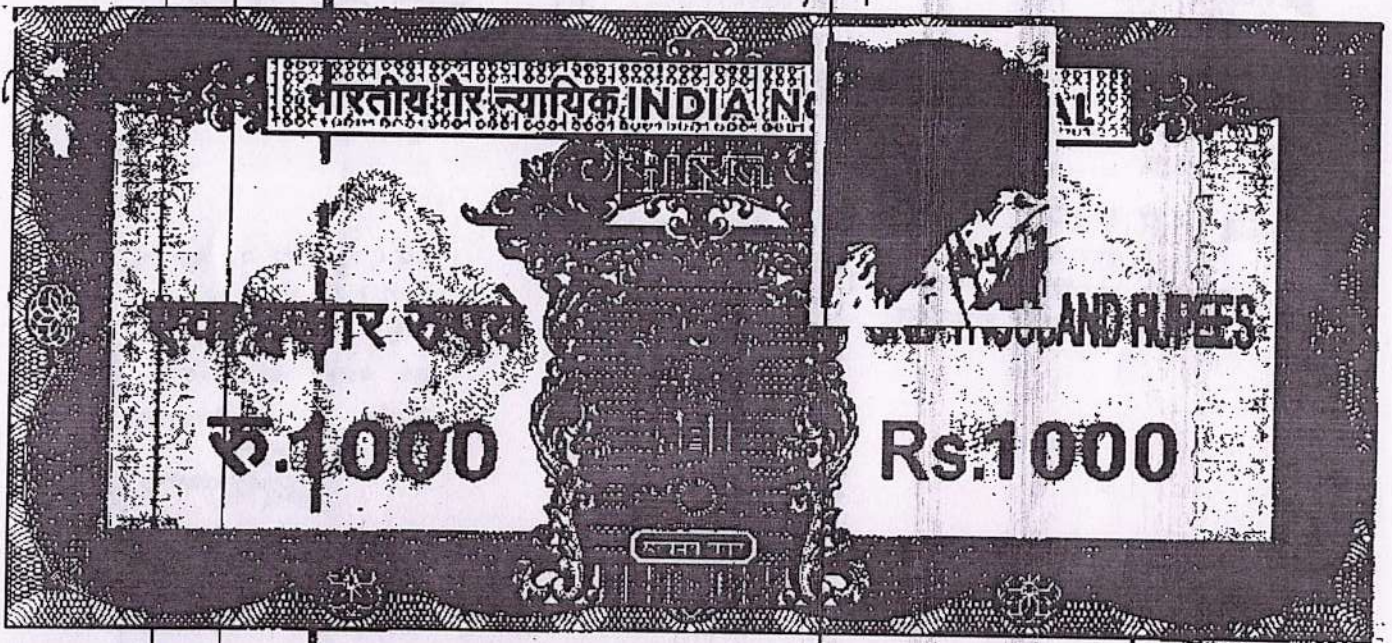


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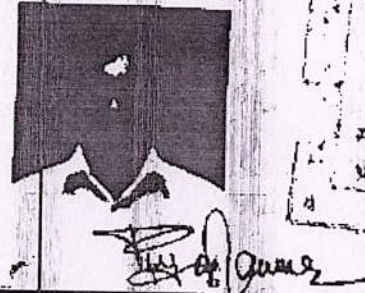


उत्तर प्रदेश UTTAR PRADESH

21114

वेदना पत्र

प्रमाणित किया जाता है कि विक्रय अदम्य
रकम 20,24,35,993/- के लिए अदा किया गया
है। इस रकम पर 1,41,70,940/- का
विक्रय पत्र में समाविष्ट किया गया।



AG 046239

04 JUN 2022

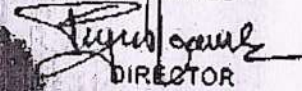
0177114

Ward	: Chinhat
Consideration amount	: Rs. 20,24,35,993/-
Stamp Duty payable	: Rs. 1,41,70,940/
Stamp Duty adjusted	: Rs. 1,44,33,500/-
Stamp Duty paid	: Rs. 1,000/-

SUMMARY OF DEED

- | | |
|-----------------|--------------|
| 1. Type of Land | : Commercial |
| 2. Ward/Pargana | : Chinhat |

For ROHTAS PROJECTS LIMITED


DIRECTOR

Copy Number.....
Prepared By.....
Compared By.....

