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Certificate No.	: IN-UP30743901533935X
Certificate Issued Date	: 08-May-2025 06:13 PM
Account Reference	: NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1417620458476170785096X
Purchased by	: AAKANSHA INFRA TECH
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO. GH-01(A) SEC-1, POCKET-2 IN PINTAIL PARK CITY AT VILL-MASTEMAU TEH-MOHANLALGANJ DISTT-LKO
Consideration Price (Rs.)	: ₹1,48,79,000
First Party	: PINTAIL INFRA CON LLP
Second Party	: AAKANSHA INFRA TECH
Stamp Duty Paid By	: AAKANSHA INFRA TECH
Stamp Duty Amount(Rs.)	: 1,48,79,000 (One Crore Forty Eight Lakh Seventy Nine Thousand only)

सत्यमेव जयते



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Please write or type below this line

PINTAIL INFRA CON LLP

[Signature]
Authorised Signatory



For Aakansha Infratech
[Signature]
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Pintail Realty Developers Pvt. Ltd

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Authorised Signatory



PINTAIL INFRA CON LLP

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

(2)

ATTESTED



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SALE DEED

TYPE OF PROPERTY	:	Residential
DETAILS OF PROPERTY	:	GH 01(A)
VILLAGE & WARD / PARGANA	:	Mastema, Mohanlalganj Lucknow
SIZE	:	6000 Sq. Mtrs.
LOCATION	:	More than 200 Meters from Sultanpur Road
CONSIDERATION	:	INR 24,28,67,400/-
GOVERNMENT VALUE	:	INR 4,23,00,000/-
STAMP DUTY	:	INR 1,70,01,000/-

This **SALE DEED** (hereinafter referred to as the “**Deed**”) is executed at Lucknow, Uttar Pradesh on this 16th day of May, 2025.

BETWEEN:

- PINTAIL INFRACON LLP**, a limited liability partnership incorporated/registered under the Limited Liability Partnership Act, 2008 (LLPIN – AAI-5601), having its principal place of business at G-40, Jangpura Extension, Birbal Park, New Delhi – 110014, (PAN: AATFP8087D) (hereinafter referred to as the “**Promoter**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**, acting through its authorized signatory, Mr. Vikas Kumar Dubey (Aadhar No.: 241409344173) s/o Mr. Om Prakash Dubey authorized *vide* Authorization Letter dated 14th November 2024;

PINTAIL INFRACON LLP



Pintail Realty Developer



For Aakansha Infratech


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PINTAIL INFRACON LLP


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2. **PINTAIL REALTY DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, with its registered office at Flat No. 0102, Tower No. 8, Uniworld City Heights, New Town Rajarhat, Kolkata, West Bengal -700160 (hereinafter referred to as the “**Licensee**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**; acting through its duly constituted attorney viz. Pintail Infracon LLP;
3. **The entities/persons specified in Schedule I** hereto (hereinafter referred to as the “**Landowners**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the irrespective, successors-in-interest and permitted assigns in case of body corporates and legal heirs, legal representatives, executors, administrators, successors and permitted assigns in case of natural persons) of the **THIRD PART**, acting through their respective duly constituted attorney viz. Pintail Infracon LLP

AND

M/s AAKANSHA INFRATECH, a firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra - 282002, (U.P.)(PAN ABOFA7191B) (hereinafter referred to as the “**Vendee**”, which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their legal heirs, executors and administrators of the last surviving partner and his/her/their assigns) of the **FOURTH PART**, acting through its authorized signatory Mr. Mayank Goyal S/o Mr. Suresh Kumar Goyal (Aadhar No.: 359753343877), duly authorized vide resolution of its partners dated 08th May 2025.

The Promoter, the Licensee and the Owners shall hereinafter collectively be referred to as the “**Vendor**”. The Vendor and the Vendee shall hereinafter individually be referred to as a “**Party**” and collectively as the “**Parties**”.

