referred to as the "**Subject Plot**", and the Subject Plot forms part of and have been carved out of the land parcels admeasuring 53,239.02 square meters set out in Schedule B and the Subject Plot has been depicted in red colour on the Site Plan annexed hereto as **Annexure 1**. The FIRST PARTY has complete control, ownership, title and possession of the Subject Plot.

- D. As per the duly approved Layout Plan, a Group Housing Complex is to be developed on the Subject Plot. The Parties have understood that the total possible Floor Space Index (FSI) is approx. 4,33,630.78 sq. ft. as on date

For Achatas Buildcons Pvt. Ltd. Auth. Signatory
 For BALLAD CONBUILD PVT. LTD. Auth. Signatory
 For CHUM PROPERTIES PVT. LTD. Auth. Signatory
 For GAVEL PROPERTIES PVT. LTD. Auth. Signatory
 For Guru Rakha Projects Pvt. Ltd. Auth. Signatory
 For HAKE DEVELOPERS PVT. LTD. Auth. Signatory
 For HAMLET BUILDWELL PVT. LTD. Auth. Signatory
 Suraj Infra Housing Pvt. Ltd. Auth. Signatory
 For KARTIKAY BUILDWELL PVT. LTD. Auth. Signatory
 For EMAAR MGF LAND LTD. Auth. Signatory
 Suraj Infra ventures Pvt. Ltd. Auth. Signatory

(hereinafter referred to as "**Project**"), which is calculated on the basis of assumption that the FAR is 2.79, which is subject to further modification. The Subject Plot has been shown in the Site Plan annexed hereto as Annexure 1 and is bounded as under:

North : Proposed 45 meter wide road;
 South : Proposed 12 meter wide road;
 East : Part of Khasra No.-249 and 253; and
 West : Khasra No.226 and part of Khara no's 222 & 223.

E. The SECOND PARTY approached the aforesaid FIRST PARTY for acquiring the ownership rights over the Subject Plot for the construction of the Project and the FIRST PARTY having considered the proposal of the SECOND PARTY, and pursuant to negotiations among the Parties and representations, warranties and undertakings given by the SECOND PARTY to the FIRST PARTY hereunder, the FIRST PARTY agreed to sell the Subject Plot to the SECOND PARTY for construction, completion and sale of the Project on the Subject Plot on mutually agreed terms and conditions as incorporated in the aforesaid registered agreement to sell dated 14/08/2013 duly registered on the same day before the Sub Registrar II, Lucknow in book No.1, Jild No. 14323, on pages 283 to 368 at serial No. 12515.

F. The FIRST PARTY represented and warranted that the Subject Plot is free from all sorts of encumbrances, charges, litigation, disputes, liens, claims, lease, and the same is not subject matter of any security against loans taken by the FIRST PARTY and the Subject Plot is fully marketable with clear unencumbered and subsisting right, title and interest in favour of the FIRST

For Achates Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.
 Auth. Signatory Auth. Signatory Auth. Signatory
 For Guru Rakha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. LTD.
 Auth. Signatory Auth. Signatory Auth. Signatory
 For KARTIKAY BUILDWELL PVT. LTD. For EMAAR MGF LAND LTD. Suraj Infra Housing Pvt. Ltd. Suraj Infra Ventures Pvt. Ltd.
 Auth. Signatory Auth. Signatory Auth. Signatory
 7

PARTY. except the litigation with respect to Khasra no. 222 as disclosed hereto in this Sale deed

- G. Except the FIRST PARTY, no other person has any right title or interest in the Subject Plot in any manner whatsoever and FIRST PARTY has full power and authority to sell as aforesaid and to enter into the Agreement to sell and this Sale deed and based on the said assurances, the SECOND PARTY has entered into the Agreement to Sell referred above.
- H. The subject matter of the said Agreement and this Sale deed is the "Subject Plot" only. The SECOND PARTY shall be entitled to undertake the constructions, allotment and sale of units/flats to be constructed on the Subject Plot as per the approved plans and subject to the terms and conditions contained in the aforesaid agreement to sell and this Sale Deed.
- I. And in view of certain material developments carried out by the FIRST PARTY, after a meeting of the high power committee including the Chief Executive Officer of the FIRST PARTY on the side of the FIRST PARTY and the representative of the SECOND PARTY on 21/04/2016 in the office of the FIRST PARTY at Gurgaon, Haryana it was mutually decided to expedite the process of execution and registration of the Sale Deed in respect of the Subject Plot, in favour of the SECOND PARTY and as per the terms of the aforesaid registered agreement to sell dated 14/08/2013, the SECOND PARTY has offered to make full and final payment of the balance of the consideration, after availing the discount as per the aforesaid agreement, instead of making the payment in installments, and the FIRST PARTY on its side fully agreed to receive the said full outstanding consideration in one go

For Achates Buildcons Pvt. Ltd. Auth. Signatory
For BALLAD CONBUILD PVT. LTD. Auth. Signatory
For CHUM PROPERTIES PVT. LTD. Auth. Signatory
For GAVEL PROPERTIES PVT. LTD. Auth. Signatory
For Guru Rakha Projects Pvt. Ltd. Auth. Signatory
For HAKE DEVELOPERS PVT. LTD. Auth. Signatory
For HAMLET BUILDWELL PVT. LTD. Auth. Signatory
For KARTIKAY BUILDWELL PVT. LTD. Auth. Signatory
For EMAAR MGF LAND LTD. Auth. Signatory
Suraj Infra Housing Pvt. Ltd. Auth. Signatory
Suraj Infra Housing Pvt. Ltd. Auth. Signatory

and thus both parties have agreed to proceed with the signing execution and registration of the sale deed in respect of the Subject Plot on the following terms and conditions.

