

I 7495/3



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

8

| | |
|---------------------------|--|
| Certificate No. | : IN-UP05804231458051R |
| Certificate Issued Date | : 15-Mar-2019 03:01 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0106921838921604R |
| Purchased by | : NEW MODERN BUILDWELL PVT LTD |
| Description of Document | : Article 5 Agreement or Memorandum of an agreement |
| Property Description | : LAND KHASRA NO.21P,20P,19P AND 18P SITUATED AT AHMAMAU, LUCKNOW. |
| Consideration Price (Rs.) | : |
| First Party | : PAARTH INFRABUILD PRIVATE LIMITED |
| Second Party | : NEW MODERN BUILDWELL PVT LTD |
| Stamp Duty Paid By | : NEW MODERN BUILDWELL PVT LTD |
| Stamp Duty Amount(Rs.) | : 30,53,200 (Thirty Lakh Fifty Three Thousand Two Hundred only) |



..... or type below this line

Paarth Infrabuild Pvt. Ltd.

Authorized Signatory

New Modern Buildwell Pvt. Ltd.

Authorized Signatory

TQ 0008415520

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



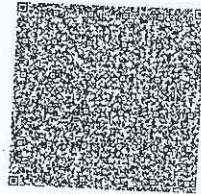
भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम/ Enrolment No.: 2189/12109/88436

To
 अजय कुमार
 Ajay Kumar
 GW/404 Block A
 Sector 1 Green Wood Apartment
 Gomati Nagar Extension
 Gomtinagar
 Lucknow Uttar Pradesh - 226010
 9919886610

Download Date: 12/03/2018
 Generation Date: 03/03/2018

Validity: unknown
 Date of Birth: 08/09/1978
 Unique Identification Authority of India
 Date of Issue: 03/03/2018
 157



आपका आधार क्रमांक / Your Aadhaar No. :

7999 1905 3856

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



अजय कुमार
 Ajay Kumar
 जन्म तिथि/DOB: 08/09/1978
 पुरुष/ MALE



7999 1905 3856

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

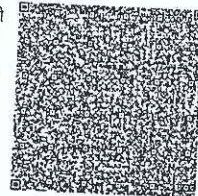
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



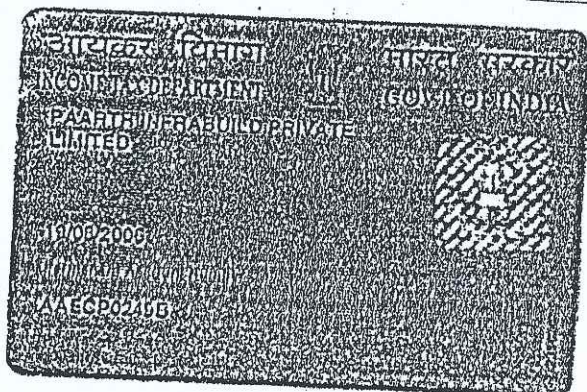
भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 जीडब्ल्यू/404 ब्लॉक ए, सेक्टर 1 ग्रीन वुड अपार्टमेंट, गोमती नगर एक्सटेंशन, गोमती नगर, लखनऊ, उत्तर प्रदेश - 226010

Address:
 GW/404 Block A, Sector 1 Green Wood Apartment, Gomati Nagar Extension, Gomtinagar, Lucknow, Uttar Pradesh - 226010



7999 1905 3856



PAN- AAECPO249B

9919886610

Aja Ar


 भारत सरकार
 Government of India


 टी.के. शिवु
 T.K. Shibu
 जन्म तिथि/DOB: 21/06/1981
 पुरुष / MALE



5329 1123 2341
 मेरा आधार, मेरी पहचान


 आधार
 Unique Identification Authority of India

पता:
 आत्थज: के. थंगप्पन, शिवा कृपा
 हाउस कन्नमंगलम (एस), पोस्ट
 चेट्टिकुलंगरा, मावेलिकरा तालुक,
 कन्नमंगलम, आलप्पुझा,
 केरला - 690106