प्रचलित विज्ञापन प्रमाणित (समाप्त)
सकल विज्ञापन प्रमाणित

क्र. संख्या ११४
 पंजीयन की तिथि
 पंजीयन कर करने की प्रयोग
 पंजीयन केता का नाम व पूरा पता
 पंजीयन की अवधि

१-६-१५

राजेश कुमार कटियार स्टाम्प विक्रेता
 लाइसेंस नं० ४२
 लाइसेंस की अवधि ३१-०३-२०१५
 मल्लोवट्टे कोर्ट, लखनऊ

राजेश कुमार कटियार स्टाम्प विक्रेता
 लाइसेंस नं० ४२
 लाइसेंस की अवधि ३१-०३-२०१५
 मल्लोवट्टे कोर्ट, लखनऊ

यह पंजीयन द्वारा पंजीयन प्राप्त करने के लिए पंजीयन कर का भुगतान करना आवश्यक है।
 पंजीयन कर का भुगतान कर लेना आवश्यक है।
 एवं पंजीयन कर का भुगतान कर लेना आवश्यक है।
 दिनांक १५/०६/१५

[Signature]



	[2]	
3. Mohalla/Village	:	Vibhuti Khand, Gomti Nagar, Lucknow
4. Details of Property	:	Commercial Plot No. TC/G-4/4
5. Unit of Measurement in (Hect./Sq. meter)	:	Sq. meter
6. Area of Property	:	20717.91 Sq. meter
7. Details of Road (As per Segment)	:	N.A.
8. Other details (9 mtr. Road/corner etc.)	:	30 meter wide road & Corner Property
9. Type of Property	:	Commercial Plot
10. Total area of Property (in case of multistoried building)	:	N.A.
11. Total Covered Area	:	N.A.
12. Status -Finished/ Semi-finished/other	:	N.A.
13. Valuation of Trees	:	N.A.
14. Boring/Well/Other	:	N.A.
15. Built-up area	:	N.A.
16. Year of Construction	:	N.A.
17. Sale Consideration	:	Rs. 20,24,35,993/-

BOUNDARIES :

North	:	Part of Plot No. TC/G-1 & Park
South	:	30 Meter wide road
East	:	Plot No. TC/G -5;
West	:	30 meter wide road;

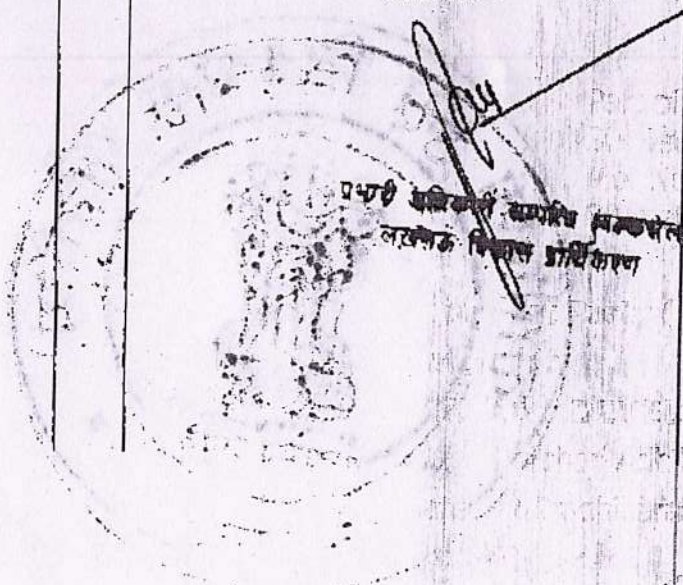
Number of First Party (1)

Details of Seller

LUCKNOW DEVELOPMENT AUTHORITY Lucknow
 through Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office
 situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar,
 Lucknow

For ROHTAS PROJECTS LIMITED

[Signature]
 DIRECTOR



Copy Number.....
 Prepared By.....
 Compared By.....



