



INDIA NON JUDICIAL
Government of Uttar Pradesh



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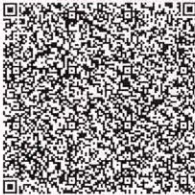
e-Stamp



Certificate No. : IN-UP14725533415304W
Certificate Issued Date : 03-Apr-2024 03:30 PM
Account Reference : NEWIMPACC (SV)/ up14555804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1455580425525296393435W
Purchased by : GOLDFINCH REALTY
Description of Document : Article 23 Conveyance
Property Description : PART SHARE OUT OF KHASRA NO.390MIN AND OTHERS AT VILLAGE NARHARPUR TEH- BAKSHI KA TALAB- LUCKNOW
Consideration Price (Rs.) :
First Party : ATIDATTA CITY HOMES DEVELOPMENT PVT LTD AND OTHERS
Second Party : GOLDFINCH REALTY
Stamp Duty Paid By : GOLDFINCH REALTY
Stamp Duty Amount(Rs.) : 64,47,500
(Sixty Four Lakh Forty Seven Thousand Five Hundred only)

Verified

STAMP PAPER USED



Registration Assistant
Bakshi Ka Talab
Lucknow

SUB REGISTRAR
Bakshi Ka Talab
Lucknow

Please write or type below this line



Atidatta City Homes Development Pvt. Ltd.

MR. Singh
Authorised Signatory



GOLDFINCH REALTY

P. K. Singh
Authorised Signatories

Mahaavaaja Reality And Development Pvt. Ltd.

MR. Singh
Authorised Signatory

Madhuri Reality And Leasing Pvt. Ltd.

MR. Singh
Authorised Signatory

Indali City Homes Lucknow Pvt. Ltd.

MR. Singh
Authorised Signatory

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Statutory Alert:

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

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक बक्शी का लखनऊ क्रम 2024234013741

आवेदन संख्या : 202400820010851

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-04-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम प्रखर सिंह

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि 92106000 / 92106000.00

1. रजिस्ट्रीकरण शुल्क 921060

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 921140

शुल्क वसूल करने का दिनांक 2024-04-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-04-06 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर




0000380030

SALE DEED

Nature of Land	Agriculture
Pargana	Lucknow
Village	Narharpur
Area of the property	Part share i.e. 0.2117 Hect., out of Khasra No.390min, Part share i.e. 0.0486 Hect., out of Khasra No.392, Part share i.e. 0.1666 Hect., out of Khasra No.393, Part share i.e. 0.0397 Hect., out of Khasra No.423, Part share i.e. 2.8194 Hect., out of Khasra No.426, Part share i.e. 0.0758 Hect., out of Khasra No.378sa, Part share i.e. 0.3550 Hect., out of Khasra No.413min, Full share i.e. 0.3400 Hect., out of Khasra No.379 and Full share i.e. 0.2530 Hect., out of Khasra No.433sa Total sold Area 4.3098 Hectare Situated at Village -Narharpur, Pargana-Lucknow, Tehsil-Bakshi Ka Talab & District-Lucknow
Unit of Measurement	In Hectare
Area of the Property	4.3098 Hectare
Road	More than 200 meters away from Hardoi - Sitapur Bypass Road
Type of Property	Agriculture
Consideration	Rs. 9,21,06,000/-
Valuation	Rs. 9,21,06,000/-
Stamp Duty	Rs. 64,47,500/-

Atidatta City Homes Development Pvt. Ltd.


Authorised Signatory

Mahaavaaja Reality And Development Pvt. Ltd.


Authorised Signatory

Madhuri Reality And Leasing Pvt. Ltd.


Authorised Signatory

Indali City Homes Lucknow Pvt. Ltd.


