

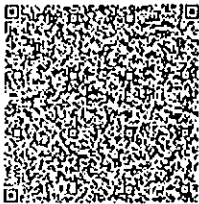


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP06863960549335R
Certificate Issued Date : 11-Nov-2019 03:41:PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0108163891682652R
Purchased by : RATAN HOUSING DEVELOPMENT LIMITED
Description of Document : Article 23 Conveyance
Property Description : FLAT.NOS. 101 TO 108.201 TO 208,801,802 AND 803 IN SA,
RATAN PRESTIGE KAMLABAD, BARHAULI, B.K.T. LKO
Consideration Price (Rs.) :
First Party : ROHIT RAI SETHI MOHIT SETHI AND OTHERS
Second Party : RATAN HOUSING DEVELOPMENT LIMITED
Stamp Duty Paid By : RATAN HOUSING DEVELOPMENT LIMITED
Stamp Duty Amount(Rs.) : 27,72,500
(Twenty Seven Lakh Seventy Two Thousand Five Hundred only)



VERIFIED BY

Registration Clerk (B.K.T.)
LUCKNOW (U.P.)

Sub-Registrar (B.K.T.)
Lucknow (U.P.)

Please write or type below this line-----



Stamp Alert:

1. The authenticity of the Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please report to the Competent Authority.

0003587564

For Ratan Housing Development Ltd.

Authorised Signatory





:: OM ::

NAME OF OFFICE

: SUB-REGISTRAR, ZONE NO.

LUCKNOW

DATE OF PRESENTATION

: 22-11-2019

DATE OF EXECUTION

: 22-11-2019

NATURE OF DOCUMENT

: SALE DEED

SALE CONSIDERATION

: Rs.3,96,00,000/-

MARKET VALUE

: Rs.3,95,61,911/-

1% towards T.D.S. deposit

: Rs.1,88,160/-

STAMP DUTY PAID

: Rs.27,72,500/-

PARGANA

: Mahoba, Lucknow

SHORT DETAILS OF DOCUMENT :

1. Type of property : Residential
2. Ward area/Mohalla : Kamlabad, Barhauili, Baksi Ka Talab
Lucknow
3. Details of property : Flats Nos.101, 102, 103, 104, 105, 106,
107 and 108 all situated in First floor
and flats Nos.201, 202, 203, 204, 205,
206, 207 and 208 situated on Second
floor and Flats Nos.801, 802 and 803
situated on Eight floor together with
undivided share in the land and
proportionate parking spaces in
residential complex "Sai Ratan Prestige"

Appr

Mmt

Salil

Teethi

Ruchi

For Ratan Housing Development Ltd.

[Signature]

Authorized Signatory

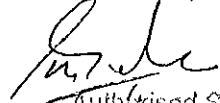


(3)

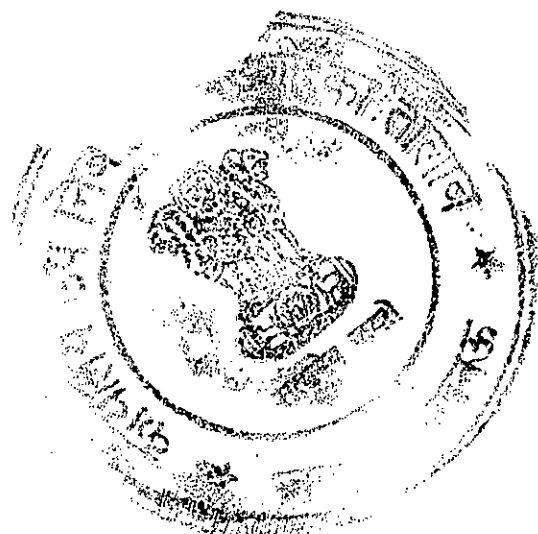
Kamlaabad, Barhauji, Baksi Ka Talab,
Lucknow.

4. Standard of measurement : Sq.Mtr.
- 5.(a) Area of plot/property : 3838.28 Sq.Mtr.
- 5.(b) Total carpet area of building (For multi-storeyed building) : 7965.055 Sq.Mtr.
- 5.(c) Carpet area of Flats No.101, 102, 103, 104, 105, 106, 107 and 108 all situated on First floor sold to the Vendee : $86.40 + 103.09 + 103.09 + 97.11 + 85.11 + 103.09 + 103.09 + 86.4$ Sq.Mtr.
= 767.38 Sq.Mtr.
- 5.(d) Carpet area of Flats No.201, 202, 203, 204, 205, 206, 207 and 208 on Second floor sold to the Vendee : $86.40 + 103.09 + 103.09 + 97.11 + 85.11 + 103.09 + 103.09 + 86.4$ Sq.Mtr.
= 767.38 Sq.Mtr.
- 5.(e) Carpet area of Flats No.801, 802, and 803 on Eight floor sold to the Vendee : $86.40 + 103.09 + 103.09$ Sq.Mtr.
= 292.58 Sq.Mtr.
- 5.(f) Total carpet area of all flats sold to Vendee. : 1827.34 Sq.mtr.
- 5.(g) Undivided share in the land of flats Nos.101 to 108 : $18.04 + 21.57 + 21.57 + 20.25 + 17.67 + 21.57 + 21.57 + 18.04$ Sq.Mtr.
= 160.28 Sq.Mtr.
- 5.(h) Undivided share in the land of flats Nos.201 to 208 : $18.04 + 21.57 + 21.57 + 20.25 + 17.67 + 21.57 + 21.57 + 18.04$ Sq.Mtr.
= 160.28 Sq.Mtr.

