

B 38/2021
INDIA NON JUDICIAL



सत्यमेव जयते

Government of Uttar Pradesh

e-Stamp

P.P.

Certificate No.	: IN-UP50603633335701T
Certificate Issued Date	: 01-Sep-2021 04:58 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0189793859840272T
Purchased by	: SURYA INFRA DEVELOPERS
Description of Document	: Article 23 Conveyance
Property Description	: GROUP HOUSING PLOT NO. GH-1/21, SECTOR-1, GOMTI NAGAR EXTENSION, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: SANKAT MOCHAN HOLDING PVT LTD
Second Party	: SURYA INFRA DEVELOPERS
Stamp Duty Paid By	: SURYA INFRA DEVELOPERS
Stamp Duty Amount(Rs.)	: 28,37,200 (Twenty Eight Lakh Thirty Seven Thousand Two Hundred only)

31816



Please write or type below this line.



Man D S Bedi



Man D S Bedi
Advocate
CPL, LLB



Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory



SURYA INFRA DEVELOPERS

सौरभ पांडेय

PARTNER

0004105007

Statutory Alert:

1. The authenticity of this Stamp is available on the website of the Competent Authority.
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.

PHOTOGRAPH OF PROPERTY

Group Housing Plot no. GH-1/21 measuring 6367.95 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow



For Sankat Mochan Holding Pvt. Ltd.

Seller
Authorized Signatory

A handwritten signature in black ink, appearing to be 'Sankat Mochan', written over the printed name 'Seller Authorized Signatory'.

SURYA INFRA DEVELOPERS

मोहित पांडेय
Purchaser
PARTNER

SANKAT MOCHAN HOLDINGS PVT.LTD.

Registered Office: 5, Mangoe Lane, 2nd Floor, Room No. 230, Kolkatta-700 001

CIN : U45400WB1997PTC084233

Email Id: s.mochan@yahoo.com

Ph No:4007 0882

MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF SANKAT MOCHAN HOLDINGS PRIVATE LIMITED HELD ON WEDNESDAY 30TH JUNE, 2021 AT 12:30 P.M , AT 5, MANGO LANE, 2ND FLOOR ROOM NO-230, KOLKATTA-700001

Directors Present

1. Shri Shreesh Mishra, Director
2. Shri Vinaya Tripathi, Director

Shri Shreesh Mishra took the chair and called the meeting to order.

Directors discussed various operational matters and observe that it is necessary to authorized any of the Directors to comply with various procedural requirements sale of plots which are held by Sankat Mochan Holdings Pvt. Ltd. as inventory, as authorized by Members in the Extra Ordinary General Meeting held on 30th June, 2021, Directors adopted the following Resolution.

"RESOLVED that the Board to Shri Vinaya Tripathi be and hereby authorized to sale two lands marked as Group Housing Plot No. GH/20 measuring 5446.80 Sq. Mtr. & Plot No. GH/21 measuring 6367.95 Sq. Mtr. Situated at Sector -1, Gomti Nagar Extension Scheme, Lucknow, to M/s Surya Infra Developers on such terms and condition as it deems fit subject to agreement dated 23.04.2012 with M/s Surya Infra Developers, Lucknow."

"RESOLVED that the Board of Director of the Company be and is hereby authorized to Shri Vinaya Tripathi, to sign the sale deed and other require documents, acknowledgement for receipt of sale consideration and other documents to the satisfaction of the purchaser, including indemnity Bond and Affidavit in favour of the purchaser, and declaration that the aforesaid property is free from all encumbrances and declaration and that no any person or entity, legal heirs or successors have any claim of whatsoever nature against the said property."

There being no other business, the meeting was concluded with vote of thanks.

Attendance

Signatures

1. Shri Shreesh Mishra

Shreesh Mishra
Director
For Sankat Mochan Holdings Private Limited

2. Shri Vinaya Tripathi

Vinaya Tripathi
Director
For Sankat Mochan Holding Pvt. Ltd.
Authorized Signatory

SANKAT MOCHAN HOLDINGS PVT.LTD.

Registered Office: 5, Mangoe Lane, 2nd Floor, Room No. 230, Kolkatta-700 001

CIN : U45400WB1997PTC084233

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Ph No:4007 0882

" FURTHER RESOLVED that the Board of Directors of the Company be and is hereby authorized to designate any of the Director to sign the sale deed and other required documents, acknowledgement for receipt of sale consideration and other documents to the satisfaction of the purchaser, including Indemnity Bond and Affidavit in favour of the purchaser, and declaration, that the aforesaid property is free from all encumbrances and further declaration that no any other person or entity, legal heirs or successors have any claim of whatsoever nature against the said property.