Authorised Signatory

GOLDFINCH REALTY

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THIS DEED OF SALE is executed this the 6th day of April, 2024

BETWEEN

Vendors (4)

Name of the Vendors-

Sr. No.	Name of Vendors(s)
1	M/s. Atidatta City Homes Development Pvt. Ltd.; a company incorporated under the provision of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with CIN U45201UP2005PTC030761 and having its registered office-1, Kapoorthala Complex, Aliganj, Lucknow-226024, PAN-AAFCA8304B (hereinafter referred to as the “ Vendors No.1 ”, which expression, unless repugnant to the context , shall mean and include it’s legal representatives, administrators, executors, transferees, assignees etc.) of the First Part , acting through Mr. Malik Ram Verma (Aadhar-806307649028) son of Sh. Sukai Verma, duly authorised vide resolution of its board of directors dated 25.01.2023
2	M/s. Indali City Homes Lucknow Pvt. Ltd.; a company incorporated under the provision of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with CIN U45201UP2005PTC029640 and having its registered office-1, Kapoorthalla Complex, Aliganj, Lucknow-226024, PAN-AABCI5467P (hereinafter referred to as the “ Vendors No.2 ”, which expression, unless repugnant to the context , shall mean and include it’s legal representatives, administrators, executors, transferees, assignees etc.) of the Second Part , acting through Mr. Malik Ram Verma (Aadhar-806307649028) son of Sh. Sukai Verma, duly authorised vide resolution of its board of directors dated 25.01.2023
3	M/s. Mahaavaaja Reality and Development Pvt. Ltd.; a company incorporated under the provision of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with CIN U70101MH1997PTC106250 and having its registered office-Sahara India Point, CTS 40 & 44, S.V. Road, Goregaon West, Mumbai-400104, PAN-AADCM7346P (hereinafter referred to as the “ Vendors No.3 ”, which expression, unless repugnant to the context , shall mean and include it’s legal representatives, administrators, executors, transferees, assignees etc.) of the Third Part , acting through Mr. Malik Ram Verma (Aadhar-806307649028) son of Sh. Sukai Verma, duly authorised vide resolution of its board of directors dated 25.01.2023

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Mahaavaaja Reality And Development Pvt. Ltd.


Authorised Signatory

Madhuri Reality And Leasing Pvt. Ltd.


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Indali City Homes Lucknow Pvt. Ltd.


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Ministry of Defence, Government of India

Defence

4	M/s. Madhuri Reality and Leasing Private Limited; a company incorporated under the provision of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with CIN U70200MH1997PTC105209 and having its registered office-Sahara India Point CTS 40 & 44 S.V. Road, Goregaon, West Mumbai-400104, PAN-AACCM7634D (hereinafter referred to as the "Vendors No.4" , which expression, unless repugnant to the context , shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.) of the Fourth Part , represented by its authorized signatory Mr. Malik Ram Verma (Aadhar-806307649028) son of Sh. Sukai Verma, duly authorized vide resolution of its board of directors dated 25.01.2023
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AND

Vendee (1)

Name of the Vendee-

Name of Vendee
M/S GOLDFINCH REALTY a partnership firm formed under the provisions of Partnership Act, 1932 having its registered office at 154, Sarsawan, Near Gomti Motors, Arjunganj, Lucknow-226002 (PAN-GLEPS9113M) represented by its authorised signatory Mr. Prakhar Singh son of Sh. Kapil Deo Singh, resident of 403, Abhilasha, Eldeco Udyan-II, Rai Bareli Road, Lucknow-226025, hereinafter referred to as the "SECOND PARTY/VENDEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being Party of OTHER PART ;

The Vendors shall hereinafter be collectively referred to as the **"Vendors"**. The Vendors and the Vendee shall hereinafter collectively be referred to as the **"Parties"** and individually as a **"Party"**.


WHEREAS:-

The Vendors are the absolute owners in possession with transferable rights in relation to the land measuring 4.3098 Hect., situated at Village – Narharpur, Pargana-Lucknow, Tehsil-Bakshi Ka Talab, District- Lucknow, the details of land is given as under:-

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S.No.	Khata No.	Name of Owner(s)	Share	Khasra	Area (Hect.)	Sold Area (Hect.)
1	00141	M/s. Atidatta City Homes Development Pvt. Ltd.	Part	390min	0.2970	0.2117
2	00125	M/s. Indali City Homes Lucknow Pvt. Ltd.	Full Part Part	379 392 393	0.3400 0.1900 0.2820	0.3400 0.0486 0.1666
3	00126	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	423	0.2020	0.0397



4	00128	M/s. Mahaavaaja Reality and Development Pvt. Ltd.	Part	426	4.8380	2.8194
5	00129	M/s. Madhuri Reality and Leasing Private Limited	Full	433sa	0.2530	0.2530
6	00141	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	378sa	0.1010	0.0253
		M/s. Atidatta City Homes Development Pvt. Ltd.	Part			0.0505
7	00141	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	413min	0.4970	0.1183
		M/s. Atidatta City Homes Development Pvt. Ltd.	Part			0.2367
Total in Hect.:-				Kita-9		4.3098

as mentioned above (hereinafter referred to as the said ‘Said Property’);. The names of the Vendors have been recorded/mutated in revenue record for the fasli year 1430-1435 as owners respectively and the said property use as per master plan.