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Pintail Realty Developers Pvt. Ltd


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WHEREAS:

- A. The Vendor is in the process of developing an integrated township over a piece and parcel of land admeasuring 211.10 acres situated at villages Madharmau Kala, Madharmau Khurd, Mastemau and Bakkas, Pargana, Tehsil Mohanlalganj, District Lucknow under the name and title of 'Pintail Park City' (hereinafter referred to as the "**Integrated Township**").
- B. The license to develop the Integrated Township has been granted by Lucknow Development Authority to the Licensee.
- C. The Promoter, the Licensee and the Owners have entered into a consortium MOU dated 14 October 2015, for the purpose of development of the Integrated Township, including land assembly, DPR, clearances, development, maintenance and management of services and disposal of the Integrated Township. The aforesaid consortium MOU has been amended multiple times, details of which are set out in the table below at serial nos. 2 to 6. The consortium MOU and subsequent amendment documents are registered with the Sub Registrar, Tehsil – Mohanlalganj, Lucknow as per the following details:

S.No.	Description of the Document	Date of Execution	Registration Details
1	Consortium MOU	14 October 2015	699
2	Consortium MOU	02 November 2015	740
3	Consortium Addendum Agreement	17 February 2017	79
4	Consortium Addendum Agreement	21 March 2018	187
5	Consortium Addendum Agreement	18 March 2021	64
6	Consortium Addendum Agreement	26 December 2022	910

- D. A group housing plot no. GH 01(A) admeasuring 6406.839 sq. meters (or **68963.21**sq. feet) falling over part of Khasra No. 1132 & 1133 & 1186 of Village–Mastemau, Tehsil–Mohanlalganj, District Lucknow, (hereinafter referred to as the "**GH Land**") is demarcated in the approved layout of the Integrated Township.

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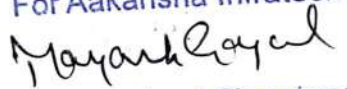
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- E. The Vendee has approached the Vendor for purchasing a plot of land admeasuring 6000 sq. meters (or 64584 sq. feet) (hereinafter referred to as the "**Property**") out of the GH Land. The Property is demarcated in the layout attached hereto as **SCHEDULE – II**.
- F. The Vendee has conducted legal and technical due diligence in respect of the Property and after being satisfied with the rights / title / interest of the Vendors in the Property, has made the aforesaid approach to acquire the Property from the Vendor.
- G. The Vendee has represented to the Vendor that it has the financial and technical wherewithal to develop and construct a group housing complex having pre-approved FAR of 2.5 over the Property (hereinafter referred to as the "**Project**").
- H. The Vendee further undertakes that the Property shall be used for development and construction of the Project only.
- I. The Vendee is fully satisfied with the Vendor's rights, title and interest in the Property and has no claim of any nature whatsoever regarding the title of the Vendor or otherwise in the Property. The Vendee confirms that the area of the Property is 6000 sq. meters. (or 64584 sq. feet) based on the joint measurement undertaken by the Vendor and the Vendee.
- J. The Vendee further understands the financial and legal implications of entering this Deed and has sought independent legal and financial advice in this regard.
- K. The Vendee has confirmed to the Vendor that it is entering into this Deed with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Integrated Township, the GH Land, the Property and in particular the terms and conditions contained in this Deed. The Vendee has further confirmed that it has clearly understood its rights, duties, responsibilities, obligations under each and every clause of this Deed.
- L. The initial 2 consortium MoUs were submitted to the Lucknow Development Authority pursuant to which a license bearing number 137/VC/EE/HTIG/2015 dated 2 November 2015 (hereinafter referred to as the "**License**") was issued the Lucknow Development Authority for development of the integrated township project. The consortium addendum agreements were also submitted with Lucknow Development Authority subsequently.

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- M. The Promoter has obtained approval of the layout plan in respect of the Project from Lucknow Development Authority vide Permit No. 42758, dated 26th September 2017 (hereinafter referred to as the “**Approved Plan**”).
- N. The Promoter has registered the Project under the provisions of the RERA Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on 16 March 2018 under registration no. UPRERAPRJ15457. The details of the Project are available at the website of the Authority at www.uprera.gov.in;

NOW, THEREFORE, THIS DEED RECORDS:-

1. That in consideration of the total amount of INR 24,28,67,400/- (Indian Rupees Twenty Four Crores Twenty Eight Lacs Sixty Seven Thousand Four Hundred only) (hereinafter referred to as the “**Total Consideration**”), the Vendor hereby sells, conveys, transfers and assigns unto the Vendee, the Property as demarcated in the layout attached hereto as **SCHEDULE - II**. The Vendee confirms, assures, warrants and represents to the Vendor that it has never been accused and/or prosecuted and/or convicted of any offence relating to money laundering, the Benami Transactions (Prohibition) Act, 1988 and the payment of the Total Consideration is/shall not be made out of proceeds of crime as defined under the Prevention of Money Laundering Act, 2002.
2. That the Vendor hereby sells, transfers, grants, conveys and assigns unto the Vendee, the Property together with all of their rights, title, interests, privileges, appurtenances thereto, to have and to hold the same unto and to the use of the Vendee for the purpose of construction and development of the Project being a group housing project and nothing else.
3. That the Vendee acknowledges and confirms that it has entered into this Deed with full knowledge of the applicable laws in relation to the Integrated Township, the GH Land and the Property and is fully aware of its rights, obligations, duties and responsibilities as captured in this Deed and pursuant to the applicable laws, in relation to the Integrated Township, the GH Land and the Property.