There being no other business to transact, the meeting was declared as concluded with vote of thanks to the Chair.

For Sankat Mochan Holdings Pvt.Ltd.

For Sankat Mochan Holdings Pvt.Ltd.

Sheekh Munnasir
Director

Chairman

For Sankat Mochan Holding Pvt. Ltd.


Authorized Signatory



SANKAT MOCHAN HOLDINGS PVT.LTD.

Registered Office: 5, Mangoe Lane, 2nd Floor, Room No. 230, Kolkatta-700 001

CIN : U45400WB1997PTC084233

Email Id: s.mochan@yahoo.com

Ph No:4007 0882

MINUTES OF MEETING OF THE 1ST EXTRA ORDINARY GENERAL MEETING OF THE MEMBERS OF SANKAT MOCHAN HOLDINGS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE OF THE COMPANY AT 5, MANGO LANE, 2ND FLOOR, ROOM NO-230, KOLKATTA - 700001 ON WEDNESDAY 30TH JUNE,2021 AT 11:30 A.M

Directors Present

1. Shri Shreesh Mishra, Director
2. Shri Vinaya Tripathi, Director

Invitee

1. CA Shri Sanjay Agarwal, Partner Agarwal & Associates, Chartered Accountant

Members & Proxies

Number of members present in person – 4 (As per attendance slip received)

Number of proxies present in person - 4 (As per attendance slip received)

It was proposed by Shri Piyush Kr Mishra, Member, seconded by Shri Satish Agarwal, Member, that Shri Shreesh Mishra be elected as Chairman of this meeting.

The proposal was accepted unanimously by the Members, Directors and Proxies present.

Shri Shreesh Mishra took the chair. The Chairman extended a warm and hearty welcome to share holders and the proxies present at the Extra-ordinary General Meeting of the Company.

The Chairman after confirming that the requisite quorum was present called the meeting to order.

Notice of Extra Ordinary General Meeting

The Chairman stated that with the permission of members present, the notice of the meeting with the Explanatory Statement annexed thereto, which has been already circulated to them, was taken as read.

The Chairman also informed the members that the Register of Director's Share holding was on the table before him and the same was available for inspection by the members.

For Sankat Mochan Holdings Pvt. Ltd.
Shreesh Mishra

Director For Sankat Mochan Holding Pvt. Ltd.

[Signature]
- Authorized Signatory

SANKAT MOCHAN HOLDINGS PVT.LTD.

Registered Office: 5, Mangoe Lane, 2nd Floor, Room No. 230, Kolkatta-700 001

CIN : U45400WB1997PTC084233

Email Id: s.mochan@yahoo.com

Ph No:4007 0882

Chairman's Speech

The Chairman address the members and briefed them about the performance of the company during last financial year. He then explained the company's policy being adopted for growth in the coming period.

Special Business

Authorisation of Board for sale of Plot No. GH/20 & GH/21

The Chairman took up for the consideration the item no. (i) of Special Business as mentioned in the Notice.

The Chairman mentioned to the Members that presently the Company intended to convey two plots of Land at Group Housing Plot No. GH/20 measuring 5446.80 Sq. Mtr. & Plot No. GH/21 measuring 6367.95 Sq. Mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow held and owned by the Company in favor of M/S Surya Infra Developers, Lucknow

The power of the Board as per Section 179 of the Companies Act, 2013 did not cover such operation. Hence such authority had to be given to the Board through a Special Resolution, as mentioned in the Notice, by the Members (Share Holders) at the Extra Ordinary General Meeting duly convened.

The Chairman then proposed to the Members the following Resolution as Special Resolution. The proposal was seconded by Shri Piyush Kumar Mishra, Member. The share holders passed the following special Resolution unanimously.

"RESOLVED that the Board of Directors of Company be and is hereby authorized to convey the lands marked as Group Housing Plot No. GH/20 measuring 5446.80 Sq. Mtr, & Plot No. GH/21 measuring 6367.95 Sq. Mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow, to M/s Surya Infra Developers on such terms and condition as it deems fit subject to agreement dated 23.04.2021 with M/s Surya Infra Developers, Lucknow."

For Sankat Mochan Holdings Private Limited

Sheela Mishra

Director

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SANKAT MOCHAN HOLDINGS PVT.LTD.