For Ratan Housing Development Ltd


Authorised Signatory


Authorised Signatory
Rishi



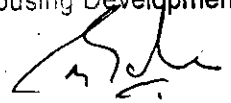
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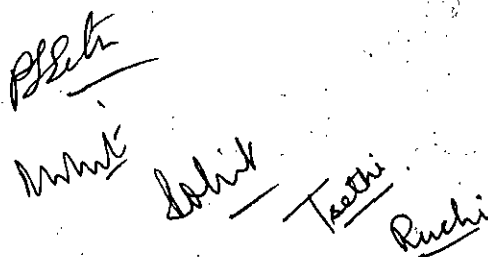
- 5.(i) Undivided share in the land of flats No.801 to 803 : $18.04 + 21.57 + 21.57 = 61.18$ Sq.mtr.
6. Total undivided share in the land of all flats sold to Vendee : 381.74 Sq.Mtr.
- 6.1 Undivided share in the land as per D.M. Circle rate. : 548.202 Sq.Mtr.
7. Finished/other : Finished
8. Width of road as per map : 8.84 Mtr. (29 Ft.) wide Road.
9. Year of construction : 2010 - 2011
10. Whether related to member of coop. housing society : N.A.
11. Boundaries of Complex known as "Sai Ratan Prestige" situated in Kamlabad, Barhauli, Baksi Ka Talab, Lucknow
North: Arazi No.155 & others.
South: 8.84 Mtr. wide road.
East : Arazi No.155 & others.
West : Arazi No.155 & others.

NUMBER OF VENDORS : Five

NUMBER OF VENDEE : One

For Ratan Housing Development Ltd.


Authorised Signatory





(5)

NAME OF THE VENDORS/LAND OWNERS - FIRST PARTY:

1. Mr. Rohit Rai Sethi S/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow

Pan No.: AOAPS5242Q Voter ID Card No.XFF2201598
Mob. No.: 9919885555
2. Mr. Mohit Sethi S/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow

Pan No.: APVPS0859K Voter ID Card No.XFF2201606
Mob. No.9919886666
3. Smt. Prem Lata Sethi W/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow

Pan No.: AQRPS7310L Aadhaar No.5024 9372 6954
Mob. No.9919501111
4. Smt. Ruchi Sethi W/o Mr. Mohit Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow
Pan No.: BDJPS3002D Voter ID Card No.XFF2201622
Mob. No.9919503333
5. Smt. Tanu Sethi W/o Mr. Rohit Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow

Pan No.: AQRPS7978L Voter ID Card No.XFF2201614
Mob. No.9919502222

NAME OF THE VENDEE - SECOND PARTY:

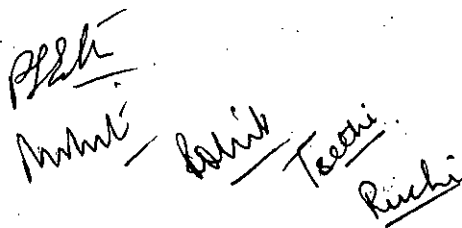
M/s. Ratan Housing Development Limited, a Company duly incorporated under the Companies Act, 1956 and having its registered office at 113/70, Swaroop Nagar Kanpur, through its Authorised Signatory Mr. Manik Mehra S/o Late Dinesh Kumar Mehra C/o 113/70, Swaroop Nagar, Kanpur Nagar, duly authorized by the Board of Directors vide its resolution dated 01-11-2019.

PAN NO.:- AACCR6099R
No.: 8090204242

Date of Incorporation: 27-03-1988 Mob.

For Ratan Housing Development Ltd.


Authorised Signatory


Rohit
Mohit
Prem
Ruchi



(6)

DETAILS OF PROPERTY HEREBY SOLD :

- i) Place : Kamlabad, Barhauili, Baksi Ka Talab
Lucknow
- ii) Flats No. : Flats Nos.101, 102, 103, 104, 105, 106,
107 and 108 all situated in First floor
and flats Nos.201, 202, 203, 204, 205,
206, 207 and 208 situated on Second
floor and Flats Nos.801, 802 and 803
situated on Eight floor in residential
complex "Sai Ratan Prestige" Kamlabad,
Barhauili, Baksi Ka Talab, Lucknow, total
carpet area admeasuring 1827.34
Sq.Mtr. alongwith undivided share in the
land admeasuring 548.202 Sq.Mtr.

