

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

For Sankat Mochan Holdings Pvt. Ltd.

2. Shri Vinaya Tripathi

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

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" 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.

Sheela Manna
Direc.

Chairman

For Sankat Mochan Holding Pvt. Ltd.

[Signature]
Authorized Signatory

For Sankat Mochan Holding Pvt. Ltd.

[Signature]
Authorized Signatory

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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
Shreesh Mishra

Director For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

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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

Shreebh Mishra

Director

For Sankat Mochan Holdings Pvt. Ltd.

Authorized Signatory

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

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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 Pvt. Ltd.

Sheela Prasad

Director

For Sankat Mochan Holdings Pvt. Ltd.

[Signature]
Authorized Signatory

For Sankat Mochan Holding Pvt. Ltd.

[Signature]
Authorized Signatory

Company Master Data

CIN	U45400WB1997PTC084233
Company Name	SANKAT MOCHAN HOLDINGS PRIVATE LIMITED
ROC Code	RoC-Kolkata
Registration Number	084233
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	110000000
Paid up Capital(Rs)	77790000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	06/05/1997
Registered Address	16/1A, ABDUL HAMID STREET, 5TH FLOOR, ROOM NO. 5B, KOLKATA Kolkata WB 700069 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	s.mochan@yahoo.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/11/2021
Date of Balance Sheet	31/03/2021
Company Status(for efilling)	Active

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP					

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
01660776	INDU MISRA	15/02/2022	-	
03176889	VINAYA TRIPATHI	23/08/2016	-	
09229998	ABHIHITA MISRA	12/08/2021	-	

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

Company Master Data

CIN	U45400WB1997PTC084233
Company Name	SANKAT MOCHAN HOLDINGS PRIVATE LIMITED
ROC Code	RoC-Kolkata
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Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	110000000
Paid up Capital(Rs)	77790000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	06/05/1997
Registered Address	16/1A, ABDUL HAMID STREET, 5TH FLOOR, ROOM NO. 5B, KOLKATA Kolkata WB 700069 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	s.mochan@yahoo.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	30/11/2021
Date of Balance Sheet	31/03/2021
Company Status(for efilling)	Active

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01660776	INDU MISRA	15/02/2022	-	
03176889	VINAYA TRIPATHI	23/08/2016	-	
09229998	ABHIHITA MISRA	12/08/2021	-	

For Sankat Mochan Holding Pvt. Ltd.



Authorized Signatory



For Sankat Mochan Holding Pvt. Ltd.

[Handwritten Signature]
Authorized Signatory

आयकर विभाग

INCOME TAX DEPARTMENT

VINAYA TRIPATHI

SANT KUMAR TRIPATHI

05/03/1974

Permanent Account Number

ACVPT9561C

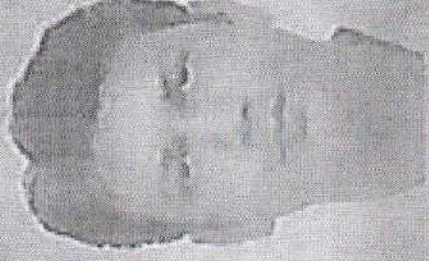


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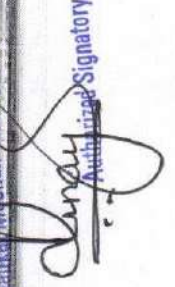
भारत सरकार

GOVT. OF INDIA



12012018

For Sankar Anandan Holding Pvt. Ltd.


Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
SURYA INFRA DEVELOPERS

भारत सरकार
GOVT. OF INDIA

16/04/2012

Permanent Account Number
ACCFS9108H

18052012



~~Surya Infra Developers~~
~~Authorized Signatory~~
~~Authorized Signatory~~

आयकर विभाग

INCOME TAX DEPARTMENT

MOHIT PANDEY

LAL CHANDRA PANDEY

16/01/1984

Permanent Account Number

AMAPP1965H


Signature



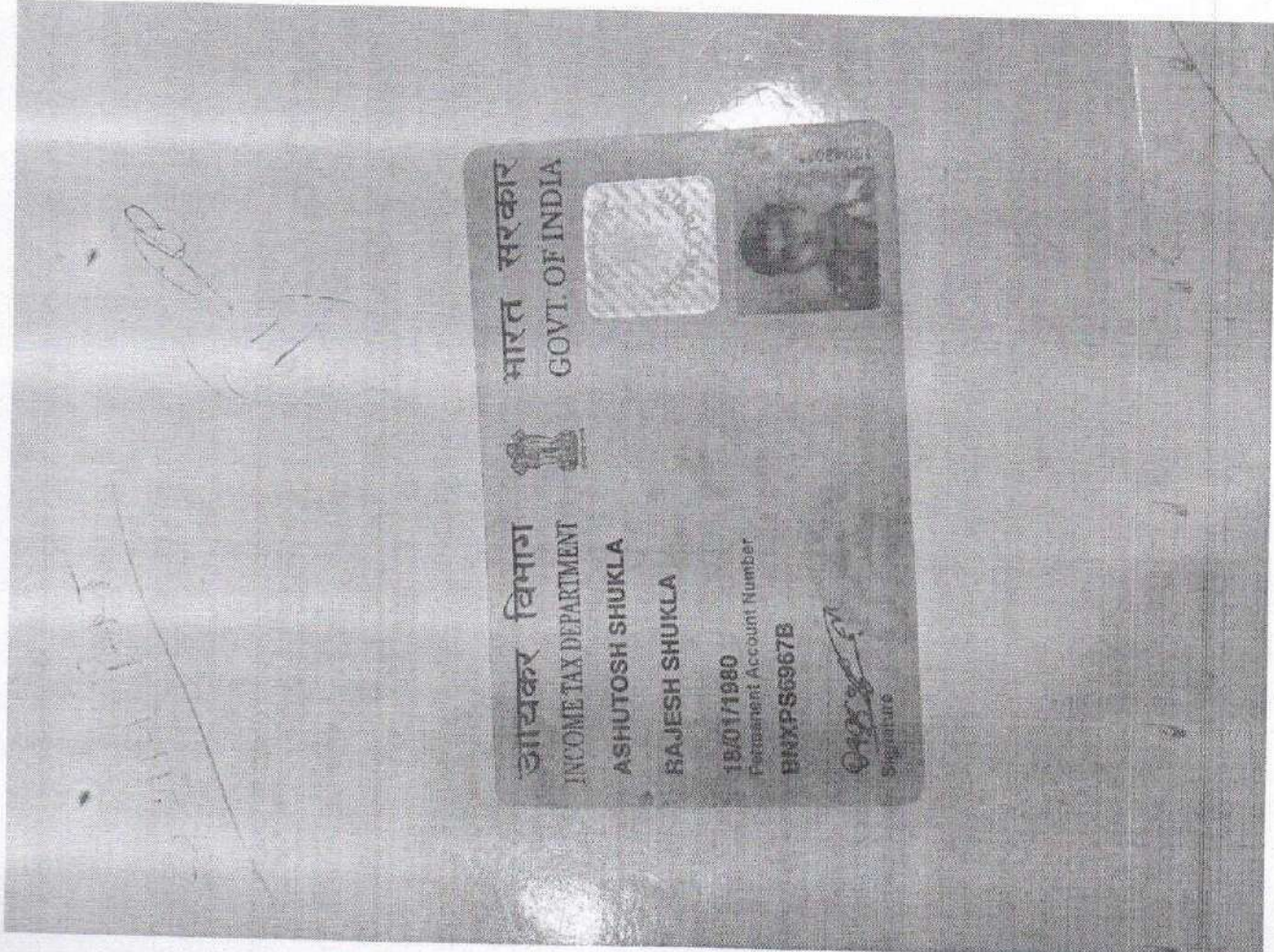
भारत सरकार

GOVT. OF INDIA



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भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

ASHUTOSH SHUKLA
RAJESH SHUKLA

19/01/1980
Permanent Account Number
BMXP56967B

[Handwritten Signature]
Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANKUR NARESHKUMAR PANDEY

NARESHKUMAR PANDEY

06/06/1987

Permanent Account Number

BTHPP6274J

Ankur Pandey

Signature



Mje khat

PHOTOGRAPH OF PROPERTY

Group Housing Plot no. GH-1/20 measuring 5446.80 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow



For Sankat Mohan Holding Pvt. Ltd.
[Signature]
Authorized Signatory
Seller

Surya Infra Developers
[Signature]
Authorised Signatory
Purchaser

Sale Consideration : Rs. 10,00,00,000/-
Market Value : Rs. 17,19,13,368/-
Stamp Duty : Rs. 1,20,34,000/-
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-1/20 |
| 5. | Unit of Measurement | - | Sq.mts. |
| 6. | Area of Property | - | 5446.80 Sq.mt. |
| 7. | Position of the Road | - | More than 100 mts. away
(as per Segment)
from Faizabad Road and
Saheed path |
| 8. | Other Details | - | 45 mt. Wide Road |
| 9. | Boundaries | | |
| | East | : | Group Housing Plot No.1/19 |
| | West | : | Group Housing Plot No.1/21 |
| | North | : | C Type Plots |
| | South | : | Green Belt & 45 mtr wide Road |

SALE-DEED

This Deed of Sale is made and executed on this 28th day of March, 2022.

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

For Sankat Mochan Holding Pvt. Ltd.


Authorized Signatory


Authorized Signatory

Authorized Signatory

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 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.**

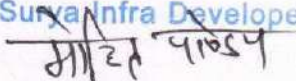
WHEREAS, the Seller is the absolute and lawful owner of **Group Housing Plot No. GH-1/20, measuring 5446.80 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow** (hereinafter referred to as the "**Said Property/Plot**") more clearly detailed and described at the foot of this deed in 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. 10375 Pages 269 to 284 Serial No. 15318 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

For Sankat Mochan Holding Pvt. Ltd.

 Authorized Signatory

Surya Infra Developers

 Authorized Signatory

23.04.2012 which Development Agreement is duly registered in the office of Sub Registrar (II), Lucknow at 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.

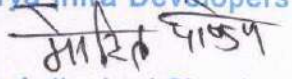
AND WHEREAS, due to continued recession in the market and due to pandemic the deal could not be materialized as what was agreed in the developer agreement dated 23.04.2012 and the Seller was not in a position to revoke the above mention registered agreement as such the board of directors of the First 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 since the purchaser was already developing the said property and have already purchased the other plot No.GH-1/21 adjacent to subject property thus the seller requested the purchaser on 27.10.2021 (and enter into an arrangement on the same date) for purchase 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.

For Sarkat Mochan Holding Pvt. Ltd.


Authorized Signatory


Surya Infra Developers

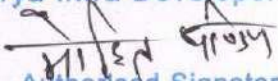

Authorized Signatory

AND WHEREAS, the Seller has also assured the Purchaser that the said property/plot is not subject matter of any acquisition or 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)** are 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-1/20 measuring 5446.80 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

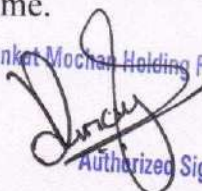
For Sankar Mochan Holding Pvt. Ltd.

 Authorized Signatory

Surya Intra Developers

 Authorized Signatory

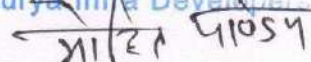
Purchaser to pay all dues, charges thereafter. It is pertinent to mention here that any Liability, dispute and outstanding with Respect to Income Tax department or GST department over the company, directors and shareholders of the Seller/First Party will be the sole and Pure liability of First party 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 Sanket Mochan Holding Pvt. Ltd.


Authorized Signatory

Surya Infra Development


Authorized Signatory

10. **THAT**, the above said property is situated **More than 100 mts. away from Faizabad Road and Saheed Path.**
11. 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.
12. THAT the Purchaser shall try its best to honor all the cheques in time, However if any cheque is not encashed in time, the 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.
13. 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.

For Sankat Mochan Holding Pvt. Ltd.