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Number of Second Party (1)**Details of Purchaser**

M/s. ROHTAS PROJECTS LTD., Office at : 27/18, Raja Ram Mohan Rai Marg, Lucknow (Old Address : 67, Halwasiya Market, 1st Floor Hazratganj, Lucknow) , represented through its Director Mr. Piyush Rastogi son of Sri Laxmi Chand Rastogi, resident of 14/1, Joppling Road, Lucknow.

SALE - DEED

THIS SALE DEED entered between **LUCKNOW DEVELOPMENT AUTHORITY** Lucknow through Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**", which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**

AND

M/s. ROHTAS PROJECTS LTD., Office at : 27/18, Raja Ram Mohan Rai Marg, Lucknow (Old Address : 67, Halwasiya Market, 1st Floor Hazratganj, Lucknow), represented through its Director Mr. Piyush Rastogi son of Sri Laxmi Chand Rastogi, resident of 14/1, Joppling Road, Lucknow (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser company itself, its executors, administrators, legal representative and assigns) on the **OTHER PART.**

For ROHTAS PROJECTS LIMITED

Piyush Rastogi
DIRECTOR

प्रभारी अधिकारी सम्पत्ति (रजिस्ट्रार)
उत्खण्ड विकास प्राधिकरण

Copy Number.....
Prepared By.....
Compared By.....

संविधान

महाराष्ट्र प्रजासत्ताक, 1960

ARTICLE 1

THE STATE OF MADHARASHTRA

AND

THE STATE OF GUJARAT



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WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894 under the Ujariyaon Housing Scheme and after acquisition of land the seller has developed the land popularly known as Vibhuti Khand, Gomti Nagar, Lucknow and as such the seller possess the land free from all encumbrances. And;

WHEREAS, Commercial Plot No. TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow, was allotted according to law after inviting tenders by making publication in "Daily News Paper", and upon recommendation of the Committee dated 22.06.2005, being highest bidder the same was approved by the Vice-Chairman on 11.07.2005. And;

Whereas the purchaser deposited the part payment of premium amount, amounting to Rs. 3,86,59,620/- and also paid 12% freehold charges amounting to Rs. 1,54,63,850/- and thereafter an agreement to sell was entered between both parties making provision payment of rest amount by way of installments, which agreement to sell is duly registered in the office of Sub-Registrar-II, Lucknow, vide Book No. I, Zild No. 5455, on pages 261/292, sl. No. 11112, dated 23.12.2005. And since the possession of land was also delivered by the seller to the purchaser at the time of agreement, as such full stamp duty amounting to Rs. 1,44,33,500/- has already been paid in advance by the purchaser at the time of registered agreement to sell. And since then the purchaser has been enjoying the possession of the allotted land with him. And;

WHEREAS, the rest amount due against L.D.A. has also been paid by the purchaser with interest, which comes to Rs. 20,24,35,993/- (Rupees Twenty Crore Twenty Four Lac Thirty

उपरोक्त अधिकारी सम्पादन, लखनऊ
सुपरीकृत विभाग प्रशासन

For ROHTAS PROJECTS LIMITED

[Signature]
DIRECTOR

Copy Number.....

Prepared By.....

Compared By.....

WITNESSETH that the within and signed in public presence of the
National Development Bank of the Republic of Cuba
and that the said National Development Bank of the Republic of Cuba
has approved the within and signed in public presence of the
said National Development Bank of the Republic of Cuba.

Witness my hand and seal of office at Havana, Cuba, this 1st day of
January, 1952.

Witness my hand and seal of office at Havana, Cuba, this 1st day of
January, 1952.

Witness my hand and seal of office at Havana, Cuba, this 1st day of
January, 1952.



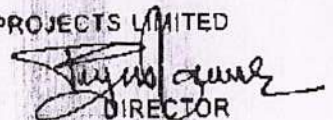
Five Thousand Nine Hundred Ninety Three only). The purchaser has also deposited Rs. 5000/- towards water sewer charges, and Rs. 500/- towards processing charges, but the same does not form part of consideration amount as such the same is not included in consideration amount. And since the full payment stands paid by the purchaser, hence the necessity for execution of the present deed.

HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That the Seller has allotted a piece of land bearing TCG-4/4, bearing an area of 20717.91 (Twenty Thousand Seven Hundred Seventeen point Nine One) Square meter for Commercial/Official/Group Housing purposes, situated at Vibhuti Khand, Gomti Nagar, Lucknow in favour of the purchaser, morefully described in Schedule of Property given at the foot of this deed and marked with Red Colour in the annexed plan which forms part of this deed by way of public auction being the highest bidder.
2. That the purchaser has deposited the full premium amount Rs. 12,88,65,400/- (Rupees Twelve Crore Eighty Eight Lac Sixty Five Thousand Four Hundred only) and has also deposited 12% freehold charges amounting to Rs. 1,54,63,850/- (Rupees One Crore Fifty Four Lac Sixty Three Thousand Eight Hundred Fifty only). Apart from the said amount the purchaser has also made payment of interest, and in such manner total amount paid by the purchaser to the seller comes to Rs. 20,24,35,993/- (Rupees Twenty Crore Twenty Four Lac Thirty Five Thousand Nine Hundred Ninety Three only) morefully described in 'Schedule of Payment' annexed with this deed.

प्राप्त करिता सहायता प्रदान करिता
आवश्यक विवरण प्रदान करण

For ROHTAS PROJECTS LIMITED


DIRECTOR

Copy Number.....

Prepared By.....

Compared By.....

The first part of the report is devoted to a description of the project and the objectives of the study. It is followed by a review of the literature on the subject and a discussion of the methodology used in the study.


RESULTS AND DISCUSSION

The results of the study are presented in this section. The first part of the section is devoted to a description of the data and the statistical analysis. The second part of the section is devoted to a discussion of the results and their implications.

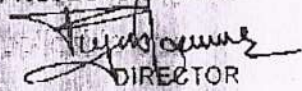
The results of the study are presented in this section. The first part of the section is devoted to a description of the data and the statistical analysis. The second part of the section is devoted to a discussion of the results and their implications.

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3. That as such in total consideration amount of premium with freehold charges including the interest, if any, payable thereto as mentioned hereinabove, total amounting to Rs. 20,24,35,993/- (Rupees Twenty Crore Twenty Four Lac Thirty Five Thousand Nine Hundred Ninety Three only) in respect of Commercial Plot No. TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow. The seller does hereby sell, transfer, convey and assign the aforesaid plot of land as freehold in favour of the purchaser through this deed. Details of which have been mentioned in 'Schedule of Property' given at the foot of this deed for commercial purposes.
4. That as such in consideration to the said amount as well as the covenants made by the purchaser with the seller through this deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser for commercial purposes and the purchaser shall be legally entitled to use the same for the said purposes as provided in the Lucknow Master Plan-2021.
5. That the terms and conditions of the allotment as well as contained in the agreement to sell as well as Rules & Regulations of the Seller shall be fully applicable upon the purchaser, who shall abide by the same.
6. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.


 अधिकारी सम्पत्ति (बचकाल)
 लखनऊ विमान प्राधिकरण

For ROHTAS PROJECTS LIMITED


 DIRECTOR

Copy Number.....
 Prepared By.....
 Compared By.....

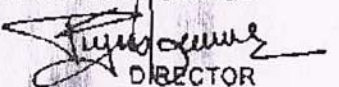


Copy to
Director
Government of India

7. That the purchaser shall raise the constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow, preferably within a period of 5 years or as the Rules may be applicable.
8. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any local authority, State or Central Government or any other competent authority from time to time.
9. That if in future the seller may be directed to make payment towards compensation to the farmers on higher rate under the judgment and order passed by court of law then the seller shall be entitled to make demand pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same. And the said consideration shall be equally applicable to the transferees of the purchaser who shall be bound to make payment if demanded by L.D.A. in this regard.
10. That the purchaser covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
11. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.

