





**BRIEF DETAIL OF INSTRUMENT**

- |    |   |   |  |
|----|---|---|--|
| 1. | Pargana   | - | Lucknow  |
| 2. | Type of Property  | - | Residential  |
| 3. | Mohalla   | - | <b>'Shalimar Oneworld'</b> ,<br>Baghamau, Lucknow, (U.P.)                      |
| 4. | V-Code  | - | 1060   |
| 5. | Detail of Property  | - | FSI in Group Housing No. 3<br>(Three)  |
| 6. | Measurement of Unit   | - | Square meter   |
| 7. | Proportionate Land Area<br>of the property<br>Sq. Meter, a part of Khasra<br>No. 299, 394,401,403, 565, 566 | - | 5,180.231 Sq. Mt.<br>(Five Thousand One Hundred<br>Eighty Point Two Three One) |
| 8. | Consideration   | - | ₹ 7,00,00,000/-<br>(Rupees Seven Crores Only)                                  |

*A. L. Singh*

For (Shalimar Heights Real Estate Private Limited)  
*[Signature]*  
Authorised Signatory

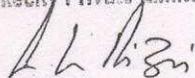
9. Market Value - ₹ 2,35,56,971/-  
(Rupees Two Crores Thirty  
Five Lakhs Fifty Six Thousand  
Nine Hundred Seventy One only)
10. Stamp paid - ₹ 49,00,000/-  
(Rupees Forty Nine Lakhs only)

No. of First Party: 1

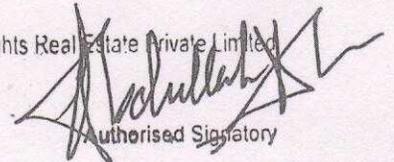
No. of Second Party: 1

Details of Vendor	Details of Vendee
Shalimar Lakecity Pvt. Ltd., a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai and branch/local office at 11 <sup>th</sup> Floor, Titanium Block, TC/G-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi.	GO-HEIGHTS Real Estate Private Limited, a company incorporated on 5 <sup>th</sup> Nov 2012 under the provisions of the Indian Companies Act 1956, having its Registered office at 209-Chaudhary Complex, Plot No-9, Veersawarkar Block, Shakarpur, Delhi- 110092 through its authorized signatory Mohammad Abdullah Mushtaq S/o Mushtaq Ali Khan

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For Go-Heights Real Estate Private Limited

  
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**SALE DEED**

This SALE DEED is made at Lucknow on this 19<sup>th</sup> day of December 2017;

**BETWEEN**

**Shalimar Lakecity Pvt. Ltd., a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai and branch/local office at 11<sup>th</sup> Floor, Titanium Block, TC/G-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorized Signatory Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi (hereinafter referred to as the 'Vendor', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.**

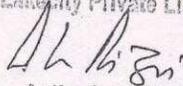
**AND**

**GO-HEIGHTS, a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 209 - Chaudhary Complex, Plot No-9, Veersawarkar Block, Shakarpur, Delhi- 110092 through its Authorized Signatory Mohammad Abdullah Mushtaq S/o Mushtaq Ali Khan (hereinafter referred to as the 'Vendee', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.**

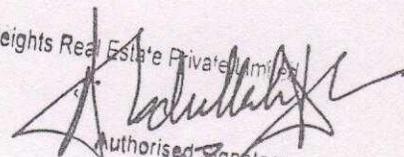
**AND**

**AND WHEREAS** Shalimar Lakecity Pvt. Ltd., a company registered under the Companies Act. 1956 having its registered office 308, Tulsiani Chambers, Nariman Point, Mumbai has been issued a License

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for Integrated Township under Integrated Township Policy by the Lucknow Development Authority, Lucknow who entered in to a Joint Development Agreement for Development of the Land for Integrated Township with the Vendor and other group consortium companies.

**AND WHEREAS** the Vendor are engaged in the business of real estate development and are presently developing a Integrated Township to be known as '**Shalimar Oneworld**' in Village Baghamau Distt. Lucknow U.P. (hereinafter 'said Land')

**AND WHEREAS** the Vendor have planned to Develop Group Housing Block-3 in the Project on a part of said Integrated Township known as '**Shalimar Oneworld**'

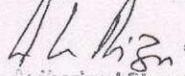
**AND WHEREAS** the detailed lay out plan of the aforesaid Township has also been approved by the Lucknow Development Authority vide Permit No. 38943 dated 12.10.2015.