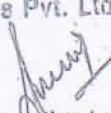
NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

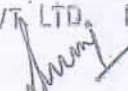
1. That is hereby mutually agreed and is made clear that the entire terms and conditions, obligations and responsibilities, as incorporated in the aforesaid registered agreement to sell dated 14/08/2013, between the parties shall remain fully effective, subsisting, fully binding on respective parties till their discharge thereof.
2. That in pursuance of the said agreement dated 14/08/2013 and after availing 12% discount as per the terms of the agreement dated 14/08/2013, the total sale consideration becomes Rs. 22,71,01,775/- (Twenty Two Crore Seventy One Lacs One Thousand Seven hundred and Seventy Five Only), to be paid by the SECOND PARTY to the FIRST PARTY. The SECOND PARTY has already paid Rs 5,38,39,357/- (Rupees Five Crore Thirty Eight Lacs Thirty Nine Thousand Three Hundred and Fifty Seven only) to the FIRST PARTY in the following manner as stated i) Rs. 3,26,02,500/- (Rupees Three Crores Twenty Six Lacs Two thousand Five Hundred only) received by the FIRST PARTY as referred in recital I of the aforesaid Agreement. ii) Rs.33,37,847/- (Rupees Thirty Three Lacs Thirty Seven Thousands Eight hundred and Forty seven only) via DD no. 003453 drawn from HDFC Bank, Tekari Chambers, Lucknow-226001 in the name of "Emaar MGF Land Ltd. NCD Payment Cum Subscription Account"


For Achates Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.
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For Guru Rakha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL P.
Auth. Signatory Auth. Signatory
Suraj Infra Housing Pvt. Ltd. For KARTIKAY BUILDWELL PVT. LTD. For EMAAR MGF LAND LTD. Suraj Infra Housing Pvt. Ltd.
Auth. Signatory Auth. Signatory Auth. Signatory Auth. Signatory


dated 13th August 2013, the receipt whereof the FIRST PARTY acknowledges, through the aforesaid agreement dated 14/08/2013 & iii) Rs. 1,78,99,010/- (Rupees One Crores Seventy Eight Lacs Ninety Nine Thousand and ten only) paid via demand draft dated 19th Oct 2015, the FIRST PARTY hereby acknowledges the receipt of the same.

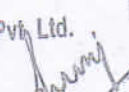
And out of the remaining amount Rs.7,68,01,693/- (Rupees Seven crores Sixty Eight lacs One Thousand Six Hundred and Ninety Three only) is paid to the FIRST PARTY via DD no. 885350 dated 15/07/2016 drawn on HDFC Bank in favour of " Emaar MGF Land Ltd at the time of execution of this sale deed. Another Installment of Rs, 9,00,00,000/- (Rupees Nine crores only) paid to the FIRST PARTY via DD no. 885351 dated 15/07/2016 drawn on HDFC Bank in favour of " Emaar MGF Land Ltd at the time of execution of this sale deed, the receipt whereof the FIRST PARTY acknowledges. 1% Tax Deducted at Source deposited by the second party with Income Tax Authorities to the credit of the first party. Further the remaining amount of Rs.41,90,707/- (Rupees Forty One Lakh Ninety Thousand Seven hundred Seven only) is paid by the SECOND PARTY to the FIRST PARTY by way of DD bearing no. 621980 dated 10/08/2016 drawn on HDFC Bank in favour of EMAAR MGF LAND LIMITED in full and final settlement of all the outstanding consideration, the receipt whereof the FIRST PARTY hereby acknowledges. The FIRST PARTY do hereby grant, release, transfer, convey and assign to the SECOND PARTY, the property sold, described in detailed in Schedule-B enclosed herewith as part of this deed (hereinafter referred to as 'The Property Sold'), to the SECOND PARTY


For Achates Buildcons Pvt. Ltd.  Auth. Signatory

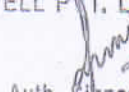
For BALLAD CONBUILD PVT. LTD.  Auth. Signatory

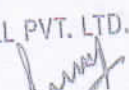
For CHUM PROPERTIES PVT. LTD.  Auth. Signatory


For GAVEL PROPERTIES PVT. LTD.  Auth. Signatory

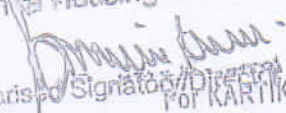
For Guru Rakha Projects Pvt. Ltd.  Auth. Signatory

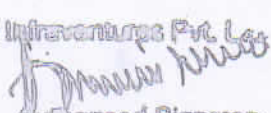
For HAKE DEVELOPERS PVT. LTD.  Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.  Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.  Auth. Signatory


For EMAAR MGF LAND LTD.  Auth. Signatory

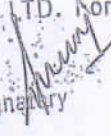
For Suraj Infra Housing Pvt. Ltd.  Auth. Signatory

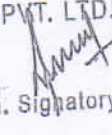
For Suraj Infra Ventures Pvt. Ltd.  Auth. Signatory


for construction, completion and sale of the Project on the Subject Plot on mutually agreed terms and conditions as incorporated in this Deed.


3. That the FIRST PARTY hereby assures to the SECOND PARTY that the FIRST PARTY alone has the power to sell the Said Property to the SECOND PARTY and that the property sold hereby conveyed to the SECOND PARTY is free from all encumbrances, charges and liens, litigations, disputes and controversies and belongs exclusively to the FIRST PARTY except with respect to Khasra no 222, village Sarsawa Lucknow in which litigation is pending in the court of Additional Civil Judge Lucknow, case title - Manohar son of Late Rameshwar Vs Niti Shri Beltech Ltd. which has been disclosed by the First Party to the Second Party and Second Party agrees that the Second Party has full knowledge about the said court case..
4. The SECOND PARTY shall, at its own costs and expenses, construct and complete the Project on the Subject Plot subject to terms and conditions under this Deed and market and sell the units/flats of the Project. The SECOND PARTY has represented that it is capable to perform the construction of the Project in the Subject Plot and it has the relevant experience for the construction of projects as required under Applicable Laws including under the Scheme and the aforesaid Development Agreement.
5. The SECOND PARTY shall ensure that there are no breaches in respect of the conditions of the approval, permission and licence etc. granted/to be granted for the construction of the Project on the Subject Plot.

