







BRIEF DETAIL OF INSTRUMENT

- | | |
|---|--|
| 1. Pargana | - Lucknow |
| 2. Type of Property | - Residential |
| 3. Mohalla/Village | - Baghamau, Lucknow (U.P.) |
| 4. V-Code | - 1060 |
| 5. Detail of Property | - FSI in Group Housing No.7 (GH-7)
on Part of Khasra No 309P, 361,
368P, 369P, 370P, 371P, 653P
647P & 632P |
| 6. Measurement of Unit | - Square meter |
| 7. Undivided
Proportionate
Land Area of the | - 14600 Sq. Mt. |



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क्रमांक नम्बर	वही	खण्ड	पृष्ठ	रजिस्ट्र करण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					Anwar Mahmood Rizvi son of Syed Mahmood Ali Rizvi authorized signatory ANS DEVELOPERS PVT LTD (PREVIOUSLY KNOWN AS SHALIMAR LAKECITY PVT LTD)	
					Rajnish Kumar Sharma, son of Late Virendra Nath Sharma, Authorised Signatory Z. M Enterprises Private Limited	
					Manoj Kumar Yadav, S/o Sri Ram Asrey Yadav R/o 13 Da, Village Paranpur Bijhara, District Pratapgarh (U.P.) -230142	
					Mohd. Nadeem, S/o Mohd. Aleem R/o 90, Navi Nagar Barakhambha, Ashraf Tola Begumganj, Hardoi U.P. 241204	

Anisudh K. Nigam
S/o Late H. P. Nigam
R/o 62 Puriyas khura
Lko -



PHOTOGRAPH

FSI for multistoried residential building to be constructed on Group Housing No. 7(CH-7) in the project known as 'Shalimar Oneworld', situated at Village Baghamau Distt. Lucknow



SELLER

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PURCHASER

Z.M. ENTERPRISES PRIVATE LIMITED

REGD. OFF.- 51/69, Domdom Road, 3No., Hari Kali Colony, Kolkata - 700074 (W.B.)
CIN No.: U45400WB2010PTC144892

Certified True Copy of Resolution passed at the Meeting of Board of Directors of the Company Z.M. ENTERPRISES PRIVATE LIMITED held on 6th April, 2023 at Lucknow.

The Matter of purchase of FSI in Group Housing Plot No. 7 (GH-7) the integrated township of Shalimar One World which is being developed by M/s ANS Developers Pvt. Ltd. (CIN U70109MH2006PTC237856) and execution of sale deed of the said land was discussed and after the discussion it was:

Resolved That Sale deed of said FSI be registered in the name of the company.


Resolved Further That Mr. Rajnish Sharma son of Late Virendra Nath Sharma resident of 403, Katra Bizan Beg, Choupatian, Lucknow Uttar Pradesh be and is hereby authorized to sign the instrument/sale deed, any other document in relating to that and to do all such act, deeds, things and matters as may be necessary and incidental thereto.


//Certified True Copy//

For M/s Z. M. ENTERPRISES PRIVATE LIMITED

Name of the Directors


1. Rehana Farooqui
Director


2. Mohd Kareem Farooqui
Director


3. Kausar Fatima
Director

PK

property	
8. Consideration	- Rs. 10,00,00,000/-
9. Market Value	- Rs. 6,94,32,000/-
10. Stamp Duty	- Rs. 70,00,000/-

No. of First Party: 1

No. of Second Party: 1

Details of Vendor	Details of Vendee
ANS DEVELOPERS PVT LTD (PREVIOUSLY KNOWN AS SHALIMAR LAKECITY PVT LTD) (CIN: U70109MH2006PTC237856) (PAN-AAFCA9848N), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi-110029 and its corporate office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Anwar Mahmood Rizvi	Z. M Enterprises Private Limited (CIN : U45400WB2010PTC144892) having its office at 51/69, Domdom Road, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Authorised Signatory Rajnish Kumar Sharma, son of Late Virendra Nath Sharma,

SALE DEED

This SALE DEED is made at Lucknow on this 25th day of April, 2023.

BETWEEN

ANS DEVELOPERS PVT LTD (PREVIOUSLY KNOWN AS SHALIMAR LAKECITY PVT LTD) (CIN: U70109MH2006PTC237856) (PAN-AAFCA9848N), a company



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incorporated under the provisions of the Companies Act, 1956, having its registered office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi-110029 and its corporate office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Syed Anwar Mahmood Rizvi (hereinafter referred to as the 'Vendor', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

Z.M Enterprises Private Limited (CIN: U45400WB2010PTC144892) having its office at 51/69, Domdom Road, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Authorised Signatory Rajnish Kumar Sharma, son of Late Virendra Nath Sharma, (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.