Address:
 S/O: K. Thankappan, Shiva Kripa
 House Kannamangalam (S),
 Post Chettikulangara,
 Mavelikara Taluk,
 Kannamangalam, Alappuzha,
 Kerala - 690106

5329 1123 2341



 help@uidai.gov.in

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2019367009176
 आवेदन संख्या : 201901041010578

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-03-16 00:00:00
 प्रस्तुतकर्ता या प्रार्थी का नाम न्यू माडर्न विल्डबेल प्रा० लि० द्वारा अधिकृत
 लेख का प्रकार विक्रम अनुबंध विलेख (विना

प्रतिकूल की धमसाधि 152651616 / 0

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्रांतर के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. याचिक भना

1 से 6 तक का योग 20060

शुल्क वसूल करने का दिनांक 2019-03-16 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए नैगार होगा 2019-03-16 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



भारत सरकार

Government of India



धीरेन्द्र कुमार तिवारी
Dhirendra Kumar Tiwari

जन्म तिथि / DOB : 15/07/1975
पुरुष / Male



8873 6631 6789

आधार - आम आदमी का अधिकार

Dhirendra

9839501156



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: S/O: त्रिलोकी नाथ तिवारी,
88, तिराई पंटी, अतरौलिया,
आज़मगढ़, अतरौलिया, उत्तर प्रदेश,
223223

Address: S/O: Triloki Nath Tiwari, 88, thirai
patti, Ataraulia, Azamgarh, Ataraulia, Uttar
Pradesh, 223223

8873 6631 6789

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

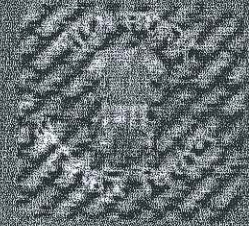
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NEW MODERN BUILDWELL
PRIVATE LIMITED



11/07/2005

Permanent Account Number

AACGN2807P

Jhansi

983950476



भारत सरकार



राकेश कुमार शुक्ला
Rakesh Kumar Shukla

जन्म तिथि / DOB: 28/06/1977

पुरुष / MALE



5900 5832 9673

Rksh

आधार - आम आदमी का अधिकार



9450586075
a



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNION IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: त्रिलोकी प्रसाद
शुक्ला 63 ए मानस
एन्क्लेव, इन्द्रा नगर, सिमप,
लखनऊ,
उत्तर प्रदेश - 226015

Address:

S/O: Triloki Prasad Shukla, 63
A manas enclave, indra
nagar, Cimap, Lucknow, Uttar
Pradesh - 226015



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

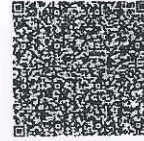
P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



गोपी नाथ चौरसिया
Gopi Nath Chaurasia
जन्म तिथि/DOB: 15/06/1949
पुरुष/ MALE
Mobile No: 9415087899



8391 1504 0463
VID : 9142 2058 6635 3668

आधार - आम आदमी का अधिकार

6680805146

गोपी नाथ चौरसिया



भारत सरकार
GOVERNMENT OF INDIA

पता:
संबन्धित: बदलु, 37, रायबरेली रोड, सेनानी विहार तेलीबाग,
एपीएस विद्यालय के पास, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226025

Address :
S/O: Badlu, 37,
Raibareilly Road, Senani
Vihar Telibagh, Near APS
School, Lucknow,
Lucknow,
Uttar Pradesh - 226025

8391 1504 0463



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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001



2-11

Consideration – Rs.15,26,51,609/-

Advance –Rs. 3,25,98,694/-

Stamp – Rs.30,53,200/-

AGREEMENT FOR SALE

1. CATEGORY OF LAND - INSTITUTIONAL
2. PARGANA - LUCKNOW
3. VILLAGE -AHMAMAU
4. DETAIL OF PROPERTY - Land Khasra No-21P,20P, 19P and 18P
5. UNIT OF MEASUREMENT - IN SQUARE METER
6. LAND AREA - 2797.24 Sq. Mtr.
7. STAMP DUTY - Rs.30,53,200/-
9. SALE CONSIDERATION - Rs. 15,26,51,609/-
10. DETAIL OF FIRST PARTY -**Paarth Infrabuild Pvt. Ltd.**, a Company incorporated under the laws of India having its registered office at 311-315, Naurang House, 21, K.G. Marg, New Delhi – 110001.
11. DETAIL OF SECOND PARTY -**New Modern Buildwell Pvt. Ltd.**, a company incorporated under the laws of India, having its registered office at 511, Ambadeep Building, 14 K G Marg, New Delhi – 110001.