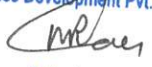
The Vendors has assured the Vendee that they have good, marketable, transferable and unencumbered rights in the property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Vendors in favour of the Vendee and that the name of the Vendors is already mutated in the revenue records, available with the appropriate regulatory authorities.

The Vendors are in need of money for their personal use and therefore, are desirous to transfer by way of sale, its whole share, ownership, rights, and all interests in the property;

The Vendee has approached the Vendors and offered to purchase the Vendors Land from each of the Vendors along with all their rights, title and interests therein. The Vendors have considered the Vendee's offer and have agreed to sell and transfer the Vendors Land to the Vendee in accordance with the terms and conditions contained hereunder.

The Vendee is willing to buy the Property from the Vendors, and the Vendors are willing to sell the same absolutely to the Vendee, the Vendee has agreed with the Vendors for the absolute sale of all his rights in the said Property for the absolute sale of all his rights in the said Property for a total sale consideration of **Rs. 9,21,06,000/- (Rupees Nine Crore Twenty One Lakh Six Thousand Only).**

Atidatta City Homes Development Pvt. Ltd.



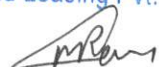
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Mahaavaaja Reality And Development Pvt. Ltd.



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Madhuri Reality And Leasing Pvt. Ltd.



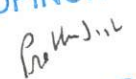
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The Vendee has, on this day of the execution of this Deed of Sale, paid to the Vendors a sum of **Rs. 9,21,06,000/- (Rupees Nine Crore Twenty One Lakh Six Thousand Only)**; which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Vendors, as per details given under Schedule of Payment at the end of this Deed of Sale.

NOW THEREFORE THIS DEED RECORDS:-

1. The title of the Vendors in 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. The Vendors declares categorically that barring the instant Sale Deed, they have not executed any other deed or document of any description whatsoever in respect of the Said Property hereby transferred to the Vendee.
2. The Vendors hereby confirms and assures the Vendee that the Vendors is not prevented by any administrative, statutory, attachment order or notification from entering into and performing its obligations set out in this Deed.
3. In consideration of the total amount of INR **Rs. 9,21,06,000/- (Rupees Nine Crore Twenty One Lakh Six Thousand Only)** (hereinafter referred to as the **"Total Consideration"**), the Vendors hereby sells, conveys, transfers and assigns unto the Vendee the Property together with all of their rights, title, interests, privileges, appurtenances thereto, to have and to hold the same absolutely and forever. The Total Consideration has been paid by the Vendee to the Vendors as per the following details.
4. The Vendee shall deposit the tax deducted at source (**"TDS"**) @ 1% with the concerned tax authorities, as per applicable laws, to the credit of the Vendors.
5. That the Vendors has delivered to the Vendee the vacant and peaceful possession of the piece of land transferred under this deed and the Vendee shall be entitled to use and enjoy the same in the manner in which it may consider proper.
6. Vendors represents and assures the Vendee that its title to Vendors Land is absolute, clear and marketable and Vendors Land is absolutely free from all sorts of encumbrances including but not limited to prior sale, gift, mortgage, exchange, will, transfer, attachment, litigations, land acquisition proceedings or any other registered or unregistered encumbrances till the time of execution of this Deed. Vendors represents and assures the Vendee that the Vendors Land has not been acquired by any government authority such as the LDA & U.P. Avas Evam Vikas Parishad.


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in this Deed and pursuant to the applicable laws, in relation to the Said Property.

