



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP10513576260369S
Certificate Issued Date : 20-Oct-2020 04:55 PM
Account Reference : NONACC (BK)/ upbobbk02/ VRINDAWAN YOGNA/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPBOBBK0214863170874448S
Purchased by : AMRIT PLANNERS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : UNDIVIDED SHARE OF LAND TOWER 1A, GROUP HOUSING
 1, SECTOR F, SUSHANT GOLF CITY, LUCKNOW
Consideration Price (Rs.) :
First Party : MENTOR INFRASTRUCTURE PVT LTD
Second Party : AMRIT PLANNERS PVT LTD
Stamp Duty Paid By : AMRIT PLANNERS PVT LTD
Stamp Duty Amount (Rs.) : 49,68,000
 (Forty Nine Lakh Sixty Eight Thousand only)



Please write or type below this line



Kiddharth



AMRIT PLANNERS PVT. LTD.

नवीन कुमार

0003069527

Statutory Alert:

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

MENTOR INFRASTRUCTURE PRIVATE LIMITED

Reg. off: UNIT No. - 305, 3rd FLOOR, ELDECO CORPORATE TOWER, VIBHUTI KHAND, GOMTINAGAR,
LUCKNOW UP 226010, CIN U67190UP2007PTC034179

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD ON 15th OCTOBER 2020 AT THE CORPORATE OFFICE OF THE COMPANY "MENTOR INFRASTRUCTURE PRIVATE LIMITED" AT FLAT NO: 311 to 315, 3RD FLOOR, NAURANG HOUSE, 21 K.G. MARG, NEW DELHI -110001, INDIA

RESOLUTION NO.2

The chairman informed the board that the company is going to sale the land situated at Sector-F, Sushant Golf City, Lucknow at the terms and conditions as may be mutually agreed between the buyer and seller by executing the sale deed. Hence, it shall be required to authorize a suitable person for executing the sale deed and its registration. After few discussions the following resolution was passed by board

RESOLVED THAT *Mr. Siddharth Mishra S/o. Mr. Ashwani Mishra* be and is hereby authorized to represent and appear on behalf of and in the name of the company, before the office of Registrar/Government Department/regulatory authority for seeking the sale deed of the above land/property under various Acts & rules.

RESOLVED FURTHER THAT *Mr. Siddharth Mishra* be also hereby authorised to sign and execute above sale deed and all the necessary applications, papers, forms and documents required to be submitted to the prescribed authorities for seeking sale deed registration and to do all the acts/deeds and things incidental and ancillary thereto in order to give effect to the above said resolution or otherwise considered by him to be in the best interest of the company.

Certified True Copy
For MENTOR INFRASTRUCTURE PRIVATE LIMITED


ABHISHEK SINGH
(Director)
DIN: 07131794



AMRIT PLANNERS PRIVATE LIMITED

ROOM NO. 1, 127 ARJUNGANJ LUCKNOW Lucknow UP 226012

CIN U70100UP2013PTC058936

EXTRACT OF BOARD MEETING HELD AT REGISTERED OFFICE OF THE COMPANY ON 20/10/2020

Presence

Following Directors are present in the Meeting:

1. Sri Amrit Lal
2. Sri Naveen Kumar Sharma

1. Confirmation of the Last Meeting:-

The minutes of the last Meeting were read out, approved and signed by the Chairman.

2. Chairman & Agenda:-

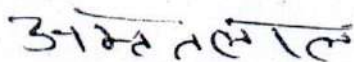
Sri Amrit Lal Chaired the board Meeting and read agenda of meeting, and put the resolution for approval of the chair-

RESOLVED THAT being the Director of the company Sri Naveen Kumar Sharma is hereby authorized for purchase of immovable property, situated at Sushant Golf City, Lucknow on behalf of Amrit Planners Pvt. Ltd. is authorized to sign documents for purchase of above said property.

The resolution was passed unanimously.

3. Vote of Thanks:-

There was no other business hence meeting was terminated with the vote of thanks to the Chair.



CHAIRMAN

Amrit Lal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MENTOR INFRASTRUCTURE PRIVATE
LIMITED

21/11/2007

Payee's Bank Account Number

AAFCM297EC

0073412

Biddhanta



सिद्धार्थ मिश्रा
Siddharth Mishra
जन्म तिथि/DOB: 24/10/1998
पुरुष/ MALE



6159 4864 2743

मेरा आधार, मेरी पहचान



Siddharth

7706900373

www.uidai.gov.in

help@uidai.gov.in

1947

6159 4864 2743

Address: S/O. Ashwani Mishra, KUNDANGANJ, Karanpur, Rae Bareilly, Uttar Pradesh-229303
कतः S/O. अश्वनी मिश्रा, कुन्दगंज, करनपुर, राय बरेली, उत्तर प्रदेश - 229303
Unique Identification Authority of India