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4. That the Vendee shall deposit the tax deducted at source (hereinafter referred to as the "TDS") @ 1% with the concerned tax authorities, as per the applicable laws, to the credit of the Promoter. The Vendee shall provide to the Promoter, original copies of the tax deposit challans evidencing the deposit of the TDS amount with the concerned tax authorities. In the event the Vendee fails to deduct the TDS and/or deposit the same with the concerned tax authorities and/or fails to provide documentary proof towards such deduction and deposit to the Promoter, then the amount not deducted and/or not deposited with the concerned tax authorities and/or the amount in respect of which documentary proof is not provided to the Promoter shall be treated as an unpaid portion of the Total Consideration and the Vendee shall be obligated to pay the same to the Promoter immediately, failing which, the Promoter shall be entitled to take such recourse as is available to it under this Deed and the applicable laws.
5. That the Vendee shall pay to the Promoter, as and when demanded by the Promoter, the proportionate amount of city development charges ("CDC"), external electrification charges ("EEC"), bandha shulka and other charges levied by the governmental authorities on the Integrated Township on a pro-rata basis to the extent of the Property and its permissible FAR. The proportionate aggregate amount of CDC, EEC and bandha shulka attributable to the Property is currently estimated to be INR 1,15,17,480/- (Indian Rupees One Crore Fifteen Lacs Seventeen Thousand Four Hundred Eighty only). However, if the aforesaid amount is increased or enhanced at any point after the execution date of this Deed, the Vendee shall be obligated to pay such increased amount to the Promoter without any delay or demur, as and when demanded by the Promoter, upon furnishing of the documents / demand letter(s) related to such increased or enhanced amount.
6. That the Vendee undertakes and agrees to pay the property tax and other government levies in respect of the Property for all periods commencing from the date of execution of this Deed and the Vendor shall not be obligated to bear or pay the same. In the event any such demand is made on the Promoter, payment towards such demand shall be made by the Vendee only, and the Vendor shall not be deemed to be in any default in case the Vendee fails to make such payment.

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Mayank Roy
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7. That the Promoter undertakes to pay the property tax in respect of the Property for all periods leading up to the date of execution of this Deed.
8. That the proprietary, legal, physical, peaceful and actual possession of the Property has been handed over to the Vendee by the Vendor simultaneously with the execution of this Deed.
9. That the Vendee acknowledges and accepts that the Property shall always be used for the construction and development of the Project strictly in terms of the applicable laws, rules, approved layout and regulations framed by the concerned governmental authorities/ municipal bodies. The Vendee agrees and undertakes not to use the Property for any illegal or unlawful purposes or for storage of any hazardous/explosive material.
10. That the Vendee agrees and undertakes that it shall not, directly or indirectly, create any sort of impediment/obstruction/hindrance in any area of the Integrated Township and further, it shall not create any sort of nuisance for other occupants of the Integrated Township and/or the Vendor. If any damage is caused to any area of the Integrated Township on account of any act, negligence or default on part of the Vendee or its employees, agents, servants, guests, or invitees, the Vendee shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/or damage caused.
11. That the Vendee undertakes not to sub-divide the Property. However, the Vendee shall be entitled to create third-party interest in the Property by way of sale/disposal of units in the Project. The Vendee shall not be entitled to sell the FSI, development rights and other rights in the Property to any third person or entity.
12. That the Vendee undertakes and confirms that it shall duly adhere to all the applicable laws, including fire and other safety regulations and rules framed by the governmental and municipal bodies, bye laws and guidelines of the association of unit owners/ maintenance agency, as the case may be.
13. That the Vendee shall bear and pay, on a timely basis, proportionate maintenance costs incurred by the Promoter in maintaining

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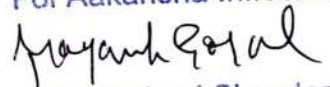
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infrastructure, including road, sewers, waterways, electricity lines, drainage etc. laid by the Promoter in the Integrated Township.

