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भारत सरकार  
Government of India

भारत

पियूष कुमार गौतम  
Piyush Kumar Gautam  
जन्म तिथि / DOB : 21/11/1988  
पुरुष / Male

5450 5309 3437

मेरा आधार, मेरी पहचान

Issue Date: 12/04/2014

5450 5309 3437



*Piyush*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

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पता: पियूष कुमार गौतम, सी 1007 10 फ्लोर  
अग्रवाल हाइट्स, राज नगर एक्सटेंशन, राज नगर  
एक्सटेंशन, गाजियाबाद, उत्तर प्रदेश, 201017  
Address: C/O PIYUSH KUMAR GAUTAM, C  
1007 10 FLOOR AGGARWAL HEIGHTS,  
RAJ NAGAR EXTENSION, Raj Nagar  
Extension, Ghaziabad, Uttar Pradesh,  
201017

Print Date: 03/09/2022

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नीरज झा  
Neeraj Jha  
जन्म तिथि/DOB: 04/08/1987  
पुरुष/ MALE  
Mobile No: 7753001200



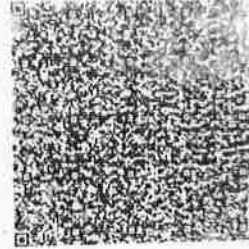
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VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



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राधा कृष्ण मंदिर, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226001



Address :  
S/O: Ram Naresh Jha, JAGANNATHPURI COLONY,  
JIYAMAU, NEAR RADHA KRISHNA MANDIR,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001

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भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

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Government of India

नामांकन क्रम / Enrollment No.: 1421/11101/57456

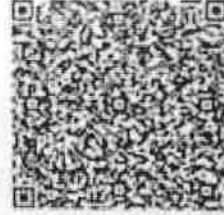
To  
अनिल कुमार  
Anil Kumar  
S/O: Balram Pandey  
171  
Dugauli  
Dugauli Kantit  
Dugauli  
Chunar Mirzapur  
Uttar Pradesh 231313  
7895569988

06/05/2015

250398186



MP503981867FT



आपका आधार क्रमांक / Your Aadhaar No. :

**9968 5364 4200**

आधार - आम आदमी का अधिकार

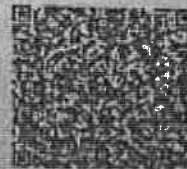


भारत सरकार

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अनिल कुमार  
Anil Kumar  
जन्म तिथि / DOB : 05/07/1973  
पुरुष / Male



9968 5364 4200

आधार - आम आदमी का अधिकार



भारत निर्वाचन आयोग  
पहचान पत्र

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TDQ0271981



निर्वाचक का नाम : अजमत अली  
Elector's Name : Ajamat Ali  
पति का नाम : हाशिम अली  
Husband's Name : Hashim Ali  
लिंग / Sex : पुरुष / Male  
जन्म की तारीख  
Date Of Birth : XX/XX/1986

TDQ0271981

पता : 458/62, हातामिर्जा अली खां मुर्गा  
लखनऊ

तहसील -

जिला - लखनऊ (उ.प्र.)-

Address : 458/62, Hatamijar Ali Khan Murga  
Lucknow

Tehsil -

Distt. Lucknow (UP)-

Date : 27/12/2008

172-लखनऊ उत्तर निर्वाचन क्षेत्र के  
निर्वाचक रजिस्ट्रीकरण अधिकारी के

हस्ताक्षर की अनुकृति

Facsimile Signature of Electoral  
Registration Officer

for 172- Lucknow Uttar

43/146S

पहचान बदलने पर, नये पते पर वापस नाम निर्वाचक नामावली  
सूची दर्ज करवाने तथा उस पते पर इमी-नम्बर का कार्ड पाने के  
लिए सम्बंधित फार्म में यह कार्ड नम्बर अवश्य लिखें  
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Card No. in the relevant Form for including  
your name in the roll at the changed address  
to obtain the card with the same number.



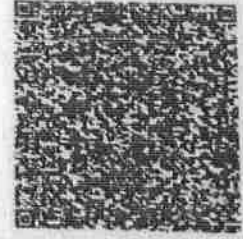


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Government of India



विकास कुमार  
Vikas Kumar  
जन्म तिथि/DOB: 28/07/1999  
पुरुष/ MALE

*Vikas Kumar*



5462 4777 8482

VID : 9185 0670 2779 0257

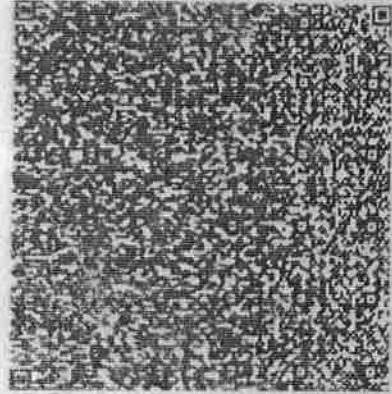
मेरा आधार, मेरी पहचान



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Unique Identification Authority of India

पता:  
S/O: वीरेन्द्र बहादुर, पूरे विजय सिंह, हमीरमाऊ, हमीरमाऊ,  
हमीर माऊ, राय बरैली,  
उत्तर प्रदेश - 229204

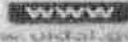
Address:  
S/O: Virendra Bahadur, PURE VIJAY SINGH,  
HAMEERMAU, HAMEERMAU, Hamir Mau,  
Rae Bareli,  
Uttar Pradesh - 229204



QR Code with Photograph

5462 4777 8482

VID : 9185 0670 2779 0257



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# Photograph Of Property



For Orange Sky Maintenance Services Private Limited

  
Vendor  
Authorised Signatory

For Pardos Developers Private Limited

  
Director/Authorised Signatory  
Vendee



For Order Sri Lanka Telephone Services Private Limited

Colombo 05, Sri Lanka



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GOVERNMENT OF INDIA



नीरज झा  
Neeraj Jha  
जन्म तिथि/DOB: 04/08/1987  
पुरुष/ MALE  
Mobile No: 7753001200



**3789 8795 4800**  
VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, जियामऊ, निकट  
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,  
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Address :  
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Lucknow, Lucknow,  
Uttar Pradesh - 226001

**3789 8795 4800**  
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P.O. Box No. 1947,  
Bengaluru-560 001





**Brief Details of Sale Deed**

1.	<b>Type of Land</b>	:	Residential
2.	<b>Mohalla</b>	:	Sushant Golf City-Lucknow
3.	<b>Land details</b>	:	Group Housing 3, in Sector H
4.	<b>Measurement unit</b>	:	Square Meter
5.	<b>Area of Land</b>	:	An area of approx. 16893.397 square meters in Plot GH 3
6.	<b>Situation of Road</b>	:	Away from Amar Shaheed Path and Sultanpur Road
7.	<b>Other description</b>	:	Situated at 45.00 m Road
8.	<b>Consideration</b>	:	Rs. 28,84,29,124/-
9.	<b>Market value based on Collector Rate</b>	:	Rs. 26,67,58,307/-
10.	<b>Stamp Duty</b>	:	Rs. 2,01,90,500/-
11.	<b>E-stamp Certificate No.</b>	:	IN-UP
12.	<b>Boundaries</b>	:	SOUTH WEST : 45 m Road NORTH WEST : Sushant Golf City plots NORTH EAST : Village Land SOUTH EAST : 18 m Road