Paarth Infrabuild Pvt. Ltd.

Authorised Signatory

New Modern Buildwell Pvt. Ltd.

Miranker
Authorised Signatory

AGREEMENT BY AND BETWEEN

This Agreement is executed at Lucknow, on this 15th day of March 2019.

BETWEEN

Paarth Infrabuild Pvt. Ltd.,(PAN-AAECPO249B) a Company incorporated under the laws of India having its registered office at 311-315, Naurang House, 21, K.G. Marg, New Delhi – 110001 through its authorized signatory **Mr. Ajay Kumar** S/o Mr. Ram Krishna Sharma authorized *vide* Board Resolution dated **13.02.2019** R/o 3rd Floor Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, For the purpose of this AGREEMENT Paarth Infrabuild Pvt. Ltd. OR “Paarth” (*in short*) shall hereinafter be referred to as the “First Party/ Paarth/ Seller” which expression shall mean and include its Nominee(s), Authorized Representative(s), Administrator(s), Executor(s) and Assignee(s).

AND

New Modern Buildwell Pvt. Ltd.,(PAN-AACCN2807P) a company incorporated under the laws of India, having its registered office at 511, Ambadeep Building, 14, K G Marg, New Delhi-110001 through its authorized signatory **Mr. Dharendra Kumar Tiwari** S/o Late Mr. Triloki Nath Tiwari R/o 88, Thirai Palli, Ataraulia, Azamgarh U.P.-223223, For the purpose of this AGREEMENT, New Modern Buildwell Pvt. Ltd. shall hereinafter be referred to as the “Second Party/ New Modern/ Buyer”, which expression shall mean and include its Nominee(s), Authorized Representative(s), Administrator(s), Executor(s) and Assignee(s).

WHEREAS the First Party is the absolute owner and is in possession of the land Khasra Numbers 21 P measuring 757.62 Sq.mt, 20 P measuring 676.48 Sq.mt, 19 P measuring 918.45 Sq.mt and 18 P measuring 444.69 Sq.mt **Total measuring 2797.24 Sq.mt.** situated at Village-Ahmamau Pargana-Lucknow Tehsil-Sarojni Nagar, Distt- Lucknow, (“LAND”) as described in Schedule of land as mentioned in this Agreement. The name of Seller is duly mutated in the land revenue records.

AND WHEREAS the First Party has obtained sanction plans duly approved by the competent authority on the said land having total FSI Area as 1,50,019.00

Paarth Infrabuild Pvt. Ltd.

Authorised Signatory

New Modern Buildwell Pvt. Ltd.

[Handwritten Signature]

sq. ft. and total Saleable Area as 1,85,511.00 sq. ft. for development of Commercial Complex.

AND WHEREAS the Seller is absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell transfer and assign absolutely the said property to the Buyer for a total consideration of **Rs.15,26,51,609/- (Rupees Fifteen Crore Twenty Six Lac Fifty One Thousand Six Hundred Nine Only)**.TheBuyer has visited the said property and after satisfying herself fully, has agreed to purchase the same.


AND WHEREASan amount of **Rs. 3,25,98,694/- (Rupees Three Crore Twenty Five Lakh Ninety Eight Thousand Six Hundred and Ninety Four Only)** is payable by the First Party to the Second Party in their other business engagements and hence this amount of **Rs. 3,25,98,694/- (Indian Rupees Three Crore Twenty Five Lakh Ninety Eight Thousand Six Hundred and Ninety Four Only) ("Advance Amount")** has been adjusted in the Consideration and considered as paid to the First Party as Advance, the receipt of which is acknowledged by the First Party.