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

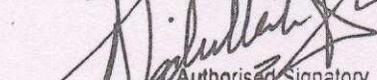
**AND WHEREAS** the '**Vendee**' applied for purchase of FSI (Floor Space Index) measuring 1,39,400 sq. ft. in Group Housing No. 3 forming part of the said Township for a consideration of ₹ 7,00,00,000/- (Rupees Seven Crores) only and paid the entire sale consideration to the **Vendor**.

**AND WHEREAS** Khasra No. 394, 403, 565 has been purchased by Shalimar Lakecity Pvt. Ltd., through the transfer deed dated

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09.04.2015 which instrument is duly registered in Book No. 1, Jild 16641 at pages 69/194, Serial No. 4798 on 09.04.2015 and also Khasra No. 299, 394, 401, 566 has been purchased through the transfer deed dated 18.04.2015 which instrument is duly registered in Book No. 1 Jild 16682 at pages 165/324, Serial No. 5396 on 18/04/2015 in the office of Sub Registrar-II, Lucknow.

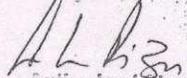
**AND WHEREAS** the Vendee has satisfied itself about the right, title and interest of the Vendor in the aforesaid Group Housing Plot in the '**Shalimar Oneworld**'.

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

**AND WHEREAS**, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor has absolute right to sell, transfer and convey measuring 1,39,400 Sq. Ft. FSI in the Group Housing No. 3 with proportionate Land Area 5,180.231 Sq. Meter, situated at Village Baghamau Distt. Lucknow. (hereinafter referred as the '**Said Property**') and no one else except for the vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full rights and absolute authority of sale and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement of any nature

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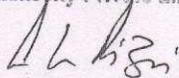
For Go-Heights Real Estate Private Limited

  
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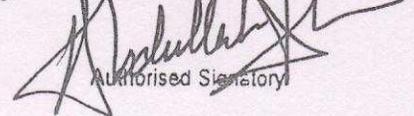
whatsoever with any party / person in respect of the said Property to any other person (s) / party / lies.

- (b) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That in the detailed lay out plan area of '**Shalimar Oneworld**', the Integrated Township in Village Baghamau, Distt. Lucknow, above mentioned land has been approved for the group housing complex.
- (d) That the services including sewerage, water lines, power supply systems, drainage etc. for the plot are common and exclusive, both.
- (e) That the vendee agrees that the subject area covered by building of the blocks as well as the proportionate land which is subject matter of this deed may be pledged with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed blocks will also not be denied to the residents of all or any blocks located in this land.
- (f) The trunk services like sewer, water, storm water, irrigation, fire tender movement shall not be blocked at any time by the Vendee / allottees / residents of the said Group Housing.
- (g) That the Vendor hereby confirms and assures the Vendee that Vendor is not prevented by any administrative / statutory

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attachment order or notification from entering into present transaction with the Vendee.

- (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 reason, whatsoever.

**AND WHEREAS**, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and Vendee hereby purchases the said Group Housing Plot of land/ FSI for a consideration of ₹ 7,00,00,000/- (Rupees Seven Crores Only) on the terms and conditions mentioned herein under:-

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

1. That in consideration of ₹ 7,00,00,000/- (Rupees Seven Crores Only) having been already paid to the Vendor by the Vendee and the Vendor hereby sells, conveys, transfers and assigns absolutely proportionate Land Area measuring 5,180.231 (Five Thousand One Hundred Eighty Point Two Three One) Sq. Meter out of total plot area proposed for Group Housing No. 3 (Three) in the **"Shalimar Oneworld"** situated at Village Baghamau Distt. Lucknow along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever with a right to use the said land for construction of F.S.I. of 1,39,400 sq.ft. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said land more than permitted FAR as per approved plan of Lucknow Development

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*AL Singh*  
Authorized Signatory

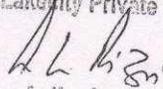
For 30-Heights Real Estate Private Limited

*[Signature]*  
Authorized Signatory

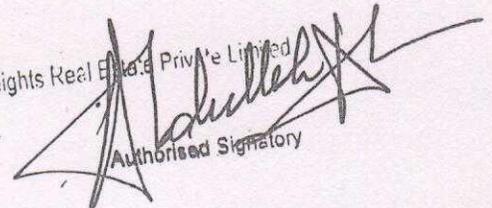
Authority. Further, the vendee hereby assures that the vendee shall get it developed as per the prescribed law governed by the controlling authority.