Authorized Signatory

Surya Infra Developers
21/12/24 4:05 PM
Authorized Signatory

14. VALUATION OF THE SAID PLOT

- a. "That the said 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. 38,000/- per Sq. Mtr but the plot situated on green belt so 10% increase in circle rate, the total area of land is.5446.80 sq mtr. Thus the value of 1000 sq. mts as per rule comes to (41,800/- X 1000/-) Rs. 4,18,00,000 /-. And Remaining Land Area of 4446.80 sq mtr as per rule by depreciating cost 30% at the rate of Rs.29,260/- per sq. mts. comes to Rs. 13,01,13,368/- Thus the total value of the land comes to Rs. 17,19,13,368/- However the total sale consideration is Rs. 10,00,00,000/- which is less than the Market Valuation and as such as per government notification order no. S.V.K.NI.-5-2756/11-2008-500 (165)2007 Lucknow dated 30.06.2008 issued by Sansthatag Vitt, Kar Evem Nibandhan anubhag-5, @ 7% of stamp duty comes to Rs.1,20,34,000/-, has been paid vide E-Stamp Certificate No. IN-UP52535834820227U dated 28.03.2022 is been paid by Purchaser.

SCHEDULE I
DETAILS OF PROPERTY

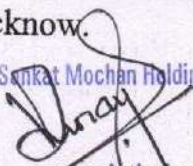
Group Housing Plot no. GH-1/20 measuring 5446.80 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow and bounded as under :-

East	:	Group Housing Plot No.1/19
West	:	Group Housing Plot No.1/21
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 drawn on Bank of India, Indira Nagar, Lucknow.

For Sankat Mochan Holding Pvt. Ltd.

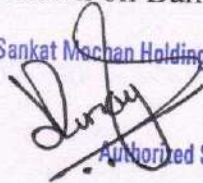

Authorized Signatory

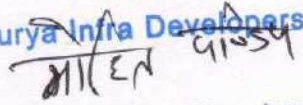
Surya Infra Developers

Authorized Signatory

2. Rupees 11,00,000/- as advance through Cheque no. 000766 Dated 01.04.2022 drawn on ICICI Bank, the instrument is already handed over to the seller on 27.10.2021
3. Rupees 11,00,000/- as advance through Cheque no. 000767 Dated 01.05.2022 drawn on ICICI Bank, the instrument is already handed over to the seller on 27.10.2021
4. Rupees 25,00,000/- as advance through Cheque no. 000684 drawn on Bank ICICI Bank.
5. Rupees 25,00,000/- as advance through Cheque no. 000686 drawn on Bank ICICI Bank.
6. Rupees 25,00,000/- as advance through Cheque no. 000687 drawn on Bank ICICI Bank.
7. Rupees 25,00,000/- as advance through Cheque no. 000688 drawn on Bank ICICI Bank.
8. Rupees 25,00,000/- as advance through Cheque no. 000689 drawn on Bank ICICI Bank.
9. Rupees 25,00,000/- as advance through Cheque no. 000690 drawn on Bank ICICI Bank.
10. Rupees 25,00,000/- as advance through Cheque no. 000691 drawn on Bank ICICI Bank.
11. Rupees 25,00,000/- as advance through Cheque no. 000692 drawn on Bank ICICI Bank.
12. Rupees 30,00,000/- as advance through Cheque no. 000693 drawn on Bank ICICI Bank.
13. Rupees 30,00,000/- as advance through Cheque no. 000694 drawn on Bank ICICI Bank.
14. Rupees 30,00,000/- as advance through Cheque no. 000695 drawn on Bank ICICI Bank.
15. Rupees 30,00,000/- as advance through Cheque no. 000697 drawn on Bank ICICI Bank.
16. Rupees 30,00,000/- as advance through Cheque no. 000699 drawn on Bank ICICI Bank.
17. Rupees 30,00,000/- as advance through Cheque no. 000700 drawn on Bank ICICI Bank.
18. Rupees 30,00,000/- as advance through Cheque no. 000701 drawn on Bank ICICI Bank.
19. Rupees 30,00,000/- as advance through Cheque no. 000702 drawn on Bank ICICI Bank.

For Sankat Mechan Holding Pvt. Ltd.