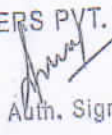
For Achates Buildcons Pvt. Ltd.  Auth. Signatory

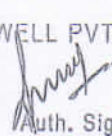
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For CHUM PROPERTIES PVT. LTD.  Auth. Signatory

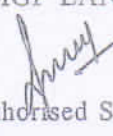
For GAVEL PROPERTIES PVT. L  Auth. Signat


For Gulu Rakha Projects Pvt. Ltd.  Auth. Signatory

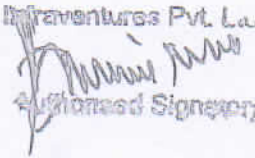
For HAKE DEVELOPERS PVT. LTD.  Auth. Signatory

For HAMLET BUILDWELL PVT. LI  Auth. Signat

For KARTIKAY BUILDWELL PVT. LTD.  Auth. Signatory

For EMAAR MGF LAND LTD.  11 Authorised Signatory

Suraj Infra Housing Pvt. Ltd.  Authorised Signatory/DIRECTOR

Suraj Infra Ventures Pvt. La  Authorised Signatory

6. It is also understood and agreed between the Parties that all compliances in respect of the Subject Plot and the Project shall henceforth be solely of the SECOND PARTY.
7. That the SECOND PARTY will be responsible for the electricity supply lines from the sub station and load sanction charges for the proposed Project from the integrated township electrical sub station.
8. That the entire cost of providing fully functional STP in respect of the building constructed by the SECOND PARTY shall be borne by the SECOND PARTY itself.
9. The SECOND PARTY shall inform the allottee/purchaser (the "Allottee") of the unit / apartment to be constructed in the Project, that the Allottee may opt for a loan arrangement with any financial institution/bank for the purchase of the unit/apartment in the Project. The responsibility of obtaining loan or financial assistance from any financial institutions/banks or otherwise shall be of the Allottee only, however the SECOND PARTY shall provide all assistance and sign and execute all necessary documents for facilitating such loans/financial assistance, till the execution of sale deed. The SECOND PARTY, if it so desires, shall be free to take necessary actions in order to facilitate provision of housing loans to such Allottees.
10. It is agreed and understood that the SECOND PARTY shall pay to the FIRST PARTY part of the maintenance charges of township for using roads and other infrastructural facilities besides the cost of services that is electricity, water, sewer and STP subject to use on pro-rata basis. In case Project is

For Achates Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.
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 For Guni Raksha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. LTD.
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 12
 For KARTIKAM BUILDWELL PVT. LTD. For EMAAR MGF LAND LTD. Suraj Infra Ventures Pvt. Ltd.
 Suraj Infra Housing Pvt. Ltd. Auth. Signatory Auth. Signatory Auth. Signatory
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delayed by the SECOND PARTY beyond 54 (fifty-four) months from the date of grant of possession, the SECOND PARTY shall have to bear such costs.

11. It is agreed and understood that the SECOND PARTY shall inform the Allottee that the water tax, sewerage tax, house tax, any other tax, charges etc. as and when applicable or demanded by the local authority shall have to be paid by the Allottees on its own if levied separately or on pro-rata basis if the same is levied for the entire township.
12. It is further agreed and understood that the SECOND PARTY shall inform the Allottee that the stamp duty, registration fees and other miscellaneous charges incurred in registration process which is to be paid to revenue authority shall be borne by the Allottees in accordance with the prevalent law at the time of registration.
13. It is agreed and understood that approvals, permits, sanctions (including fire clearance, fire fighting requirements) which are required from time to time during construction are to be obtained by the SECOND PARTY at its own costs and expenses. The SECOND PARTY shall strictly adhere to the sanctioned layout plans and building plans, and generally of the overall scheme of construction as per the Scheme, for construction of the Project.
14. The SECOND PARTY represents, warrants and undertakes to comply with all the statutory requirements for carrying out the construction of the Project on the Subject Plot.

For Athates Buildcons Pvt. Ltd.

Authorised Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD

Authorised Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

Suraj Infra Ventures Pvt. Ltd.

Authorised Signatory

15. The SECOND PARTY represents, warrants and undertakes that for construction of the Project on the Subject Plot it shall always abide by and comply with the applicable provisions of (i) Development Agreement dated December 24, 2011 executed between the Lucknow Development Authority and Confirming Party-2, (ii) the U. P. Urban Planning and Development Act, 1973 as amended from time to time, (iii) Uttar Pradesh Housing and Development Board Act, 1965 as amended from time to time, (iv) building bye laws as applicable in the state of Uttar Pradesh as amended from time to time, (v) Integrated Township Policy as declared by the Government of Uttar Pradesh vide G.O. No. 2711/Aath-1-05-34 Vividh/2003 dated May 21, 2005 as amended vide G.O. No. 5873/Aath-1-05-34 Vividh/03/TC-1 dated December 29, 2005 and as amended from time to time, and (vi) any other laws, acts, rules, regulations, orders, notifications, circulars, guidelines, policies along with any amendments thereof enacted or issued by the Government of Uttar Pradesh, Central Government, local bodies, Municipal Corporation, Municipality, village panchayat, local authorities or courts (collectively "**Applicable Laws**"), whether applicable directly on the SECOND PARTY or on the FIRST PARTY.

16. The SECOND PARTY represents, warrants and undertakes that there is nothing contained under Applicable Laws which restricts the SECOND PARTY from entering into this Deed and the SECOND PARTY shall at all times abide by and remain in compliance with the License/Applicable Laws.