8. That the Vendors hereby declares and have assured the Vendee that they are the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Vendee and the same is free from all sort of liens, charges, encumbrances and litigation and the same is not under any court attachments or acquisitions.
9. Each of the Vendors represent to the Vendee that barring the instant Deed, the Vendors have not executed any other deed or document of any description whatsoever in respect of the Vendors Land hereby transferred to the Vendee.
10. The Vendors hereby confirm and assure the Vendee that the Vendors are not prevented by any administrative, statutory, attachment order or notification from entering into and performing their obligations under this Deed.
11. That the Vendors has assured the Vendee that all dues, taxes, rents, demands etc. whatsoever liable to be paid in relation to the Said Property up to the date of execution of this Sale Deed have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding for any period prior to the date of execution of this Sale Deed and in case the Vendee has to pay any taxes, dues, rent, demands etc. for any period up till the date of execution of this Sale Deed, the Vendors will reimburse the same to the Vendee within a period of 3 days of demand failing which the Vendors shall be obligated to pay interest on such unpaid amount @ 24% per annum for the period of delay which shall be in addition to such unpaid amount. However, from the date of execution of this deed, the Vendee shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said Property.
12. That the Vendors have, simultaneously with the execution of this Deed, handed over to the Vendee the proprietary, legal, physical, peaceful, actual and peaceful physical possession of the Vendors Land. The Vendee shall be entitled to exercise all rights of absolute ownership and possession in or related to the Vendors Land without any reference to or obstruction or objections from the Vendors or anyone claiming through or under it.
13. Now it shall be lawful for the Vendee for all times hereafter to enter upon the Vendors Land and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Vendors Land unto the Vendee in accordance with this Deed.

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14. The Vendee shall, at its sole cost and expense, be absolutely entitled to get the Vendors Land mutated, substituted and transferred in its name, on the basis of this Deed, in the records of any governmental authority, jurisdictional sub-registrar or any other records as required under the applicable laws. The Vendors undertake that they shall, at their sole cost and expense, execute/sign (or cause to be executed/signed) all documents as are required in this regard and shall extend all reasonable assistance to the Vendee to facilitate the same.
15. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Vendors " and " the Vendee" herein before used shall include their respective heirs, legal representatives, successors and assigns.
16. The Vendors agrees and undertakes that it shall not, directly or indirectly, create any sort of impediment/obstruction/hindrance on the usage of the Said Property by the Vendee.
17. In case the Vendee is deprived of whole or any portion of the Said Property hereby conveyed to the Vendee, on account of any defect in the title of the Vendors, the Vendee shall be entitled to recover from the Vendors, its legal representatives, executors, administrators, successors etc. whole or part of the Total Consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Vendors, any other person finally establishes any claim to the Said Property transferred under this Deed or to any part thereof, the Vendors doth hereby agrees to save harmless and indemnified the Vendee and to refund the Total Consideration to the extent of right affected in the Said Property transferred under this Deed and to make good the loss, if any, sustained by the Vendee.
18. The stamp duty and all charges (including registration charges) required for sale of the Said Property from the Vendors to the Vendee, including the execution and registration of this Deed, shall be borne and paid by the Vendee.
19. The Vendors and all the persons claiming under them do hereby further agree with the Vendee that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property conveying and assuring the Said Property or any part thereof to the Vendee and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.