AND WHEREAS ANS Developers Pvt. Ltd., the vendor, has been issued a License for Integrated Township under Integrated Township Policy by the Lucknow Development Authority, Lucknow for Development of the Land at Village Baghamau under the name & style of Shalimar Oneworld.



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AND WHEREAS the detailed lay out plan of the aforesaid Township has also been approved by the Lucknow Development Authority vide Permit No. 38943 dated 12.10.2015 and thereafter it has been revised vide permit no. 105/Inti/Layout/2022 dated 27.09.2022

AND WHEREAS the Vendor has planned to Develop Group Housing No.7 in the Project on a part of said Integrated Township known as 'Shalimar Oneworld'

AND WHEREAS the land use of the proposed site conforms to the development of Township as per the Master Plan of Lucknow-2021 and 2031.

AND WHEREAS the 'Vendee' had applied for purchase of FSI (Floor Space Index) measuring 37,160.91 Sq. Mtrs = 4,00,000 Sq. Ft. in Group Housing Plot No. 7 (GH-7) forming part of the said Township for a consideration of Rs. 10,00,00,000/- (Rupees ten Crore Only) and paid the entire sale consideration to the **Vendor** as per the schedule of payment given in this deed.

AND WHEREAS the Vendee has satisfied itself about the right, title and interest of the Vendor in the aforesaid Group Housing Plot in the 'Shalimar Oneworld'.

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



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AND WHEREAS, the Vendor represented, declared and assured the Vendee as under: -

- (a) That the Vendor has absolute right to sell, transfer and convey measuring 4,00,000 Sq. Ft. or 37,160.91 Sq. Mtr. FSI in the Group Housing No. 7(GH-7) along with undivided proportionate Land Area 14600 Sq. Meter being part of Khasra Nos. 309P, 361, 368P, 369P, 370P, 371P, 653P, 647P, situated at Village Baghamau Distt. Lucknow (hereinafter referred as the '**Said Property**') (in addition to above the vendees shall have the right to utilize Gram Samaj Land measuring 287 Sq. Mtr. out of Khasra No. 632) and no one else except for the vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full rights and absolute authority to sell/ transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/ arrangement of any nature whatsoever with any other party / person in respect of the said Property.
- (b) That the Vendor is the absolute owner of the proportionate land transferred through this instrument which comprises of Part of Khasra No. 309P, 361, 368P, 369P, 370P, 371P, 653P, 647P. It has been purchased by different companies and thereafter the said land was transferred to ANS Developers Pvt. Ltd through (1) transfer deed dated



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09.04.2015 Book No-I, Volume No 16641, Pg 69 to 194, S. No.4798 and (2) transfer deed dated 18.04.2015 Book No-I, Volume No 16682, Pg 165 to 324, S. No.5396 in the office of Sub Registrar-II, Lucknow. These deeds contain the derivation of title in detail.

- (c) That the project includes Gram Samaj land bearing Khasra No 632 measuring 0.250 Hectare which has been leased to the Vendor by the Lucknow Development Authority vide registered lease deed dated 24.06.2015 for a period of 90 years, the lease shall be renewed after every interval of 30 years and the Vendor shall be liable to pay the annual lease rent of the leased Gram Samaj Land for the purpose of development of the township projects. The Vendor is authorizing the Vendee with the right to use 287 Sq. mtr land of Khasra No.632 for the development of the Group Housing Project, thus the area of 287 Sq. Mtrs falling in Khasra No 632 is not and cannot be subject matter of sale as per restrictions imposed upon the Vendor.
- (d) That the Vendor hereby confirms and declare that the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.



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- (e) That in the detailed lay out plan area of 'Shalimar Oneworld', the Integrated Township in Village Baghamau, Distt. Lucknow, above mentioned land has been approved for the group housing multistoried complex.
- (f) That the services including sewerage, water lines, power supply systems, drainage etc. for the plot are common and exclusive, both.
- (g) That the vendee agrees that the subject area covered by building of the blocks as well as the proportionate land which is subject matter of this deed may be pledged with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed blocks will also not be denied to the residents of all or any blocks located in this land.
- (h) The trunk services like sewer, water, storm water, irrigation, fire tender movement shall not be blocked at any time by the Vendee / allottees / residents of the said Group Housing.
- (i) That the Vendor hereby confirms and assures the Vendee that Vendor is not prevented by any administrative/ statutory attachment order or notification from entering into present transaction with the Vendee.