Registered Office: 5, Mangoe Lane, 2nd Floor, Room No. 230, Kolkatta-700 001

CIN : U45400WB1997PTC084233

Email Id: s.mochan@yahoo.com

Ph No:4007 0882

Explanatory Statement

Sankat Mochan Holding Pvt. Ltd. is engaged in purchasing, developing and selling of Land and Buildings, The Company holds the purchased, lands as its inventory which has been accordingly shown in the Company Balance Sheet. Presently the Company intends to sale two plot of Lands Group Housing Plot No. GH/20 measuring 5446.80 Sq. Mtr. & Plot No. GH/21 measuring 6367.95 Sq. Mtr. situated at Sector-1 Gomti Nagar Extension Scheme, lucknow held and owned by the Company.

The Power of the Board as per Section 179 of the Companies Act, 2013 does not covered such operation. Hence such authority has to be given to the Board through a Special Resolution, as mentioned in the Notice, by the Members (Share Holders) at the Extra Ordinary General Meeting convened.

The above Explanatory Statement pertains to this matter.

For Sankat Mochan Holdings Private Ltd. 1

Sheela M. Misra

Director

For Sankat Mochan Holding Pvt. Ltd.

Sheela M. Misra
Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAT MOCHAN HOLDINGS PRIVATE
LIMITED



06/05/1997

Permanent Account Number

AAECS8505M

0000001

For Sankat Mochan Holding Pvt. Ltd.


Authorized Signatory



SURYA INFRA DEVELOPERS

सौरभ पांडेय

PARTNER

Sale Consideration : Rs. 10,00,00,000/-
 Market Value : Rs. 5,94,69,563/-
 Stamp Duty : Rs. 70,00,100/-
 Stamp in Agreement : Rs. 41,62,900/-
 Stamp in Sale Deed : Rs. 28,37,200
 Ward : Rafi Ahmad Kidwai Nagar

BRIEF DESCRIPTION OF SALE DEED

- | | | | |
|----|--|---|---|
| 1. | Type of Property | - | Group Housing |
| 2. | Ward | - | Rafi Ahmad Kidwai Nagar |
| 3. | Mohalla | - | Sector-1, Gomti Nagar
Extension, Lucknow |
| 4. | Details of Property | - | Group Housing Plot No. GH-1/21 |
| 5. | Unit of Measurement | - | Sq.mts. |
| 6. | Area of Property | - | 6367.95 Sq.mt. |
| 7. | Position of the Road
(as per Segment) | - | More than 100 mts. away
from Faizabad Road and Saheed path |
| 8. | Other Details | - | 45 mt. Wide Road |
| 9. | Boundaries | | |
| | East | : | Group Housing Plot No.1/20 |
| | West | : | Group Housing Plot No.1/22 |
| | North | : | C Type Plots |
| | South | : | Green Belt & 45 mtr wide Road |

SALE-DEED

This Deed of Sale is made and executed on this 3rd day of September, 2021.

BY

M/S Sankat Mochan Holdings Pvt Ltd a company incorporated under the Companies Act, 1956 having its Registered Office at 150, Srirampur Road (North), Garaiya, Kolkatta-700084, through its Director/Authorized Signatory **Mr. Vinaya Tripathi** Son of Mr. S.K. Tripathi R/o 63, Mall Avenue Housing Colony, Lucknow, (*duly authorized by the company vide board resolution dated 30.06.2021*) to sign & execute the said sale deed (hereinafter referred to as the "**Seller**" which expression unless repugnant to the context shall mean

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

सौरभ पांडेय

PARTNER

and always mean and include its heirs, successors, legal representatives, executors and assigns) of the **FIRST PART.**

AND

M/s Surya Infra Developers, registered office at 13/20, Munshipulia Chauraha, Indira Nagar, Lucknow, through its partner **Mr. Mohit Pandey** Son of Shri Lal Chandra Pandey R/o 303B, Fortuna Apartment, Opposite New Hyderabad Police Chowki, New Hyderabad, Lucknow (*duly authorized by all the Partners vide resolution dated 23.08.2021*) to sign & execute the said sale deed (hereinafter referred to as the "**Purchaser**") which expression unless repugnant to the context shall mean and always mean and include its heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS, the Seller is the absolute and lawful owner of **Group Housing Plot No. GH-1/21 measuring 6367.95 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow** (hereinafter referred to as the "**Said Property/Plot**") more clearly detailed and described at the foot of this deed in the scheduled of property, which has been allotted to the Seller by Lucknow Development Authority, Lucknow vide allotment dated 22.11.2006 and has been acknowledged by the Seller.