17. That the SECOND PARTY represents, warrants and undertakes that it shall be liable for compliance of all statutory Laws & the Rules as applicable from

For Chates Buildcons Pvt. Ltd.	For WILLAD CONBUILD PVT. LTD.	For CHUM PROPERTIES PVT. LTD.	For CAVEL PROPERTIES PVT. LTD.
Authorized Signatory	Auth. Signatory	Auth. Signatory	Auth. Signatory
For Guru Rakha Projects Pvt. Ltd.	For HAKE DEVELOPERS PVT. LTD.	For HAMLET BUILDWELL PVT. LTD.	
Auth. Signatory	Auth. Signatory	Auth. Signatory	
For KARTIKAY BUILDWELL PVT. LTD.	For EMAAR MGR LAND LTD.	For Suraj Infra Housing Pvt. Ltd.	For Suraj Infra Housing Pvt. Ltd.
Auth. Signatory	Authorized Signatory	Authorized Signatory	Authorized Signatory


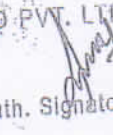
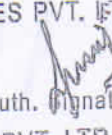
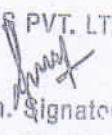
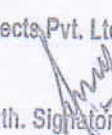
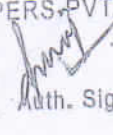
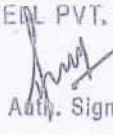
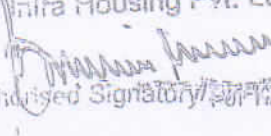

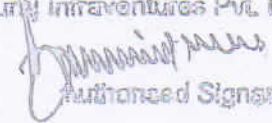
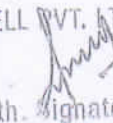
time to time e.g. ESI/ EPF/Cess/ Minimum Wages/ Bonus/ Gratuity/ Contract Labour etc.

18. The SECOND PARTY hereby represents, warrants and undertakes that it shall comply with all the conditions of the License, various permissions, sanctions, approvals, NOCs, etc., for the Project, including Zoning Plans, Building Plans, layout plan, land use and in general any applicable law relating to the development and construction of the Project. Further, the SECOND PARTY or its nominee, shall not sell, transfer, alienate the Subject Plot, but shall only sell the completed units constructed on the Subject Plot as per the Applicable Laws.

19. That SECOND PARTY hereby represents warrants and undertakes to maintain general public liability insurance against claim of personal injuries, death or damage caused to any person or property with respect to visitor, labourers or employees in the said Project during construction. The SECOND PARTY undertakes to fully indemnify the FIRST PARTY against any failure in this regard.

20. The SECOND PARTY represents, confirms, warrants and undertakes that all costs and expenses associated with and/or connected with the construction of the Project on the Subject Plot shall be solely and exclusively borne by the SECOND PARTY.

21. The SECOND PARTY agrees and confirms that the exterior architectural features, its elevation / façade of the Project building on the Subject Plot would be approved by the FIRST PARTY. Besides this, the SECOND PARTY agrees and confirms that the FIRST PARTY shall also fix and convey the

For Arates Buildcons Pvt. Ltd.	For ALLAD CONBUILD PVT. LTD.	For CHUM PROPERTIES PVT. LTD.	For GAVEL PROPERTIES PVT. LTD.
			
Authorized Signatory	Auth. Signatory	Auth. Signatory	Auth. Signatory
For Guru Rakha Projects Pvt. Ltd.	For HAKE DEVELOPERS PVT. LTD.	For HAMLET BUILDWELL PVT. LTD.	
			
Auth. Signatory	Auth. Signatory	Auth. Signatory	
For Sure Infra Housing Pvt. Ltd.	For EMAAR MGF LAND LTD.	For Sure Infra Ventures Pvt. Ltd.	
			
Authorized Signatory	Authorized Signatory	Authorized Signatory	
For PARTIKAY BUILDWELL PVT. LTD.			
			
Auth. Signatory			

levels and services on the ground to connect the Subject Plot. The SECOND PARTY undertakes that it shall also ensure that all the internal services within the complex are coordinated with the external services as per the approved sanctioned plans.

22. The SECOND PARTY represents, warrants and undertakes that the SECOND PARTY shall construct the Project within 54 (fifty-four) months from the date of grant of possession of the Subject Plot, subject to Force Majeure. In case, the SECOND PARTY is not able to complete the Project within the said period of 54 (fifty-four) months, the SECOND PARTY may make a written request for further extension of construction period to the FIRST PARTY. However, the FIRST PARTY may, at its sole discretion, accede to the written request of the SECOND PARTY to extend the said period but only upon the SECOND PARTY paying a delay construction charges to the FIRST PARTY calculated at the rate of Rs. 18 (Rupees Eighteen) per sq. yard per month of the Subject Plot for the entire period of delay. These charges may be escalated in case where the delay continues beyond a period of 12 (twelve) months after the grant of first extension and the FIRST PARTY, at its sole discretion, decides to grant further extension beyond 12 (twelve) months. The SECOND PARTY undertakes to construct the Project as per approval and sanctions issued by concerned authorities and to meet all the requirements thereof. In case it is found otherwise then the SECOND PARTY shall be liable for all the consequences and shall duly and fully indemnify the FIRST PARTY against all the losses arising there from.

For Achatas Buildcons Pvt. Ltd. For BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.
 Authorised Signatory Auth. Signatory Auth. Signatory Auth. Signatory
 For Guru Rakha Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PV
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 For KARTIKAY BUILDWELL PVT. LTD. For EMAAR MGF LAND LTD. For Infra Ventures Pvt. Ltd.
 Auth. Signatory Auth. Signatory Auth. Signatory
 For Infra Housing Pvt. Ltd. 16
 Authorised Signatory/Director Authorised Signatory

23. The SECOND PARTY agrees, confirms and undertakes that if any other major infrastructure charges are imposed by Lucknow Development Authority, Lucknow or any other govt. authority/local authorities on the township e.g. flyover, metro train etc. for which the township is directly benefited, the same shall be paid by the SECOND PARTY or its Allotee on pro-rata basis.

24. The SECOND PARTY represents that each of the persons executing this Deed on behalf of the SECOND PARTY are duly authorized by the resolution of the board of directors of the SECOND PARTY, and a copy of the resolutions have already been provided to the FIRST PARTY.

25. The SECOND PARTY, upon the completion of construction of the Project and obtaining of occupation certificate thereof, shall immediately, but not later than 15 (fifteen) days thereof, intimate the FIRST PARTY in writing. The SECOND PARTY shall file requisite submissions with appropriate authority(s) for compliances, failing which penalty, if any, imposed by any such authority(s), and all consequences arising thereto shall be borne by the SECOND PARTY and shall keep the FIRST PARTY fully indemnified against the same.

