





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAJCT0662P

नाम / Name	THINK BUILDWELL PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	14/12/2021
	
	Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2021.12.14 07:52:23 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAJCT0662P		
नाम / Name THINK BUILDWELL PRIVATE LIMITED		
निगमन/गठन की तारीख Date of Incorporation/Formation 14/12/2021		

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:  
आयकर पैन सेवा इकाई, पैन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: timinfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

THINK BUILDWELL PRIVATE LIMITED

Authorised Signatory

# THINK BUILDWELL PRIVATE LIMITED

Regd. office: F- 42,43,Neel Vihar Colony,Ram Nagar Colony,Faizabad - 224001(U.P.)

Email: thinkbuildwell2021@gmail.com CIN: U70109UP2021PTC156890

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THINK BUILDWELL PRIVATE LIMITED HELD AT THEIR REGISTERED OFFICE AT E-42, 43, NEEL VIHAR COLONY, RAM NAGAR COLONY, FAIZABAD, U.P. - 224001 ON 19<sup>TH</sup> JULY 2023 AT 1:00 P.M.

"RESOLVED THAT approval of the Board be and is hereby accorded to the company purchasing parcels of land admeasuring area 5252.8 sqm (size: 93.80 mt X 56.00 mt) situated at Plot No. - 1/09 (Group Housing), Rafi Ahmad Kidwai Nagar, Sector-1, Gomti Nagar Extension, Lucknow in the State of Uttar Pradesh as specifically indicated in the draft laid on the table for the purpose of identification.

RESOLVED FURTHER THAT either Mr. Abhishek Kumar Tripathi (bearing Aadhaar No. 581710101506) or Mohammad Aslam (bearing Aadhaar No. 342439659152) be and is hereby authorized to negotiate and finalize the terms of such purchase and to sign and execute sale deed and all other documents and papers with the office of Registrar which deemed to be necessary related to purchase of the aforementioned land and to give effect to the above resolution."

The specimen signature of

Mr. Abhishek Kumar Tripathi

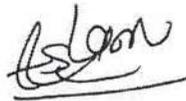
is attested herewith



The specimen signature of

Mohammad Aslam

is attested herewith



THINK BUILDWELL PRIVATE LIMITED

Authorised Signatory



For and on behalf of THINK BUILDWELL PRIVATE LIMITED

Rakesh Ladhani

Director

DIN: 00249220

Naresh Ladhani

Director

DIN: 01448646



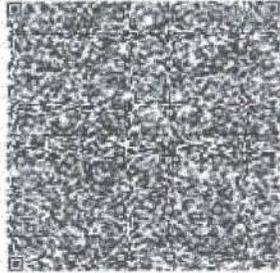


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2017/79522/41501

To  
मोहम्मद अस्लम  
Mohammad Aslam  
S/O: Niyamat Ullah  
462 / 136  
Ramganj Anshik  
Hussainabad Chowk  
Lucknow  
Lucknow Uttar Pradesh - 226003  
9935116677



आपका आधार क्रमांक / Your Aadhaar No. :

**3424 3965 9152**

VID : 9127 2314 1986 4685

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



मोहम्मद अस्लम  
Mohammad Aslam  
जन्म तिथि/DOB: 20/07/1984  
पुरुष/ MALE

**3424 3965 9152**

VID : 9127 2314 1986 4685

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

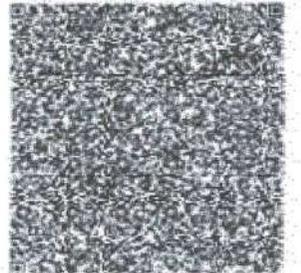


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
आम्रज: नियामत उल्लाह, 462 / 136, रामगंज अंशिक,  
हुसैनबाद चौक, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226003

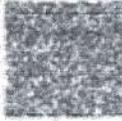
Address:  
S/O: Niyamat Ullah, 462 / 136, Ramganj  
Anshik, Hussainabad Chowk, Lucknow,  
Lucknow,  
Uttar Pradesh - 226003