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- (j) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendee has confirmed the title of the land being transferred after physical verification of the documents produced by the Vendor, as such the Vendor hereby sells and Vendee hereby purchases the said FSI (Floor Space Index) along with undivided proportionate Land Area measuring 14600 Sq. Meter (with right to utilize the Gram Samaj land measuring 287 Sq. Mtr.) forming part of project for a consideration of Rs. 10,00,00,000/- (Rupees Ten Crores Only) on the terms and conditions mentioned herein under: -

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of Rs. 10,00,00,000/- (Rupees Ten Crores Only) having been already paid to the Vendor by the Vendee **as per Schedule of Payment** the Vendor doth hereby sells, conveys, transfers and assigns absolutely 400000 Sq.Ft. of FSI with proportionate Land measuring 14600 Sq. Meter (with right to use and enjoy the Gram Samaj land measuring 287 Sq. Mtr. out of Khasra No. 632) proposed for Group Housing No. 7 (GH-7) in the "Shalimar



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Oneworld' Integrated Township situated at Village Baghamau Tehsil-Sadar, Distt. Lucknow along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and hold the same unto the Vendee absolutely and forever with a right to use the said land for construction of 4,00,000 sq.ft. (FSI). The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said land more than permitted FAR as per the plan approved by Lucknow Development Authority. Further, the vendee hereby assures that the vendee shall get it developed as per the prescribed law governed by the controlling authority. Further, the Vendee is free to construct any covered/ constructed space which is free of FSI as per Lucknow Development Authority norms in the buildings/ land area, subject to approval of plans for the same from LDA, for which vendor shall have no objection or any claim whatsoever on Vendee. The Vendee shall also obtain all the necessary NOC's and approvals from various authorities/departments, required prior to the commencement of the construction.

2. That the Vendee shall not make any other opening of the entrance/exit other than the one, which shall be decided by the Architect of Oneworld and the Vendee shall have



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implement the Entrance/Exit of the said property accordingly. That the boundaries of the said plot over which the Tower availing said FSI is to be constructed shall be constructed similar to the design of Oneworld or as finalized by the Architect of the Oneworld.

3. That as per the layout approved by the Authority the Vendee shall not exceed the maximum limit of 400000 Sq. Ft..
4. That the vendee shall hereafter hold, enjoy, use and transfer the said property under sale without any hindrance; claim whatsoever from the vendor or any other person claiming under or through it.
5. The Vendee and all subsequent Vendees / their legal heirs / assignees shall abide with all the terms and conditions of the 'Shalimar Oneworld' township project as laid down by the Lucknow Development Authority and the Vendor.
6. That this land will henceforth remain owned by the Vendee or its assignees/allottees at all times to come and the usages and title will be governed by the law of the land and the Vendee will enjoy all the rights and title on the said land as per law.
7. That the land area mentioned herein is part of the approved integrated lay out plan on which the building is or to be constructed. Accordingly, the part of it may be used for



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common services and facilities of overall complex. However, the vendee has full right on the floor area sold to him with the land appurtenant.

8. That this piece of land will have unfettered right on the services which are coming upto this land from the public areas and the Vendee will have right to usages on such services.
9. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing No-7 in the Project 'Shalimar Oneworld' and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes only and if at any point of time it is found that the use of the said Property is not in conformity with the purpose for which it is being sold then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust covenants at the sole cost and responsibility of the Vendee and for cancellation of the present deed.
10. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall get constructions over the said Property in a workmanlike



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manner themselves or through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all WORKING hours of the day and on all days (EXCEPT Public Holidays) for inspection of the construction carried out over the said Property WITH PRIOR INTIMATION OF ONE WORKING DAY.

11. That upon completion of construction till the plinth level, the Vendor shall inspect construction being done by the vendee to ascertain that the building is being constructed in strict accordance with the approved building plans. In case, any deviation from the approved plan is detected, the Vendee shall immediately rectify the same as per requirements and procedures of the BIS Code. The Vendor shall have the right to inspect the construction work being carried out by the Vendee on a quarterly basis during the entire construction period of the said building to which the Vendee shall have no objection.
12. That the said Property which is being sold to the Vendee is part of Integrated Township of ANS Developers Pvt. Ltd. All the rules & regulations framed by ANS Developers Pvt. Ltd. for uniformity of Integrated Township regarding building by laws, construction, upkeep, maintenance etc. shall be



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strictly followed by the Vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust and covenants agreed at the sole cost and responsibility of the Vendee.