26. Each of the Parties agree to indemnify and keep the other Party and their respective officers, directors, agents and employees (each, the "Indemnified Party") harmless from and against any and all claims, losses, liabilities, obligations, damages, deficiencies, judgments, actions, suits, proceedings, Arbitrations, assessments, costs and expenses (including, without limitation, expenses of investigation and enforcement of this

For Achates Buildcons Pvt. Ltd. Auth. Signatory
For LAD CONBUILD PVT. LTD. Auth. Signatory
For CHUM PROPERTIES PVT. LTD. Auth. Signatory
For GAVEL PROPERTIES PVT. LTD. Auth. Signatory
For Guru Ralsha Projects Pvt. Ltd. Auth. Signatory
For HAKE DEVELOPERS PVT. LTD. Auth. Signatory
For HAMLET BUILDWELL PVT. LTD. Auth. Signatory
For KARTIKAY BUILDWELL PVT. LTD. Auth. Signatory
For EMAAR MGF LAND LTD. Auth. Signatory
Suraj Infra Housing Pvt. Ltd. Auth. Signatory
Suraj Infra Ventures Pvt. Ltd. Auth. Signatory

indemnity and reasonable attorney's fees and expenses) ("Damages"), suffered or paid by the Indemnified Party, directly or indirectly, as a result of or arising out of (i) the breach of any representations, warranties or undertakings made by the Indemnifying Party in this Deed or in any confirmation delivered pursuant hereto to be true and correct in all material aspects as of the date of this Deed or (ii) a breach of any obligation or covenant of the Indemnifying Party by the Indemnifying Party contained in this Deed. The SECOND PARTY further agrees to indemnify and the keep the FIRST PARTY and its respective officers, directors, agents and employees, etc. indemnified and harmless from and against any and all Damages that may arise on account of the construction activity and/or sale of units in relation to the Project, including but not limited to, claims by Second Party's customers, contractors, government bodies, tax authorities, regulatory authorities, municipal bodies, and other stakeholders, etc.

27. That no modification, alteration, representation, promise or Agreement in connection with the subject matter of this Deed shall be valid unless made in writing and signed by all the Parties.

28. That the SECOND PARTY is responsible for and has borne the stamp duty and registration charges for this Deed.

29. That the addresses of the parties given above are their true and correct postal and residential addresses. This deed has been prepared and the identification of the parties has been done on the basis of the documents provided by the parties hence they are themselves responsible for the same.

For HAKES BUILDCONS PVT. LTD. AUTH. SIGNATORY
For GURU RAKHA PROJECTS PVT. LTD. AUTH. SIGNATORY
For GHUM PROPERTIES PVT. LTD. AUTH. SIGNATORY
For GAVEL PROPERTIES PVT. LTD. AUTH. SIGNATORY
For HAKE DEVELOPERS PVT. LTD. AUTH. SIGNATORY
For HAMLET BUILDWELL PVT. LTD. AUTH. SIGNATORY
For EMAAR MGF LAND LTD. AUTH. SIGNATORY
For SURAJ INFRA HOUSING PVT. LTD. AUTH. SIGNATORY
For KARTIKAY BUILDWELL PVT. LTD. AUTH. SIGNATORY
For SURAJ INFRAVENTURES PVT. LTD. AUTH. SIGNATORY

30. That for the purpose of stamp duty and registration charges, the value of the property being sold is assessed as under :-

Total area of land sold is **14,439.29 square metres**, the Current Circle Rate fixed by the Collector, Lucknow for the said locality is **Rs.22,500/- per square meter**. Hence the cost of land at the aforesaid rate comes to **Rs. 23,41,68,818/-(Rupees Twenty Three Crore Forty One Lacs Sixty Eight Thousand and Eight Hundred Eighteen only)**. On First One Thousand Sq. Mtrs. the value comes to **Rs.2,25,00,000/-(Two Crores Twenty Five lacs only)**. On balance **13,439.29 Sq. Mtrs. @ 70% of the notified rate**, the value comes to **Rs.21,16,68,818/-(Twenty One Crores Sixteen Lacs Sixty Eight thousand Eight hundred Eighteen only)**, **Total Rs.23,41,68,818/-(Rupees Twenty Three Crores Forty one Lacs Sixty Eight thousand Eight hundred Eighteen only)**. There is no superstructure provided by the FIRST PARTY over the property sold. There are no trees, well, tube-well provided by the FIRST PARTY. There is no other value enhancing facility available on the Subject Plot. The consideration is **Rs. 22,71,01,775/-(Twenty Two Crore Seventy One Lacs One Thousand Seven hundred and Seventy Five Only)**. Thus stamp duty of **Rs1,63,91,830/- (Rupees One Crore sixty three Lakh Ninety One Thousand Eight hundred and Thirty Only)**, is payable on this deed. On the market value of **Rs. 23,41,68,818/-(Rupees Twenty Three Crore Forty One Lacs Sixty Eight Thousand and Eight Hundred Eighteen only)**, out of which stamp duty of **Rs 50,15,100/- (Rupees Fifty Lacs Fifteen Thousand One Hundred only)** has already been paid by the Second Party through the aforesaid Agreement to Sell & the balance stamp duty of **Rs1,13,76,830/- (Rupees One Crore Thirteen Lakh Seventy six Thousand Eight hundred and Thirty Only)** is being paid on this deed through E-Stamp Certificate No.IN-UP 023882727642950 dated 12/09/2016.

For Achates Buildcons Pvt. Ltd.

Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT.

Auth. Signatory

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. L

Auth. Signatory

Auth. Sign.

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD.

19

Authorised Signatory

For Sura Infra ventures Pvt. Ltd.

Authorised Signatory

Sura Infra Housing Pvt. Ltd.

Authorised Signatory

31. That this deed has been prepared & identification of parties has been done on the basis of the documents provided by the parties, hence they are themselves responsible for it.

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Achates Buildcons Pvt. Ltd.,

Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra ventures Pvt. Ltd.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory/Director

SCHEDULE A

(List of FIRST PARTY Companies)

S.No.	Company	Registered Office Address
1.	M/s Hake Developers Private Limited	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
2.	M/s Hamlet Buildwell Private Limited	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
3.	M/s Kartikay Buildwell Private Limited	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
4.	M/s Ballad Conbuild Private Limited	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
5.	M/s Gururakha Projects Private Limited	17-B, MGF House, Asaf Ali Road, New Delhi-110002
6.	M/s Chum Properties Private Limited	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
7.	M/s Gavel Properties Pvt.Ltd.	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001
8.	M/s Achates Buildcon Pvt. Ltd	ECE House, 28, Kasturba Gandhi Marg, New Delhi - 110001

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Achates Buildcons Pvt. Ltd.

Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra ventures Pvt. Ltd.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory/Direct

ने निष्पादन स्वीकार किया ।

जिनकी पहचान महेश मित्तल
स्व0 एस0 एम0 मित्तल

Mittal

पेशा व्यापार

निवासी 1/169 विनय खण्ड गोमती नगर लखनऊ

व अभय कुमार खरे
स्व0 एन0 के0 खरे

Khare

पेशा नौकरी

निवासी पेपर मिल कालोनी निशातमंज लखनऊ

ने की ।

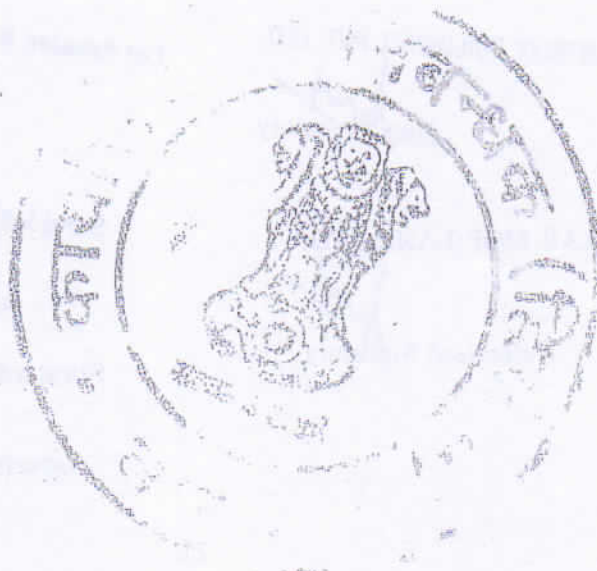
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ

12/9/2016



SCHEDULE B

(Description of the Subject Plot)

Total land being agreed to be sold hereunder is 14,439.29 (fourteen thousand, four hundred and thirty nine, point two nine) square meters (the 'Subject Plot'), which from part of and have been carved out of land parcels mentioned in the table below, comprising of Khasra Plot Nos.222, 223, 225, 226, 249 situated at Village Sarsawa, Pargana and Tehsil Sarojini Nagar District Lucknow, and bounded as under :-

North : Proposed 45 meter wide road
South : Proposed 12 meter wide road
East : Part of Khasra No.-249 and 253
West : Khasra No.226 and part of Khasra no's 222 & 223

S.No.	Company Name	Village	Khasra No.	Total Khasra Area (In Hect.)	Total Area Owned by the Company		Area is being transferred through Deed
					In Hect.	In Sq. mt.	In Sq. mt.
1	M/s Hake Developers Private Limited	Sarsawa	222	1.02	1.02	10,199.81	104.94
2	M/s Hamlet Buildwell Pvt.Ltd. Kartikay Buildwell Pvt.Ltd. Ballad Conbuild Pvt.Ltd. Guru Rakha Projects Pvt.Ltd. Chum Properties Pvt.Ltd.	Sarsawa	223	1.497	1.497	14,969.73	10424.42
3	Gavel Properties Pvt.Ltd.	Sarsawa	225	0.98	0.98	9,799.82	3145.49
4	Hake Developers Pvt. Ltd.	Sarsawa	226	0.905	0.905	9,049.83	153.22
5	Achates Buildcon Pvt. Ltd.	Sarsawa	249	0.922	0.922	9,219.83	611.23
TOTAL					53,239.02		14439.3

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Achates Buildcons Pvt. Ltd.

22

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infrastructures Pvt. Ltd.

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory

Authorised Signatory

विक्रय पत्र

227,101,775.00 / 234,168,818.00

20,000.00

140

20,140.00

0

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

ऐचेदस बि0प्रा0लि0 व अन्य द्वारा अधि0हस्0 पंकज त्यागी

पुत्र श्री जय प्रकाश त्यागी

व्यवसाय नौकरी

निवासी स्थायी ईसीई हाउस 28 कस्तूरबा गांधी मार्ग न्यू दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 12/9/2016 समय 5:40PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

12/9/2016

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

विक्रेता

क्रेता

ऐचेदस बि0प्रा0लि0 व अन्य द्वारा अधि0हस्0 पंकज त्यागी

पुत्र श्री जय प्रकाश त्यागी

पेशा नौकरी

निवासी ईसीई हाउस 28 कस्तूरबा गांधी मार्ग न्यू दिल्ली

सूरज इन्फ्रा0प्रा0लि0 द्वारा अधि0हस्0 आशीष खेमका

पुत्र श्री विश्वनाथ खेमका

पेशा नौकरी

निवासी 701 सातवां तल शालीमार टाईटेनियम विभूति खण्ड गोमती नगर लखनऊ

एमार एम0जी0एफ0लै0लि0 द्वारा अधि0हस्0 पंकज त्यागी (कंपार्टी0)

पुत्र श्री जय प्रकाश त्यागी

पेशा नौकरी

निवासी ईसीई हाउस 28 कस्तूरबा गांधी मार्ग लखनऊ

सूरज इन्फ्रा0प्रा0लि0 द्वारा अधि0हस्0 आशीष खेमका (कंपार्टी0)

पुत्र श्री विश्वनाथ खेमका

पेशा नौकरी

निवासी 701 शालीमार टाईटेनियम विभूति खण्ड गोमती नगर लखनऊ

IN WITNESS WHEREOF the Parties have put their signatures on this Deed on the date and year first above mentioned, in the presence of the witnesses appearing hereinafter.