प्रभारी अधिकारी सम्पत्ति (विन्डसल)
अखिल विन्डस कार्यालय

For ROHTAS PROJECTS LIMITED


DIRECTOR

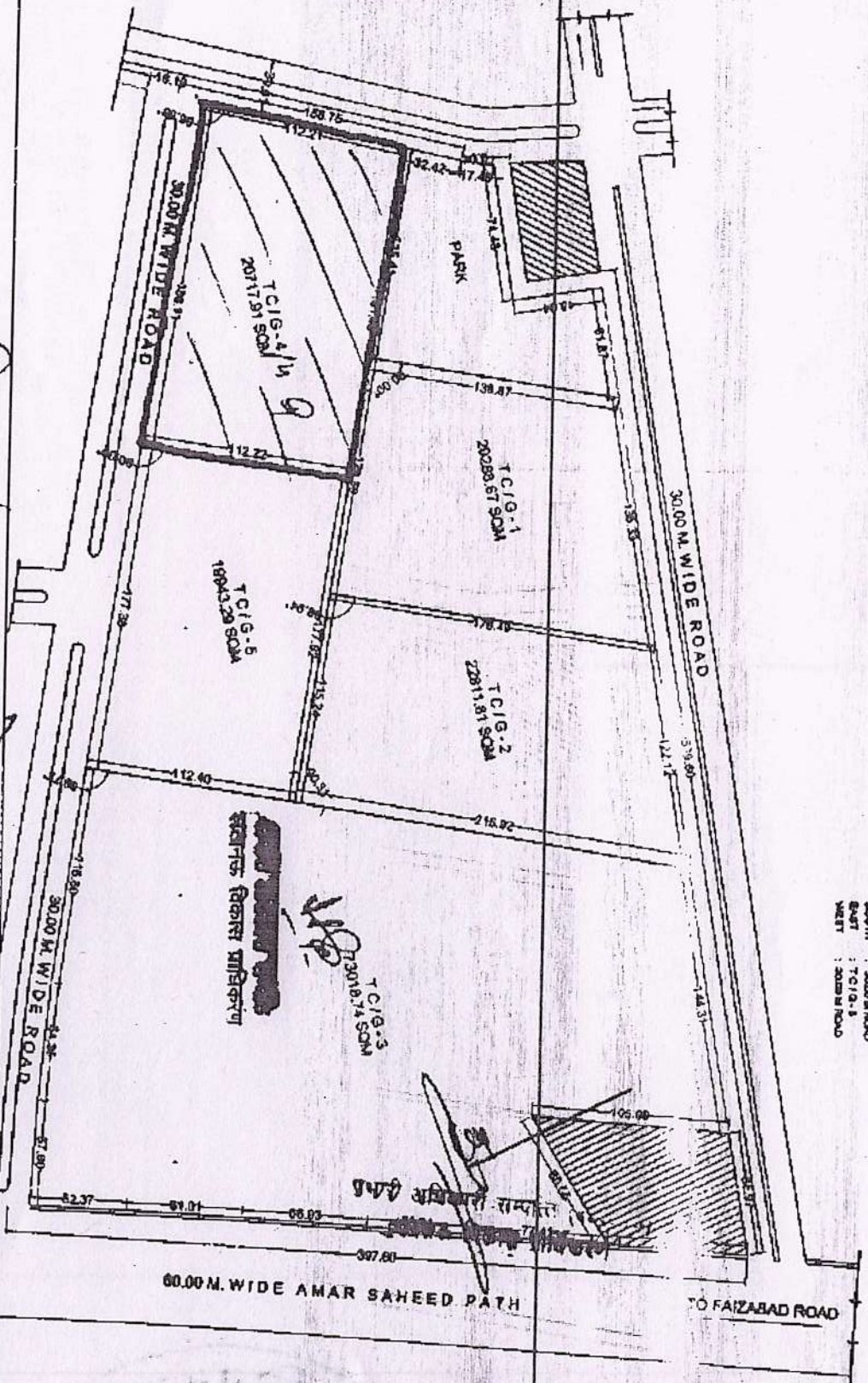
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Prepared By.....
Compared By.....

LUCKNOW DEVELOPMENT AUTHORITY

PART LAYOUT PLAN OF BULK SALE PROJECT OF TOWN CENTRE AT VIBHUTI KHAND, SCANTINAGAR, LUCKNOW.

PLOT NO. T.C/G-4/1/4
AREA OF PLOT: 20717.91 SQM

BOUNDRIES
NORTH : PART T.C/G-1, 15 PHEM
SOUTH : 30.00 M. ROAD
EAST : T.C/G-5
WEST : 30.00 M. ROAD



D.M.