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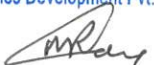
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21. The Vendors represents and warrants to the Vendee that it has the power and authority to enter into and perform this Deed.
22. The recitals, schedules and annexures to this Deed are a part and parcel of this Deed and shall be read in conjunction with this Deed while interpreting the terms and conditions of this Deed.
23. Failure on the part of the Parties to enforce at any time, or, for any period of time, the provision(s) hereof, shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
24. If any provision of this Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended to the extent necessary to conform to the applicable law and the remaining provisions of this Deed shall remain valid and enforceable.
25. The Vendors agree and undertake that they shall not, directly or indirectly, create any sort of impediment/obstruction/hindrance on the Vendors Land which prevents and/or affects the usage/enjoyment/possession of the Vendors Land by the Vendee. The Vendee shall have the absolute right and entitlement to deal with the Vendors Land as per its unfettered discretion without any interference or impediment from the Vendors.
26. The Vendors shall remove all defects in title, if any, of the Vendors to the Vendors Land on account of any encumbrances, claim, litigation, proceeding, investigation etc., commenced or threatened by any person claiming through the Vendors. The Vendee shall not be liable at any time whatsoever towards payment of any charges/fees or any ancillary costs for removal/rectification of the aforementioned defects in relation to the title of the Vendors to the Vendors Land. The Vendee shall forthwith provide the Vendors with notice of any claim, litigation, proceeding, investigation in connection with the title of the Vendors in the Vendors Land of which the Vendee becomes aware after the execution of this Deed and the Vendors shall, at their sole cost and expense, promptly resolve, settle and make good any such claim, litigation, proceeding, investigation pertaining to the Vendors' title in the Vendors Land with any governmental authority, court, tribunal and/or any adjudicating authority and the Vendors shall indemnify and hold harmless the Vendee in this regard. For the sake of abundant caution, it is clarified that the Vendors shall be solely responsible to cater to and resolve any queries, complaints and issues in relation to the Vendor's title in the Vendors Land. The Vendors understand and acknowledge that all claims, liabilities, costs and expenses that have arisen/arise in future in relation to the Vendor's title in the Vendors Land shall be borne by the Vendors and the Vendee shall not be liable against any such claims in any circumstances whatsoever. The Vendors jointly and severally agree that if any encumbrance (i) causes the Vendors to lose their title to either the Vendors Land and/or the Vendors Land, (ii) or causes the Vendee to lose possession of the Vendors Land (iii) and/or impedes the peaceful/vacant possession of the Vendors Land by the Vendee, then in such

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case the Vendee shall be entitled to recover from the Vendors the whole or part of the Vendors Consideration together with damages and the Vendors shall indemnify and hold harmless the Vendee for any loss caused/sustained by it in this regard.

27. This Deed and the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India and courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of or related/connected to this Deed and the transaction stipulated hereunder.
28. That the property transferred under this deed is not situated on any National Highways, State Highway, District Road or link Road, there are no trees on the said land and there are no wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 200 meters from the Sitapur-Hardoi Bypass Road. The property hereby conveyed situates within the Municipal Limits.
29. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.
30. The Vendors further declares categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Vendee.
31. The Vendors and all the persons claiming under them do hereby further agree with the Vendee that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Vendors Land conveying and assuring the same or any part thereof to the Vendee.
32. The Vendee confirms that all the obligations arising under this Deed shall equally be applicable and enforceable against any and all occupiers, tenants, licensees, allottees and/or subsequent purchasers of the Vendors Land as the said obligations go along with the Vendors Land for all intent and purposes and the Vendee assures the Vendors that the Vendee shall take sufficient steps to ensure the due performance in this regard.
33. The Vendors represent and warrant to the Vendee that they have the power and authority to enter into and perform this Deed.

Atidatta City Homes Development Pvt. Ltd.


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34. The recitals, schedules and annexures to this Deed are a part and parcel of this Deed and shall be read in conjunction with this Deed while interpreting the terms and conditions of this Deed.

Mahaavaaja Realty And Development Pvt. Ltd.


Authorised Signatory

35. Failure on the part of the Parties to enforce at any time, or, for any period of time, the provision(s) hereof, shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

Madhuri Realty And Leasing Pvt. Ltd.


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36. This Deed and the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India and courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of or related/connected to this Deed and the transaction stipulated hereunder.
37. The present as well as the permanent addresses of the Vendors and the Vendee are the same as mentioned above.

That the total area of land transferred under this deed is 4.3098 Hectare in which 0.100 hectare or 1000 sq. mt. is being stamped on residential rate which is Rs. 6,600/- sqm mtr. That value comes to Rs. 66,00,000/- and on 0.050 hectare or 500 sq. mtr. Value after taking the rebate 30% in residential rate comes to Rs. 4,620 /- the market value of 500 sq. mtr. x comes to Rs. 23,10,000/- and remaining part admeasuring 4.1598 Hectare is being stamped on Abadi rate which is Rs. 2,00,00,000/- per Hectare that comes Rs.8,31,96,000/-. Hence the total value of said land is Rs. 9,21,06,000/- and the sale consideration of Rs. 9,21,06,000/- which is same of the market value. Therefore, the stamp duty @ 7% comes to Rs. 64,47,500/- has been paid vide E-stamp No. IN-UP14725533415304W dated 03.04.2024 on sale consideration amount by the Vendee.