**No. of Vendor: 1**  
**Details of Vendor**

**No. of Vendee: 1:**  
**Details of Vendee**

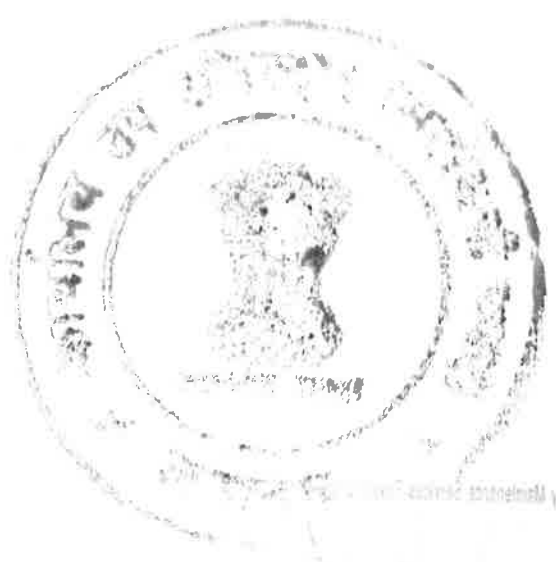
<p><b>Orange Sky Maintenance Services Private Limited</b>, a company incorporated under the Companies Act 2013, having CIN U70109DL2021PTC385694 with its registered office at Half Basement No. 1, East Of Kailash Community Centre, Sandhya Deep Building, Delhi South Delhi DL 110065 through its joint authorized signatories <b>Shri Anil Kumar</b> son of Balram Pandey and <b>Shri Neeraj Jha</b> son of Ram Naresh Jha</p>	<p><b>Pardos Developers Private Limited</b>, a company incorporated under the provisions of the Indian Companies Act 2013, having CIN U45202DL2018PTC339197, having its registered address at, V.O. No. 10, 505, Chiranjiv Tower, 43 Nehru Place New Delhi 110019 through its severally authorized signatory <b>Shri Piyush Kumar Gautam</b> son of Ram Krishna Singh</p>
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For Orange Sky Maintenance Services Private Limited

For Pardos Developers Private Limited

 Authorized Signatory <b>VENDOR</b>	 Authorized Signatory <b>VENDEE</b>
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## SALE DEED

This **SALE DEED** ("**Sale Deed**") is made at Lucknow on this 8<sup>th</sup> day of September, 2022

**BY**

**Orange Sky Maintenance Services Private Limited**, a company incorporated under the provisions of the Indian Companies Act 2013, having CIN U70109DL2021PTC385694 and its registered office at Half Basement No. 1, East Of Kailash Community Centre, Sandhya Deep Building, Delhi South Delhi DL 110065, through its joint authorized signatories **Shri Anil Kumar** son of Balram Pandey and **Shri Neeraj Jha** son of Ram Naresh Jha, duly authorized vide resolution dated August 10, 2022 passed by its Board of Directors, a copy of which is enclosed herewith as **Annexure 1** (hereinafter referred to as the "**Vendor/OSPL**", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **FIRST PART**.



**IN FAVOUR OF:**

**Pardos Developers Private Limited**, a private limited company incorporated under the provisions of the Indian Companies Act 2013, having CIN U45202DL2018PTC339197, having its registered address at, V.O. No. 10, 505, Chiranjiv Tower, 43 Nehru Place New Delhi 110019 represented through its Authorized Signatory **Shri Piyush Kumar Gautam** son of Ram Krishna Singh, duly authorized vide board resolution dated May 11, 2022, a copy of which is enclosed herewith as **Annexure 2** (hereinafter referred to as the "**Vendee**", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

The Vendor and the Vendee are hereinafter also referred to individually as "**the Party**" and collectively as "**the Parties**".

### **RECITALS**

- A. WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view of the mandates of the national and state housing policy, announced a policy on 22.11.2003 vide a G.O. No. 6087/9-A-2003-34 V/03 which was slightly modified vide G.O. No. 2626//9-A—04-33 Vividh/03 TC-1 dated 1.7.2004 and further modified vide G.O. No. 3872/8-1-07-34/vividh/03 dated 17.9.2007. The said G.O.s are more commonly known as Hi-Tech Township Policy, which was promulgated by the Government of Uttar Pradesh

<p style="color: blue; font-size: small;">For Orange Sky Maintenance Services Private Limited</p>  <p style="color: blue; font-size: small;">Vendor Authorized Signatory</p>	<p style="color: blue; font-size: small;">For Pardos Developers Private Limited</p>  <p style="color: blue; font-size: small;">VENDEE Director/Authorized Signatory</p>
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for the promotion and facilitation of private sector participation in the development of Hi-Tech Township with world class infrastructure and pursuant to the aforesaid policy, the Government of Uttar Pradesh invited proposals for development of Hi-Tech Township in the State of Uttar Pradesh.

- B. AND WHEREAS** a High Power Committee was constituted in accordance with the guidelines and provisions of the Hi-Tech Township Policy and the said High Power Committee selected, vide G.O. No. 2712/8/1-05 dated 21.5.2005, M/s Ansal Properties and Infrastructure Ltd. ("APIL") for the development of Hi-Tech Township on Sultanpur Road, Lucknow, which is known as Sushant Golf City (hereinafter referred to as "**Hi-Tech Township/ Sushant Golf City**") on land measuring 1765 acres (approx.) and a Memorandum of Understanding (MOU) dated 26.11.2005 to that effect was executed between APIL and Lucknow Development Authority ("**LDA**"), which is a statutory body constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act, 1973. Subsequently, a revised MOU was signed on 29.12.2008 pursuant to the government policy issued vide G.O. No. 3872/8-1-07-34 Vividh dated 17.9.2007.
- C. AND WHEREAS** in pursuance of the aforesaid Memorandum of Understanding, APIL has on different dates signed and executed Development Agreements with LDA for development of Hi-Tech Township in the name and style of 'Sushant Golf City'.
- D. AND WHEREAS** in pursuance of the said Memorandum of Understanding, a conceptual Detailed Project Report ("**DPR**") for development of Sushant Golf City was submitted by APIL which has been approved by LDA and thereafter development agreements were signed.
- E. AND WHEREAS** the detailed lay out plan of the aforesaid Hi-Tech Township has also been approved by LDA for DA-1 to DA-4 and the land use plan for 6465 acres along with its DPR (of which DA-1 to DA-4 is a part), has also been approved for the proposed site and the land use plan conforms to the land use as adopted in Lucknow Master Plan of 2031 for this Hi-Tech Township.
- F. AND WHEREAS** a plot of land has been earmarked to be developed as group housing and named as GH 3 at Sector H of the said Hi-Tech Township ("**Plot GH 3**"), underlying land of which falls within the revenue estate of villages Devamau and Nizampur Majhigawan, Tehsil Sarojini Nagar, District Lucknow. As per the approved layout plan of Sushant Golf City, Plot GH 3 is spread out on an area of approx. 52,042.50 square meters (approx. 12.859 acres) ("**Gross Project Area**"), however basis the physical survey, currently the area of Plot GH 3 available for development is only 46,389.343 square meters (approx. 11.463 acres) ("**Net Project Area**"). Plot GH 3 has been identified and marked in the enclosed layout

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDEE Authorized Signatory</p>
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plan of Sushant Golf City at **Annexure 3**. The Net Project Area and its surroundings have been super imposed on the combined aks shijra map of villages Devamau and Nizampur Majhigawan at **Annexure 4** and the Net Project Area has been outlined on the said **Annexure 4** in red colour and the area falling within the Net Project Area has been shown in blue, green and yellow colours.