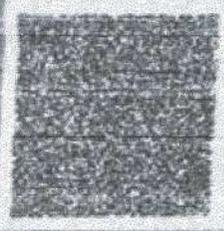


**3424 3965 9152**

VID : 9127 2314 1986 4685

1947 | help@uidai.gov.in | www.uidai.gov.in

 <p>भारत सरकार Government of India</p>  <p>स्मृति गर्ग Smriti Garg जन्म तिथि/DOB: 30/06/1977 लिंग/ GENDER: FEMALE</p>  <p>9204 3004 9615</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p> <p>Address: W/O: Rajat Garg, B - 13, Indira Nagar, Lucknow. Uttar Pradesh - 226016</p> <p>पता: अशोक, राजा गर्ग, बी - 13, इंदिरा नगर, लखनऊ, उत्तर प्रदेश - 226016</p> <p>9204 3004 9615</p>
---	---

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>  <p>नाम / Name SMRITI GARG</p> <p>पिता का नाम / Father's Name VINOD KUMAR GUPTA</p> <p>जन्म तिथि / DOB 30/06/1977</p>	<p>भारत सरकार GOVT. OF INDIA</p> <p>ई-पत्राचार खाता नंबर e-PAN Account Number Card</p> <p>AGLPG5587H</p>  <p>Smriti Garg</p>
--	--

Smriti Garg.



भारत सरकार  
Government of India



Download Date: 20/04/2020



अंकित शुक्ला  
Ankit Shukla  
जन्म तिथि/DOB: 07/02/1992  
पुरुष/ MALE

Issue Date: 21/05/2015

**3722 0371 1137**

VID : 9148 0249 8783 9742

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:

आत्मज: संतोष कुमार शुक्ला, 227 / 7, अस्तबल,  
यहियगंज, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226003

**Address:**

S/O: Santosh Kumar Shukla, 227 / 7,  
Astabal, Yahiyaganj, Lucknow, Lucknow,  
Uttar Pradesh - 226003



**3722 0371 1137**

VID : 9148 0249 8783 9742



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार  
Government of India



Download Date: 05/02/2020



विवेक कुमार सिंह  
Vivek Kumar Singh  
जन्म तिथि/DOB: 05/07/1982  
पुरुष/ MALE

Issue Date: 06/11/2011

8454 0021 1813

VID : 9186 2705 2860 8041

मेरा आधार, मेरी पहचान

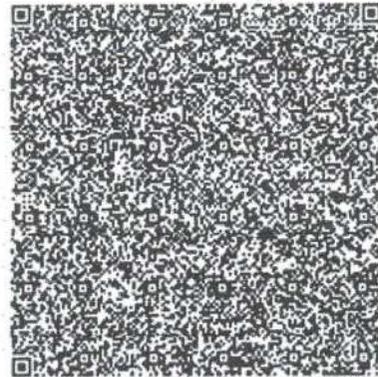


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O रंधीर सिंह, १६, कमला नगर बढौली छठा मील,  
बख्शी का तालाब\*\*, लखनऊ,  
उत्तर प्रदेश - 227202

Address:  
S/O Randhir Singh, 16, kamla nagar badhaulti  
chhatha meel, Bakshi Ka Talab\*\*, Lucknow,  
Uttar Pradesh - 227202



8454 0021 1813

VID : 9186 2705 2860 8041



1047



help@uidai.gov.in



www.uidai.gov.in

**PHOTO**

**Group Housing Plot No. 1/9, Sector-1, Gomtinagar Extension,  
Lucknow, U.P. admeasuring 5252.80 Sq. Mts.**



*Smriti Ganguly*  
**Vendor**

THINK BUILDWELL PRIVATE LIMITED

*Aslam*

Authorised Signatory

**Vendee**



*Smt.*



*[Signature]*

**SALE DEED**

Nature of Land	Group Housing Plot
Details of Property	Group Housing Plot No. 1/9, Sector-1, situated at Gomti Nagar Extension, Lucknow (Uttar Pradesh).
Ward Unit of	
Measurement	Rafi Ahmad Kidwai Nagar In Sq. Mtr.
Area of the Property	5252.80 Square Meter
Road	
Consideration	Rs. 32,00,00,000/-
Valuation	Rs. 18,13,49,376/-
Stamp Duty paid along with Agreement to sell without possession	Rs. 64,00,400/-
Stamp Duty being paid along with this Deed	Rs. 1,60,00,100/-
Total Stamp Duty	Rs. 2,24,00,500/-