14. That the Vendee shall be responsible for obtaining building plan approvals for the Project at its own cost and expense and, in accordance with the terms of this Deed and/or the applicable laws. The Promoter hereby agrees to provide all necessary assistance to the Vendee for obtaining such building plan approvals, provided that all costs and expenses for obtaining such approvals are borne and paid by the Vendee. For the sake of abundant caution, it is clarified that the Vendor shall not be obligated to pay any amount required for obtaining such approvals.
15. That the Vendee hereby undertakes to comply with all provision(s) and statutory compliance(s) related to approval(s), construction and/or any other activity for the Property and the Vendor shall not be liable for the same.
16. That the Vendee agrees and undertakes to obtain all other approvals / NOCs / clearances for the purposes of development, construction, marketing and sale of the Project without any assistance or support, financial or otherwise, from the Vendor.
17. That the Vendee agrees that all infrastructure facilities like road, walkways, green areas, sewage treatment plan, solid waste disposal system, electrical lines etc., within the Project shall be laid down by the Vendee at its own cost and expense. Additionally, the cost incurred by the Vendee to connect its infrastructure/power/drainage/water facilities to the main lines/hub laid down by the Promoter in the Integrated Township shall be borne and paid solely by the Vendee, to the exclusion of the Vendor.
18. That the Promoter has agreed to provide the electrical line of 11 KVA up to the Property. However, the connection of this electrical line to the main electricity hub of the Project shall be at the sole cost, expense and responsibility of the Vendee.
19. That the Vendee shall bear any additional charges which may be levied by any governmental or local authority(ies) for provision of external and/or peripheral services attributable to the Property and the Vendee shall also pay charges for maintaining various services and facilities in respect of the Property.

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20. That the Vendee undertakes to pay all charges, duties, levies, amounts etc. of any nature levied on the Property and the Project from the date of execution of this Deed, and the Vendor shall not be obligated to pay the same.
21. That the stamp duty and all charges (including registration charges) required for transferring the Property from the Vendor to the Vendee, including the execution and registration of this Deed, shall be borne and paid by the Vendee only, and the Vendor shall not be required to bear or pay the same in any circumstances.
22. That it is hereby expressly agreed and understood between the Parties hereto that this Deed is only in respect of the Property. The Vendee shall have no right, title and interest of any kind in any other part of the GH Land, the Integrated Township, the land thereof and structures constructed, or facilities installed thereon. Except for the rights, title and interest of the Vendee over the Property, the Vendee shall not claim any right, title and interest of any kind in any other part of the GH Land, the Integrated Township, the land thereof and the structures constructed, or the facilities installed thereon.
23. That the Vendee represents and warrants that it has the power and authority to enter into and perform this Deed. The Vendee further undertakes to use the Property only for the purposes mentioned in this Deed. The Vendee further undertakes to abide by the applicable laws and any penalties levied by any governmental and/or municipal authority(ies) as a result of non-compliance by the Vendee of any of its duties or obligations over the Project land under this Deed and the applicable laws shall be borne and paid by the Vendee. The Vendee shall keep the Vendor harmless and indemnified against all losses/damages/claims which may be caused or which may arise against the Vendor due to any act, conduct, and/or negligence of the Vendee for non-compliance of the approvals/permissions including their renewals after handing over of the Property to the Vendee by the Vendor.
24. The Vendee undertakes to design and develop the Project in a manner such that the Project does not create any sort of impediment / restriction / blockage over the overall layout and other components of the Integrated Township. The Vendee also undertakes and assures the Vendor that the Project proposed to be developed over the Property

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shall be in consonance with the overall architectural aesthetics of the Integrated Township.