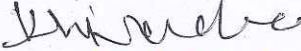
AND WHEREAS the Second Party shall pay the "Balance Consideration" of **Rs. 12,00,52,915/- (Rupees Twelve Crore Fifty Two Thousand Nine Hundred Fifteen Only)** to the First Party over a period of 24 Months starting from the signing of this Agreement.

AND Whereas the parties have entered into an arrangement dated 22nd November 2018 under which the terms of the development of the project have been defined; and the same shall remain binding on the parties.

NOW THIS DEED OF AGREEMENT WITNESSETH AS UNDER

1. That having received the said advance amount in the manner detailed above, the Sellers do hereby agree to sell, convey and assign absolutely to the Buyer/ Second Party the said plot of land mentioned above and all that it has including all rights of easement and appurtenances attached thereto; to hold and possess the same unto and use and enjoy the same as absolute owners thereof free from all encumbrances whatsoever.
2. Notwithstanding any act, deed matter or thing whatsoever committed or omitted by the First Party or any person claiming through the First Party, the First Party hereby covenant that they have in themselves good right full power and absolute authority to grant convey and agreed to transfer

Paarth Infrabuild Pvt. Ltd.

 Authorised Signatory

New Modern Buildwell Pvt. Ltd.

 Authorised Signatory

आवेदन सं०: 201901041010578

विक्रय अनुबंध विलेख (बिना कब्जा)

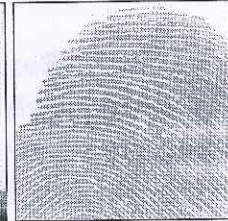
बही सं०: 1

रजिस्ट्रेशन सं०: 7495

वर्ष: 2019

प्रतिफल- 152651616 स्टाम्प शुल्क- 3053200 अग्रिम राशि- 32598694 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री न्यू माडर्न बिल्डवेल प्रा० लि० द्वारा अधिकृत हस्ताक्षरी धीरेन्द्र कुमार तिवारी,
स्व० त्रिलोकी नाथ तिवारी
व्यवसाय : नौकरी
निवासी: 88, थिराई पल्ली, अतरौलिया, आजमगढ़



ने यह लेखपत्र इस कार्यालय में दिनांक 16/03/2019 एवं 12:18:14 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित प्रभारी

उप निबंधक :सरोजनीनगर

लखनऊ

16/03/2019

रजि.किशोर वर्मा.

कनिष्ठ सहायक (निबंधन) - नियमित



the above mentioned land in favor of the Second Party or their nominee (s) as the case may be after the full and final payment of balance Consideration within 24 (Twenty Four) Months from the date of execution of this agreement. The first party shall execute the sale deed just after receiving of Balance Consideration.

3. That the First Party have not handed over the physical vacant possession to the Second Party as part performance of this contract and the same shall be handed over at the time of execution and registration of Sale Deed. Hence the prescribed Stamp Duty @ 2% i.e. Rs.30,53,200/- is being paid **vide e-Stamp Certificate No-IN-UP005804231458051R dated-15-03-2019**. The same shall be adjusted in the sale deed.
4. That the First Party hereby assured the Second Party that the said property hereby agreed to be sold is free from all encumbrances, liens and charges etc. and the same is not subject to matter of any litigation or decree and the First Party have subsisting title to sell the same.
5. That the Second Party shall have right to get the sale Deed executed by Court of Law in case the First Party fail to execute the same in favor of the Second Party, within stipulated period.
6. That in case of the failure of payment of Balance Consideration by the Second Party and delay in payment period, the First Party shall be free to sell the above said property to other person after refund of amount paid by the Second Party without any interest.
7. That it will be always open to extend the time period stipulated by mutual consent of both the parties on agreed terms.
8. That the expressions "First Party" and the "Second Party" hereinbefore used repugnant to the context mean and shall always mean and include their respective heirs successors legal representatives and assigns.

SCHEDULE OF PROPERTY

land Khasra Numbers 21 P measuring 757.62 Sq.mt, 20 P measuring 676.48 Sq.mt, 19 P measuring 918.45 Sq.mt and 18 P measuring 444.69 Sq.mt **Total**

Paarth Infrabuild Pvt. Ltd.