For HAKE DEVELOPERS PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

**Hake Developers
Pvt.Ltd.**

(PAN - AABCH6879G)

For BALLAD CONBUILD PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

Ballad Conbuild Pvt.Ltd.
(PAN - AACCB8443M)

For GAVEL PROPERTIES PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

Gavel Properties Pvt.Ltd.
(PAN - AACCG5761H)

FIRST PARTY: SELLERS

For HAMLET BUILDWELL PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

**Hamlet Buildwell
Pvt.Ltd.**

(PAN - AABCH6828H)

For Guru Rakha Projects Pvt. Ltd.

Pankaj Tyagi
(Authorised Signatory)

**Gururakha Projects
Pvt.Ltd.**

(PAN - AACCG5872H)

For Achates Buildcons Pvt. Ltd.

Pankaj Tyagi
(Authorised Signatory)

**Achates Buildcon
Pvt.Ltd.**

(PAN - AAFCA8058E)

For KARTIKAY BUILDWELL PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

**Kartikay Buildwell
Pvt.Ltd.**

(PAN - AACCK7692K)

For CHUM PROPERTIES PVT. LTD.

Pankaj Tyagi
(Authorised Signatory)

**Chum Properties
Pvt.Ltd.**

(PAN - AACCC8077A)

SECOND PARTY

For Suraj Infraventures Pvt. Ltd.

(Authorised Signatory)

**Suraj Infraventures Pvt.
Ltd.**

(PAN - AATCS1277P)

For EMAAR MGF LAND LTD.

Authorised Signatory

विक्रेता

Registration No.: 14223

Year: 2,016

Book No.: 1

0101 ऐचेट्स बि0प्रा0लि0 व अन्य द्वारा अधि0हस्0 पंकज त्यागी

जय प्रकाश त्यागी

ईसीई हाउस 28 कस्तूरबा गांधी मार्ग न्यू दिल्ली
नौकरी



0102 एमार एम0जी0एफ0लै0लि0 द्वारा अधि0हस्0 पंकज त्यागी (कं

जय प्रकाश त्यागी

ईसीई हाउस 28 कस्तूरबा गांधी मार्ग लखनऊ
नौकरी



0103 सूरज इन्फ्राहा0प्रा0लि0 द्वारा अधि0हस्0 आशीष खेमका (कं0प

विश्वनाथ खेमका

701 शालीमार टाईटेनियम विभूति खण्ड गोमती नगर लखनऊ
नौकरी



CONFIRMING PARTIES

For EMAAR MGF LAND LTD.

Pankaj Tyagi
(Authorised Signatory)
Emaar MGF Land Ltd.
(PAN - AABCE4308B)

Suraj Infra Housing Pvt. Ltd.

Abhishek Khanna
(Authorised Signatory)
Suraj Infra Housing
Pvt.Ltd.
(PAN - AARCS7242L)



WITNESS 1:

Name : Mr. Mahesh Meetal,
S/o Late Sri S.M. Meetal
Address : 1/16, Vinay Khand, Gomti
Nagar, Lucknow.

WITNESS 2:

Name : Abhay Kumar Khare
S/o Late N. K. Khare
Address : Paper Mill Compound
opposite Arif Metro City, Nishatganj
Road, Lucknow.



Drafted by :

Anup Kumar Gurnanee, Advocate,
5-Rana Pratap Marg, Lucknow-226001.
Mobile No.: 9451321173

Typed by :

Cybermatics
5-Rana Pratap Marg, Lucknow-226001.

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Achates Buldcons Pvt. Ltd.

Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Authorised Signatory

क्रेता

Registration No. : 14223

Year : 2,016

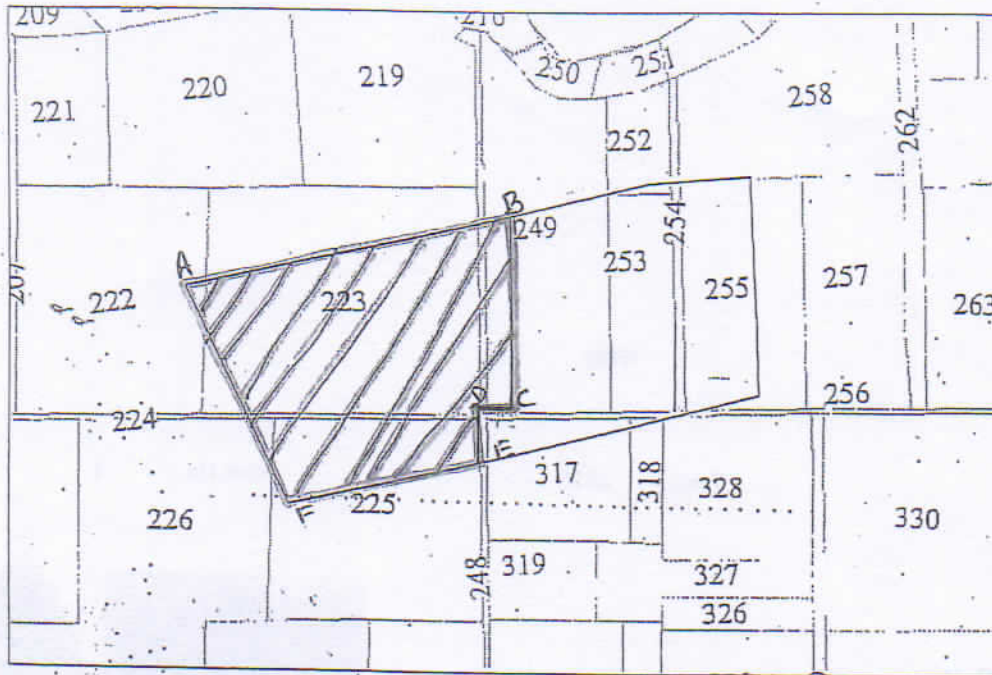
Book No. : 1

0201 सूरज इन्फ्रा0प्रा0लि0 द्वारा अधि0हस्0 आशीष खेमका
विश्वनाथ खेमका
701 सातवां तल शालीमार टाईटेनियम विभूति खण्ड गोमती नगर ल
नौकरी



ANNEXURE 1

(Site Plan)



Part of land Khasra NO – 222 area 104.94 Sq Mtr

Part of land Khasra NO – 223 area 10424.42 Sq Mtr

Part of land Khasra NO – 225 area 3145.49 Sq Mtr

Part of land Khasra NO – 226 area 153.22 Sq Mtr

Part of land Khasra NO – 249 area 611.23 Sq Mtr

Total Area 14439.30 Sq Mtr .