25. That the Vendee agrees, covenants, undertakes and confirms that due to changes in government policies, orders, rules, regulations, statutory provisions, additional FAR / FSI (i.e. over and above current sanctioned/permitted/approved FAR/FSI) may be permitted by the competent authorities to be developed as a part of the Integrated Township. Therefore, the Vendee agrees and confirms that the Vendor / its nominee(s) shall at all times be entitled to construct and develop, as part of the Integrated Township, any additional FAR / FSI as per necessary sanctions and related project approvals that may be obtained from the competent authority and to seek changes in the approved layout plan, building plans and other approved drawings as per norms of the competent authority for such development as per applicable laws, to which the Vendee shall have no objection and hereby extends its approval, if required, for the same. The Vendee hereby confirms that it has no objection to such additional development by the Vendor/its nominee(s) and also undertakes to provide requisite assistance and co-operation in this regard, including but not limited to signing necessary undertakings, no objection letter, agreements and documents as may be required by the Vendor/its nominee(s) from time to time. The Vendor shall always have unfettered rights to make use of the additional FSI/TDR, additions, improvements or repair whether structural or non-structural, interior or exterior, ordinary or extra-ordinary, raise additional structures/floors in the Integrated Township, as may be permitted by the competent authority and such additional development / space / areas / structures / storey(s) shall be the sole property of Vendor, who shall have unfettered rights, *inter alia*, to deal with and dispose of the same or any part thereof. The Vendee agrees and undertakes that it shall not object to the Vendor merging the Integrated Township with any adjoining project and land, without any reference to or concurrence from or interference on the part of the Vendee. The Vendee further agrees and undertakes that it shall not object to the Vendor constructing and/or continuing with the construction of the other building(s)/blocks outside/adjacent to the Integrated Township, attach and jointly develop the adjacent/adjoining land parcel(s) and revise the zoning plan, sanctioned building plans, floor plans, design, specifications etc. as may be required for the aforesaid development. For greater clarity, the Seller shall not do the changes, modification,

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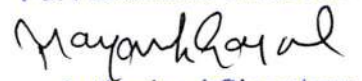
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addition, deletion or utilize the available (approved and purchased) FAR in the plot No. GH-01A

26. That the recitals, schedules and annexures to this Deed are a part and parcel of this Deed and shall be read in conjunction with this Deed while interpreting the terms and conditions of this Deed.
27. That failure on the part of the Parties to enforce at any time, or for any period of time, the provision(s) hereof, shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
28. That if any provision of this Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended to the extent necessary to conform to the applicable law and the remaining provisions of this Deed shall remain valid and enforceable.
29. That this Deed and the rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India and subject to Clause 30 below, the courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of or related/connected to this Deed and the transaction stipulated hereunder.
30. That all disputes and differences arising out of, in connection with, or in any way relating to this Deed and all other things incidental thereto, shall be resolved by referring the same to arbitration to be conducted under the provisions of the Arbitration and Conciliation Act, 1996 before a sole arbitrator to be appointed by the Parties mutually. The seat and venue of arbitration shall be at Lucknow and the arbitration shall be conducted in English and the arbitration award shall also be rendered in English.
31. That there is no construction on the demised plot and the area of demised plot is 6000 square meters. The demised plot is situated more than 200 meters away from Amar Shaheed Path and Sultanpur Road. The demised plot is situated on 30-meter-wide road, and the circle rate of the said area is fixed by the collector at Rs. 9400/- per square meter. The value of plot measuring 1000 sq.mtr. comes to Rs. 94,00,000/- and 30% rebated the value rest land 5000 sq.mtr., calculated @ 6,580/-, which comes to **Rs. 3,29,00,000/-**. Thus, the total value of demised plot admeasuring 6000 square meter comes to

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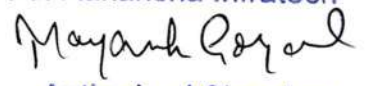
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Rs. 4,23,00,000/-, which is less than the sales consideration of Rs. 24,28,67,400/-. Hence the stamp duty on sales consideration payable, @ 7% as per Government Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30.06.08 issued by Sansthatagat Vitt, Kar Evam Nibandhan Anubhag-5. In this way total stamp duty of Rs. 1,70,01,000/- is being paid by the Vendee, through e-stamp Certificate No. IN-UP30743901533935X Dated 08.05.2025 & e-stamp Certificate No. IN-UP40338424599269X Dated 15.05.2025 are being paid in this Conveyance Deed by the Vendee.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

SIGNED AND DELIVERED BY PINTAIL INFRACON LLP
Acting through its authorized signatory, Mr. Vikas Kumar Dubey

NAME
DESIGNATION

PINTAIL INFRACON LLP

Authorized Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS
For the Owners, by their respective duly constituted Attorney, viz. M/s Pintail Infracon LLP

NAME
DESIGNATION

Pintail Realty Developers Pvt. Ltd.