AND WHEREAS, the Lucknow Development Authority, Lucknow had executed Free Hold Deed/Sale Deed in respect of the said property, in favour of the Seller i.e **M/S Sankat Mochan Holding Pvt Ltd.** which deed of sale/free hold is duly admitted and registered at Book No.1, Volume No. 10376 Pages 301 to 318 Serial No. 15333 dated 26.11.2010 in the office of Sub-Registrar- (Second), Lucknow.

AND WHEREAS, after purchasing the Said plot, the Seller has entered into a Development Agreement with the Purchaser on 23.04.2012 which Development Agreement is duly registered as "**Agreement to Sale**" in the office of Sub Registrar (II), Lucknow at

For Sankat Mochan Holding Pvt Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

मोहित पांडेय

PARTNER

Book No. 1 Volume No. 12418 Pages 91 to 132 Serial No. 7107 dated 23.04.2012. A sum of Rupees 25,00,000/- was also taken as advance through account payee cheque no. 130703 Dated 19.04.2012 drawn on Bank of India, Indira Nagar, Lucknow and full stamp duty of Rs.41,62,900/- had also been paid by the Purchaser on Market value/ Circle rate Rs. 5,94,69,563/-.

AND WHEREAS, due to continued recession in the market and due to pandemic the deal could not be materialized as what was agreed in the developer agreement dated 23.04.2012 and the Seller was not in a position to revoke the above mention registered agreement as such the board of directors of the First Party/Seller in its extra ordinary general meeting held on 30.06.2021 at the registered office of the First Party/Seller has decided to dispose off the aforesaid property/plot and thus contacted the Purchaser for sale of above said property/plot and consequently the Purchaser has accepted the Proposal of the seller and has offered sale consideration of **Rupees 10,00,00,000/- (Rupees Ten Crore Only)** on which the Seller has given its consent on the sale consideration amount of **Rupees 10,00,00,000/- (Rupees Ten Crore Only)** in its sound disposition of mind without any pressure, compulsion, undue influence and coercion and agreed to sell and transfer the said property/plot absolutely to the Purchaser.

AND WHEREAS, the Seller has assured the Purchaser that it is the lawful owner of the said plot of land and the said property/plot is free from all encumbrances, transfers, charges, lien and the same is not subject to litigation or court attachment etc. except the rights and entitlements of the second party in terms of the agreement dated 23.04.2012 and the Seller has good, subsisting, marketable, unencumbered and transferable right except the rights and entitlements of the second party in terms of the agreement dated 23.04.2012 over the said property/plot and there is no legal dispute in respect of the said property/plot.

AND WHEREAS, the Seller has also assured the Purchaser that the said property/plot in not subject matter of any acquisition or

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

मोहित चव्हाण

PARTNER

requisition and the Seller has not received any notice nor in its knowledge of any acquisition or requisition proceedings, if any, in respect of the above said property/plot.

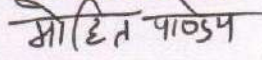
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. **THAT**, having received the said consideration amount of **Rupees 10,00,00,000/- (Rupees Ten Crore Only)** paid by the Purchaser to the Seller as detailed in schedule of payment at the foot of this sale deed (the receipt of which is acknowledged by the Seller) the Seller doth hereby sell, grant, convey, assign transfer and relinquish all that piece and parcel of **Group Housing Plot no. GH-1/21 measuring 6367.95 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow** to the Purchaser of its remaining rights, title and interest in the said property/plot including all right of assignment and appurtenances thereto, hold and possess the same unto and use and enjoy the same and be absolute Owner thereof.
2. **THAT**, the possession of the said property/plot is already with the purchaser and shall continue with the purchaser forever and the seller has transferred all its rights and privileges so far held and enjoyed by the seller to the purchaser, upon the execution of this sale deed.
3. **THAT**, the Seller and its heirs, successors, assignees, legal representatives shall hereinafter have no claim or title to the Said Property so conveyed and the Purchaser and its heirs, successors or assignees shall hold and enjoy the Said Property absolutely.
4. **THAT**, all taxes, charges, imposition and dues, if any, of the Central, state or local authority, prior to the execution of this sale deed and agreement dated 23.04.2012 have been paid by the Seller, and shall be paid forthwith by the Seller and after execution of this sale deed it shall be the liability of the

For Sankat Mochan Holding Pvt. Ltd.