2. That the vendee shall hereafter hold, enjoy, use and transfer the said property under sale without any hindrance; claim whatsoever from the vendor or any other person claiming under or through it.
3. The Vendee and all subsequent Vendees / their legal heirs / assignees shall abide with all the terms and conditions of the '**Shalimar Oneworld**' township project as laid down by the Lucknow Development Authority and the Vendor.
4. That this land will remain dedicated to the Vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
5. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is or to be located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area sold to him with the land appurtenant.
6. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the

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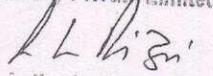
For Go-Heights Real Estate Private Limited

  
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Vendee will have right to usages on such services on payment basis as demanded by the Vendor / Maintenance Agency.

7. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing No. 3 in the Project '**Shalimar Oneworld**' and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes only and if at any point of time it is found that the use of the said Property is not in conformity with the purpose for which it is being sold then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust covenants at the sole cost and responsibility of the Vendee and for cancellation of the present deed.
8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall get constructions of any nature whatsoever over the said Property in a workmanlike manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all WORKING hours of the day and on all days (EXCEPT Public Holidays) for inspection of the construction carried out over the said Property WITH PRIOR INTIMATION OF ONE WORKING DAY.

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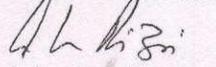
  
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9. Upon completion of construction till the plinth level, the Vendor shall inspect construction being done by the vendee to ascertain that the building is being constructed in strict accordance with the approved building plans. In case, any deviation from the approved plan is detected, the Vendee shall immediately rectify the same as per requirements and procedures of the BIS Code. The Vendor shall have the right to inspect the construction work being carried out by the Vendee on a quarterly basis during the entire construction period of the said building to which the Vendee shall have no objection.
10. That the said Property which is being sold to the Vendee is part of Integrated Township of Shalimar Lakecity Pvt. Ltd. All the rules & regulations framed by Shalimar Lakecity Pvt. Ltd. for uniformity of Integrated Township regarding building by laws, construction, colour scheme, upkeep, maintenance etc. shall be strictly followed by the Vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust and covenants agreed at the sole cost and responsibility of the Vendee.
11. That the Vendor shall look after the maintenance and upkeep of the common areas and facilities of the Township outside the boundary of the said FSI plot until these are handed over to some

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corporate body or other agency appointed by the Vendor for maintenance, upkeep, repairs, security etc. of the Township including the landscaping and common area. However 'landscaping and common area' may be specified. The Vendee or its Prospective Apartment ALLOTTEE(S) unconditionally agrees and consents to the said arrangement and he/she/it shall pay interest free security deposit and maintenance charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. In addition to maintenance charges, there will be contribution to the Replacement Fund etc. Any delay in payments will make the Vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ **15%** per annum. The Vendee or its Prospective Apartment ALLOTTEE(S) further unconditionally agree that in the event of non-payment of any of the charges within the specified time shall also disentitle the Vendee or its Prospective Apartment ALLOTTEE(S) to the enjoyment of common services of the Township including lifts, electricity, water etc. and the Maintenance Agency shall be free to discontinue / disconnect the said services.

12. The Vendee shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including financial and legal can be inflicted on the Vendor if any such comes to the notice later on. The format of the instruments will be designed and approved accordingly by the Vendor.

Shalimar Property Private Limited

*DL Singh*  
Authorized Signatory

For Go-Heights Real Estate Private Limited

*[Signature]*  
Authorized Signatory

13. The Vendee assures the Vendor that the Vendee shall ensure that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the services of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees, assignees / legal heirs and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services and payment of the Township Maintenance Charges to the Vendor.
14. That Vendee assures that as and when required the Vendee or its Prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency and the Vendee shall abide by all the terms and conditions of the allotment. The payable maintenance charges as demanded shall include and comprise township maintenance charges payable to the Vendor or Maintenance Agency appointed by the Vendor and building maintenance charges payable to the Vendee / Maintenance Agency.
15. That the Vendor has handed over the vacant, peaceful possession of the said Property to the Vendee and the Vendee assures that the Vendee shall develop and construct this Group Housing No. 3 within a period of 60 months from the date of APPROVAL OF MAP BY THE DEVELOPMENT AUTHORITY subject to force majeure/circumstances.