Authorized Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE
For the Pintail Realty Private Limited through its constituted Attorney, viz. M/s Pintail Infracon LLP

NAME
DESIGNATION

PINTAIL INFRACON LLP

Authorized Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEE

NAME
DESIGNATION



For Aakansha Infratech
Mayank Goyal
Authorised Signatory

DATE: 16.05.2025

WITNESSES



1.Mr. Mirza Asad Beg
S/o Mirza Shafqat Beg
R/o HN-266/669,Bhadewan,
Bazar Khala,Near Telephone Exchange,
Rajendranagar,S,O,Lucknow,U.P -2260042.



2.Mr. Sunil Kumar
S/O Mr. Basant Lal
R/o 00, Lucknuw University Garden Hata,
Lucknow Vishvvidyalaya,
New Hyderabad, Lucknow,U.P -226007.

Drafted By

Shashikant Mishra
(Advocate)
Collectorate, Lucknow, UP

PINTAIL INFRACON LLP

Authorised Signatory

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

For Aakansha Infratech

Mayank Goyal
Authorised Signatory

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SCHEDULE – I

LIST OF OWNERS

- [1] Aadesh Constructions Pvt. Ltd.
- [2] Pintail Infracon LLP
- [3] Ajay Kumar S/o Late Jagdish Prasad
- [4] Bliss Constructions Pvt. Ltd.
- [5] Dinesh S/o Phenku Ram
- [6] Mahal Constructions Pvt. Ltd.
- [7] Milaap Construction Pvt. Ltd.
- [8] Pintail Builders LLP
- [9] Pintail Constructions LLP
- [10] Pintail Infraheights LLP
- [11] Pintail Projects LLP
- [12] Pintail Realty Developers Pvt. Ltd.
- [13] Prasiddhi Constructions Pvt. Ltd.
- [14] Prayatna Constructions Pvt. Ltd.
- [15] Raj Kumar S/o Paltan
- [16] Satyendra Kumar S/o Late Jagdish Prasad
- [17] Sunder Lal S/o Ram Gopal
- [18] Pintail Developers LLP
- [19] Nanha S/o Narayan
- [20] Times Infradevelopers. LLP.
- [21] Pintail Infraventures LLP
- [22] Ravi Kumar S/o Mr. Munna Lal
- [23] Pintail Real Estate LLP
- [24] Pintail Promoter LLP
- [25] Pintail Buildtech LLP
- [26] Pintail Build Estate LLP
- [27] Pintail Contracts LLP
- [28] Pintail Infracity LLP
- [29] Pintail Infra Housing LLP
- [30] Narendra Kumar s/o Mr. Ram Bharose
- [31] Prem Singh S/o Shyam Lal

PINTAIL INFRACON LLP


Authorised Signatory

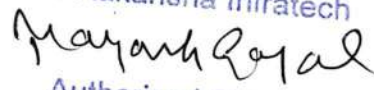
Pintail Realty Developers Pvt. Ltd


Authorised Signatory

PINTAIL INFRACON LLP


Authorised Signatory

For Aakansha Infratech


Authorised Signatory

SCHEDULE - II

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land admeasuring **6000** square meters(64584square feet), of the property known as under **Plot : GH 01(A)**, situated at "**Pintail Park City (Phase 1 Plots)**" situated at Sultanpur Road, Lucknow bounded as under

East : **30-Meter-wide Road**
West : **Project Boundary**
North : **Plot of Group Housing -02**
South: **Plot of Group Housing -01**