Shown & marked with A, B, C, D, E, F is being transferred through this deed, Situated at
Village Sarsawa ,Tehsil- Sarojani Nagar District - Lucknow

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Achates Buildcons Pvt. Ltd.

Authorized Signatory

For EMAAR MGF LAND LTD.

Authorized Signatory

Suraj Infra Properties Pvt. Ltd.

Authorized Signatory

Suraj Infra Housing Pvt. Ltd.

Authorized Signatory/Director

गवाह

Registration No.: 14223

Year : 2016

Book No. : 1

W1 महेश मित्तल

स्व0 एस0 एम0 मित्तल

f/169 विनय खण्ड गोमती नगर लखनऊ

व्यापार



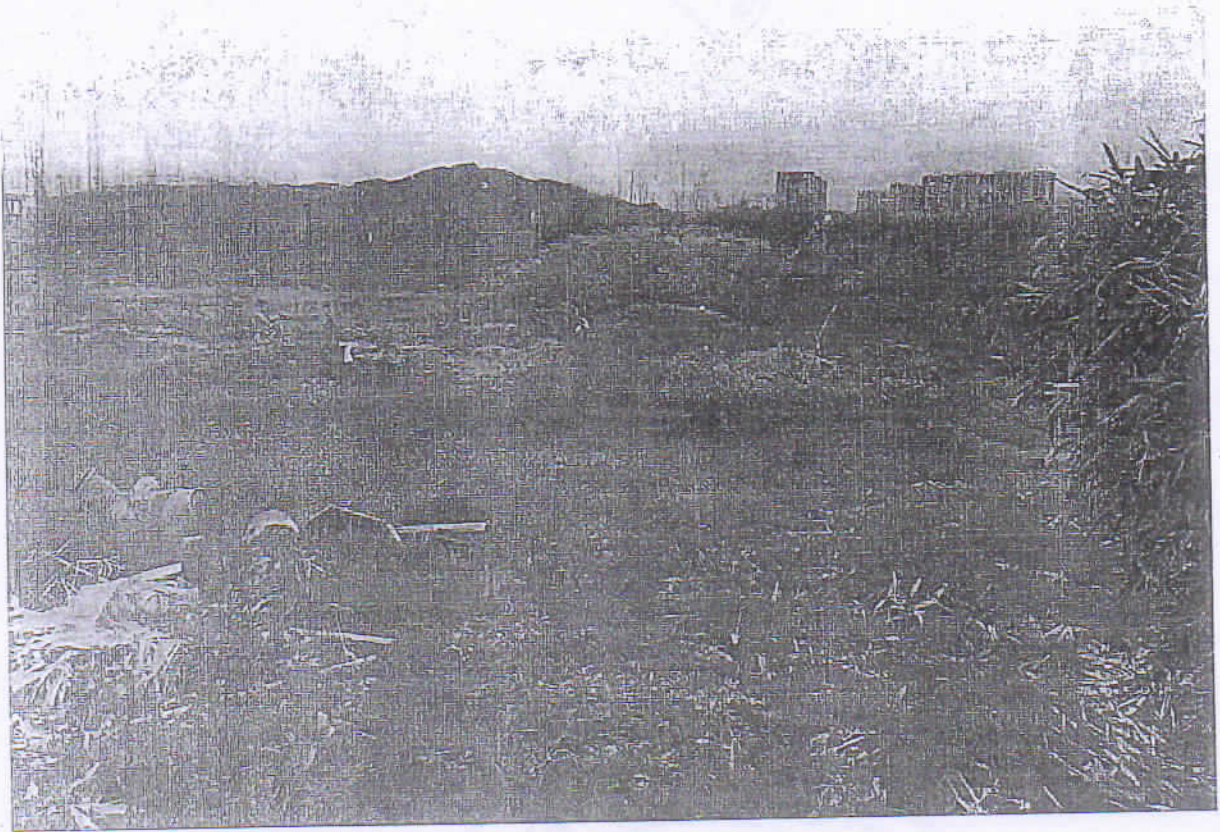
W2 अभय कुमार खरे

स्व0 एन0 के0 खरे

पेपर मिल कालोनी निशातगंज लखनऊ

नौकरी





For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Achates Buildcons Pvt. Ltd.

Authorised Signatory

For BALLAD CONBUILD PVT. LTD.

Auth. Signatory

For HAKE DEVELOPERS PVT. LTD.

Auth. Signatory

For HAMLET BUILDWELL PVT. LTD.

Auth. Signatory

For CHUM PROPERTIES PVT. LTD.

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For Guru Rakha Projects Pvt. Ltd.

Auth. Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra Housing Pvt. Ltd.

Suraj Infra Housing Pvt. Ltd.

वाद सं० 561 स्टांप वर्ष 2016
~~या. जिलाधिकारी/लखनऊ~~
स्टांप एक्ट की धारा-42 (क) के अन्तर्गत प्रमाण पत्र

प्रमाणित किया जाता है। कि इस लेख पत्र द्वारा हस्तान्तरित
की जाने वाली सम्पत्ति का मूल्यांकन 9575025022 रु०
निर्धारित किया जाता है इस पर देय कमी स्टांप शुल्क रु०
1639190 तथा शारित रु० 1000 ब्याज 90351 रु०
कुल रु० 1730591 से दिनांक 12/11/13 को द्वारा ट्रेजरी
चालान सं० 61/1780.614 स्टेट बैंक ऑफ इंडिया, लखनऊ में
जमा करा कर लेख पत्र पर स्टांप एक्ट की धारा पर (क) के
अन्तर्गत प्रमाण पत्र अंकित कर के वापस प्रेषित है।

अपर जिलाधिकारी (वि० एवं रा०)
लखनऊ

10/9/17

आज दिनांक 12/09/2016 को
बही सं. 1 जिल्द सं. 18988
पृष्ठ सं. 247 से 298 पर क्रमांक 14223
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ
12/9/2016