13. That the Vendor shall look after the maintenance and upkeep of the common areas and facilities of the Township outside the boundary of the said FSI land until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep, repairs, security etc. of the Township including the landscaping and common area outside the boundary of the said land/property. The Vendee or its Prospective Apartment ALLOTTEE(S)/nominees/ subsequent buyers, unconditionally agrees and consents to the said arrangement and the apartment allottees shall pay the recurring monthly maintenance charges for the maintenance and upkeep of the common areas and facilities of the Township outside the boundary of the said FSI land, as determined by the Vendor or its appointed maintenance agency or the RWA (Resident Welfare Association) from time



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to time depending upon the maintenance cost. The Township Maintenance charges shall be uniform for all the allottees / residents/RWA of the 'Shalimar Oneworld' township, provided always that the total such charges payable by the Prospective Apartment ALLOTTEE(S)/ nominees/ subsequent buyers of Group Housing No-7, shall not exceed the proportion of total FSI of the Township to the FSI of the property i.e. 400000 sq. ft. The Vendor shall execute a separate similar 'Township Maintenance' Agreement with the customers / allottees of the 'Group Housing No. 7' through the Vendee. The Prospective Apartment ALLOTTEE(S) further unconditionally agree that in the event of non-payment of any of the charges within the specified time shall also disentitle the Prospective Apartment ALLOTTEE(S) to the enjoyment of common services of the Township and the Maintenance Agency shall be free to discontinue / disconnect the said common services. Provided always that all these charges, deposits, interest charges etc will be in consonance with UPRERA rules/ guidelines, as applicable. The Vendee/residents/RWA shall also enter into a maintenance agreement with the Vendor or its nominated agency for the Common areas of the Township and shall also pay the maintenance charges.

14. THAT the Vendee shall ensure that its ALLOTTEE(S) shall have no right to cover the balconies and terrace area



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attached to the flat in any manner either by way of making temporary or permanent construction or install any kind of external equipment to cover the balconies, grills and outer walls of the flat.

15. The Vendee or its nominated Agency / Resident Welfare Association shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including financial and legal could be inflicted up on the Vendor.
16. The Vendee assures the Vendor that the Vendee shall ensure that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the services of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees, assignees / legal heirs and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services and payment of the Township Maintenance Charges to the Vendor. To this effect, the Vendor shall provide a separate uniform Township Maintenance Agreement for execution with the Allottees of the Group Housing No. 7 before signing of builders buyers agreement at the time of booking to ensure timely payment of Township Maintenance Charges and implementation of rules and regulations



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pertaining to the Township maintenance.

17. That Vendee assures that its Prospective Apartment ALLOTTEE(S) /RWA shall sign a separate township maintenance agreement with the Vendor, or its nominated agency. The payable maintenance charges as demanded shall comprise of recurring township maintenance charges payable to the Vendor or Maintenance Agency appointed by the Vendor and building maintenance charges payable to the Vendee / Maintenance Agency appointed by the Vendee.
18. That the Vendor has handed over the vacant, peaceful possession of the said Property to the Vendee and the Vendee assures that the Vendee shall develop and construct this Group Housing No. 7 (GH-7) within a period of 60 months from the date of APPROVAL OF PLANS SANCTIONED BY THE DEVELOPMENT AUTHORITY subject to force majeure/circumstances beyond the control of Vendee.
19. That the Vendee will arrange its own water and electricity for construction purposes. The Vendor will provide NOC and other documents for this purpose, if required. All the costs / expenses towards construction and development of the complex / building within the land shall be incurred by the Vendee at its own risk and responsibility towards the same. The Vendee shall be solely responsible for obtaining the Fire



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Clearance and other clearances including the Completion Certificate / Occupation Certificate (whichever is applicable) from the concerned authorities at its own costs and expenses.

20. That the Vendee shall be solely responsible to take all necessary approvals and furnish Bank Guarantees / make payments of the requisite fee pertaining to Mining / Excavation, Ground water, Environment / Pollution clearance etc. pertaining to their FSI from the concerned authorities. However, the Vendor shall provide the necessary documents / NOCs to the Vendee required for the above purpose.
21. That the Vendee shall be solely responsible for furnishing the Bank guarantee / payment of supervision charges and any other charges / duties levies etc. to the concerned Controlling Authority towards construction of mechanized parking / any other activity, if proposed in the Building Plans.
22. That the Vendor shall provide the developed land as per the integrated Township policy of the Govt. of U.P. including the Roads, trunk drainage, trunk sewer and solid waste disposal system on one point on the boundary of the plot. Internal development on the plot of land as per specification of the integrated township policy will be carried out by the vendee



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at its own cost and expenses.