 Authorized Signatory

SURYA INFRA DEVELOPERS


 PARTNER

Purchaser to pay all dues, charges thereafter. It is pertinent to mention here that any Liability, dispute and outstanding with Respect to Income Tax department or GST department over the company, directors and shareholders of the Seller/First Party will be the sole and Pure liability of First party irrespective of Transfer of title of this immovable asset of the company and irrespective of the date of execution and registration of sale deed by the company.

5. **THAT**, this deed will itself amount the Seller's consent to the Purchaser, to have the rights to get mutation in its name in respect of the Said Property hereby transferred in the records of Lucknow Development Authority, Lucknow or any department wherever necessary, however, all expenses in this regard shall be borne by the Purchaser.
6. **THAT**, the Purchaser shall be free to deal, sale, mortgage, transact, etc. with the entire property as it may deem fit.
7. **THAT**, the Purchaser has borne expenses of stamp duty, registration charges, and all other expenses in connection with the execution and registration of this sale deed.
8. **THAT**, the permanent and present addresses of the Seller and the Purchaser are same as described in this sale deed which is true and correct.
9. **THAT**, if any person claims through the seller any right or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present sale deed and in case the purchaser is deprived of the said property mentioned hereinbefore or any proprietary rights therein, by reason of any defect in the right, interest, and title, the seller company undertakes to indemnify the purchaser to the extent of such loss or losses, as the case may be, from its other moveable or immovable properties wherever found in existence at that time.

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

सुरेश पाठक

PARTNER

10. **THAT**, the above said property is situated **More than 100 mts. away from Faizabad Road and Saheed Path.**

11. **VALUATION OF THE SAID PLOT**

THAT, the market value of the said property/plot is **Rs.5,94,69,563/-** which was estimated according to circle rate in the aforesaid agreement dated 23rd April 2012. Which is mentioned at page no. 15 "VALUATION" to the aforesaid agreement and the same is being retreated herein under as:-

"That the land is Residential which is situated at more than 100 away from Faizabad Lucknow Road, where the rate of Residential land according to circle rate list is **Rs. 10,000/- per Sq. Mtr** the total area of land is **6367.95 sq mtr**. Thus the value of **1000 sq. mts** as per rule comes to **Rs. 1,00,00,000 /-**. And Remaining Land Area of **5367.95 sq mtr** as per rule by depreciating cost **30%** at the rate of **Rs.7,000/- per sq. mts.** comes to **Rs. 3,75,75,650/-** Thus the total value of the land comes to **Rs. 4,75,75,650/-** That the said property is situated at on **45 mtr wide** Road hence on addition of **25% extra** comes to **Rs. 1,18,93,913/-** Thus the total valuation for the purpose of stamp duty of said land comes to **Rs. 5,94,69,563/-** On which stamp duty of **Rs.41,62,900/-** is being paid with this agreement through stamp certificate dated 23/04/2012 under article 1-B, section 5, subsection b of Indian Stamp Act. That the said property is neither situated at corner and nor at two side road. There is no construction over the said plot."

But at present the sale consideration is **Rs. 10,00,00,000/-** which is higher than the Market Value/ circle rate **Rs. 5,94,69,563/-** on which stamp duty of **Rs. 70,00,100/-** is being paid @ **70/-** per thousand, by purchaser, vide G.O.No.-S.Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30-06-2008, as mentioned herein in clause no. 12 of this sale deed.

For Sankat Mochan Holding Pvt Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

शिवान यादव

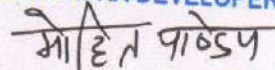
PARTNER

12. **THAT**, the Development Agreement in respect of the said property/plot has already been executed between the Seller and the Purchaser on 23/04/2012 which was duly registered as "**Agreement to Sale**" in the office of Sub-Registrar (Second), Lucknow on 23/04/2012 at Book No. 1 Volume No. 12418 Pages 91 to 132 Serial No. 7107 in which stamp duty of **Rs.41,62,900/-** And rest stamp duty of **Rs.28,37,200/-** is being paid with this sale deed through E- Stamp certificate.
13. **THAT**, as per the mutual consent of the both the parties here to, the consideration of the property after adjustment of the initial advance of Rs. 25,00,000/- shall be paid by the Purchaser to the Seller which is more particularly as per the Payment Scheduled given at the foot of this sale deed.
14. Any dispute, difference, controversy or claim ("Dispute") arising between the Parties out of or in relation to or in connection with this Deed, of the breach, termination, effect, validity, interpretation or application of this Deed or as to their rights, duties or liabilities there under, or as to any act, matter or thing arising out of, consequent to or in connection with this Deed, shall be settled by the Parties by mutual negotiations and Agreement. If, for any reason, such dispute cannot be resolved amicably by the Parties, the same shall then be referred to and settled by way of arbitration proceedings in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto ("the Arbitration Act"). The Purchaser shall appoint the Sole Arbitrator and decision of the Arbitrator shall be final and binding upon the Parties. The venue of arbitration proceedings shall be Lucknow. The language of the arbitration and the award shall be English. The cost of arbitrators appointed and other cost of arbitration shall be borne by the Parties in equal proportions.
15. **THAT** the Purchaser shall try its best to honor all the cheques in time, However if any cheque is not encashed in time, the

For Sankat Mochan Holding Pvt. Ltd.