- G. AND WHEREAS** a term loan facility of Rs. 45,00,00,000/- (Rupees Forty Five Crores) ("**Loan Facility**") was availed by APIL from Indian Bank vide sanction letter dated 26<sup>th</sup> February 2015 and term loan agreement dated 19<sup>th</sup> March 2015. In lieu of the said term loan, a mortgage was created by APIL in favour of Indian Bank on certain land parcels including Khasra number 155 of Village Nizampur Majhigawan, Khasra Nos. 30, 31 and 32 of Village Devamau, which form part of Plot GH3 ("**Mortgaged Land**").
- H. AND WHEREAS** APIL failed to repay/clear the Loan Facility and therefore, a demand notice dated 8.5.2018 was issued to APIL and its guarantors under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**Securitisation Act**") for demand of Rs. 41,76,63,296/-, payable as on 8.5.2018.
- I.** The Indian Bank took possession of the Mortgaged Land under the Securitisation Act on 7.8.2018 and subsequently, a notice of intended sale was issued by Indian Bank on 2.3.2022 as per Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 and a sale by public tender/auction through e-auction mode was held in respect of, *inter alia*, the Mortgaged Land on 22.3.2022 under rule 9(1) of the Security Interest (Enforcement) Rules, 2002.
- J.** AND WHEREAS the Vendor participated in the aforesaid sale process and became the successful owner of the Mortgaged Land vide Certificate of Sale duly registered as Document No. 16788 duly registered in Book 1 Volume 8555 at pages 329 to 380 in the office of Sub-Registrar, Sarojini Nagar, Lucknow on 13.5.2022.
- K. AND WHEREAS** the Vendor represents and confirms that out of the aforementioned Khasra, which form part of the Mortgaged Land, the area which falls in the scheme of Plot GH 3 is as follows: (i) Khasra 155 (about 0.93240 Ha/ 2.303960 acres) falling in Village Nizampur Majhigawan; and (ii) Khasra 30 (about 0.178 Ha/ 0.439838 acres), Khasra 31 (about 0.459 Ha/ 1.134189 acres) and Khasra 32 (about 0.120 Ha/ 0.296520 acres) falling in Village Devamau. The total area out of the Mortgaged Land falling in Plot GH 3 is about 16893.397 square meters ("**Sale Area**"). Out of the area shown as the Net Project Area in **Annexure 4**, the area shown in green colour is the Sale Area.

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDEE</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDEE</p>
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- L. **AND WHEREAS** the Vendor has undertaken a comprehensive diligence of the Sale Area and hereby represents to the Vendee that the Sale Area is completely owned by the Vendor, free from all encumbrances, claims, demands etc and only the Vendor has the right to sell, transfer and convey the Sale Area or any part thereof.
- M. **AND WHEREAS** the Vendor has approached the Vendee and offered the Vendee to purchase from the Vendor the Sale Area and based on the foregoing and on the representations, warranties, declarations, assurances, covenants, undertakings made by the Vendor as above and as further contained in this Sale Deed, the Vendee has agreed to purchase from the Vendor, the said Sale Area free of all encumbrances and third party rights for a consideration of Rs. 28,84,29,124/- (Rupees Twenty Eight Crores Eighty Four Lakhs Twenty Nine Thousand One Hundred and Twenty Four only).

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-**

**1. TRANSFER AND CONVEYANCE**

- (a) That in consideration of the sum of Rs. 28,84,29,124/- (Rupees Twenty Eight Crores Eighty Four Lakhs Twenty Nine Thousand One Hundred and Twenty Four only) (hereinafter referred to as "**Sale Consideration**"), the Vendor does hereby irrevocably and indefeasibly sells, conveys, assigns, alienates and transfers to the Vendee the Sale Area admeasuring approx. 16893.397 square meters falling on Plot GH3 at Sector-H at Sushant Golf City, Lucknow, the underlying land of which falls within the revenue estate of villages Nizampur Majhigawan and Devamau, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh, the location of which is shown in green colour in **Annexure 4** in perfect and absolute ownership without any hindrance, disturbance, whatsoever **ABSOLUTELY AND FOREVER** without any claim of the Vendor or any person claiming under or through the Vendor.
- (b) That from date of execution of this Sale Deed, the Vendee shall become the absolute owner of the Sale Area and shall be entitled to have and hold the possession, occupation and use of the Sale Area and undertake such development over the Sale Area as the Vendee may deem fit and to enjoy the benefits itself and also by its successors-in-interest and assignees forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming through or under the Vendor.

**2. SALE CONSIDERATION**

For Orange Sky Maintenance Services Private Limited VENDOR Authorized Signatory	For Pardos Developers Private Limited VENDEE
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That out of Sale Consideration,

- (a) an amount of Rs. 23,33,14,800/- (Rupees Twenty Three Crores Thirty Three Lakhs Fourteen Thousand and Eight Hundred only) has already been paid to the Vendor from Kotak Mahindra Bank by the following methods and Vendor hereby admits and acknowledges to have received the same.

Date of Payment	Amount	Instrument Type	Instrument No.
06-05-2022	4,72,25,800	RTGS	FCM-220506129TKG
05-09-2022	3,60,89,000	RTGS	KKBKR22022090504859887
05-09-2022	4,90,00,000	RTGS	KKBKR22022090504855208
06-09-2022	5,15,00,000	RTGS	KKBKR22022090604856879
06-09-2022	4,95,00,000	RTGS	KKBKR22022090604857460
<b>Total</b>	<b>23,33,14,800</b>		



- (b) an amount of Rs. 5,22,30,033/- (Rupees Five Crores Twenty Two Lakhs Thirty Thousand and Thirty Three only) is being paid to the Vendor vide Cheque No. 000046 dated 01.12.2022 drawn on Kotak Mahindra Bank in favour of Orange Sky Maintenance Services Private Limited and the Vendor hereby admits and acknowledges to have received the same;
- (c) an amount of Rs. 28,84,291/- paid towards 1% tax deducted at source and Vendor hereby admits and acknowledges to have received the same.

That based on the above, the Vendor hereby explicitly admits and declares having received the aforesaid Sale Consideration in full and final payment and discharge of Vendee's obligations, now nothing is left due from the Vendee to the Vendor against Sale Consideration for the purchase of the Sale Area, as the aforesaid consideration represents the full and final consideration for the sale transaction contemplated hereunder.

### 3. REPRESENTATIONS AND WARRANTIES OF VENDOR

That the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor has absolute right to sell, transfer, assign and convey the Sale Area along with all the benefits arising from the said Sale Area, and all other estate rights whatsoever, including all easements, options, privileges, appurtenances to the said Sale Area, in perfect and absolute ownership without any hindrance, encumbrance, disturbance,

For Orange Sky Maintenance Services Private Limited  VENDOR Authorized Signatory	For Pardos Developers Private Limited  VENDEE Director/Authorized Signatory
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whatsoever ABSOLUTELY AND FOREVER without any claim of the Vendor or any person claiming under or through the Vendor, to the Vendee and except as explicitly disclosed in this Sale Deed: (i) no one else except for the Vendor has any right, claim, lien, interest or concern of any manner whatsoever on the Sale Area; and (ii) the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever with any party / person in respect of the Sale Area;

- (b) That the title of the Vendor over the Sale Area is freehold in nature and is absolutely clear and marketable and the Sale Area 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 and if it is ever proved otherwise, or if the whole or any part of the Sale Area is ever taken away or goes out of the possession of the Vendee on account of any legal defect in the ownership or title of the Vendor or any other reason attributable to the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee saved, harmless and indemnified against all or any such loss, cost, damage and expense accruing thereby to the Vendee;
- (c) No amounts whatsoever are payable to any person or authority in respect of the Sale Area for the sale and transfer of the Sale Area;
- (d) The Sale Area is situated on the underlying revenue land of the revenue estate of Villages Nizampur Majhigawan and Devamau, which is shown in green colour in the map enclosed at **Annexure 4** and the Vendor has absolute and exclusive ownership right, title and interest in the said Sale Area.
- (e) That the Vendor hereby confirms and assures the Vendee that the Vendor is not barred or prevented by any administrative/statutory attachment order or notification from entering into present transaction with the Vendee;
- (f) The Project or the Sale Area or any part thereof has not been recorded as "fixed asset" in the books of the Vendor;
- (g) That there are no high-tension wires passing over/under the Sale Area.
- (h) 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



<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDEE Director/Authorised Signatory</p>
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reason, whatsoever.