भारत सरकार
Government of India

आलोक सिंह यादव
Alok Singh Yadav
जन्म तिथि/DOB: 16/05/1987
पुरुष/ MALE

7160 0047 6061
VID: 9193405029851111

मेरा आधार, मेरी पहचान

8009042869
आलोक यादव

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आरुणज: राम चंद्र, सरसवां अर्जुनगंज, निकट बैंक ऑफ
भारत, सरसवां, लखनऊ,
उत्तर प्रदेश - 226002

Address:
S/O: Ram Chandra, Sarsawan Arjunganj,
Near Bank Of Baroda, Sarsawan, Lucknow,
Uttar Pradesh - 226002

7160 0047 6061
VID: 9193405029851111

QR Code with Photograph

हल्प: 1924
http://uidai.gov.in

Brief Detail of Sale Deed

1.	Type of Property	- Residential
2.	Mohalla	- Sushant Golf City
3.	Property details For the development and construction of Block 1A as marked in the duly approved and released building plan under the hand and seal of L.D.A.	- Undivided share of land (without metes and bounds) being the part of Group Housing-1 situated at Sector-F, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.).
4.	Measurement unit	- 3422.95 Square Meter
5.	Total Undivided Share of Land Area of Group Housing sold to Vendee	- The Tower / building marked 1 A which is the part of Group Housing-1 having an area of 3422.95 sq. meter with total approved FAR 101380.95 sq. ft. or 9418.52 sq. meter as specifically marked in the duly approved and releases building plans situated at Sector-F, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.).
6.	Situation of Road	- Away from Amar Shaheed Path and Sultanpur Road
7.	Other description	- Situated at 45 mtrs. wide road and also have 9 meter-wide road at one side



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DIRECTOR

8.	Consideration	-	Rs. 7,09,66,700.00 (Rupees Seven Crore Nine Lakh Sixty Six Thousand Seven Hundred)
9.	Market value	-	Rs. 5,93,13,430/-
10.	Stamps	-	Rs. 49,68,000/-

No. of First Party: 1

No. of Second Party: 1

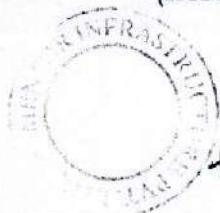
Details of Vendor	Details of Vendee
M/s. Mentor Infrastructure Private Limited having its registered office at Unit No. 305, 3 rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, U.P. -226010, India, (CIN- U67190UP2007PTC034179), acting through its authorized signatory Mr. Siddharth Mishra son of Mr. Ashwani Mishra.	M/s. Amrit Planners Private Limited (PAN-AAHCP4059Q), a Partnership firm having its office at Room NO. 1, 127 Arjunganj, Lucknow, PIN 226012 through its authorized Signatory Mr. Naveen Kumar Sharma

Sale Deed

This DEED OF SALE ("**Deed**") is made and executed at **Lucknow** on 21st day of October 2020

BETWEEN

M/s. Mentor Infrastructure Private Limited (PAN:AAFCEM2975C) having its registered office at Unit No. 305, 3rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, U.P. - 226010, India, (CIN- U67190UP2007PTC034179), acting through its director through its authorized signatory Mr. Siddharth Mishra son of Mr. Ashwani Mishra authorized vide resolution dated 15.10.2020 (hereinafter referred to as the "**VENDOR**", which expression shall



Siddharth

Naveen Kumar Sharma

Director

include its heirs, executors, administrators, permitted assignees, successors, representatives, etc. unless the subject and context requires otherwise) of the one part

AND

M/s. Amrit Planners Private Limited (PAN-AAHCP4059Q), a Partnership firm having its office at ROOM NO. 1, 127 ARJUNGANJ, LUCKNOW, PIN 226012 through its authorized signatory **Sri Naveen Kumar Sharma son of Sri Amrit Lal Sharma** authorized vide resolution dated 20.10.2020 (hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

The Vendor and the Vendee are hereinafter separately referred to as 'Party' and collectively referred to as the 'Parties'.

RECITALS:

WHEREVER the Vendor/Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, its, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read suitably as the context requires.

WHEREVER the term land is used to denote the property it shall be read and construed as undivided share of land without metes and bounds with a total approved FAR of 101380.95 Sq. Ft. (9418.52 Sq. Mtrs.)

WHEREAS the Vendor/s are the absolute owner of the Group housing Complex for development of the three blocks as specifically marked in the enclosed layout of the building plan released by permit no. 43131 dt. 01.10.2019 Issued by the competent Authority i.e. Lucknow Development Authority as enclosed as Annexure-A to this deed by the rights conferred by the sale deed dated 29-Aug-2017, which is registered in the office of Sub-Registrar-I, Ledger No. 1, Jild No. 22726, Page No. 127-172, Serial No. 12909 purchased from Ansal Properties and Infrastructure Ltd.