Authorized Signatory

SURYA INFRA DEVELOPERS



PARTNER

Purchaser will ensure to get the same honored within One Month but the maximum duration of realization of entire sale consideration should not exceed the month of March Two Thousand and twenty Four, failing which the present transaction/registry become null and void. This clause stands binding for both the parties over and above any other clause.

16. That, the Courts of Uttar Pradesh, at Lucknow bench or courts subordinate to it alone shall have jurisdiction in all matters arising out from this deed/transaction.

SCHEDULE I
DETAILS OF PROPERTY


Group Housing Plot no. GH-1/21 measuring 6367.95 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow and bounded as under :-

East	:	Group Housing Plot No.1/20
West	:	Group Housing Plot No.1/22
North	:	C Type Plots
South	:	Green Belt & 45 mtr wide Road

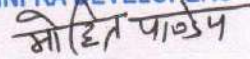
SCHEDULE - II
DESCRIPTION OF THE PAYMENT MADE BY THE PURCHASER TO THE SELLER

1. Rupees 25,00,000/- as advance through Cheque no. 130703 Dated 19.04.2012 Bank of India, Indira Nagar, Lucknow.
2. Rupees 10,00,000/- through Cheque no. 100441 drawn on ICICI Bank, Lucknow.
3. Rupees 40,00,000/- through Cheque no. 100442 drawn on ICICI Bank, Lucknow.
4. Rupees 40,00,000/- through Cheque no. 100443 drawn on ICICI Bank, Lucknow.
5. Rupees 40,00,000/- through Cheque no. 100444 drawn on ICICI Bank, Lucknow.
6. Rupees 40,00,000/- through Cheque no. 100445 drawn on ICICI Bank, Lucknow.

For Sankat Mochan Koliving Pvt. Ltd.


Authorized Signatory

SURYA INFRA DEVELOPERS



PARTNER

7. Rupees 40,00,000/- through Cheque no. 100446 drawn on ICICI Bank, Lucknow.
8. Rupees 40,00,000/- through Cheque no. 100447 drawn on ICICI Bank, Lucknow.
9. Rupees 25,00,000/- through Cheque no. 100448 drawn on ICICI Bank, Lucknow.
10. Rupees 25,00,000/- through Cheque no. 100449 drawn on ICICI Bank, Lucknow.
11. Rupees 25,00,000/- through Cheque no. 100450 drawn on ICICI Bank, Lucknow.
12. Rupees 25,00,000/- through Cheque no. 100451 drawn on ICICI Bank, Lucknow.
13. Rupees 25,00,000/- through Cheque no. 100452 drawn on ICICI Bank, Lucknow.
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21. Rupees 30,00,000/- through Cheque no. 100460 drawn on ICICI Bank, Lucknow.
22. Rupees 30,00,000/- through Cheque no. 100461 drawn on ICICI Bank, Lucknow.
23. Rupees 30,00,000/- through Cheque no. 100462 drawn on ICICI Bank, Lucknow.
24. Rupees 30,00,000/- through Cheque no. 100463 drawn on ICICI Bank, Lucknow.

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

सौरभ पांडेय

PARTNER

विक्रय पत्र

प्रतिफल- 100000000 स्टाम्प शुल्क- 2837200 बाजारी मूल्य - 59469563 पंजीकरण शुल्क - 1000000 प्रतिलिपिकरण शुल्क - 80 योग : 1000080

श्री सूर्या इन्फ्रा डेवलपर्स द्वारा

मोहित पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि

पुत्र श्री लाल चन्द्र पाण्डेय

व्यवसाय : अन्य

निवासी: 303 बी फ्लोवूना अपार्टमेंट न्यू हैदराबाद पुलिस चौकी के सामने न्यू हैदराबाद लखनऊ उत्तर प्रदेश