23. All services to be laid within the FSI land and building shall be in the scope of responsibility of the Vendee. However, the trunk infrastructure and services to be laid for the overall Township outside the boundary of the said FSI plot shall be in the scope of responsibility of the Vendor. The Vendee will have to pay for all connection charges, S.T.P. Charges of his building(Project) to the trunk services of the township as per the demand raised by the Vendor.
24. The membership of the exclusive club owned by the Vendor in the Township Shalimar Oneworld shall be optional on payment of requisite membership fee/charges by the allottee(s) / resident(s) of the said building to the Vendor / Agency nominated by the Vendor subject to the fulfillment of the standard terms and conditions of enrollment and availability of membership for the said club. The membership fee/charges and rules & regulations pertaining to the said exclusive club shall be uniform for all the allottees / residents of the 'Shalimar Oneworld' township.
25. That the Vendee shall bear all the cost required for Electrical load for the proposed Group Housing/Commercial Building, proposed for development, as the case may be, the process to be followed by the Vendee is detailed as below :



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- The vendee shall get the required Load of proposed Group Housing from Shalimar One World 33/11 KV Sub-station within township. Electrical load will be sanctioned by MVVNL as per application of Vendee. MVVNL will provide estimate for the infrastructure to be developed by Vendee. Vendor will provide NOC for the required load submitted to MVVNL for sanction.
 - Installation of independent 11 KV feeder by Vendee as per estimate/specification of MVVNL within the 33/11 Sub-station. From the above Independent 11 KV Feeder, 11 KV HT Cable shall be laid by Vendee up to their site. Right of way will be provided by Vendor. Existing HT Cable trenches are to be used for Cable laying. Infrastructure shall be developed as per approved specification under supervision of MVVNL.
 - Temporary connection for construction will be applied by Vendee after load is sanctioned.
26. That the Vendee can get the said Property under sale mutated, substituted and transferred in its name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/documents required in this connection.
27. That the Vendor will provide services as per the terms and



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conditions of the term sheet/ agreements and sale deed duly executed between the parties and will be acceptable to both the parties wherever any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.

28. That it is clarified that the Vendor is not responsible, in any manner whatsoever, for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
29. That the Vendor will be responsible to develop the road of the adjoining GH No. 7 within 60 months from the sanction of plans of Vendee for the property by LDA, and obtain the completion certificate of the common services in the Township from the Controlling Authority, if required, but it will be the responsibility of the Vendee to take completion certificate of the building and the services within its premises, and to take fire clearance and to comply with restrictions imposed by the pollution control clearance in respect to the building and for these factors only Vendee shall be responsible.
30. That Vendee shall take into consideration the typology of the Township while designing the residential building Elevation/Façade up to the maximum possible extent, and

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before submitting the building plans before the authority, the vendee shall take approval from the Vendor

31. That all the marketing/publicity material for the said Group Housing project of the Vendee shall be RERA compliant. The Vendee assures the vendor that all publicity materials such as ads or jingles or TVC or any sales collaterals like Brochures, e-brochures, leaflets etc. should not violate the provisions of U.P. RERA Act. That the Vendee on its own shall get the project registered with RERA.
32. The name of the Group Housing project of the Vendee shall not be similar / common with the name of the township or any other project within the Township. The name 'Shalimar Oneworld' can only be used as address of the project, but the said Group Housing Project cannot be publicized or marketed as 'Shalimar Oneworld'. The logos of 'Shalimar Oneworld' or 'Shalimar Group' cannot be used by the Vendee under any circumstances.
33. That the terms imposed by Vendor in this agreement or otherwise should be in compliance with UPRERA rules/provisions. In case of any variation in the terms imposed by Vendor in this agreement or otherwise and regulations of UPRERA, the rules of UPRERA will prevail. Likewise, Vendee shall follow and fully comply with the provisions of the Real Estate Regulation and Development Act (RERA).



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34. That the Vendee hereby agrees that they shall abide by the provisions of the law, rules and regulations and the relevant bye-laws enforced from time to time and that they shall pay and discharge all duties, demands, assessments for common expenses required to be paid by them.
35. That Vendee assures that he shall follow the prevailing UPRERA rules/ law as regards to sale of flat including Apartment Act.
36. That upon the completion of the project the Vendee shall on its own resources and cost shall obtain completion certificate from the authority.
37. That the Vendor hereby agrees and covenant with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title of the land transferred.
38. That the Vendee hereby assures that Vendee and subsequent purchasers / allottee(s) of the apartment shall abide with the terms and conditions of policy and also abide with the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. and sale deed executed between Vendor and Vendee.
39. The Vendee shall keep the Vendor indemnified of all the act and omissions to which the Vendee shall be responsible under the statutes on the purchase of this property only.