**VENDOR:**

**Smt. Smriti Garg nee Smriti Gupta daughter of Shri V.K. Gupta (PAN-AGLPG5587H; Aadhaar-XXXX-XXXX-9615; Mob-9839641941; Occupation-Business) resident of E6/117, Arera Colony, Bhopal, M.P. presently residing at B-13, Indira Nagar, Lucknow (which shall be the address for all communications).**

*Smriti Garg.*

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

**VENDEE:**

**M/S THINK BUILDWELL PRIVATE LIMITED, A Company duly registered under the provisions of the Indian Companies Act, 2013, having its registered office at 8th Floor, Unit No. 804, 805, 805(A), 806, 807,808, Block-B, Summit Building, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh- 226010 INDIA (PAN- AAJCT0662P) (CIN-U70109UP2021PTC156890) through its authorized signatory Shri Mohammad Aslam son of Late Sri Niyamat Ullah (Mob-9935116677; Occupation-Pvt. Job) duly authorized vide resolution passed by the Board of Directors in their meeting held on 19-07-2023**

**SALE DEED**

**THIS DEED OF SALE** is executed this 23<sup>rd</sup> day of January 2024 at Lucknow by

**Smt. Smriti Garg nee Smriti Gupta daughter of Shri V.K. Gupta (PAN-AGLPG5587H; Aadhaar-XXXX-XXXX-9615; Mob-9839641941; Occupation-Business) resident of E6/117, Arera Colony, Bhopal, M.P. presently residing at B-13 Indira Nagar, Lucknow – 226016, U.P. (hereinafter referred to as “the Vendor” (which term or expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, nominee(s), representatives, and permitted assigns) of the ONE PART.**

**In Favour of**

**M/S THINK BUILDWELL PRIVATE LIMITED, A Company duly registered under the Indian Companies Act, 1956, having its registered office at 8th Floor, Unit No. 804, 805, 805(A), 806, 807,808, Block-B, Summit Building, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh- 226010 INDIA (PAN-AAJCT0662P) (CIN -U70109UP2021PTC156890) through its authorized signatory Shri Mohammad Aslam son of Late Sri Niyamat Ullah (Mob-9935116677; Occupation-Pvt. Job), authorized vide the Board Resolution in board meeting dated 19<sup>th</sup> day of July 2023 (hereinafter referred to as the “Vendee”) which expression, unless repugnant to the context, shall mean and include its legal representatives, administrators, executors, transferees, assignees etc.**

*Smriti Garg*

**THINK BUILDWELL PRIVATE LIMITED**

*Aslam*  
**Authorized Signatory**

**WHEREAS** the Vendor and the Vendee collectively hereinafter referred to as “the parties”

**WHEREAS**

The Vendor has assured and represented to the Vendee that the Vendor is the absolute owner and in possession with transferable rights in relation to the **Group housing Plot No. 1/9, admeasuring 5252.80 sq. mts. (Five Thousand Two Hundred Fifty Two decimal Eighty sq. mts. ), Sector-1, Gomtinagar Extension, Lucknow, U.P.,** (hereinafter referred to as “the Said Property”) more specifically described at the foot of this deed and the Vendor are duly competent to make the transfer including sale as hereby proposed.

**WHEREAS**

The sale deed of the said property was registered in favour of the Vendor by Lucknow Development Authority through sale deed which is duly registered and recorded in the office of Sub-Registrar of Assurances -II, Lucknow at Book No. 1, Vol No. 17719, Serial No. 156 Pages 147/180 on 05.01.2016.