Chalmsar Lakshmi Private Limited

*AL Kishni*  
Authorized Signatory

For Go-Heights Real Estate Private Limited

*[Signature]*  
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16. That the Vendee will arrange its own water and electricity for construction purposes. The Vendor will provide NOC and other documents for this purpose, if required. All the costs / expenses towards construction and development of the complex / building shall be incurred by the Vendee at its own risk and responsibility towards the same. The Vendee shall be solely responsible for obtaining the Fire Clearance and other clearances including the Completion Certificate / Occupation Certificate (whichever is applicable) from the concerned authorities at its own costs and expenses.
17. That the Vendee shall be solely responsible to take all necessary approvals and furnish Bank Guarantees / make payments of the requisite fee pertaining to Mining / Excavation, Ground water, Environment / Pollution clearance etc. pertaining to their FSI from the concerned authorities. However, the Vendor shall provide the necessary documents to the Vendee required for the above purpose.
18. That the Vendee shall be solely responsible for furnishing the Bank guarantee / payment of supervision charges and any other charges / duties levies etc. to the concerned Controlling Authority towards construction of mechanized parking / any other activity, if proposed in the Building Plans.
19. That the Vendor on its own cost shall provide the developed land as per the integrated Township policy of the Govt. of U.P. including the Roads, trunk drainage, trunk sewer and solid waste

Signature of Vendor

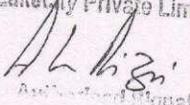
*A. L. Singh*  
Authorized Signatory

For Go-Heights Real Estate Private Limited

*Abdul Karim*  
Authorized Signatory

disposal system on one point on the boundary of the plot. Internal development on the plot of land as per specification of the integrated township policy will be carried out by the vendee at its own cost and expenses.

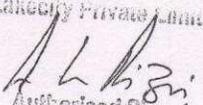
20. All services to be laid within the FSI plot and building shall be in the scope of responsibility of the Vendee. However, the trunk infrastructure and services to be laid for the overall Township outside the boundary of the said FSI plot shall be in the scope of responsibility of the Vendor. The Vendee will have to pay for all connection charges S.T.P. Charges of his building to the trunk services of the township as per the demand raised by the Vendor.
21. The Vendee may construct a club for the residents of its building within the said Group Housing Complex for which the vendee shall include a clause on club membership and payment of membership charges in its allotment agreement /Agreement to Sell with the allottees/buyers. However, for the membership of the exclusive club proposed to be constructed by the Vendor in the Township, the membership shall be optional on payment of requisite membership fee/charges by the allottee(s) / resident(s) of the said building to the Vendor / Agency nominated by the Vendor subject to the fulfillment of the standard terms and conditions of enrollment and availability of membership for the said club.
22. That the power connection from the NEAREST DISTRIBUTION BOX/Sub-Station located within the Township to the blocks/plot

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of land will be taken by the Vendee on its own cost, including the cost of laying of the cable from the NEAREST DISTRIBUTION BOX / Sub Station upto the said FSI plot, all the internal electrical work etc for the said plot/FSI will be done by the Vendee at its own cost. The expenses incurred in Conductors, Transformers, Meters, Vacuum Circuit Breakers, L.T. Panels etc. and all connected equipment shall be borne by the Vendee itself.

23. That the Vendee can get the said Property under sale mutated, substituted and transferred in its name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor . The Vendor undertakes that it shall sign all other papers/documents required in this connection.
24. That the Vendor will provide services as per the terms and conditions of the term sheet/ agreements and sale deed duly executed between the parties and will be acceptable to both the parties wherever any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.
25. That it is clarified that the Vendor is not responsible, in any manner whatsoever, for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
26. That the Vendor will be responsible to develop the area and obtain the completion certificate of the common services in the Township from the Controlling Authority, if required, but it will be the

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responsibility of the Vendee to take completion certificate of the building and the services within its premises, and to take fire clearance and to comply with restrictions imposed by the pollution control clearance in respect to the building and for these factors only Vendee shall be responsible.