- (i) The Vendor hereby represents, covenants, undertakes and warrants that it has a good, clear and marketable title over the Sale Area with all rights, title, interest, liberties, privileges thereto.
- (j) That the Vendor has neither done nor been party to any act whereby the Vendor's rights and title in the Sale Area may in any way be impaired or whereby the Vendor may be prevented from transferring the Sale Area.
- (k) The Vendor represents and confirms that the Sale Area falls in the villages of Nizampur Majhigawan and Devamau, and both the villages fall in Tehsil Sarojini Nagar, District Lucknow. The Sale Area falls on the following Khasra (i) Khasra 155 (about 0.93240 Ha/ 2.303960 acres) falling in Village Nizampur Majhigawan; and (ii) Khasra 30 (about 0.178 Ha/ 0.439838 acres), Khasra 31 (about 0.459 Ha/ 1.134189 acres) and Khasra 32 (about 0.120 Ha/ 0.296520 acres) falling in Village Devamau. The Vendor confirms that the Sale Area is in its ownership and is lying vacant and in its sole and absolute legal and peaceful possession and no part of the Sale Area has been encroached upon. The Vendor hereby represents to the Vendee that the Vendor has the right to sell, transfer and convey the said Sale Area or any part thereof;
- (l) That there is no breach, violation, etc., including violation of any of the bye-laws, rules and regulations, etc., or of any statute as applicable to the Sale Area which in any manner affects the title of the Sale Area and/or the ability of the Vendor to sell, transfer and convey the Sale Area.
- (m) That the sale certificate, sale deeds and/or the mutations through which the Vendor and its predecessors had acquired title to the said Sale Area are valid and subsisting.
- (n) There are no outstanding dues including in respect of land revenue, property tax, water and electricity charges and interests/penalties payable in relation thereto, if any, or any other dues and demands of the concerned authorities as per the bills received from the concerned authorities, in respect of the Sale Area, upto the date of execution and registration of the Sale Deed, and thereafter the same shall be paid and borne by the Vendee. However, if any aforesaid dues are found pending and/or payable for the period upto the date of the Sale Deed, even if the same are received/raised, at a later stage after execution of the Sale Deed, then the same shall also be borne and paid by the Vendor only;

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDEE Director/Authorized Signatory</p>
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- (o) That there are no agreements, prohibitory orders or any attachment orders in respect of the Sale Area or any part thereof;
- (p) That no power of attorney has been executed in favour of any third party granting or assigning any of the rights, title or interests in the Sale Area;
- (q) The Sale Area is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to a joint Hindu family and no part of the Sale Area is owned by any minor and/ or no minor has any right, title, interest and claim or concern of any nature whatsoever with the Sale Area;
- (r) That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending against the Vendor and the Vendor has not received any notices, demands, etc. with respect to the Sale Area;
- (s) That there is no poultry farm, warehouse, cattle, livestock on the Sale Area nor is the Sale Area used for grazing of grass by cattle or livestock.

**4. VENDOR'S COVENANTS**

- (a) That upon receipt and realization of complete Sale Consideration, the Vendor has now been left with no right, title, interest, claim or lien of any nature whatsoever in the Sale Area or any part thereof and the same has become the absolute property of the Vendee herein with full rights to construct, develop, sell, gift, mortgage, and transfer the same by whatever means the Vendee may like without any demand, objection, claim or interruption by the Vendor or any other person(s) claiming under or in trust for it or any of them.
- (b) That the Vendor assures the Vendee that the Sale Area is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, prior agreement to sell, tax demands, etc., and if it is ever proved otherwise, or if the whole or any portion of the Sale Area is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendee.

<p style="color: blue; font-size: small;">For Orange Sky Maintenance Services Private Limited</p> <p style="text-align: center;">  <b>VENDOR</b>          Authorized Signatory</p>	<p style="color: blue; font-size: small;">For Pardos Developers Private Limited</p> <p style="text-align: center;">  <b>VENDEE</b>          Director/Authorized Signatory</p>
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For further information please contact  
Karnataka Govt

- (c) The Vendor confirms that pursuant to sale of the Sale Area, it shall not have any right or claim to the development, construction or commercial exploitation of the Sale Area. That the Vendor further confirms and undertakes that it shall have no right to undertake any construction or development on the Sale Area after the execution of the Sale Deed.
- (d) the Vendor hereby represents, undertakes and confirms that neither it nor any person claiming through it, has ever in the past applied for any approval of any drawings, plans, etc. over the Sale Area with any authority including LDA.
- (e) The Vendor hereby agrees and accepts that any covenant agreed to by the Vendor in any other prior document or deed, reducing, altering, restricting or affecting in any manner its rights as the owner of the Sale Area or the rights of the Vendee, if not contained in this Sale Deed, shall be void and unenforceable against the Vendee.
- (f) That the Vendor may, upon reasonable request from the Vendee agree to, assist and cooperate with the Vendee and execute, do or cause to be done, such further acts, deeds and things, in connection with the transfer, grant, assignment or conveyance of the Sale Area under this Sale Deed. Notwithstanding the foregoing, if required under the applicable laws, the Vendor agrees and undertakes to execute, do or cause to be done, such further acts, deeds and things to give effect to this Sale Deed.

**5. RIGHTS OF THE VENDEE**

The Vendor hereby represents, warrants and assures the Vendee that pursuant to the execution and registration of the Sale Deed, the Vendee shall have all the rights to the Sale Area which include, but are not limited to:

- (a) enter upon and take sole possession and control of the Sale Area and every part thereof;
- (b) full authority to plan, conceptualise, design and develop the Sale Area;
- (c) right to develop, construct and build the buildings on the Sale Area or get them contracted and developed by a third party;
- (d) exercise full, free, uninterrupted, exclusive and irrevocable marketing, allotment, leasing, licensing or sale rights in respect of the Sale Area including the plots/villas/flats/row housing/ high-rise/mid-rise etc. to be developed or constructed thereon by way of sale, allotment, lease or license or any other recognized manner of transfer;
- (e) have the final authority and control with respect to the pricing of the

<p style="color: blue; font-size: small;">For Orange Sky Maintenance Services Private Limited</p> <div style="text-align: center;">  <p><b>VENDOR</b> Authorized Signatory</p> </div>	<p style="color: blue; font-size: small;">For Pardos Developers Private Limited</p> <div style="text-align: center;">  <p><b>VENDEE</b> Director/Authorised Signatory</p> </div>
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- plots/villas/units/ high-rise/mid-rise on the Sale Area and enter into agreements with such purchasers/lessees as it deems fit;
- (f) carry out the construction/development over the Sale Area, whether simultaneously or in a phased manner, and remain in sole possession, control of peaceful enjoyment of the Sale Area or any part thereof;
  - (g) sell, allot, lease, license, or otherwise dispose off or alienate the plots/villas/row housing/ high-rise/mid-rise/ units etc. developed on the Sale Area as the Vendee may deem fit;
  - (h) create mortgage on the Sale Area or any part thereof;
  - (i) Assign all benefits, rights as may be available to the Vendee, generally and under this Sale Deed including in respect of the Sale Area in favour of any nominee, transferee or assign provided such nominee, transferee or assign is also bound by the obligations as contained in this Sale Deed.