PINTAIL INFRACON LLP

Authorised Signatory

For Aakash Infratech

Authorised Signatory

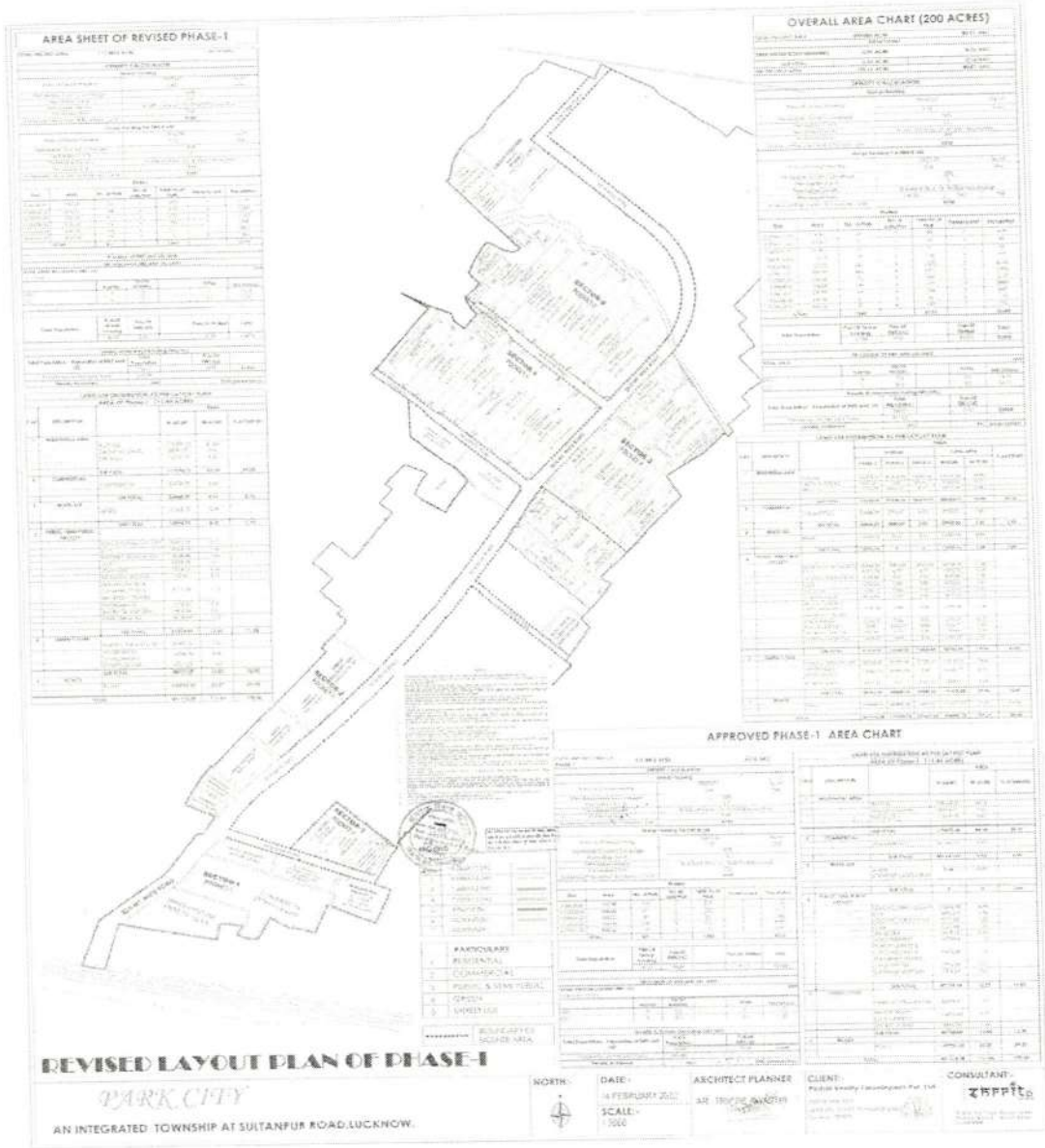
Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

PINTAIL INFRACON LLP

Authorised Signatory

MASTER LAYOUT



PINTAIL INFRACON LLP

[Signature]
Authorised Signatory

For Aakansha Infratech
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Authorised Signatory

Pintail Realty Developers Pvt. Ltd.

[Signature]
Authorised Signatory

PINTAIL INFRACON LLP

[Signature]
Authorised Signatory

PHOTOGRAPH OF PROPERTY



PINTAIL INFRACON LLP

Authorised Signatory

For Aakansha Infratech

Authorised Signatory

Pintail Realty Developers Pvt. Ltd

Authorised Signatory

PINTAIL INFRACON LLP

Authorised Signatory

SHCIL



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SICIL



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कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202500822021010

विक्रय पत्र

यही सं०: 1

रजिस्ट्रेशन सं०: 15245

वर्ष: 2025

प्रतिफल- 242867400 स्टाम्प शुल्क- 17001000 बाजारी मूल्य - 42300000 पंजीकरण शुल्क - 2428680 प्रतिलिपिकरण शुल्क - 100
योग : 2428780

प्रार्थना पत्र कमीशन दिनांक द्वारा

श्री, पिन्टेल इन्फ्राकॉन एलएलपी द्वारा विकास कुमार दुबे अधिकृत पदाधिकारी/ प्रतिनिधि