**WHEREAS**

The Vendor has assured the Vendee that she is seized and possessed of all and otherwise well and sufficiently entitled to the said property i.e., **Group housing Plot No. 1/9, admeasuring 5252.80 sq. mts. r. (Five Thousand Two Hundred Fifty-Two decimal Eighty sq. mts.), Sector-1, Gomtinagar Extension, Lucknow.**

**WHEREAS**

The Said Property to be transferred is free from all claims, demands, registered and unregistered encumbrances, sale, mortgage, gift, possessory rights (permissive or adverse), mortgages, charges, liens, attachments, lis pendens, uses, easements, trusts, prohibitions, court proceedings either in execution or pending, revenue recovery proceedings, wealth tax, Income tax dues, Income tax attachment, Financial Institution charges, claims and liabilities whatsoever or howsoever made or suffered by the Said Property or any person or persons

*Smriti Gay*

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

having or lawfully, rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.

**WHEREAS**

The Vendor has good, subsisting, marketable, saleable and transferable right over the said property and there is no legal dispute in respect of the said property.

**WHEREAS**

The Vendor has also assured the Vendee that the above said property is not subject matter of any acquisition or requisition and the Vendor has not received any notice nor is in known of any acquisition or requisition proceeding, if any, in respect of the said property.

**WHEREAS**

The Vendor has not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the Said Property hereby agreed to be transferred or any part thereof can or may be impeached, encumbered or affected in title.

**WHEREAS**

The Said Property is not the subject matter of any previous MOU, whether oral or in writing and as such the First Party/Owner is competent to deal with the Said Property and sell the same without any claim or hindrance.

**WHEREAS**

No part or portion of the Said Property is affected by any pending proceeding, civil, criminal or revenue and thus the Said Property is not affected by the doctrine of lis pendens or any prohibitory order or any mandatory order.

*Smriti Singh*

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

**WHEREAS**

An agreement to sell dated 24.07.2023 has been executed in between the Vendor and the Vendee which is registered and recorded in the office of Sub-Registrar of Assurances-II, Lucknow at Book No. 1 Jild No. 27014 Pages 257 to 288 at Serial No. 7104 on 24.07.2023.

**AND WHEREAS**

Upon the aforementioned declaration and on the assurance of the Vendor regarding title and no dispute regarding the property, the Vendee, who is desirous of owning the said property has agreed to purchase the Said Property for a sale consideration of Rs. **32,00,00,000/- (Rupees Thirty-Two Crores Only)**.

**NOW THIS DEED OF SALE WITNESETH AS UNDER: -**

1. That in pursuance of the foregoing and in consideration of the said sum **Rs. 32,00,00,000/- (Rupees Thirty Two Crores Only)** paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby accepts and acknowledges in full and final settlement (the detail of which is given below in this deed as Payment Schedule) and satisfaction of the entire sale price, the Vendor does hereby transfers, conveys, releases and assigns by way of absolute sale of said property, more fully detailed at the foot of this deed and shown in the annexed map with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Vendor in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Vendee TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from anybody whatsoever.
2. The Vendor out of her own free will, without fraud, coercion or undue influence from anybody whomsoever, and in full possession of their senses do hereby sell, give, convey, grant and transfer unto the said

*Smiti Singh*

THINK BUILDWELL PRIVATE LIMITED

*Asst. Secy*  
Authorized Signatory

Vendee all right, title, privileges, profits, advantages and all other appurtenances in the said property to the use of Vendee as owner forever and absolutely.

3. That the Vendor hereby assures the Vendee that the property hereby conveyed to the Vendee belongs exclusively to the vendor and the Vendor is the sole owner and has the power and authority to transfer by way of Sale of the said property to the Vendee.
4. That simultaneously with the execution of this Deed, the Vendor has transferred the legal possession and has also handed over the unencumbered, vacant, impeachable and peaceful physical possession of the said property to the Vendee and the Vendee has taken the possession and control of the said property.
5. That the Vendor declares that the Dues (if any), or any other penalties, duties, levies, cesses or fines or any other taxes up to the date of execution of this Deed and any arrears, if assessed and brought to the knowledge of Vendor till this date, the payment of which was the liability of the Vendor, thereof shall be paid and borne by the Vendor and, thereafter, it shall be the liability and responsibility of the Vendee.
6. That to the best of their knowledge, the Vendee has carefully scrutinized and inspected all relevant documents in respect to the title, rights, interest, encumbrances, and other relevant papers in respect to the demised property and have also fully satisfied themselves with the title, rights, interest, encumbrances in respect to the demised property being conveyed in pursuance of the present sale deed.
7. That from the date of execution of this deed Vendee shall have all the rights and privileges in the said property which the Vendor had in the same.
8. That the Vendee shall take steps for mutation in all the concerned departments. The Vendor in the process of mutation shall extend non-financial assistance and cooperation in executing any or all documents

*Sonali Garg*

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorized Signatory

required for the said purpose to the Vendee and in securing and obtaining all such permissions, sanctions, approvals and licenses as require for the said property.