मोहित पाण्डेय



श्री. सूर्या इन्फ्रा डेवलपर्स द्वारा

मोहित पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/09/2021 एवं 04:28:26

PM बजे

निबंधन हेतु पेश किया।

मोहित पाण्डेय

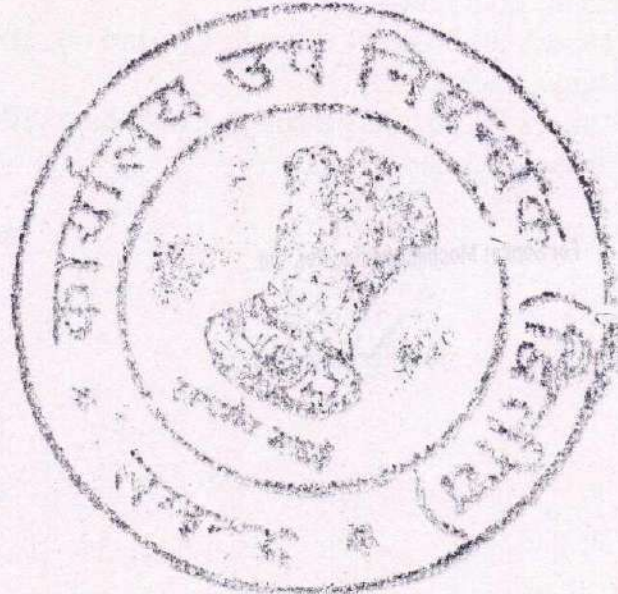
Kalla

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -

उप निबंधक :सदर द्वितीय
लखनऊ

प्रिंट करें



25. Rupees 30,00,000/- through Cheque no. 100464 drawn on ICICI Bank, Lucknow.
26. Rupees 30,00,000/- through Cheque no. 100465 drawn on ICICI Bank, Lucknow.
27. Rupees 30,00,000/- through Cheque no. 100466 drawn on ICICI Bank, Lucknow.
28. Rupees 30,00,000/- through Cheque no. 100467 drawn on ICICI Bank, Lucknow.
29. Rupees 30,00,000/- through Cheque no. 100468 drawn on ICICI Bank, Lucknow.
30. Rupees 30,00,000/- through Cheque no. 100469 drawn on ICICI Bank, Lucknow.
31. Rupees 40,00,000/- through Cheque no. 100470 drawn on ICICI Bank, Lucknow.
32. Rupees 45,00,000/- through Cheque no. 100471 drawn on ICICI Bank, Lucknow.
33. Rupees 10,00,000/- towards TDS.

Thus the total Sale consideration of **Rupees 10,00,00,000/- (Rupees Ten Crore Only)** are paid by the Purchaser to the Seller.

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

SURYA INFRA DEVELOPERS

श्री/श्रीमती राहुल शर्मा

PARTNER

विक्रेता: 1

श्री संकट मोचन होल्डिंग्स प्राइवेट लिमिटेड के द्वारा विनया त्रिपाठी, पुत्र श्री एस० के० त्रिपाठी

निवासी: 63 मॉल अवेन्यु हाउसिंग कॉलोनी लखनऊ उत्तर प्रदेश

व्यवसाय: अन्य



Signature

क्रेता: 1

श्री सूर्या इन्फ्रा डेवलपर्स के द्वारा मोहित पाण्डेय, पुत्र श्री लाल चन्द्र पाण्डेय

निवासी: 303 बी फोरचूना अपार्टमेंट न्यू हैदराबाद पुलिस चौकी के सामने न्यू हैदराबाद लखनऊ उत्तर प्रदेश

व्यवसाय: अन्य



मोहित पाण्डेय

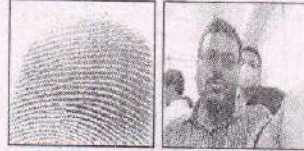
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री कपिल कुमार, पुत्र श्री दुर्गेश कुमार

निवासी: 271, बदरका हरवंश उन्नाव उत्तर प्रदेश

व्यवसाय: अन्य



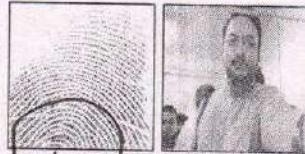
Kapil Kumar

पहचानकर्ता : 2

श्री उत्कर्ष कुमार बाजपाई, पुत्र श्री उमेश कुमार बाजपाई

निवासी: 4/45 विराम खण्ड गोमतीनगर लखनऊ उत्तर प्रदेश

व्यवसाय: अन्य



ने की। प्रत्यक्षतः श्रद्धासीक्षियों के निशान अंगुठी नियमानुसार लिए गए हैं।

टिप्पणी :