AND WHEREAS the Vender M/s. Amrit Planners Private Limited has approached to purchase the FSI of the Block marked 1A in the enclosed plan which have been dully released under the hand and



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seal of the competent Authority i.e. Lucknow Development Authority enclosed as Annexure A to this deed.

AND WHEREAS, the Vendee has expressed to Vendor its desire to purchase of development right over earmarked land parcel being the part of Group Housing-1 (without metes and bounds) admeasuring 3422.95 square meters of Block 1A as marked in the dully approved and released Building Plan as described in detail in **Annexure-A** annexed herewith and identified and marked in the sanctioned layout plan.

AND WHEREAS, the Vendee has represented and confirmed that it has conducted due-diligence of the said Land and has satisfied itself with regard to the title and permitted usage of the said Land and nothing further is required to be done in this regard on the basis of the information provided by the Vendor.

AND WHEREAS, the Vendee has paid Rs. 2,08,000,00.00 (Rupees Two Crore Eight Lakh Only) out of the Total Consideration of Rs. 7,09,66,700.00 (Rupees Seven Crore Nine Lakh Sixty Six Thousand Seven Hundred Only) for the sale and the remaining Consideration shall be paid by the Vendee in accordance with the terms of this deed.

AND WHEREAS, the Vendor confirms that the land is part of the duly approved detailed layout plan of the Hi-Tech Township and verifying the same and plans for this land also has been approved by the LDA and the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In Consideration of a sum of Rs. 7,09,66,700.00 (Rupees Seven Crore Nine Lakh Sixty Six Thousand Seven Hundred Only) (Total Consideration) payable by the Vendee, the Vendor hereby offer to sell, convey, assign and transfer the development right of the said Land i.e. undivided share of the land without metes and bounds, of Group Housing as described in the plan Schedule-A.



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7/17/2014

2. That out of the total consideration, the Vendee has paid a part consideration amounting Rs. 2,08,00,000.00 (Rupees Two Crore Eight Lakh only), receipt of which is admitted and acknowledged by the Vendor. The Balance consideration of Rs. 5,01,66,700.00 (Rs. Five Crore One Lakh Sixty Six Thousand Seven Hundred only) shall be paid in Seven monthly installments in the following manner:
- (i) Cheque No.000175 dated 30.10.2020 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 21,66,700/-;
 - (ii) Cheque No.000176 dated 15.12.2020 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 30,00,000/-;
 - (iii) Cheque No.000177 dated 28.02.2021 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 90,00,000/-;
 - (iv) Cheque No.000178 dated 31.03.2021 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 90,00,000/-;
 - (v) Cheque No.000179 dated 30.04.2021 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 90,00,000/-;
 - (vi) Cheque No.000180 dated 31.05.2021 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 90,00,000/-;
 - (vii) Cheque No.000184 dated 30.06.2021 drawn on Bank of Baroda Arjun Ganj, Lucknow, for Rs. 84,67,750/-;
3. The TDS of 1% amounting 5,32,250/- (Rs. Five Lakh Thirty Two Thousand Two Hundred Fifty only) of the total sale consideration shall be deposited by the Vendee to the competent authorities/with the Income Tax Authorities.
4. That the Vendee undertakes that all the aforesaid postdated cheques (PDC) shall be duly encashed upon presentation and if any of the aforesaid PDC is dishonored for whatever reasons, the Vendee shall rectify the issue within 15 days from the date of notice of such dishonor by the Vendor to the Vendee. Thereafter the Vendor shall be well within its rights to cancel this sale deed and get it declared null and void at the cost of the Vendee through appropriate procedure of law. The Vendor, upon confirmation of cancellation of sale shall resume the possession of the undivided share of said Land within 15 days on as is where basis is including the structures or development, if any, built thereon. Further, any

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advance payments received by the Vendee from its allottees or encumbrances created by the Vendee on the said Land, will be the liability and responsibility of the Vendee and the Vendee shall indemnify the Vendor against any and all cost, fee, charges, compensations etc. suffered by the Vendor due to any civil or criminal litigations initiated due to the default by Vendee in fulfilling the aforesaid liabilities and responsibility.

5. The vendor shall present last installment payment of Chq no. 000184 Amounting Rs. 84,67,750/- dated 30.06.2021 in his bank account on start of the development for construction work of common area and basement work of adjacent Block-1B up to satisfaction of vendee about the start of work on site.
6. The Vendee shall utilize the said Land for construction and development of a group housing tower/(s) on the said Land as per approved/sanctioned building plans and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall adhere with and comply with the building plans for the group housing towers sanctioned/approved by the authorities and setbacks, ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the towers/blocks on the said Land. No alteration or modifications of building plans shall be permitted without permission of the concerned authorities as long as the FSI does not exceed 1,01,380.95 square feet.
7. That the Vendee shall strictly follow the norms of ground coverage and consume the FAR as detailed herein according to the provisions of the building bye-laws as applicable and laid down by the controlling authority. The Vendee also undertakes that in case there is an increase in the FAR in the future over and above FAR of 1,01,380.95 square feet (9418.52 square meter) or the Vendee achieves FAR in excess of the said FAR upon the said Land, or any increased FAR is purchased by the Vendee at any stage, then the Vendee shall have the right to utilize such increased FAR which shall be exclusively assigned to Vendee by the Vendor subject to

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[Signature]
DIRECTOR

payment of additional cost calculated at the same price at which the consideration is arrived at under this Deed.