Authorized Signatory

Surya Infra Developers

Authorized Signatory

20. Rupees 30,00,000/- as advance through Cheque no. 000703 drawn on Bank ICICI Bank.
21. Rupees 30,00,000/- as advance through Cheque no. 000704 drawn on Bank ICICI Bank.
22. Rupees 35,00,000/- as advance through Cheque no. 000705 drawn on Bank ICICI Bank.
23. Rupees 35,00,000/- as advance through Cheque no. 000706 drawn on Bank ICICI Bank.
24. Rupees 35,00,000/- as advance through Cheque no. 000707 drawn on Bank ICICI Bank.
25. Rupees 35,00,000/- as advance through Cheque no. 000708 drawn on Bank ICICI Bank.
26. Rupees 35,00,000/- as advance through Cheque no. 000709 drawn on Bank ICICI Bank.
27. Rupees 35,00,000/- as advance through Cheque no. 000710 drawn on Bank ICICI Bank.
28. Rupees 35,00,000/- as advance through Cheque no. 000711 drawn on Bank ICICI Bank.
29. Rupees 35,00,000/- as advance through Cheque no. 000712 drawn on Bank ICICI Bank.
30. Rupees 35,00,000/- as advance through Cheque no. 000713 drawn on Bank ICICI Bank.
31. Rupees 35,00,000/- as advance through Cheque no. 000714 drawn on Bank ICICI Bank.
32. Rupees 50,00,000/- as advance through Cheque no. 000716 drawn on Bank ICICI Bank.
33. Rupees 43,00,000/- as advance through Cheque no. 000719 drawn on Bank ICICI Bank.
34. 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
21/12/19
Authorized Signatory

आवेदन सं०: 202200821019879

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5399

वर्ष: 2022

प्रतिफल- 100000000 स्टाम्प शुल्क- 12034000 बाजारी मूल्य - 171913368 पंजीकरण शुल्क - 1719140 प्रतिलिपिकरण शुल्क - 80 योग : 1719220

श्री सूर्या इन्फ्रा डेवलपर्स द्वारा
मोहित पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री लाल चन्द्र पाण्डेय
व्यवसाय : अन्य
निवासी: 13/20, मुंशीपुलिया चौराहा, इंदिरा नगर, लखनऊ

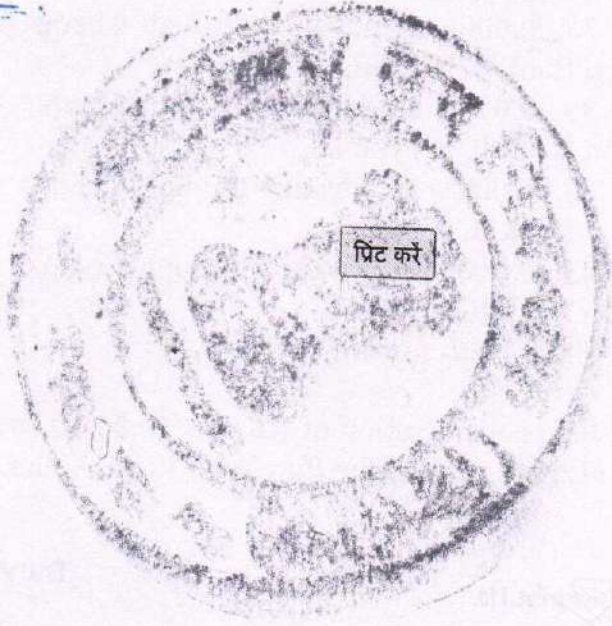
मोहित पाण्डेय



श्री. सूर्या इन्फ्रा डेवलपर्स द्वारा

मोहित पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/03/2022 एवं 05:07:00
PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
कंचन मिश्रा -
उप निबंधक : सदर द्वितीय
लखनऊ
28/03/2022
सन्तराम यादव -
निबंधक लिपिक

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- Ashutosh Shukla
S/o Rajesh Shukla
R/o I-60, Vill.- A- Block, Sarvodaya
Nagar, Indira Nagar, Lucknow, (U.P.)



Ashutosh Shukla

2- Ankur Pandey
S/o Naresh Kumar Pandey
R/o 278/39/1, Aishbagh Road, Rajendra
Nagar, Lucknow, (U.P.)