SCHEDULE OF THE PROPERTY HEREBY SOLD

S.No.	Khata No.	Name of Owner(s)	Share	Khasra	Area (Hect.)	Sold Area (Hect.)
1	00141	M/s. Atidatta City Homes Development Pvt. Ltd.	Part	390min	0.2970	0.2117
2	00125	M/s. Indali City Homes Lucknow Pvt. Ltd.	Full Part Part	379 392 393	0.3400 0.1900 0.2820	0.3400 0.0486 0.1666
3	00126	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	423	0.2020	0.0397
4	00128	M/s. Mahaavaaja Reality and Development Pvt. Ltd.	Part	426	4.8380	2.8194
5	00129	M/s. Madhuri Reality and Leasing Private Limited	Full	433sa	0.2530	0.2530
6	00141	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	378sa	0.1010	0.0253
		M/s. Atidatta City Homes Development Pvt. Ltd.	Part			0.0505
7	00141	M/s. Indali City Homes Lucknow Pvt. Ltd.	Part	413min	0.4970	0.1183
		M/s. Atidatta City Homes Development Pvt. Ltd.	Part			0.2367
Total in Hect.:-				Kita-9		4.3098


Indali City Homes Lucknow Pvt. Ltd.


Authorised Signatory

Atidatta City Homes Development Pvt. Ltd.



Authorised Signatory

Mahaavaaja Reality And Development Pvt. Ltd.


Authorised Signatory

Madhuri Reality And Leasing Pvt. Ltd.


11
Authorised Signatory

GOLDFINCH REALTY

Authorised Signatories



which is bounded as under:

BOUNDARIES OF LAND KHASRA NO.390

East : Khasra No. 396
West : Part of Khasra No.390
North : Part of Khasra No.390
South : Part of Khasra No.391

BOUNDARIES OF LAND KHASRA NO.392 & 393

East : Khasra No. 394 & 395
West : Part of Khasra No.392 & 393
North : Part of Khasra No.391 & 395
South : Part of Khasra No.393 & 402

BOUNDARIES OF LAND KHASRA NO.378 & 379

East : Khasra No. 377
West : Part of Khasra No.380 & 409
North : Part of Khasra No.376
South : Part of Khasra No.410 & 378

BOUNDARIES OF LAND KHASRA NO.413

East : Khasra No. 416
West : Part of Khasra No.412
North : Part of Khasra No.378, 415, 414
South : Part of Khasra No.429

BOUNDARIES OF LAND KHASRA NO.423

East : Khasra No. 422
West : Part of Khasra No.423
North : Part of Khasra No.423
South : Part of Khasra No.425

BOUNDARIES OF LAND KHASRA NO.426

East : Part of Khasra No. 426
West : Part of Khasra No.427
North : Part of Khasra No.429 & 425
South : Part of Khasra No.427 & Village-Allu Nagar
Diguria

Atidatta City Homes Development Pvt. Ltd.


Authorised Signatory

Mahaavaaja Reality And Development Pvt. Ltd.


Authorised Signatory

Madhuri Reality And Leasing Pvt. Ltd.


Authorised Signatory

Indali City Homes Lucknow Pvt. Ltd.


Authorised Signatory

GOLDFINCH REALTY

Authorised Signatories

आवेदन सं०: 202400820010851

विक्रय पत्र

बही सं०: 1

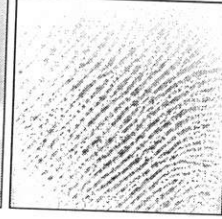
रजिस्ट्रेशन सं०: 8421

वर्ष: 2024

प्रतिफल- 92106000 स्टाम्प शुल्क- 6447500 बाजारी मूल्य - 92106000 पंजीकरण शुल्क - 921060 प्रतिलिपिकरण शुल्क - 80 योग : 921140

श्री गोल्डफिच रियल्टी द्वारा
प्रखर सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री कपिल सिंह
व्यवसाय : नौकरी
निवासी: 403, अभिलाषा, एलडिको उद्यान-II, राय बरेली रोड,
लखनऊ-226025

Pr. K. S.