8. The 10% payment of the additional cost of FSI will be made by the Vendee to the Vendor before applying for sanction of plans for development of additional FSI, which shall be submitted for approval only. The balance 90% of such payment for additional FSI shall be made within 30 days of receiving the sanction & before start of construction of additional FSI. Detailed terms and conditions in respect of additional FSI shall be recorded between the Parties through a separate agreement to be signed/executed by both the Parties.
9. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction as per plan annexed to this deed for Block-1A. Subject to the terms and conditions of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Land.
10. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or towers/blocks or units therein as demanded/imposed by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Township.
11. The Vendee, further agrees to pay on pro-rata basis, charges or any increase there of payable by the Vendor to the competent authorities on account of levy/enhancement of external development charges and/or charges of infrastructural works and/or provisioning of additional/better facility(ies) such as installation of effluent treatment plant, additional fire safety measures, increases in all types of securities/fees to be paid for various facilities such as including and not limited to payment of

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7th Jan 2018

deposits/charges and increase thereof for bulk supply of electrical energy, augmentation charges for augmentation of major infrastructure projects, development of any sector roads, state/national highways, transport, irrigation facilities, power facilities, environment conservation schemes, laying of sewer lines, storm water drainage, overhead water tanks, if required, as per the demands raised by the Vendor.

12. That the vendee confirms that no part of this transaction falls within the definition of 'Benami transactions' as given in amended section 2(9)(A) of the Benami Transactions (Prohibition) Act 1988 and that the purchase is well within the purview of the permitted transactions defined thereunder.
13. The mining permissions and completion certificate in respect of construction of the towers on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of towers thereon as may be required as per the applicable laws and by the Vendor/competent authority. Vendor agrees to extend all co-operation and assistance as may be required by the Vendee for the same.
14. Basement of the towers/blocks, as may be constructed on the said Land, shall be constructed by the Vendee in accordance with the sanctioned plans. The vendor will develop the entry cum exist ramp for the basement parking at least six months before the completion of building of block-1A by the vendee.
15. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly, the area is notional and the part of it may be used for common services and facilities of overall complex. However, the Vendee has full rights on the floor area sold to it with the proportionate land appurtenant to it.
16. Since the said Land is part of the Township various service and facilities in the Township will be inter-connected. The Vendee agrees

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and confirms that right of interconnecting services and facilities through/from the said Land shall not be denied. In case any services / equipment's which are required for group housing on said Land in Sector-Fare installed/erected/set-up by the Vendor/its nominee, then pro-rata costs/charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor/its nominee.

17. The Vendor shall complete all infrastructure Services within said Group Housing Scheme (excluding internal services of area earmarked for vendee) i.e. main entry-exist road/ramp, fire tank, water tank, Sewage Treatment Plant and Electrical Sub-station 6 month before completion of Block-1A.

The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the towers / blocks constructed on the said Land and shall connect/join the same with the main lines / connections in the Township. The vendee shall pay connection charges to the vendor as per the prevailing rate fixed within the society.

18. The Vendee shall bear the cost or reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in providing connection in the common infrastructure facilities at the periphery of the said Land.

19. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management and other construction guidelines prescribed by concerned authorities, in the development and construction of the towers/blocks on the said Land. Further, the Vendee, from time to time, shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the towers/blocks on the said Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.



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20. The vendee shall charges EDC, Club Membership and maintenance charges from their customers as per the rate fixed by the vender for his customers.
21. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land or hampers/obstructs other construction activities being carried out in the Township. Further, the Vendee shall not keep any material in the common areas of the Township and shall ensure disposal of all malba/construction material as per instructions/guidelines of the Vendor/ authorities.
22. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction with intimation to the Vendee.
23. The Vendee shall be entitled to market and advertise the towers and units therein reflecting that same is situated in the Township as per the guidelines including those prescribed by the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and the state ruled framed thereunder. The Vendee will be solely responsible to compliance of RERA at its own responsibility and shall at all times keep the Vendor indemnified and harmless against any loss/ Order/ Decree/ Penalty/ attachment/ etc. due to violation of any RERA provisions.
24. In case any club facility is developed by the Vendor/its nominee in other parts of the Group Housing then access to and usage of same shall be subject to payment of requisite charges and fees and execution of necessary forms, application and documents as the Vendor/its nominee or club management agency requires.
25. The said Land hereby sold to the Vendee is part of the Township and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Township regarding building layout, use and maintenance of common areas, community areas, construction

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DIRECTOR

and development etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the towers/blocks follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in towers/blocks. In the event the Vendee / any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor / its nominated agency shall have the right and power to take / initiate appropriate actions against the Vendee / such allottee / occupants at cost and risk of the Vendee/such allottee/occupants.

26. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Township at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Township including and not limited to environmental clearance, development agreement, license etc.
27. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities and notices and the Vendee has satisfied itself after detailed due diligence.
28. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
- 28.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
- 28.2. delay in completion of construction; and/or
- 28.3. use of the said Land/towers in contravention of the permissible use; and/or

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7/17 3/11/17
DIRECTOR

- 28.4. defective construction or use of material of inferior quality; and/or
- 28.5. breach of applicable laws, regulations and policies, both present and subsequent; and/or
- 28.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
- 28.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
- 28.8. non-payment of applicable charges, taxes, levies etc; and/or
- 28.9. Disputes with any prospective allottees or its employees or any third party.
29. The Vendee shall indemnify, defend and keep the Vendor harmless against any and all losses, damages, costs and expenses including legal costs, fines, penalties and interest actually suffered or incurred by the Vendor howsoever, arising out of a breach by the Vendee of any of its obligations under the RERA and the subsequent state rules.
30. The Vendor shall indemnify the Vendee against any direct losses, damages, claims, cost, expenses, demands, liabilities etc., of any nature whatsoever that may be caused to or suffered by the Vendee due to any defect in the title of the Vendor to the said Land or due to approval of building plan or failure of the Vendor in fulfilling its obligations of development of the parking areas entry and exit ramp and the related facilities.
31. The Vendee agrees that, for a period up till completion of construction of the FSI blocks/towers on the said Land, it shall enter into a separate maintenance agreement with the Vendor / its agency simultaneously with the execution of the sale deed regarding uninterrupted access and usage of the facilities and areas (including using access roads for the said Land) being part of the Township and their maintenance and operation by the Vendor / its agency and shall adhere to all the terms and conditions of the same.
- The vendee shall pay proportionate maintenance charges as payable to Ansal API.

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नदी नदी

32. The area of the said Land mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Land may be used for installation or provisioning of common services and facilities of the overall Township and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard provided such installation is in accordance with the approvals from competent authorities and development of the Township.
33. All costs, charges and expenses towards this Deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Vendee.
34. If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.
35. It is hereby clarified that in addition to this Deed the Vendee shall be bound by all the terms and conditions of the documents which have been executed or may be executed between the Parties and have not been specifically incorporated herein. The Vendee shall construct the group housing tower as approved by the competent authority on the said Land by utilizing the current approved FAR.
36. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.
37. That the property is situated in the Sushant Golf City and more than 100 meter away from Amar Shaheed Path and nothing is constructed upon the plot. The total area of the said undivided land

Biddharth

नदी शाह
DIRECTOR

is 3422.95 Sq. Mt. For the purpose of the stamp duty, circle rate of the land of Sector-F for more 18 meter wide road is fixed Rs. 20,000/- per sq. mtr. As the said property is situated at two roads and not bounded with Green area, accordingly market value of the freehold plot comes to:-

- a. Value of 1000 Sq. Mt. is $1000 \times 22000/- = \text{Rs. } 2,20,00,000/-$.
- b. Since the area of freehold plot is more than 1000 Sq. Mtr. so taking depreciation of 30% in remaining area :-

Value of remaining area 2422.95 sq. mtr is $(2422.95 \times 15400/-) = \text{Rs. } 3,73,13,430/-$. Thus total market value of the land comes to Rs. 5,93,13,430/-. Since the sale consideration is higher than the market value hence the stamp duty @ 7% comes to Rs. 49,68,000/- on the market value. Stamp duty is being paid with this sale deed through e-stamp Certificate No. IN-UP10513576260369S dated 20.10.2020 by the Seller accordingly.

38. This Deed shall be governed by the laws of India and the courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of/related to this Deed or transactions set out in the Deed.

SCHEDULE OF PROPERTY

Undivided share of land (without metes and bounds) of Group Housing-1 for Block-1A, admeasuring approximately 3422.95 square meters in Sector-F, situated at Sushant Golf City, Sultanpur Road, Lucknow and bounded as under:

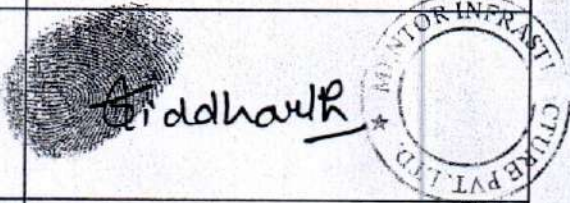
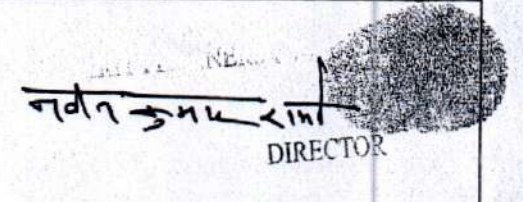
BOUNDARIES

From North-East:-9.0 m Road
From North-West:-45.0 m Road
From South-West:-Block-1B
From South-East:-Block-2


[Signature]

[Signature]

IN WITNESS WHEREOF, EACH OF THE PARTIES HERETO HAS CAUSED THIS DEED TO BE EXECUTED BY ITS DULY AUTHORISED REPRESENTATIVES AS OF THE DATE FIRST WRITTEN ABOVE, IN PRESENCE OF THE FOLLOWING WITNESSES.