## 6. INDEMNITY



That the Vendor hereby agrees and covenants with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions which the Vendee may suffer on account of any defect in the title of the Sale Area conveyed by the Vendor to the Vendee and on account of any breach, incompleteness or inaccuracy of any representation or warranty or covenant made by the Vendor in this Sale Deed including but not limited to the obligation of the Vendor to provide and/or develop all the common/ trunk services around the Net Project Area and provide tapping points for connecting the services with the Project or due to any action or inaction of the Vendor. The Vendor further assures and represents to the Vendee that if there is any defect in the title of the Vendor to the Sale Area or any part thereof, and the same is rectifiable, the Vendor shall rectify the same at its own costs to the satisfaction of the Vendee.

The Vendor shall specifically keep the Vendee indemnified in all respects against all losses/ damages/ claims/ liabilities/ fines/ interests/ expenses/ proceedings/ actions suffered by the Vendee pertaining to or connected with any proceedings or claims in connection with misuse of the Sale Area attributable to the Vendor or its predecessors in title.

## 7. GOVERNING LAW AND JURISDICTION

This Sale Deed shall be governed by Indian laws and courts in Lucknow shall have jurisdiction to adjudicate upon all matters/issues arising out of/related to the subject matter of this Sale Deed.

## 8. STAMP DUTY AND REGISTRATION

<p style="color: blue; font-size: small;">For Orange Sky Maintenance Services Private Limited</p> <p style="text-align: center;"> VENDOR Authorized Signatory</p>	<p style="color: blue; font-size: small; text-align: right;">For Pardos Developers Private Limited</p> <p style="text-align: center;"> VENDEE Director/Authorized Signatory</p>
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- (a) That Vendee shall bear all cost and expenses and legal fees in respect of sale of the Sale Area including stamp duty, registrations fee and other incidental expenses on the Sale Deed.
- (b) That the said Sale Area is situated in the Sushant Golf City and the said Sale Area is situated more than 200 meters from Amar Shaheed Path and Sultanpur Road. The said Sale Area is situated on 45 meter wide road. For the purpose of calculation of the stamp duty, the collector rate of the land is fixed at Rs. 20,000/- per sq. mtr. + 10% comes to Rs. 22,000/-. The area of the said Sale Area is approximately 16893.397 square meters. Market Value based on collector rate of the land area 1000 Sq. Mt. at the rate of Rs. 22,000/- comes to Rs. 2,20,00,000/-. Market Value based on collector rate of remaining area of 15893.397 square meters at the rate of Rs. 15,400/- (22,000-30%) comes to Rs. 24,47,58,307/-. Hence the market value based on collector rate of the Sale Area comes to Rs. 2,20,00,000/- + Rs. 24,47,58,307/- = Rs. 26,67,58,307/-. Since the Sale Consideration is higher than the market value based on collector rate therefore total stamp duty of Rs. 2,01,90,500/- (Rupees Two Crores One Lakh Ninety Thousand and Five Hundred only) has been paid on the Sale Consideration.



<p>For Orange Sky Maintenance Services Private Limited</p> <p><i>[Signature]</i></p> <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p> <p><i>[Signature]</i></p> <p>Dir VENDEE Authorized Signatory</p>
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**Annexure 1**  
**Resolution passed by the Board of Directors of Orange Sky Maintenance Private Limited**



***(Annexed separately)***

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>Director/VENDEE Authorized Signatory</p>
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10/11/2011  
10/11/2011

**Annexure 2**  
**Board resolution dated 11<sup>th</sup> May 2022 of Pardos Developers Private Limited**  
***(Annexed separately)***

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorized Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDOR Authorized Signatory</p>
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For Office Use Only

*[Handwritten signature]*

**Annexure 3**  
**Location of GH 3 on the layout plan of the Hi Tech Township**

***(Annexed separately)***



For Orange Sky Maintenance Services Private Limited

  
VENDOR  
Authorized Signatory

For Pardos Developers Private Limited



  
VENDOR  
Authorized Signatory



For (Group 2) Maintenance Services, PWD, Govt. of Karnataka

1/1/2024

**Annexure 4**  
**Superimposition of the land earmarked for GH 3 on the aks shijra map of Nizampur**  
**Majhigawan and Devamau**  
***(Annexed separately)***

<p>For Orange Sky Maintenance Services Private Limited</p>  <p>VENDOR Authorised Signatory</p>	<p>For Pardos Developers Private Limited</p>  <p>VENDEE Director/Authorised Signatory</p>
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For Order of Ministers (Dewan Menteri)  
Kuala Lumpur

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

**VENDOR**

For Orange Sky Maintenance Services Private Limited

  
Authorized Signatory



**FOR Orange Sky Maintenance Services Private Limited**

**VENDEE**

For Pardos Developers Private Limited




Director/Authorised Signatory



**FOR Pardos Developers Private Limited**


**WITNESSES**

1

  
Vikas Kumar  
S/o Yarendra Bahadur  
R/o Purv Ujjay Singh

2

→ Hameer Raw, Raibadi, U.P

  
Anant Ah  
(Adv)  
Civil Court  
Lucknow



For Orange Sky Maintenance Services Private Limited

  
VENDOR  
Authorized Signatory

For Pardos Developers Private Limited

  
VENDEE  
Director/Authorised Signatory

For Order Sky Maintenance Services Private Limited



For Order Sky Maintenance Services Private Limited

For Order Sky

# ANNEXURE - 1

## ORANGE SKY MAINTENANCE SERVICES PRIVATE LIMITED

Regd. Off: Half Basement No.1, 15, East of Kallash Community Centre, Sandhya Deep Building, New Delhi  
110065 Corporate Identity Number (CIN): U70109DL2021PTC385694, Tel. no.011-47073619,

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 10<sup>TH</sup> AUGUST, 2022 AT NEW DELHI.**

**Authorization to sign the documents for sale/ transfer of plots at Sector H, Sushant Golf City, Lucknow to Pardos Developers Private Limited**

**"RESOLVED THAT** approval of the Board of Directors be and is hereby accorded to sell, transfer and convey 1.689 hectare approximately, falling on Plot GH 3 at Sector H situated in Sushant Golf City, Lucknow, falling within the revenue estate of villages Nizampur Majhigawan and Devamau, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh detailed as follows:

Village Nizampur Majhigawan	Area (in acre)
<b>Khasra No.</b>	
155	2.303960
Village Devamau	
<b>Khasra No.</b>	
30	0.439838
31	1.134189
32	0.296520
<b>Total: 1.689 hectare Or 16893.397 sq.m</b>	<b>4.175 acre</b>

**("Sale Property")**

or such other area of the said Plot as agreed between the Company and Pardos Developers Private Limited ("**the Purchaser**").

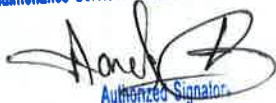
**RESOLVED FURTHER THAT** the aforesaid sale, transfer and conveyance of area in the aforesaid Plot may happen in tranches on terms mutually agreed with the Purchaser.

**RESOLVED FURTHER THAT** the drafts of the sale deed, power of attorney, services agreement, possession letter, receipt to be executed in favour of the Purchaser are hereby approved.

**RESOLVED FURTHER THAT** the approval of the Board of Directors be and is hereby accorded to severally authorize and empower any two of two out of Shri Anil Kumar Pandey, Shri Neeraj Kumar Jha and Shri Saubhagya Mishra (hereinafter referred as "**Authorised Persons**"), to discuss, modify, finalise, sign and execute the Sale Deed(s) in favour of the Purchaser for sale and transfer the Sale Property as agreed between the Company and the Purchaser.