रजिस्ट्रार/अधिकारी के हस्ताक्षर

Prakash
Prakash

उप-निबंधक : सदर तहसील लखनऊ



IN WITNESS WHEREOF the Seller has executed this deed of sale in its sound disposition of mind without any pressure, undue influence, coercion & compulsion from anyone whomsoever in favour of the Purchaser on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

Witnesses

1- Kapil Kumar
S/o Durgesh Kumar
R/o 271, Badarka, Harbansh
Unnao U.P

Kapil Kumar



2- Utkarsh Bajpai
S/o Umesh Kumar Bajpai
R/o 4/45, Viram Khand
Gomti Nagar, Lucknow

Utkarsh Bajpai



Typed by *Shikhar Srivastava*
Shikhar Srivastava
Advocate

For Sankat Mochan Holding Pvt. Ltd.
[Signature]
Authorized Signatory
(
Seller
M/S Sankat
Mochan Holdings
Pvt Ltd

SURYA INFRA DEVELOPERS

[Signature]

(
Purchaser
M/s Surya Infra
Developers

PARTNER



[Signature]
Charan D S Bedi
Advocate
(B.Com., CPL, LLB)
Drafted by
(Charan D S Bedi)
Advocate
Mob.9935717131

मिनट बुक संख्या 38 द्वारा
निबंधन की कार्यवाही स्थगित
की गई।

(Handwritten signature)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

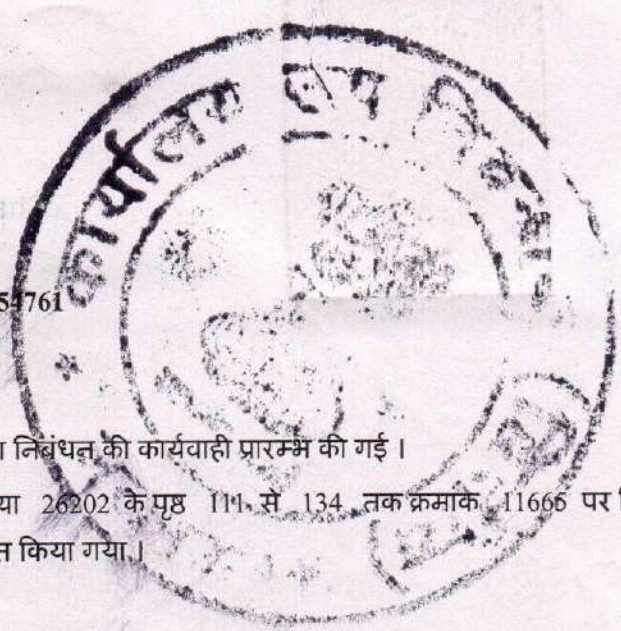
कंचन मिश्रा -
उप निबंधक : सदर द्वितीय
लखनऊ

बाद सं० 10460003969 स्टाम्प वर्ष 2010/10/12
स्टाम्प एक्ट की धारा-42 (क) के अन्तर्गत प्रमाण पत्र

प्रिंट करें

प्रमाणित किया जाता है। कि इस लेख पत्र द्वारा हस्तान्तरित
की जाने वाली सम्पत्ति का मूल्यांकन रु० 14051173
निर्धारित किया जाता है इस पर देय कमी स्टाम्प शुल्क रु०
14051173 तथा शारित रु० 50000 ब्याज 107676 11-8-14126250
कुल 17576474 से दिनांक 16/6/22 को द्वारा ट्रेजरी
मालान 16/6/22 द्वारा स्टेट बैंक ऑफ इंडिया, लखनऊ में
प्रमा करा कर लेख पत्र पर स्टाम्प एक्ट की धारा पर (क) के
अन्तर्गत प्रमाण पत्र अंकित कर के वापस प्रेषित है।

(Handwritten signature) 18.06.2022
अपर ज़िल्लाधिकारी (वि० एवं रा०)
लखनऊ



आवेदन सं०: 202100821054761

मिनट बुक संख्या 23 द्वारा निबंधन की कार्यवाही प्रारम्भ की गई।
बही संख्या 1 जिल्द संख्या 26202 के पृष्ठ 114 से 134 तक क्रमांक 11665 पर दिनांक
23/06/2022 को रजिस्ट्रीकृत किया गया।

(Handwritten signature)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा .
उप निबंधक : सदर द्वितीय 1/1
लखनऊ
23/06/2022