Sl.no	Name of Party	Name of Signatory	Seal/Signatures
1.	Vendor Mentor Infrastructure Private Limited	Siddharth Mishra	
2.	Vendee Amrit Planners Private Limited	Naveen Kumar Sharma	

WITNESSES:

1.

(Sumanshu Kumar)
S/o Krishna Gopal
R/o Sai Data Road, Sarsawan
Arjunganj, Lucknow
Mob-8090415108, Occupation-Business



2.

(Alok Singh Yadav)
S/o Late Ram Chandra Yadav
R/o Arjunganj Bazar, Sultanpur Road
Lucknow
Mob-8009042869, Occupation-Business

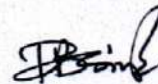


Typed by:



(Dhananjay)
Civil Court, Lucknow

Drafted by:



(Benkat Raman Singh)
Advocate

आवेदन सं०: 202001041029642

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 21212

वर्ष: 2020

प्रतिफल- 70966700 स्टाम्प शुल्क- 4968000 बाजारी मूल्य - 59313430 पंजीकरण शुल्क - 709670 प्रतिलिपिकरण शुल्क - 100 योग : 709770

श्री मेसर्स अखिल प्लानर्स प्राइवेट लिमिटेड द्वारा
नवीन कुमार शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री ए० एल० शर्मा
व्यवसाय : नौकरी
निवासी: रूम नं 1, 127, अर्जुन गंज लखनऊ

नवीन कुमार शर्मा



श्री, मेसर्स अखिल प्लानर्स प्राइवेट लिमिटेड द्वारा

नवीन कुमार शर्मा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 21/10/2020 एवं 04:03:33

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

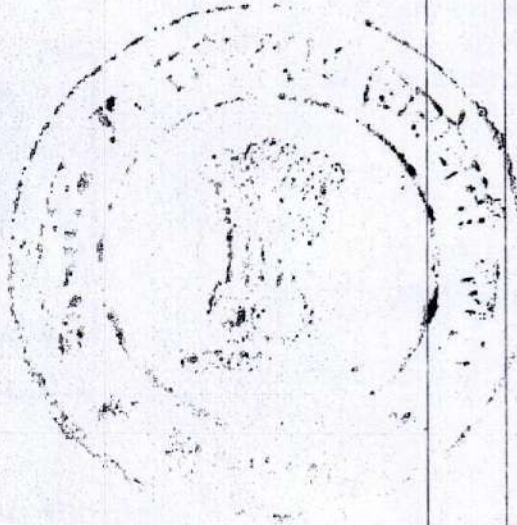
उप निबंधक अरोजनीनगर

लखनऊ

21/10/2020

ओम प्रताप सिंह

निबंधक लिपिक



Schedule -A

Undivided share of land (without metes and bounds) of Group Housing-1 for Block-1A, admeasuring approximately 3422.95 square meters in Sector-F, situated at Sushant Golf City, Sultanpur Road, Lucknow and bounded as under:

BOUNDARIES

From North-East:- By 9.0 m road,
From North-West:- By 45.0 m road,
From South-West:- Block-1B,
From South-East:- Block-2

Biddharth



URBAN PLANNERS PVT. LTD.
नदी प्रियंका
DIRECTOR

आवेदन सं०: 202001041029642

बही सं०: 1

रजिस्ट्रेशन सं०: 21212

वर्ष: 2020

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

विक्रेता: 1

श्री मेसर्स मॅटर इंफ्रास्ट्रक्चर प्राइवेट लिमिटेड के द्वारा सिद्धार्थ मिश्रा, पुत्र श्री अश्वनी मिश्रा

निवासी: यूनिट नं 305, तीसरा तल, एल्टिको कॉर्पोरेट टावर, विभूति खंड गोमती नगर लखनऊ

व्यवसाय: व्यापार

Siddharth



क्रेता: 1

श्री मेसर्स अखिल प्लानर्स प्राइवेट लिमिटेड के द्वारा नवीन कुमार शर्मा, पुत्र श्री ए० एल० शर्मा

निवासी: रूम नं 1, 127, अर्जुन गंज लखनऊ

व्यवसाय: नौकरी

नवीन कुमार शर्मा



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सुमान्शु कुमार, पुत्र श्री कृष्ण गोपाल