**RESOLVED FURTHER THAT** the aforesaid Authorised Persons, are also severally authorized to appear / present the sale deed(s) / transfer document(s) / other document(s) before the concerned Registrar/ Sub-Registrar/ any registering authority, for registration, under any statute, and, to admit/verify execution thereof.

For Orange Sky Maintenance Services Private Limited

  
Authorized Signatory





For Group 244 Attachment Service Form 1000

Attachment 244

# **ORANGE SKY MAINTENANCE SERVICES PRIVATE LIMITED**

Regd. Off: Half Basement No.1, 15, East of Kallash Community Centre, Sandhya Deep Building, New Delhi  
110065 Corporate Identity Number (CIN): U70109DL2021PTC385694, Tel. no.011-47073619,

**RESOLVED FURTHER THAT** the Authorised Persons are hereby severally authorized to sign, execute and to appear / present before the concerned Sub-Registrar/ Registrar for registration, as may be required the Services Agreement, Power of Attorney in favour of the Purchaser and to issue receipt to the Purchaser in respect of the consideration received against the Sale Deed(s) and to sign, execute and deliver such further documents, deeds, undertakings, indemnities etc as may be required or agreed to with the Purchaser.

**RESOLVED FURTHER THAT** the Authorised Persons are also hereby Authorised to handover the possession of the Sale Property to the Authorised nominee of the Purchaser and further authorized to sign and execute the possession letter/possession certificate in respect of the foregoing.


**RESOLVED FURTHER THAT** Authorised Persons are also severally authorized to do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

**RESOLVED FURTHER THAT** all acts, things or deeds, done or caused to be done, by the aforesaid authorized person, for the above matters, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.

**RESOLVED FURTHER THAT** above authorization in favor of the aforesaid authorized person, shall remain in force till the date they remain in the employment or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.

**RESOLVED FURTHER THAT** a certified true copy of this Resolution be forwarded wherever required, duly certified under the signatures of any Director or Company Secretary of the Company."

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**CERTIFIED TRUE COPY  
FOR ORANGE SKY MAINTENANCE SERVICES PRIVATE LIMITED**



**RAJESH SAGAR  
(DIRECTOR)  
DIN: 09262991**

For Orange Sky Maintenance Services Private Limited



Authorized Signatory

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राज्य सरकार  
भारत सरकार

**PARDOS DEVELOPERS PRIVATE LIMITED**

CIN: U45202DL2018PTC339197

Registered Office: V.O. No. 10, 505, Chiranjiv Tower, 43 Nehru Place New Delhi DL 110019 IN

Email: Okas@Okas.co.in

**CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF PARDOS DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, 11<sup>TH</sup> MAY, 2022, AT THE REGISTERED OFFICE ADDRESS OF THE COMPANY AT V.O. NO. 10, 505, CHIRANJIV TOWER, 43 NEHRU PLACE NEW DELHI DL 110019 IN**

**AUTHORIZATION FOR PURCHASE OF LAND AND FOR EXECUTION OF SALE DEED WITH ORANGE SKY MAINTENANCE SERVICES PRIVATE LIMITED**

**“RESOLVED THAT** consent of the Board of Directors be and is hereby accorded to purchase the land parcel admeasuring 4.175 acres (16893.397 square meter) approximately, falling on Plot GH 3 at Sector H, situated in Sushant Golf City, Lucknow, which falls within the revenue estate of villages Nizampur Majhigawan and Devamau, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh detailed as follows:

Village Nizampur Majhigawan	Area (in acre)
<b>Khasra No.</b>	
155	2.303960
Village Devamau	
<b>Khasra No.</b>	
30	0.439838
31	1.134189
32	0.296520
<b>Total: 1.689 hectare Or 16893.397 sq.m</b>	<b>4.175 acre</b>

(Hereinafter “Land Parcel”) from Orange Sky Maintenance Services Private Limited, a company incorporated under the provisions of the Indian Companies Act 2013, bearing CIN U70109DL2021PTC385694 having registered office situated at Half Basement No. 1, East Of Kailash Community Centre, Sandhya Deep Building, Delhi 110065 (“Seller”) on such terms and conditions as mentioned in the draft Sale deed placed before the Board for its perusal.

**RESOLVED FURTHER THAT** the Land Parcel may be purchased through one deed or in part through separate deeds, as the Company and Seller may mutually agree.

**RESOLVED FURTHER THAT** Ms. Astha Dhingra, D/o Mr. Bharat Bhushan R/o 2/47, Old Rajinder Nagar, New Delhi - 110060 holding PAN: ARBPD5281A, Syed Mohd Ahsan Abidi S/o Syed Mohd Mohsin Abidi R/o Mufti Mohalla Mufti House Jaunpur 222001 holding PAN: AJCPA5580C and Mr. Piyush Kumar Gautam S/o Ram Krishna Singh R/o C-1007, Aggarwal Heights, Raj Nagar Extension, Ghaziabad UP 201017 holding PAN: AJKPG3117D, Authorised Signatories of the Company be and are hereby severally authorised to sign and execute the Sale Deed(s), possession letter/s certificate(s), receipts, agreement for sale, etc., and any other documents on behalf of the Company with regards to purchase aforesaid Land parcel or part thereof.

**RESOLVED FURTHER THAT** Ms. Astha Dhingra, Syed Mohd. Ahsan Abidi and Mr. Piyush Kumar Gautam be and are hereby severally authorized to take possession of the aforesaid land falling on Plot GH 3 at Sector H located at Sushant Golf City, Lucknow, which falls within the revenue estate of villages Nizampur Majhigawan and Devamau, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh.

For Pardos Developers Private Limited

Director/Authorised Signatory

For Pardos Developers Private Limited

Director/Authorised Signatory

For Pardos Developers Private Limited

Director/Authorised Signatory



# PARDOS DEVELOPERS PRIVATE LIMITED

CIN: U45202DL2018PTC339197

Registered Office: V.O. No. 10, 505, Chiranjiv Tower, 43 Nehru Place New Delhi DL 110019 IN

Email: Okas@Okas.co.in

**RESOLVED FURTHER THAT** Ms. Astha Dhingra, Syed Mohd. Ahsan Abidi and Mr. Piyush Kumar Gautam be and are hereby severally authorized to be present and appear before the Registrar or the concerned Sub-Registrar as may be necessary to cause the said Sale Deed(s) to be duly registered and to do all such act, things and deeds which may be deemed pertinent or necessary to give effect to the resolutions above.

**RESOLVED FURTHER THAT** Ms. Astha Dhingra, Syed Mohd. Ahsan Abidi and Mr. Piyush Kumar Gautam, be and are hereby further severally authorized to sign and execute the Service Agreement with Ansal Properties & Infrastructure Limited, a company incorporated under the provisions of the Indian Companies Act 1956, bearing CIN L45101DL1967PLC004759 having Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 in respect of aforesaid Land Parcel.

**RESOLVED FURTHER THAT** in terms of Section 21 of the Companies Act, 2013, any two Directors of the Company shall sign/authenticate the above resolution."