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40. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
41. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same, dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoings pertaining to the land in Group Housing No. 7 with effect from the execution date of this sale deed shall be borne by the Vendee while the taxes / charges / duties / liabilities and outgoings pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
42. That it is clarified that the vendor shall not be responsible for breaches if any in the construction of the building liabilities pertaining to associates, Suppliers, contractors and customers or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
43. That from date of execution of this deed the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself,



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[Handwritten Signature]

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their, successors and assignees forever, and the vendee now is absolute owner of this freehold property and vendee holds irrevocable right to sell, lease, mortgage, alienate and/ or deal in any way the FSI/ land/ property to anyone (individual, firm, company, trust and registered or unregistered entity etc) at any time without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor or any reference to the Vendor but without prejudice to right of inspection and other rights granted to Vendor under this deed of sale.

44. That Vendee has borne all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.
45. The subject matter of this sale deed for the purposes of stamp duty is proportionate land measuring 14600 Sq. Mt. the valuation whereof for the purposes of calculation of the stamp duty as per the circle rate notified by collector @ Rs.6,000/- per sq. mtr. for First 1000 Sq. Mtr. comes to Rs. 60,00,000/- for balance 13600 Sq.Mtr. reduced by 30% @ Rs. 4200/- per Sq. Mtr. it comes to Rs. 57120000/- only total Rs. 6,31,20,000/- only **added with 10% it comes to Rs. 6,94,32,000/-**. Since the Sale Consideration is Rs.10,00,00,000/- which is more than the Market Value therefore stamp duty of Rs. 70,00,000/- has been paid on the Sale consideration vide E-Stamp Certificate No. IN-UP93192978688983V DATED 25.04.2023. There is no construction on the said Plot of Land. It is not on any segment road.



Z.M. Enterprises Private Limited


Authorized Signatory

46. That this instrument shall be presented for registration before the registering authority for and on behalf of Seller through Anirudh Kumar Nigam, son of Late H.P. Nigam, resident of 62, Puraiya Khera, Lucknow who has been so authorized vide authenticated power of attorney duly registered in Book No. 6, Jild 2 at Pages 105 to 124, Serial No. 2 on 16.02.2016 in the office of Sub-Registrar-V, Lucknow.

SCHEDULE OF PAYMENT

- a. Paid a sum of Rs. 3,00,00,000/- (Rupees Three Crore Only) vide Chq. No. 000043 dated 04.06.2012 drawn on Yes Bank
- b. Paid a sum of Rs. 2,00,00,000/- (Rupees Two Crore Only) vide Chq. No. 000044 dated 08.06.2012 drawn on Yes Bank.
- c. Paid a sum of Rs. 3,00,00,000/- (Rupees Three Crore Only) vide Chq. No. 000043 dated 05.06.2012 drawn on Yes Bank.
- d. Paid a sum of Rs. 2,00,00,000/- (Rupees Two Crore Only) vide Chq. No. 000044 dated 08.06.2012 drawn on Yes Bank.

SCHEDULE OF PROPERTY

FSI for multistoried residential building to be constructed on Group Housing No. 7(GH-7) in the project known as 'Shalimar Oneworld', situated at Village Baghamau Distt. Lucknow delineated and marked in the annexed site plan and bounded as under: -

East : 30 Meter wide Road
West : 30 Meter wide Road
North : 30 Meter wide Road
South : 18 Meter wide Road



Z.M. Enterprises Private Limited

A handwritten signature in black ink, appearing to be "D.S.", written over a horizontal line.

Authorized Signatory

IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these presents on the day, month, and year first above written in presence of the following witnesses:-

WITNESSES:



M. K. Yadav

1. **(Manoj Kumar Yadav)**
S/o Sri Ram Asrey Yadav
R/o 13 Da, Village Paranpur
Bijhara, District Pratapgarh (U.P.)
-230142



VENDOR

(PAN -AAFCA9848N)



मो. नदीम

2. **(Mohd. Nadeem)**
S/o Mohd. Aleem
R/o 90, Navi Nagar
Barakhambha, Ashraf Tola
Begumganj, Hardoi U.P. -241204



Z.M. Enterprises Private Limited

[Signature]
Authorised Signatory

VENDEE

(PAN-AAACZ4128M)