निवासी: साईं दाता रोड सरसयां, अर्जुन गंज लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता: 2

Suman



श्री आलोक सिंह यादव, पुत्र श्री स्व० राम चन्द्र यादव

निवासी: अर्जुन गंज बोजार, सुल्तानपुर रोड लखनऊ

व्यवसाय: व्यापार

आलोक यादव



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

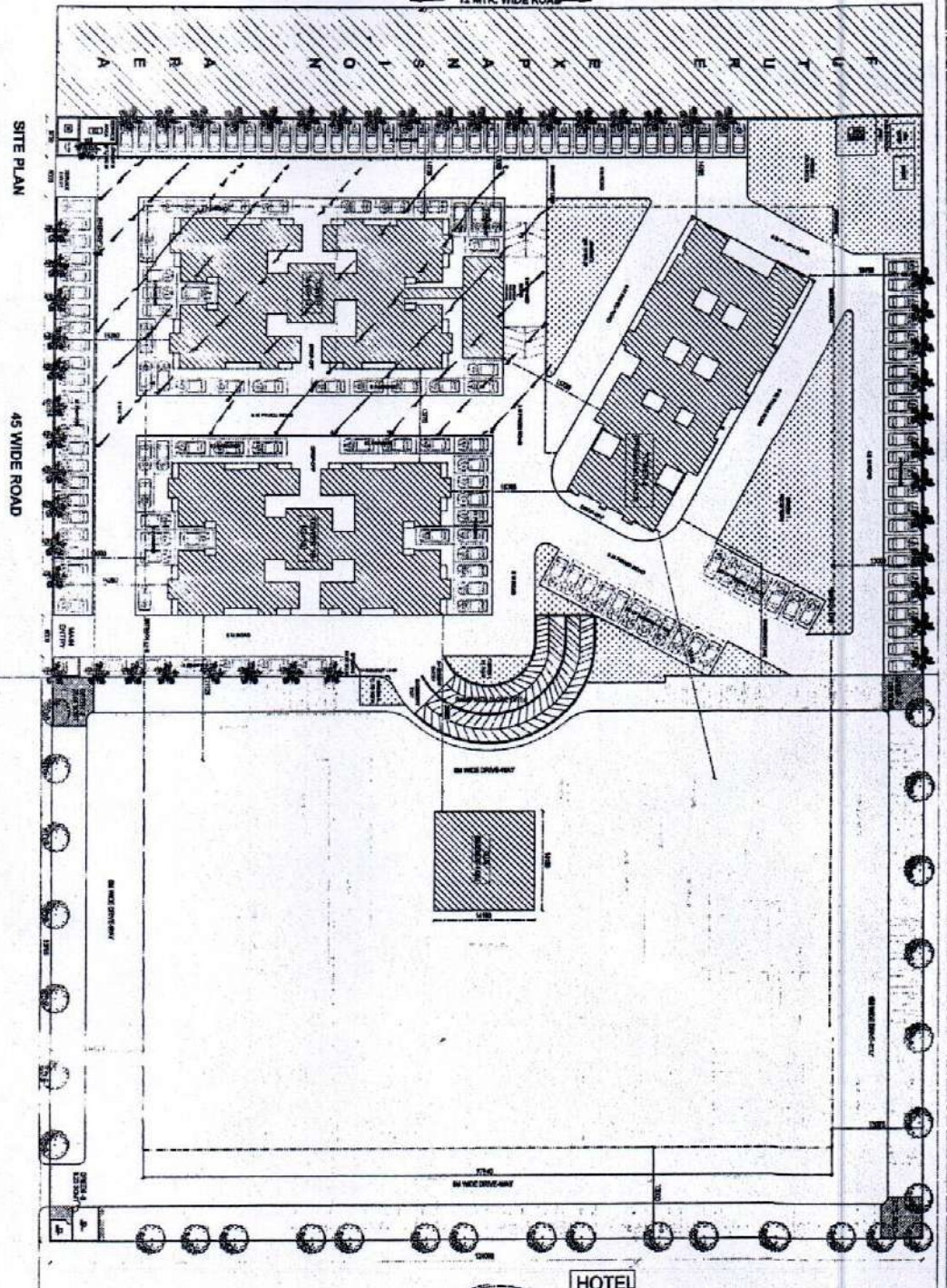
उप-निबंधक: सरोजनीनगर

लखनऊ

ओम प्रताप सिंह

निबंधक लिपिक

ANNEXURE-B



SITE PLAN

45 WIDE ROAD

HOTEL

NO.	DESCRIPTION	UNIT	AREA	VOLUME	WEIGHT	VALUE
1	GRASSY AREA	SQ. FT.	1000	1000	1000	1000
2	ROAD	SQ. FT.	1000	1000	1000	1000
3	WATER	SQ. FT.	1000	1000	1000	1000
4	CONCRETE	SQ. FT.	1000	1000	1000	1000
5	PAVEMENT	SQ. FT.	1000	1000	1000	1000
6	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
7	STRUCTURE	SQ. FT.	1000	1000	1000	1000
8	UTILITIES	SQ. FT.	1000	1000	1000	1000
9	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
10	STRUCTURE	SQ. FT.	1000	1000	1000	1000
11	UTILITIES	SQ. FT.	1000	1000	1000	1000
12	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
13	STRUCTURE	SQ. FT.	1000	1000	1000	1000
14	UTILITIES	SQ. FT.	1000	1000	1000	1000
15	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
16	STRUCTURE	SQ. FT.	1000	1000	1000	1000
17	UTILITIES	SQ. FT.	1000	1000	1000	1000
18	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
19	STRUCTURE	SQ. FT.	1000	1000	1000	1000
20	UTILITIES	SQ. FT.	1000	1000	1000	1000

NO.	DESCRIPTION	UNIT	AREA	VOLUME	WEIGHT	VALUE
1	GRASSY AREA	SQ. FT.	1000	1000	1000	1000
2	ROAD	SQ. FT.	1000	1000	1000	1000
3	WATER	SQ. FT.	1000	1000	1000	1000
4	CONCRETE	SQ. FT.	1000	1000	1000	1000
5	PAVEMENT	SQ. FT.	1000	1000	1000	1000
6	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
7	STRUCTURE	SQ. FT.	1000	1000	1000	1000
8	UTILITIES	SQ. FT.	1000	1000	1000	1000
9	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
10	STRUCTURE	SQ. FT.	1000	1000	1000	1000
11	UTILITIES	SQ. FT.	1000	1000	1000	1000
12	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
13	STRUCTURE	SQ. FT.	1000	1000	1000	1000
14	UTILITIES	SQ. FT.	1000	1000	1000	1000
15	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
16	STRUCTURE	SQ. FT.	1000	1000	1000	1000
17	UTILITIES	SQ. FT.	1000	1000	1000	1000