9. That on and from the date hereof, the Vendee has become the sole owner of the said property and has unfettered authority and are at complete liberty to deal with or utilize the same in manner they like without any claim or demand whatsoever from the Vendor, or their successor or any other person claiming through or under the Vendor.
10. That on and from the date hereof, the Vendee shall be fully entitled to develop, construct upon, lease, license, leave, let, transfer, sell, encumber, mortgage, etc. the said property or any part thereof and to receive all rents, license fee, incomes, benefits, profits of the said property in his own name and behest, without any claim, demand, interference, or interruption from the Vendor or any person claiming through or under them.
11. That the Vendor shall not do or cause to do any act, which shall affect the Vendee's right in the said property or any part or portion thereof, AND THAT THE SAID VENDEE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, has, hold, occupy, possess and enjoy the property forever hereby Sold out.
12. That the Vendor hereby declares and has assured the Vendee that she is the sole exclusive owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Vendee and the same is free from all sorts of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
13. That the Vendor has further assured the Vendee that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale has been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Vendor prior to the date of execution of this deed and in case the Vendee has to pay any

*Smriti Garg*

TRINK BUILDWELL PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory

taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Vendor will reimburse the same to the Vendee. However, from the date of execution of this deed, the Vendee shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

14. That, in case the Vendee is deprived of whole, or any portion of the property hereby conveyed to the Vendee, on account of any defect in the title of the Vendor, by reason of any act or default or omission or commission on the part of the Vendor, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Vendor doth hereby agrees to save harmless and keep indemnified the Vendee to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Vendee.
15. That if any person ever claims through the Vendor the rights or privileges in respect of the said property mentioned above, it shall be illegal and void by virtue of the present sale deed. Further the Said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisitions, requisitions, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisitions etc.
16. That from this date the Vendor has extinguished all her interest, right and title over the Said Property and the Vendee shall have all right interest and title on the Said Property which the Vendor had in the same.
17. That the Vendor at the cost of the Vendees agrees to do all such other acts and things which may be necessary for further and more perfectly assuring the demised property and its title to the Vendees.
18. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale has been borne by the Vendee.

*Smriti Gay.*

THINK BUILDWELL PRIVATE LIMITED

*Osman*  
Authorized Signatory

19. That the property hereby sold is not situated on segment road.
20. That the Said Property is for Group Housing use and there is no construction over the Said Property. That the circle rate for Vardan Khand, Sector-1, Gomti Nagar Extension is Rs. 38,000/- per sq. mtr. and area of the Said Property is 5252.80 Sq. Mtr. Thus, as per circle rate General Clause 18 the valuation for 1000 Sq. Mtr. comes to Rs. 3,80,00,000/- and the said property is situated at the corner and green belt, thus the increment of 20% on the 1000 sq. mtr. comes to Rs. 4,56,00,000/-. Further, as per circle rate General Clause 18 the valuation for the left-over area of 4252.80 Sq. Mtr. shall be calculated after decreasing the circle rate by 30% which comes to Rs. 11,31,24,480/- and therein enhancing 20% for corner & green belt comes to Rs.13,57,49,376/-. Therefore, the total market value comes to Rs. 18,13,49,376/-. The sale consideration of the said property is Rs. 32,00,00,000/- which is higher than the market value and as such the stamp duty has been paid on the sale consideration and a stamp duty of Rs. 2,24,00,500/- is applicable on this deed. The stamp duty of Rs. 64,00,400/- has already been paid along with the agreement to sell dated 24.07.2023 and the balance Stamp duty of Rs. 1,60,00,100/- is being paid vide e-stamp bearing certificate no.IN-UP42895628034032W dated 23/01/2024.