Drafted By:

[Signature]

Advocate

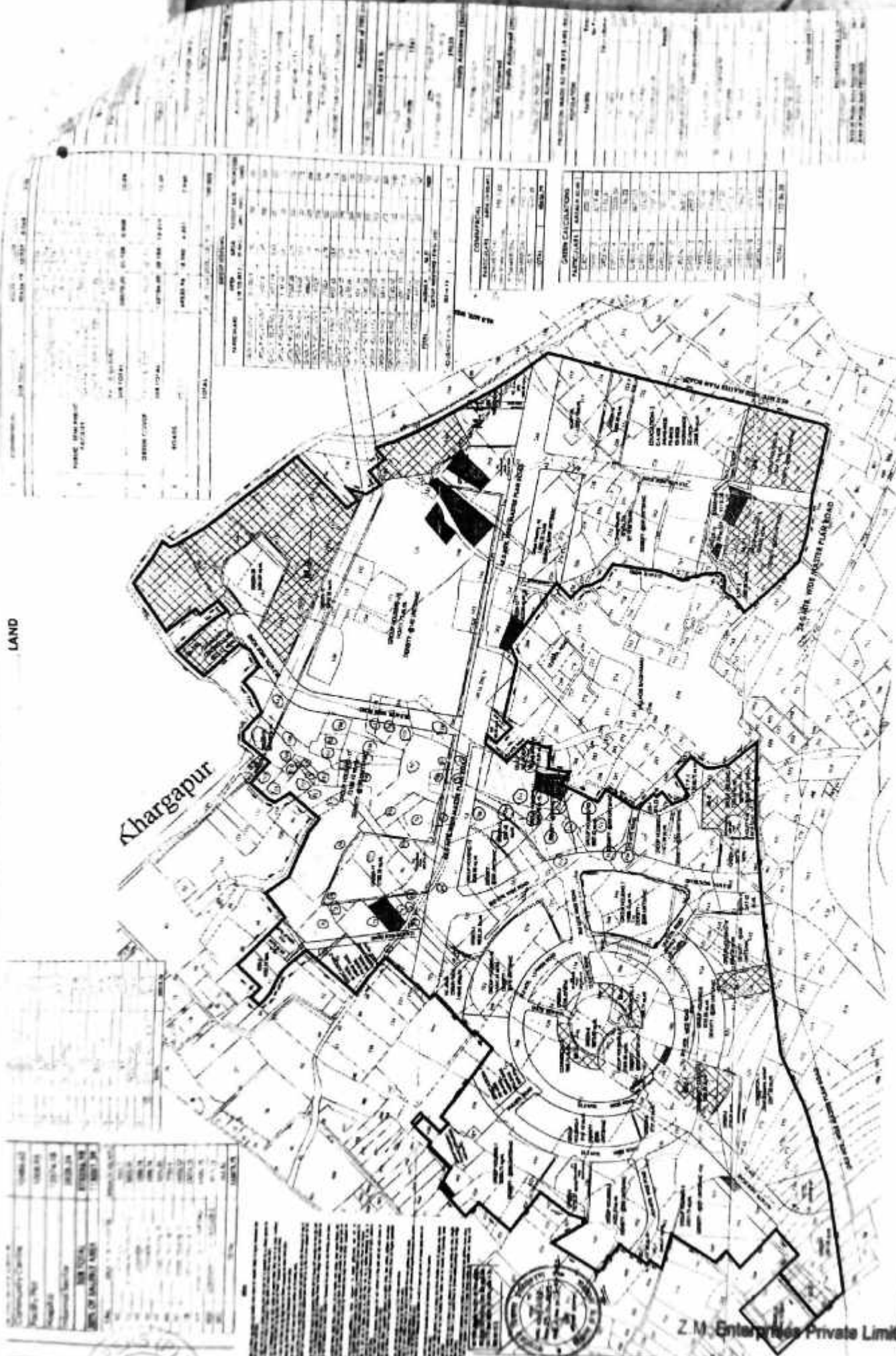
Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed by:

[Signature]
(SHUBHAM MAURYA)
Civil Court, Lucknow

LAND

Khargapur



Sl. No.	Particulars	Area (Sq. Mts.)	Remarks
1	Plot Area	10000	
2	Area of Building	1500	
3	Area of Road	2000	
4	Area of Green Space	1000	
5	Area of Water Body	500	
6	Area of Other	1000	
7	Total	15000	

Sl. No.	Particulars	Area (Sq. Mts.)	Remarks
1	Plot Area	10000	
2	Area of Building	1500	
3	Area of Road	2000	
4	Area of Green Space	1000	
5	Area of Water Body	500	
6	Area of Other	1000	
7	Total	15000	

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6	Area of Other	1000	
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Sl. No.	Particulars	Area (Sq. Mts.)	Remarks
1	Plot Area	10000	
2	Area of Building	1500	
3	Area of Road	2000	
4	Area of Green Space	1000	
5	Area of Water Body	500	
6	Area of Other	1000	
7	Total	15000	

NOTE:
1. Fields mentioned in drawings are to be left.