27. That Vendee assures that the Typology of the building elevation/façade will be in conformity and in line with the typology of the Township. The plant of the elevation/facade shall have to be approved by the designated architect of the Township authorized by the vendor prior to the submission of the building plans to the Sanctioning Authority by the vendee.
28. That all the marketing/publicity material for the said Group Housing project of the Vendee shall be RERA compliant. The Vendee assures the vendor that all publicity materials such as ads or jingles or TVC or nay sales collaterals like Brochures, e-brochures, leaflets etc. shall not be violative of Clause No. 29 of this sale deed.
29. The name of the Group Housing project of the Vendee shall not be similar / common with the name of the township or any other project within the Township. The name 'Shalimar Oneworld' can only be used as address of the project but the said Group Housing Project cannot be publicized or marketed as 'Shalimar Oneworld'. The logos of 'Shalimar Oneworld' or 'Shalimar Group' cannot be used by the Vendee under any circumstances.

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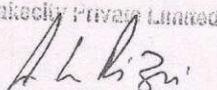
*A. L. Rizvi*

Shalimar Heights Real Estate

*Abdullah Khan*  
Authorized Signatory

30. That the Vendee shall follow and fully comply with the provisions of the Real Estate Regulation and Development Act (RERA).
31. That the Vendee hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
32. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat including Apartment Act.
33. That the Vendor hereby agrees and covenant with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title.
34. That the Vendee hereby assures that Vendee and subsequent purchasers / allottee(s) of the apartment shall abide with the terms and conditions of policy and also abide with the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc and sale deed executed between Vendor and Vendee.
35. The Vendee shall keep the Vendor indemnified of all the responsibilities / liabilities as laid down in the statute.

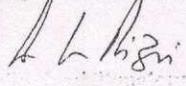
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36. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
37. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same, dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
38. That it is clarified that the vendor is not responsible for breaches if any in the construction of the building liabilities pertaining to associates, Suppliers, contractors and customers or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
39. That from date of execution of this deed the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself, their, successors and assignees forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights granted to Vendor under this deed of sale.

Shalimar Lakshya Private Limited



For Go-Heights Real Estate Private Limited



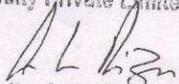
Authorized Signatory

40. That Vendee has borne all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.
41. The subject matter of this sale deed for the purposes of stamp duty is proportionate land measuring 5,180.231 Sq. Mt. the valuation whereof for the purposes of calculation of the stamp duty as per the circle rate notified by collector @ ₹ 6,000/- per sq. mtr. for first 1000 Sq. Mt. comes to ₹ 60,00,000/- only and for remaining area of 4,180.231 Sq. Mt. at the rate of ₹ 4,200/- (6,000-30%) comes to ₹ 1,75,56,971/- as such the total market value of the land comes to ₹ 2,36,90,610/- say ₹ 2,35,56,971/-. Since the Sale Consideration is higher than the Market Value therefore stamp duty of ₹ 49,00,000/- has been paid on the Sale consideration vide E-Stamp Certificate No. IN-UP03862266244512P DATED 20-NOV-2017.

**SCHEDULE OF PROPERTY**

FSI in Group Housing No. 3 (Three) to be constructed on a part of Khasra No. 299, 394,401,403, 565, 566 a part of project known as '**Shalimar Oneworld**' measuring proportionate Land Area 5,180.231 (Five Thousand One Hundred Eighty Point Two Three One) Sq. Meter, situated at Village Baghamau Distt. Lucknow delineated and marked in the annexed site plan which is bounded as under:- There is no construction on the said Plot of Land.

Shalimar Lakecity Private Limited

  
Authorised Signatory

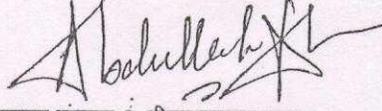
For Go Heights Real Estate Private Limited

  
Authorised Signatory

## विक्रय पत्र

प्रतिफल- 70000000 स्टाम्प शुल्क- 4900000 बाजारी मूल्य - 23557000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री गो-हां० रि० इ० प्रा० लि० द्वारा अधिकृत हस्ताक्षरी मोहम्मद अब्दुल्ला  
मुस्ताक,  
पुत्र श्री मुस्ताक अली खान  
व्यवसाय : व्यापार  
निवासी: 209- चौधरी काम्पलेक्स, प्लॉट संख्या-9, वीरसवरकर ब्लाक,  
शकरपुर, दिल्ली