**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Group Housing Plot No. 1/9, Sector-1, Gomtinagar Extension, Lucknow, U.P. admeasuring 5252.80 Sq. Mts., bounded as below: -

**BOUNDARY OF SAID PROPERTY**

East : 10 meter wide Green Belt then 30-meter- wide road

West : C Type Plots

North : Plot No. 1/08

South : 24-meter-wide Road

*Gomti Nagar*

THINK BUILDWELL PRIVATE LTD.  
*[Signature]*  
Authorised Signatory

**SCHEDULE OF PAYMENT**

1. Vendor has received Rs. 1,00,00,000/- (Rupees One Crore Only) inclusive of TDS, through Demand Draft No. 531979, dated 24-07-2023 issued by ICICI Bank, Lucknow from the Vendee and the Vendor acknowledges this receipt.
2. Vendor has received sum of Rs. 1,01,01,010 (Rupees One crore one Lakh One Thousand Ten Only) inclusive of TDS, through RTGS bearing UTR No. ICICR42023082300001281 dated 23.08.2023 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
3. Vendor has received sum of Rs. 1,01,01,010 (Rupees One crore one Lakh One Thousand Ten Only) inclusive of TDS, through RTGS bearing UTR No. ICICR52023091200418663 dated 12.09.2023 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
4. Vendor has received sum of Rs. 1,25,00,000/- (Rupees One crore Twenty-Five Lakh Only) inclusive of TDS, through RTGS bearing UTR No. ICICR52023091900768633 dated 19.09.2023 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
5. Vendor has received sum of Rs. 40,00,000/- (Rupees Forty Lakh Only) inclusive of TDS, through RTGS bearing UTR No. ICICR52023101600777004 dated 16.10.2023 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
6. Vendor has received sum of Rs. 1,00,00,000/- (Rupees One Crore Only) inclusive of TDS, through RTGS bearing UTR No. ICICR42023102100000921 dated 21.10.2023 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
7. Vendor has received sum of Rs. 3,00,00,000/- (Rupees Three Crore Only) inclusive of TDS, through RTGS bearing UTR No. ICICR52024010200650145 dated 02.01.2024 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
8. Vendor has received sum of Rs. 10,00,00,000/- (Rupees Ten Crore Only) inclusive of TDS, through RTGS bearing UTR No. ICICR52024011700696422 dated 02.01.2024 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.
9. Vendor has received Rs.13,32,97,980/- (Thirteen Crore Thirty Two Lac Ninety Seven Thousand Nine Hundred Eighty) inclusive of TDS through RTGS bearing UTR No. ICICR52024012300271725 dated 23.01.2024 drawn on ICICI Bank Limited, from the Vendee and the Vendor acknowledges this receipt.

*Smiti Singh*

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

आवेदन सं०: 202400821004962

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 722

वर्ष: 2024

प्रतिफल- 320000000 स्टाम्प शुल्क- 16000100 बाजारी मूल्य- 181349376 पंजीकरण शुल्क- 3200000 प्रतिलिपिकरण शुल्क- 80 योग : 3200080

श्री मेसर्स थिंक बिल्डवेल प्राईवेट लिमिटेड द्वारा  
मोहम्मद असलम अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० नियामत उल्लाह  
व्यवसाय : नौकरी

*(Handwritten Signature)*



निवासी: 804 व अन्य आठवां तल, ब्लाक बी, समिट बिल्डिंग, विभूति खण्ड, गोमती नगर, लखनऊ

श्री, मेसर्स थिंक बिल्डवेल प्राईवेट लिमिटेड द्वारा

मोहम्मद असलम अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/01/2024 एवं

05:21:59 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Handwritten Signature)*  
प्रभाष सिंह

उप निबंधक : सुदर द्वितीय

लखनऊ

23/01/2024

*(Handwritten Signature)*  
राजेश कुमार यादव

निबंधक लिपिक

23/01/2024

प्रिंट करें



Thus, the Vendor has received the total sale consideration of Rs. 32,00,00,000/- (Rs. Thirty-Two Crores Only) from the Vendee and now nothing is payable to the Vendor by the Vendee.