श्री, गोल्डफिच रियल्टी द्वारा

प्रखर सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
06/04/2024 एवं 03:37:14 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
अनूप कुमार वर्मा प्रभारी
उप निबंधक : बक्शी का तालाब
लखनऊ
06/04/2024

मो० आबोद रब्बानी
निबंधक लिपिक
06/04/2024



BOUNDARIES OF LAND KHASRA NO.433sa

East : Khasra No. 428
West : Part of Khasra No.433
North : Part of Khasra No.429
South : Part of Khasra No.433

SCHEDULE OF PAYMENT

1. Vendors have received Rs. 10,84,940/- (Rupees Ten Lakh Six Thousand Only) through Cheque No. 000260 HDFC Bank, Branch-Nirala Nagar, Lucknow form Vendee.
2. Vendors have received Rs. 2,25,25,000/- (Rupees Two Crore Twenty Five Lakh Twenty Five Thousand Only) through Cheque No. 000261, HDFC Bank, Branch-Nirala Nagar, Lucknow form Vendee.
3. Vendors have received Rs. 2,25,25,000/- (Rupees Two Crore Twenty Five Lakh Twenty Five Thousand Only) through Cheque No. 000262, HDFC Bank, Branch-Nirala Nagar, Lucknow form Vendee.
4. Vendors have received Rs. 2,25,25,000/- (Rupees Two Crore Twenty Five Lakh Twenty Five Thousand Only) through Cheque No. 000263, HDFC Bank, Branch-Nirala Nagar, Lucknow form Vendee.
5. Vendors have received Rs. 2,25,25,000/- (Rupees Two Crore Twenty Five Lakh Twenty Five Thousand Only) through Cheque No. 000264, HDFC Bank, Branch-Nirala Nagar, Lucknow form Vendee.
6. Vendee will submit Rs. 9,21,060/- (Rupees Nine Lakh Twenty One Thousand Sixty Only) as TDS under Section 194(1)(A) of Income Tax and this amount included in sale consideration.

The Vendors has already received total **Rs. 9,21,06,000/- (Rupees Nine Crore Twenty One Lakh Six Thousand Only)** from Vendee and now nothing is payable to the Vendors by the Vendee.

Atidatta City Homes Development Pvt. Ltd.


Authorised Signatory

Indali City Homes Lucknow Pvt. Ltd.


Authorised Signatory

Mahaavaaja Reality And Development Pvt. Ltd


Authorised Signatory

GOLDFINCH REALTY

Authorised Signatories

Madhuri Reality And Leasing Pvt. Ltd.


Authorised Signatory

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री नन्द किशोर, पुत्र श्री श्री राम

निवासी: 603, ट्यूलिप-डी, ओमेक्स रेजीडेंसी,
गोमती नगर एक्सटेंशन, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

Nand Kumar



श्री चन्दन सिंह रावत, पुत्र श्री कुंदन सिंह रावत

निवासी: 35/1, विष्णुपुरी कॉलोनी, अलीगंज,
लखनऊ

व्यवसाय: नौकरी

Chandn Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Anoop Kumar

अनूप कुमार वर्मा प्रभारी
उप निबंधक : बक्शी का तालाब
लखनऊ

06/04/2024

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

मो० आबाद रब्बानी
निबंधक लिपिक लखनऊ
06/04/2024

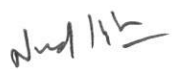
प्रिंट करें



IN WITNESS WHEREOF, we the abovenamed Vendors and Vendee on the date, month and year first above mentioned at Lucknow.

WITNESSES:-



1. 
Nand Kishore son of Sh. Shri Ram
Address-603, Tulip-D, Omaxe Residency,
Gomti Nagar Extension, Lucknow
Mobile No.9984050777, Occupation-Job

VENDORS

M/s. Atidatta City Homes Development Pvt. Ltd.

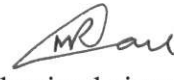

(authorised signatory)
Mobile No. 9415762836



M/s. Indali City Homes Lucknow Pvt. Ltd.




2. 
Chandan Singh Rawat
son of Sh. Kuundan Singh Rawat
Address-35/1, Vishnupuri Colony, Aliganj,
Lucknow, Mobile No.8318990084
Occupation-Job


(authorised signatory)
Mobile No. 9415762836




M/s. Mahaavaaja Reality and Development Pvt. Ltd.