Ankur Pandey

Typed by *Saundarya Kumar*
Saundarya Kumar
Advocate

For Sankat Mochan Pvt. Ltd.
(
Seller
M/S Sankat Mochan
Holdings Pvt. Ltd

[Signature]
[Signature]
Authorized Signatory



Surya Infra Developers
(
Purchaser
M/s Surya Infra Developers

[Signature]
Authorized Signatory

Drafted by *[Signature]*
(Charan D S Bedi)
Advocate
Mob.9935717131

आवेदन सं०: 202200821019879

वही सं०: 1

रजिस्ट्रेशन सं०: 5399

वर्ष: 2022

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

विक्रेता: 1

श्री संकट मोचन होटिंग्स प्राइवेट लिमिटेड के द्वारा विनया त्रिपाठी, पुत्र श्री एस.के. त्रिपाठी

नियासी: 63, मॉल अवेन्यु हाउसिंग कॉलोनी, लखनऊ

व्यवसाय: अन्य

क्रेता: 1



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

नियासी: 13/20, मुंशीपुलिया चौराहा, इंदिरा नगर, लखनऊ

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री आशुतोष शुक्ला, पुत्र श्री राजेश शुक्ला

नियासी: आई-60, विलेज-ए ब्लाक, सर्वोदय नगर, इंदिरा नगर, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अंकुर पाण्डेय, पुत्र श्री नरेश कुमार पाण्डेय

नियासी: 278/39/1, ऐशबाग रोड, राजेन्द्र नगर, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -

उप निबंधक : सदर द्वितीय

लखनऊ

सन्तराम यादव -

निबंधक लिपिक

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

प्रिंट करें

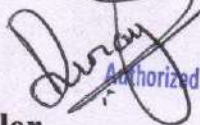
MAP OF THE PROPERTY

Group Housing Plot no. GH-1/20 measuring 5446.80 sq. mtr. situated at Sector-1, Gomti Nagar Extension Scheme, Lucknow and bounded as under :-

East : Group Housing Plot No.1/19
West : Group Housing Plot No.1/21
North : C Type Plots
South : Green Belt & 45 mtr wide Road

**Group Housing Plot no. GH-1/20
measuring 5446.80 sq. mtr.**

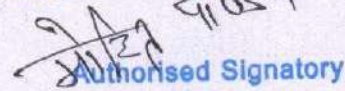
For Sankat Mochan Holding Pvt. Ltd.



Authorized Signatory

Seller

Surya Infra Developers



Authorized Signatory

Purchaser

आवेदन सं०: 202200821019879

बही संख्या 1 जिल्द संख्या 25897 के पृष्ठ 325 से 348 तक क्रमांक 5399 पर दिनांक
28/03/2022 को रजिस्ट्रीकृत किया गया।

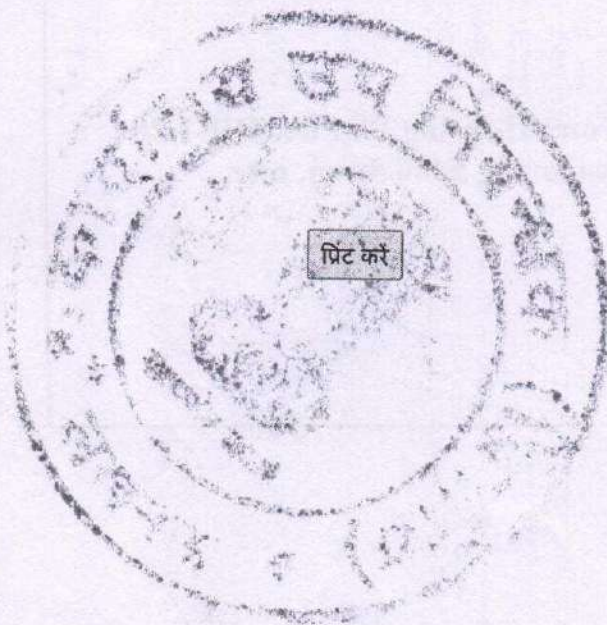
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -

उप निबंधक : सदर द्वितीय

लखनऊ

28/03/2022



Registrar General
Lucknow

Registrar General
Lucknow