18	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
19	STRUCTURE	SQ. FT.	1000	1000	1000	1000
20	UTILITIES	SQ. FT.	1000	1000	1000	1000

DISSEMINATION DRAWING

215 P. 25

DISSEMINATION DRAWING

215 P. 25

NO.	DESCRIPTION	UNIT	AREA	VOLUME	WEIGHT	VALUE
1	GRASSY AREA	SQ. FT.	1000	1000	1000	1000
2	ROAD	SQ. FT.	1000	1000	1000	1000
3	WATER	SQ. FT.	1000	1000	1000	1000
4	CONCRETE	SQ. FT.	1000	1000	1000	1000
5	PAVEMENT	SQ. FT.	1000	1000	1000	1000
6	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
7	STRUCTURE	SQ. FT.	1000	1000	1000	1000
8	UTILITIES	SQ. FT.	1000	1000	1000	1000
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10	STRUCTURE	SQ. FT.	1000	1000	1000	1000
11	UTILITIES	SQ. FT.	1000	1000	1000	1000
12	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
13	STRUCTURE	SQ. FT.	1000	1000	1000	1000
14	UTILITIES	SQ. FT.	1000	1000	1000	1000
15	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
16	STRUCTURE	SQ. FT.	1000	1000	1000	1000
17	UTILITIES	SQ. FT.	1000	1000	1000	1000
18	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
19	STRUCTURE	SQ. FT.	1000	1000	1000	1000
20	UTILITIES	SQ. FT.	1000	1000	1000	1000

NO.	DESCRIPTION	UNIT	AREA	VOLUME	WEIGHT	VALUE
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2	ROAD	SQ. FT.	1000	1000	1000	1000
3	WATER	SQ. FT.	1000	1000	1000	1000
4	CONCRETE	SQ. FT.	1000	1000	1000	1000
5	PAVEMENT	SQ. FT.	1000	1000	1000	1000
6	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
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15	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
16	STRUCTURE	SQ. FT.	1000	1000	1000	1000
17	UTILITIES	SQ. FT.	1000	1000	1000	1000
18	LANDSCAPING	SQ. FT.	1000	1000	1000	1000
19	STRUCTURE	SQ. FT.	1000	1000	1000	1000
20	UTILITIES	SQ. FT.	1000	1000	1000	1000



NOTED
1. ALL THE WORKS ARE TO BE COMPLETED BY THE DATE OF THE WORKS ORDER.
2. ALL THE WORKS ARE TO BE COMPLETED BY THE DATE OF THE WORKS ORDER.

AMRIT PLANNERS PVT. LTD.

नवीन कुमार राय

DIRECTOR

Fieldharth

आवेदन सं०: 202001041029642

बही संख्या 1 जिल्द संख्या 5018 के पृष्ठ 327 से 362 तक क्रमांक 21212 पर दिनांक 21/10/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

21/10/2020