(authorised signatory)
Mobile No. 9415762836

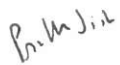


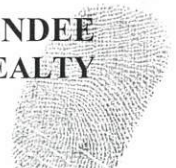
M/s. Madhuri Reality and Leasing Private Limited


(authorised signatory)
Mobile No. 9415762836



VENDEE
M/S GOLDFINCH REALTY


(authorised signatory)
Mobile No.8004444449



Typed By:


(Deepak)

Drafted By:


(Benkat Raman Singh)
Advocate

आवेदन सं०: 202400820010851

बही सं०: 1

रजिस्ट्रेशन सं०: 8421

वर्ष: 2024

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

विक्रेता: 1

श्री अतिदत्ता सिटी होम्स डेवलपमेंट प्राइवेट लिमिटेड के द्वारा मलिक राम वर्मा, पुत्र श्री सुकई वर्मा

निवासी: कार्यालय-1, कपूरथला कॉम्प्लेक्स, अलीगंज, लखनऊ-226024

व्यवसाय: नौकरी

विक्रेता: 2



श्री इन्दाली सिटी होम्स लखनऊ प्राइवेट लिमिटेड के द्वारा मलिक राम वर्मा, पुत्र श्री सुकई वर्मा

निवासी: कार्यालय-1, कपूरथला कॉम्प्लेक्स, अलीगंज, लखनऊ-226024

व्यवसाय: नौकरी

विक्रेता: 3



श्री महावाजा रियलिटी एंड डेवलपमेंट प्राइवेट लिमिटेड के द्वारा मलिक राम वर्मा, पुत्र श्री सुकई वर्मा

निवासी: कार्यालय-सहारा इंडिया प्वाइंट, सीटीएस 40 और 44, एस.वी. रोड, गोरगांव पश्चिम, मुंबई-400104

व्यवसाय: नौकरी

विक्रेता: 4



श्री माधुरी रियलिटी एंड लीजिंग प्राइवेट लिमिटेड के द्वारा मलिक राम वर्मा, पुत्र श्री सुकई वर्मा

निवासी: कार्यालय-सहारा इंडिया प्वाइंट, सीटीएस 40 और 44 एस.वी. रोड, गोरगांव, पश्चिम मुंबई

व्यवसाय: नौकरी

विक्रेता: 1



श्री गोल्डफिच रियलिटी के द्वारा प्रखर सिंह, पुत्र श्री कपिल सिंह

निवासी: 403, अभिलाषा, एल्लिको उद्यान-II, राय बरेली रोड, लखनऊ-226025

व्यवसाय: नौकरी



MAP

Part share i.e. 0.2117 Hect., out of Khasra No.390min, Part share i.e. 0.0486 Hect., out of Khasra No.392, Part share i.e. 0.1666 Hect., out of Khasra No.393, Part share i.e. 0.0397 Hect., out of Khasra No.423, Part share i.e. 2.8194 Hect., out of Khasra No.426, Part share i.e. 0.0758 Hect., out of Khasra No.378sa, Part share i.e. 0.3550 Hect., out of Khasra No.413min, Full share i.e. 0.3400 Hect., out of Khasra No.379 and Full share i.e. 0.2530 Hect., out of Khasra No.433sa **Total sold Area 4.3098 Hectare**, situated at Village - Narharpur, Pargana-Lucknow, Tehsil-Bakshi Ka Talab & District- Lucknow:-



Atidatta City Homes Development Pvt. Ltd.

MR
Authorised Signatory

Mahaavaaja Reality And Development Pvt. Ltd.

MR
Authorised Signatory

VENDORS

Madhuri Reality And Leasing Pvt. Ltd.

MR
Authorised Signatory

Indali City Homes Lucknow Pvt. Ltd.

MR
Authorised Signatory

GOLDFINCH REALTY

Pankaj S. R.
Authorised Signatories
VENDEE

आवेदन सं०: 202400820010851

बही संख्या 1 जिल्द संख्या 16550 के पृष्ठ 93 से 122
तक क्रमांक 8421 पर दिनांक 06/04/2024 को रजिस्ट्रीकृत
किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

91/

अनूप कुमार वर्मा प्रभारी
उप निबंधक : बक्शी का तालाब
लखनऊ
06/04/2024