Handwritten signatures and initials

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E.E.

For ROHTAS PROJECTS LIMITED

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DIRECTOR

For ROHTAS PROJECTS LIMITED

Handwritten signature
DIRECTOR

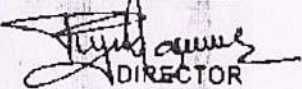
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Prepared By.....
Compared By.....



10
11/11/59

12. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration and the Vice Chairman L.D.A., shall appoint the Arbitrator and the matter shall be referred to him. The decision given by the arbitrator shall be final and binding upon both the parties.
13. That the ground coverage and FAR shall be permissible according to Rules.
14. That the set-backs shall be applicable in accordance with भवन निर्माण एवं उपविधि 2008
15. That the purchaser shall be bound to make the provision of the parking space according to Rules as well as the law applicable at the time of construction. And if the proper parking space is not provided then the Competent Authority shall have every right to take action against the purchaser.
16. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
17. That the purchaser shall have to obtain the permission regarding construction, if any to be made from Nagar Nigam, State Government, Central Government and other organization as may be required after paying proper fees as may be applicable there at his own cost and expenses.
18. That in case at any time it may be found that the purchaser have obtained the allotment by fraud or mis-representation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale deed

For ROHTAS PROJECTS LIMITED



DIRECTOR

Copy Number.....

Prepared By.....

Compared By.....

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री मनोज श्रीवास्तव

पुत्र श्री स्व. पी. एन. श्रीवास्तव

पेशा प्राई. नौकरी

निवासी 7/517, विकासनगर लखनऊ

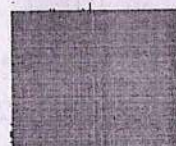
व श्री एन. सी. उपेती योजना सहायक
एल. सी. ए लखनऊ

पेशा नौकरी

निवासी

ने की।

परमपूज्य मठ साधियों के निम्नानुसार नियमानुसार लिये गये हैं।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

एच० के० पाण्डेय
उप-निबंधक (द्वितीय)

लखनऊ

1/7/2014

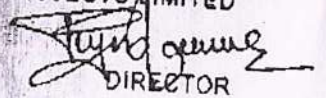


may also be cancelled according to law, and 50% of the sale price will be forfeited.

19. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him, but after construction the constructed units/ space can be allotted or transferred to anybody and there shall be no restriction for transfer of property. It is hereby provided that in case of violation of the said term the Vice Chairman, L.D.A. shall have power to cancel the allotment or take any other legal action as may be deemed fit and proper.
20. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the competent authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
21. That the physical possession of the land in question has already been delivered to the purchaser at the time registered agreement to sell and the proprietary possession of the same has been delivered to the purchaser through this deed by the seller.
22. That the expenses for execution and registration of this deed shall be borne by the purchaser.
23. That it is to clarify that if at any time it is found that the purchaser has not paid the full amount as applicable, or it is revealed that due to any omission or misinterpretation of any rule or directions or miscalculation or any human or technical error, the consideration amount has been less charged by L.D.A. in all such circumstances, the purchaser covenant with the seller and has undertaken that in case it is found at any time, then the purchaser shall be bound to

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For ROHTAS PROJECTS LIMITED


DIRECTOR

Copy Number.....
Prepared By.....
Compared By.....

202.435.993.00 /

विक्रय पत्र

10,000.00

40

10,040.00

2,000

फ्रीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द संगणन

प्रतिफल मालिपत

श्री दिलीप सक्करवाल त.मु. प्रतिनिधि मे.रोहतास प्रोजेक्ट लि.द्वारा निदेशक पी

पुत्र श्री आई.डी.सक्करवाल

व्यवसाय प्राई-नौकरी

निवासी स्थायी आर.बी.एल.रोड न्यू हैदराबाद लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 1/7/2014

समय 1:24PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बजे निबन्धन हेतु पेश किया।

एच0 के0 पापुव
उप-निबन्धक (दिलीय)

लखनऊ

1/7/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रसोखानसार उक्त
विक्रेता केता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री अम्बी विष्ट प्र.अ.स. ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री दिलीप सक्करवाल त.मु.
प्रतिनिधि मे.रोहतास प्रोजेक्ट लि.द्वारा निदेशक पीपु
रस्तोगी
पुत्र श्री आई.डी.सक्करवाल
पता प्राई-नौकरी
निवासी आर.बी.एल.रोड न्यू हैदराबाद लखनऊ



remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.