**IN WITNESS WHEREOF**, we the abovenamed Vendor and Vendee have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.



**WITNESSES:-**

1.  
Ankit Shukla  
S/o Santosh Kumar Shukla  
R/o 227/7, Astabal Yahiyaganj  
Lucknow.  
Occupation: Private Job  
Mob No.- 7275555106



*Somesh Singh*  
**VENDOR**



2.  
Mr. Vivek Kumar Singh  
Advocate  
Civil Court, Lucknow  
Occupation: Advocate  
Mob. No- 9307040946

**THINK BUILDWELL PRIVATE LIMITED**

**Authorized Signatory**

**VENDEE**

**Through its Authorized Signatory**

Typed By

(Rohit)

Composed By

(Harit Shukla)  
Advocate

बही सं०: 1

रजिस्ट्रेशन सं०: 722

वर्ष: 2024

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

विक्रेता: 1

श्रीमती स्मृति गर्ग उर्फ स्मृति गुप्ता, पुत्री श्री वी०के० गुप्ता

निवासी: ई 6/117, अरेरा कालोनी, भोपाल, मध्य प्रदेश, हाल पता-बी-13, इन्दिरा नगर, लखनऊ

व्यवसाय: व्यापार

*Smriti Garg*



क्रेता: 1

श्री मेसर्स थिंक बिल्डवेल प्राईवेट लिमिटेड के द्वारा मोहम्मद असलम,

पुत्र श्री स्व० नियामत उल्लाह

निवासी: 804 व अन्य आठवां तल, ब्लाक बी, समिट बिल्डिंग, विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

*Aslam*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अंकित शुक्ला, पुत्र श्री संतोष कुमार शुक्ला

निवासी: 227/7, अस्तबल यहियागंज, लखनऊ

व्यवसाय: नौकरी

*Ankit Shukla*



पहचानकर्ता : 2

श्री विवेक कुमार सिंह, एडवोकेट

निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Prakash Singh*

उप निबंधक: सदर द्वितीय

लखनऊ

23/01/2024

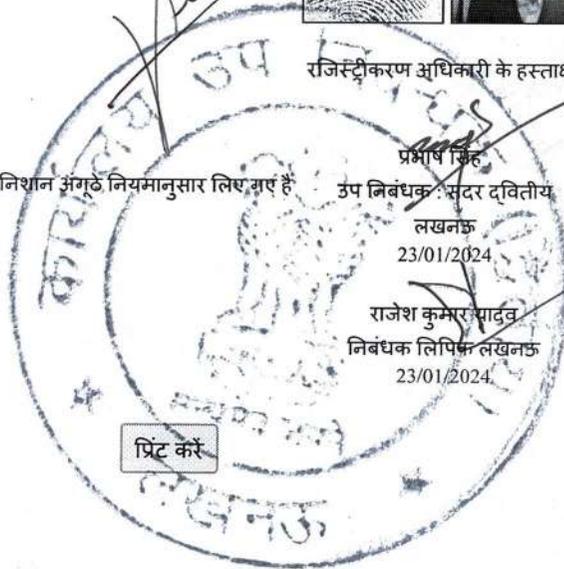
*Rajesh Kumar Yadav*

निबंधक लिपिक लखनऊ

23/01/2024

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

प्रिंट करें



**MAP**

**Group Housing Plot No. 1/9, Sector-1, Gomtinagar Extension,  
Lucknow, U.P. admeasuring 5252.80 Sq. Mts.,.**

**measuring 5252.80 Sq.  
Mts**

**BOUNDARIES**

East : 10 meter wide Green Belt then 30-  
meter- wide road  
West : C Type Plots  
North : Plot No. 1/08  
South : 24-meter-wide Road

*Amrita Ganguly*  
Vendor

THINK BUILDWELL PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

Vendee

आवेदन सं०: 202400821004962

बही संख्या 1 जिल्द संख्या 27314 के पृष्ठ 305 से 332 तक क्रमांक 722 पर  
दिनांक 23/01/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह

उप निबंधक, सदर द्वितीय

लखनऊ

23/01/2024

प्रिंट करें