**Certified True Copy  
For Pardos Developers Private Limited**

**Jassa Singh Chawla  
Director**

**DIN: 02543983**

**Address: 120, Sunder Nagar,  
Nizamuddin East, Lodhi Road, New  
Delhi-110003**

**Puneet Kakker  
Director**

**DIN: 08118727**

**Address: 1018, Valencia Tower,  
Mahagun Mezzaria, Sector 78, Noida,  
201304**

For Pardos Developers Private Limited

*[Signature]*

Secretary

आवेदन सं०: 202201041042234

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 33678

वर्ष: 2022

प्रतिफल- 288429124 स्टाम्प शुल्क- 20190500 बाजारी मूल्य - 266759000 पंजीकरण शुल्क - 2884300 प्रतिलिपिकरण शुल्क - 120 योग : 2884420

श्री परडोस डेवलपर्स प्राइवेट लिमिटेड द्वारा  
 पियूष कुमार गौतम अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री राम कृष्ण सिंह  
 व्यवसाय : नौकरी  
 निवासी: सी ओ न 10, 505, चिरंजीव टावर, 43, नेहरू प्लेस, नई दिल्ली

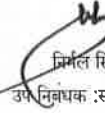



श्री, परडोस डेवलपर्स प्राइवेट लिमिटेड द्वारा


पियूष कुमार गौतम अधिकृत पदाधिकारी/  
 प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 08/09/2022 एव 07:03:28  
 PM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

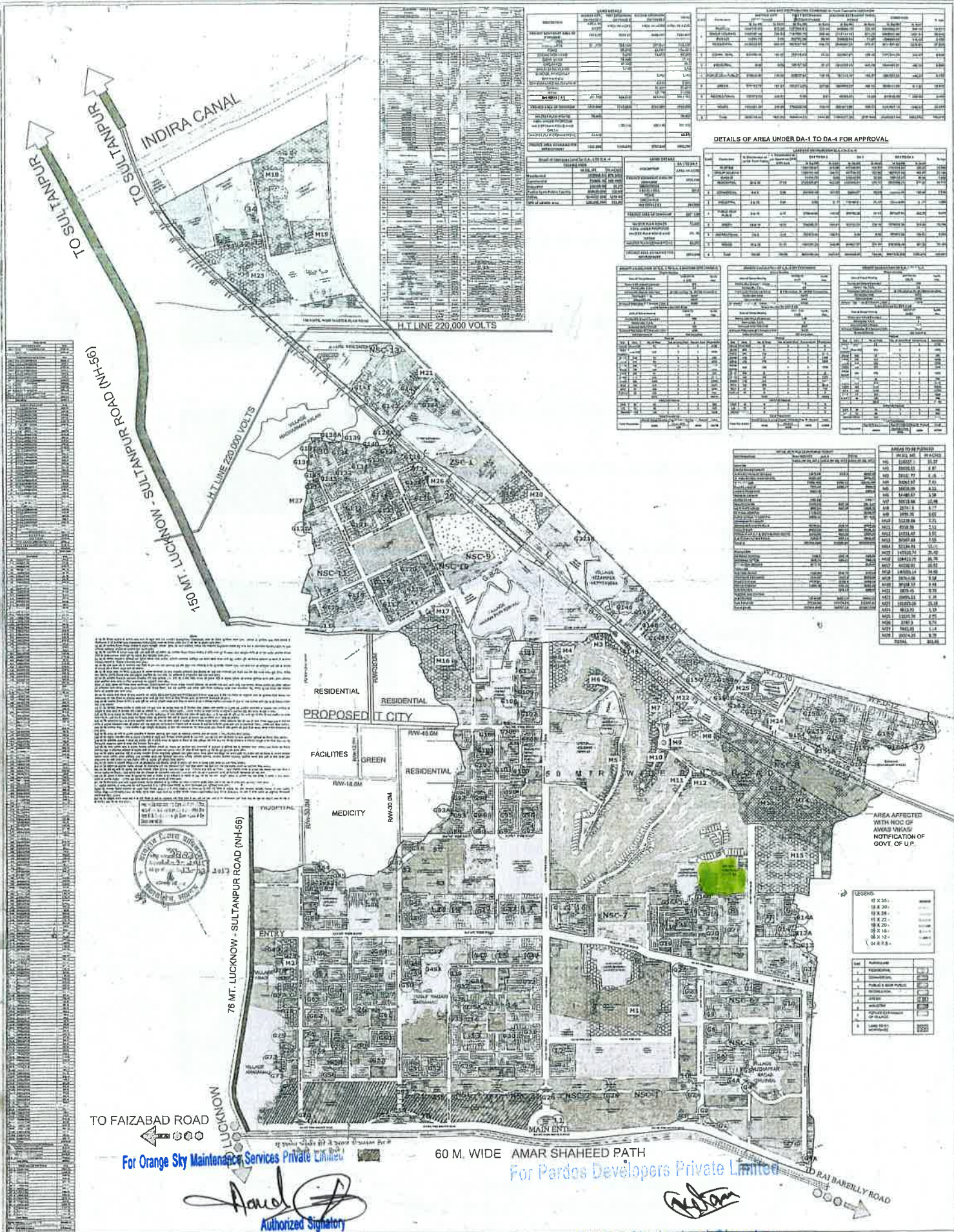
  
 प्रिमल सिंह,  
 उप निबंधक :सरोजनीनगर

08/09/2022

  
 ओम प्रताप सिंह  
 निबंधक लिपिक  
 08/09/2022



# ANNEXURE - 3



Sl. No.	Area	Area (Sq. M)	Area (Acres)
1	NSC-A	100000	24.29
2	NSC-B	100000	24.29
3	NSC-C	100000	24.29
4	NSC-D	100000	24.29
5	NSC-E	100000	24.29
6	NSC-F	100000	24.29
7	NSC-G	100000	24.29
8	NSC-H	100000	24.29
9	NSC-I	100000	24.29
10	NSC-J	100000	24.29
11	NSC-K	100000	24.29
12	NSC-L	100000	24.29
13	NSC-M	100000	24.29
14	NSC-N	100000	24.29
15	NSC-O	100000	24.29
16	NSC-P	100000	24.29
17	NSC-Q	100000	24.29
18	NSC-R	100000	24.29
19	NSC-S	100000	24.29
20	NSC-T	100000	24.29
21	NSC-U	100000	24.29
22	NSC-V	100000	24.29
23	NSC-W	100000	24.29
24	NSC-X	100000	24.29
25	NSC-Y	100000	24.29
26	NSC-Z	100000	24.29
<b>TOTAL</b>		<b>2500000</b>	<b>606.95</b>

**DETAILS OF AREA UNDER DA-1 TO DA-4 FOR APPROVAL**

Sl. No.	Area	Area (Sq. M)	Area (Acres)
1	DA-1	100000	24.29
2	DA-2	100000	24.29
3	DA-3	100000	24.29
4	DA-4	100000	24.29
<b>TOTAL</b>		<b>400000</b>	<b>97.16</b>

Sl. No.	Area	Area (Sq. M)	Area (Acres)
1	DA-1	100000	24.29
2	DA-2	100000	24.29
3	DA-3	100000	24.29
4	DA-4	100000	24.29
<b>TOTAL</b>		<b>400000</b>	<b>97.16</b>

Sl. No.	Area	Area (Sq. M)	Area (Acres)
1	DA-1	100000	24.29
2	DA-2	100000	24.29
3	DA-3	100000	24.29
4	DA-4	100000	24.29
<b>TOTAL</b>		<b>400000</b>	<b>97.16</b>

**NOTICE**

Whereas the Government of Uttar Pradesh has granted approval for the proposed layout plan of Sushant Golf City 16-Tech Township and its extension at Sultanpur Road, Lucknow, vide notification No. 100/2015 dated 10.07.2015, and the same has been published in the Official Gazette of the Government of Uttar Pradesh, Lucknow, on 10.07.2015.