Authorised Signatory

New Modern Buildwell Pvt. Ltd.

Authorised Signatory

आवेदन सं०: 201901041010578

बही सं०: 1

रजिस्ट्रेशन सं०: 7495

वर्ष: 2019

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

विक्रेता: 1

श्री पार्थ इन्फ्राबिल्ड प्रा० लि० द्वारा अधिकृत हस्ताक्षरी अजय कुमार, पुत्र श्री राम कृष्ण शर्मा

निवासी: थर्ड फ्लोर, एलडिको कार्पोरेट टावर, विभूतिखंड, गोमतीनगर, लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री न्यू माडर्न बिल्डवेल प्रा० लि० द्वारा अधिकृत हस्ताक्षरी धीरेन्द्र कुमार तिवारी, स्व० त्रिलोकी नाथ तिवारी

निवासी: 88, थिराई पल्ली, अलीपुरिया, आजमगढ़

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री राकेश कुमार शुक्ला, पुत्र श्री त्रिलोकी प्रसाद शुक्ला

निवासी: 63ए, मानस, एन्क्लेव, इंदिरानगर, लखनऊ

व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री गोपी नाथ चौरसिया, पुत्र श्री बदलू

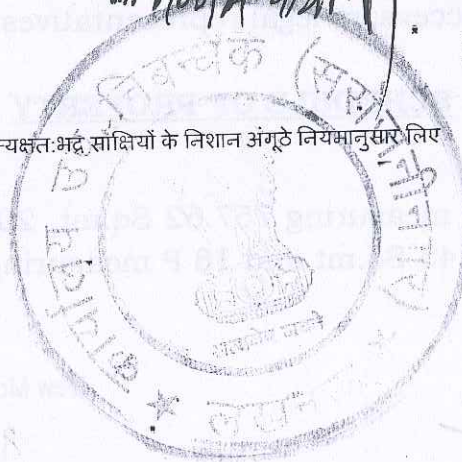
निवासी: 37, सेनानी विहार, तेलीबाग, लखनऊ

व्यवसाय: नौकरी



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

टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित प्रभारी

उप निबंधक: सरोजनीनगर

लखनऊ

जकिशोर वर्मा

कनिष्ठ सहायक (निबंधन) - नियमित


measuring 2797.24 Sq.mt. situated at Village-Ahmamau Pargana-Lucknow Tehsil-Sarojni Nagar, Distt- Lucknow, and bounded as below:-

East-
West-
North
South

Land Khasra No-21P
Land Khasra No-18P & 19P
Tower No-1
Tower No-3

IN WITNESS WHEREOF the parties have put their respective signature on this deed of sale on the date month and year first above written in the presence of following:

Witnesses:-

1. 
Mr. Rakesh Kumar Shukla
S/o Mr. Triloki Prasad Shukla
G3A Manas Enclave
Indira Nagar, Lucknow



Paarth Infrabuild Pvt. Ltd.





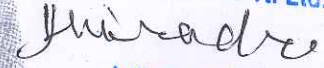
Authorised Signatory

First Party

PAN-AAECP0249B

New Modern Buildwell Pvt. Ltd.

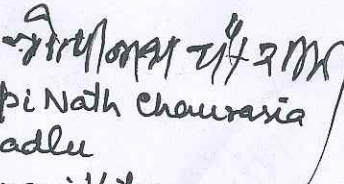




Authorised Signatory

Second Party

PAN-AACCN2807P

2. 
Mr. Gopi Nath Chaurasia
S/o Mr. Badli
37 Sennani Vihar
Teli Bagh, Lucknow



Typed By-



Drafted By-


(Sarvesh Kumar Gupta)

Advocate

Mob- 9839011727

आवेदन सं०: 201901041010578

बही संख्या 1 जिल्द संख्या 1599 के पृष्ठ 369 से 380 तक क्रमांक 7495 पर दिनांक 16/03/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ

16/03/2019