CLIENT:-
M/S. ANB DEVELOPERS PVT. LTD
Plot Office 308, Tulshibhai Chambers, Nariman Point,
Mumbai-400021

DATE:-
10 SEPTEMBER 2019

SCALE:-
1:2000

ARCHITECT:-
AIR. PRADEEK AGARWAL

NORTH:
↑ N

**PROPOSED REVISED LAYOUT PLAN WITH KHASRA SUPERIMPOSED WITH
SHOWING UNPURCHASED LAND OF AN INTEGRATED TOWNSHIP
AT BAGHAMAU VILLAGE, LUCKNOW**

Z.M. Enterprises Private Limited
Authorized Signatory



आवेदन सं०: 202300821029718

बही संख्या 1 जिल्द संख्या 15436 के पृष्ठ 81 से 136 तक
क्रमांक 3863 पर दिनांक 28/04/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कामना राय .

सदर निबंधक : सदर तृतीय

लखनऊ

28/04/2023



S. J. Enterprises Private Limited

Authorized Signatory

बही सं० ।

रजिस्ट्रेशन सं०: 3863

वर्ष 2023

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

श्री ए एन एस डेवलपर्स प्रा० लि० द्वारा अधि० ह०
सईयद अनवर महमूद रिज़वी के द्वारा अनिरूद्ध
कुमार निगम, पुत्र श्री स्व० एच पी निगम
निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017
व्यवसाय: नौकरी
क्रेता: ।



श्री ज़ेड एम इण्टरप्राइजेज़ प्रा० लि० के द्वारा रजनीश
कुमार शर्मा, पुत्र श्री स्व० वीरेन्द्र नाथ शर्मा
निवासी: रेजि० पता- 51/69, दमदम रोड, हरि काली
कॉलोनी, कोलकाता-700074
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता: ।

श्री मनोज कुमार यादव, पुत्र श्री राम आसरे यादव
निवासी: 13द, ग्राम-घरानपुर, प्रतापगढ़-230142
व्यवसाय: नौकरी
पहचानकर्ता: 2



श्री मोहम्मद नदीम, पुत्र श्री मोहम्मद अलीम
निवासी: 90, नवी नगर, बाराखम्भा, अशरफ टोला,
संडीला, हरदोई-241204
व्यवसाय: नौकरी



बसि. J. 2023/04/28

पुनः 2023/04/28

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं ।
टिप्पणी: प्रथम पक्ष ने स्वीकार किया कि भूगतान धर्म
के खाते में प्राप्त किया

रजिस्ट्री ऑफ अधिकारी के हस्ताक्षर

उपनिबंधक सदर तारीख
लखनऊ,
28/04/2023
बशित शिंह
निबंधक लापेक लखनऊ
28/04/2023

प्रिंट करे

आवेदन सं०: 202300821029718

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 3863

वर्ष: 2023

प्रतिफल- 100000000 स्टाम्प शुल्क- 7000000 बाजारी मूल्य - 694,32000 पंजीकरण शुल्क - 1000000 प्रतिलिपिकरण शुल्क - 140 योग : 1000140

श्री जेड एम इण्टरप्राइजेज़ प्रा० लि० द्वारा
रजनीश कुमार शर्मा अधिकृत पदाधिकारी प्रतिनिधि,
पुत्र श्री स्व० वीरेन्द्र नाथ शर्मा
व्यवसाय : नौकरी
निवासी: रेजि० पता- 51/69, दमदम रोड, हरि काली कॉलोनी,
कोलकाता-700074

PM



श्री. जेड एम इण्टरप्राइजेज़ प्रा० लि० द्वारा

रजनीश कुमार शर्मा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
28/04/2023 एवं 02:09:36 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कामना राय

उप निबंधक : सदर तृतीय

लखनऊ

28/04/2023

बबिता . सिंह

निबंधक लिपिक

28/04/2023



प्रिंट करें

S.M. Enterprises Private Limited

Authorized Signatory