24. That the total sale consideration amount premium with freehold charges including interest paid by the purchaser to the seller comes to Rs. 20,24,35,993/- (Rupees Twenty Crore Twenty Four Lac Thirty Five Thousand Nine Hundred Ninety Three only), upon which the stamp duty worth Rs. 1,41,70,520/- is payable. But the purchaser has already made payment of stamp duty in advance at the time of agreement to sell amounting to Rs. 1,44,33,500/-, which agreement is duly registered vide Bahi No. I, Zild No. 5455, on pages 261/292, sl. No. 11112, dated 23.12.2005, registered in the office of Sub-Registrar-II, Lucknow. And as such after making adjustment of the aforesaid amount, no further stamp duty becomes payable at the time of present deed, but a sum of Rs. 1000/- is being paid towards stamp duty at the time of present deed. However, it is submitted that the stamp duty, if any, and whatsoever may be found payable the same shall be the responsibility of the purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of Commercial Plot No. TCG-4/4, bearing an area of 20717.91 (Twenty Thousand Seven Hundred Seventeen point Nine One) Square meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow, delineated and marked with Red Colour in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North	:	Part of Plot No. TC/G-1 & Park
South	:	30 Meter wide road
East	:	Plot No. TC/G -5;
West	:	30 meter wide road;

महाराष्ट्र अधिसूचना संख्या: लखनऊ-२००५/११११२
अर्थशास्त्र विभाग, लखनऊ

For ROHTAS PROJECTS LIMITED

[Signature]
DIRECTOR

Copy Number.....
Prepared By.....
Compared By.....

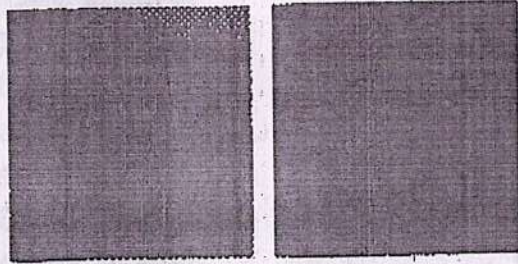
केता

Registration No. : 10738

Year : 2,014

Book No. : 1

0201 दिल्ली सच्चरवाल त. मु. प्रतिनिधि मे. रोहतास प्रोजेक्ट लि. द्वारा
आई.डी. सच्चरवाल
आर.बी.एल. रोड न्यू हैदराबाद लखनऊ
प्राई. नीकरी



IN WITNESS WHEREOF, Smt. Ambi Bisht as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the Seller/First party and **Mr. Piyush Rastogi** as Director for and on behalf of the Purchaser Company both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow on the day, month and year mentioned below.

Lucknow

Dated :

Witnesses :-

1. Signature.....
Name : Atal Behari Tiwari
Office Superintendent-L.D.A.

Handwritten signature
23/06/14
For and on behalf of
Seller/First Party/L.D.A.

2. Signature.....
Name S.K. Srivastava
Father's Name S.D. Srivastava
Address Sivena Nayak Ind.
Sitapur Road 140.

BOHTAS PROJECTS LIMITED
Handwritten signature
For and on behalf of DIRECTOR
Purchaser through
Director **Mr. Piyush Rastogi**

Prepared By :-

Handwritten signature
(Mahendra Pratap Singh)
Dealing Assistant
Lucknow Development
Authority, Lucknow

Drafted By :-

Handwritten signature
(Anoop Kumar Asthana)
Advocate
Chief Retainer L.D.A.
Mobile No. : 9839570979

Copy Number.....
Prepared By.....
Compared By.....

आज दिनांक 01/07/2014 को
बही सं. 1 जिल्द सं. 15511
पृष्ठ सं. 135 से 158 पर क्रमांक 10738
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)
लेखनरु

01/07/2014