And whereas the said layout plan has been approved by the Government of Uttar Pradesh, Lucknow, vide notification No. 100/2015 dated 10.07.2015, and the same has been published in the Official Gazette of the Government of Uttar Pradesh, Lucknow, on 10.07.2015.

Therefore, the said layout plan is hereby approved for the proposed layout plan of Sushant Golf City 16-Tech Township and its extension at Sultanpur Road, Lucknow, and the same shall be implemented in accordance with the provisions of the said notification.



TO FAIZABAD ROAD

For Orange Sky Maintenance Services Private Limited

60 M. WIDE AMAR SHAHEED PATH

For Pardos Developers Private Limited

*Arund*  
Authorized Signatory

*Pardos*  
Authorized Signatory

PROPOSED LAYOUT PLAN OF SUSHANT GOLF CITY 16-TECH TOWNSHIP AND ITS EXTENSION AT SULTANPUR ROAD, LUCKNOW.  ANSAL PROPERTIES & INFRASTRUCTURE LTD. 3RD FLOOR, PUNJ & NAGAL NGA COL. VILL. DELHI OFFICE 110 008, SOUTH DELHI (NEAR TO SA CHANDRANAGAR, NEAR DELHI)	SUBSANT GOLF CITY 16-TECH TOWNSHIP  LAYOUT PLAN DA-1 TO DA-4  LOP/SGL/KODAI TO DM 1/6	SCALE 1:5000	PREPARED ON JULY 2015	OWNERS SIGN ARCHITECT'S / TOWNPLANNER'S SIGN
		CHECKED VIRESH KUMAR	ARCHITECT VIRESH KUMAR	

आवेदन सं०: 202201041042234

बही सं०: 1

रजिस्ट्रेशन सं०: 33678

वर्ष: 2022

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

विक्रेता: 1

श्री ऑरिज स्काई मेटेनेस सर्विसेज प्राइवेट लिमिटेड के द्वारा अनिल कुमार, पुत्र श्री बलराम पाण्डेय

निवासी: 115, अंसल भवन, 16, कस्तूरबा गांधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी



विक्रेता: 2

श्री ऑरिज स्काई मेटेनेस सर्विसेज प्राइवेट लिमिटेड के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: 115, अंसल भवन, 16, कस्तूरबा गांधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी



विक्रेता: 1

श्री परडोस डेवलपर्स प्राइवेट लिमिटेड के द्वारा पियूष कुमार गौतम, पुत्र श्री राम कृष्ण सिंह

निवासी: बी ओ न 10, 505, चिंजीव टावर, 43, नेहरू प्लेस, नई दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री विकास कुमार, पुत्र श्री वीरेंद्र बहादुर

निवासी: पुरविजयसिंह हनारमऊ, रायबरेली

व्यवसाय: शिल्प



पहचानकर्ता : 2

श्री अजमेत अली, अधिवक्ता

निवासी: सिविलकोर्ट, लखनऊ

व्यवसाय: वकालत



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

निर्मल सिंह

आय निबंधक, सरौजनीनगर

लखनऊ

08/09/2022

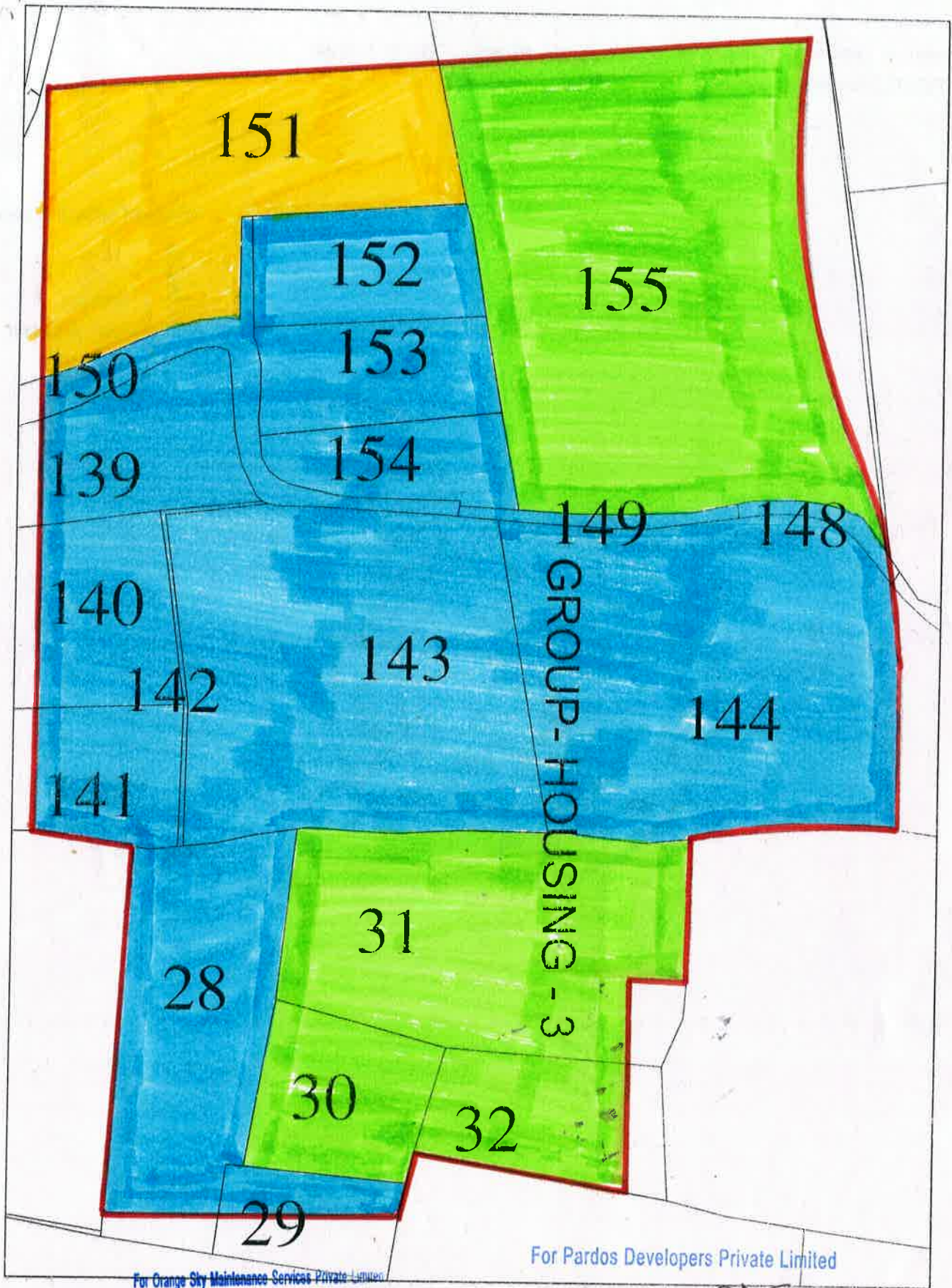
ओम प्रदीप सिंह

निबंधक लिपिक लखनऊ

08/09/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
 टिप्पणी: माननीय उच्च न्यायालय दिल्ली के निर्णय दिनांक 24-09-2019 से  
 पक्षकारों को अवगत कराते हुए नियमानुसार निबन्धन की कार्यवाही की गयी है।

# ANNEXURE-4



For Orange Sky Maintenance Services Private Limited

*[Signature]*  
Authorized Signatory

For Pardos Developers Private Limited

*[Signature]*

Director/Authorised Signatory

आवेदन सं०: 202201041042234

बही संख्या 1 जिल्द संख्या 9344 के पृष्ठ 159 से 206 तक क्रमांक 33678 पर दिनांक 08/09/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

08/09/2022