के क्रम में

मे उप निबंधक : धर्मेन्द्र कुमार तिवारी

जनपद : मोहनलालगंज लखनऊ



श्री, पिन्टेल इन्फ्राकॉन एलएलपी द्वारा

विकास कुमार दुबे अधिकृत पदाधिकारी/ प्रतिनिधि

पुत्र श्री ओम प्रकाश दुबे

व्यवसाय : नौकरी

निवासी : जी-40, जंगपुरा एक्स्टेंशन, बीरबल पार्क, नई दिल्ली-110014

श्री, पिन्टेल इन्फ्राकॉन एलएलपी विकास कुमार दुबे अधिकृत पदाधिकारी/ प्रतिनिधि द्वारा

पर उपस्थित हुआ। उक्त श्री पिन्टेल इन्फ्राकॉन एलएलपी द्वारा विकास कुमार दुबे अधिकृत पदाधिकारी/ प्रतिनिधि द्वारा यह लेखपत्र नियुक्ति हेतु मीर समझ

समय 16/05/2025 एवं 06:35:09 PM को उक्त निवास/अन्य स्थान पर प्रस्तुत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

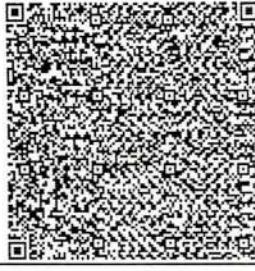
धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज लखनऊ

16/05/2025

निबंधक लिपिक

वीरेंद्र कुमार वर्मा



आवेदन सं०: 202500822021010

बही सं०: 1

रजिस्ट्रेशन सं०: 15245

वर्ष: 2025

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

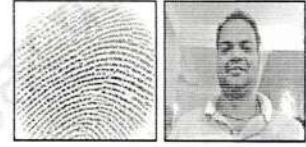
विक्रेता: 1

श्री पिन्टेल इन्फ्राफॉन एलएलपी के द्वारा विकास कुमार दुबे, पुत्र श्री ओम प्रकाश दुबे

निवासी: जी-40, जंगपुरा एक्स्टेंशन, बीरबल पार्क, नई दिल्ली-110014

व्यवसाय: नौकरी

क्रेता: 1



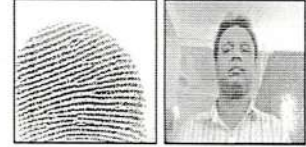
श्री M/s AAKANSHA INFRATECH के द्वारा मयंक गोयल, पुत्र श्री सुरेश कुमार गोयल

निवासी: 83, नेहरू नगर, आगरा-282002

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री मिर्जा असद बेग, पुत्र श्री मिर्जा शफकत बेग

निवासी: म०नं०-266/669, भदवा, बाजार खाला, नियर टेलिफोन एक्सचेंज, राजेन्द्रनगर एस ओ, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री सुनील कुमार, पुत्र श्री बसंत लाल

निवासी: 00, लखनऊ यूनिवर्सिटी, गाईन हाता, लखनऊ विश्वविद्यालय, न्यू हैदराबाद, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

16/05/2025

वीरेन्द्र कुमार वर्मा

निबंधक लिपिक लखनऊ

16/05/2025

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

आवेदन सं०: 202500822021010

बही संख्या 1 जिल्द संख्या 18330 के पृष्ठ 331 से 366 तक क्रमांक 15245 पर
दिनांक 16/05/2025 को रजिस्ट्रीकृत किया गया।

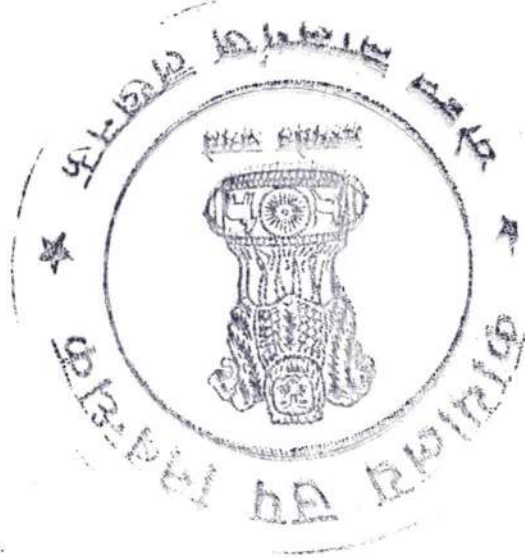
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

del
धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

16/05/2025





UNIVERSITY OF CALIFORNIA



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