ने यह लेखपत्र इस कार्यालय में दिनांक 25/01/2018 एवं 06:07:41 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिनेश चन्द्र यादव  
उप निबंधक सदर द्वितीय  
लखनऊ

प्रिंट करें



निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री शालीमार लेकसिटी प्रा० लि० द्वारा अधिकृत हस्ताक्षरी सैय्यद अनवर महमूद रिजवी के द्वारा अनिरुद्ध कुमार निगम, पुत्र श्री स्व० हनुमान प्रसाद निगम

निवासी: नया-62, पुरैयाखेडा लखनऊ  
व्यवसाय: नौकरी

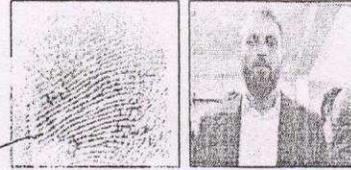
क्रेता: 1



श्री गो-हा० रि० इ० प्रा० लि० द्वारा अधिकृत हस्ताक्षरी मोहम्मद अब्दुल्ला मुस्ताक, पुत्र श्री मुस्ताक अली खान

निवासी: 209- चौधरी काम्पलेक्स, प्लॉट संख्या-4, वीरसवरकर ब्लाक, शकरपुर, दिल्ली  
व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1



श्री अली रईस खान, पुत्र श्री रईस अहमद खान

निवासी: 82/60/402 एफआई डिंगरा अपार्टमेंट गुरु गोविन्द सिंह मार्ग लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री दीप चन्द गुप्ता, पुत्र श्री शेखर चन्द्र गुप्ता

निवासी: 616/263-ए सेमरा, आईआरएम रोड, भिठौली खुर्द, लखनऊ

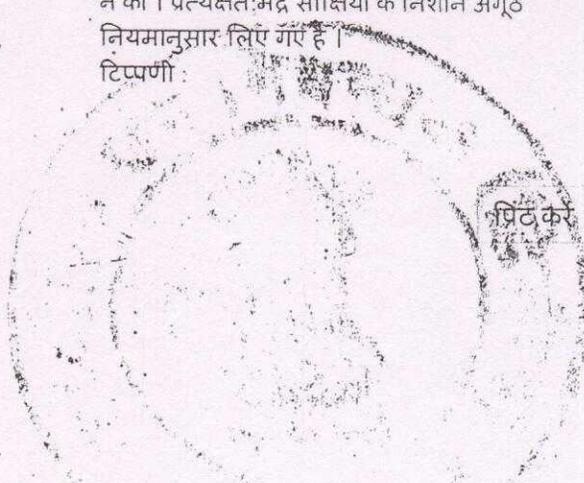
व्यवसाय: व्यापार



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र झादव  
उप निबंधक : सदर द्वितीय  
लखनऊ



East : Rest Part of Group Housing No. 3

West : Others Property

North: 18 Mtr. Road

South: Rest Part of Group Housing No. 3

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

**WITNESSES:**

1.

*Ali Rais Khan*



(Ali Rais Khan)  
S/o Sri Rais Ahmad Khan  
R/o 82/60/402, F.I. Dhingra Apartment,  
Guru Govind Singh Marg, Lucknow

Shalimar Lakecity Private Limited

*[Signature]*  
VENDOR  
(PAN -AAFCA9848N)

2. *[Signature]*  
9/12/11/70



(Deep Chand Gupta)  
S/o Sri Shekhar Chandra Gupta  
R/o 616/263-A, Semra IIM Road,  
Bhitholi Khurd, Lucknow

For Conveyance/Real Estate Private Limited

*[Signature]*  
VENDEE  
(PAN-AAECG9641A)

Drafted by :

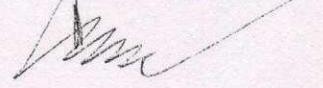
*[Signature]*  
(Arun Khanna)  
Advocate  
Civil Court, Lucknow.

Composed by :

*[Signature]*  
(Amit Kumar Singh)  
Civil Court, Lucknow

बही संख्या 1 जिल्द संख्या 20498 के पृष्ठ 391 से 436 तक  
क्रमांक 1142 पर दिनांक 25/01/2018 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दिनेश चन्द्र यादव

उप निबंधक : सदर द्वितीय

लखनऊ

प्रिंट करें