12. Nature of Construction : R.C.C.
13. Number of storied : Stilt + 8 floors

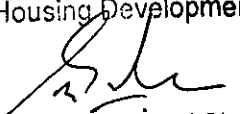
14. Boundaries of Flats Nos.101, 102,
103, 104, 105, 106, 107 and 108
(situated on First Floor) and 201
201, 202, 203, 204, 205, 206, 207
and 208 (situated on Second Floor)
sold to Vendee, morefully shown
in the map attached herewith
North: Open set back at ground floor thereafter
Arazi No.155 & others.

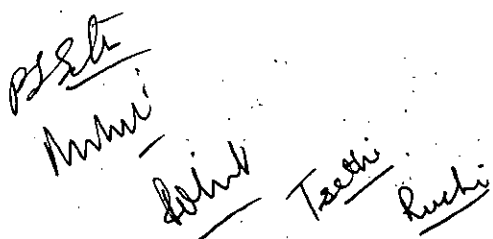
South: Open setback at ground floor then 8.84 Mtr. wide road.

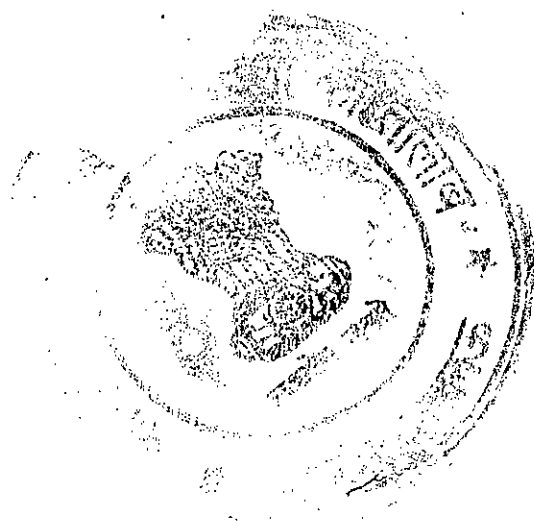
East : Open set back at ground floor thereafter
Arazi No.155 & others.

West : Open set back at ground floor
thereafter Arazi No.155 & others.

For Ratan Housing Development Ltd


Authorised Signator


PSS
Muni
Tashti
Ruchi



(7)

14.2 Boundaries of Flats Nos.801, 802
and 803 (situated on Eight Floor)
sold to Vendee, morefully shown
in the map attached herewith

NORTH :- Open set back at ground floor

SOUTH :- Flat No.804

EAST :- Open set back at ground floor

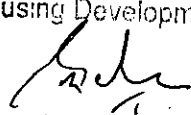
WEST :- Common passage

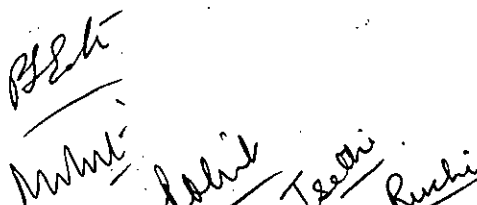
As per mandatory requirement contained in General conditions of Current
D.M. Circle rate the minimum undivided share in the land will not be less
than 30% of carpet area, accordingly the undivided share in the land comes
548.202 Sq.mtr. has been mentioned in the sale deed.

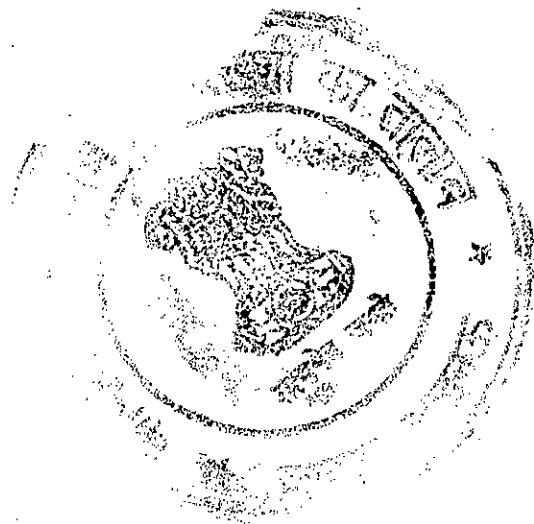
DETAILS OF PAYMENT OF STAMP DUTY :

- | | | |
|----|--|----------------------------------|
| a) | Land rate fixed by District
Magistrate (As per V. Code-046) | : Rs.5,500/- Per Sq.Mtr. |
| b) | Rate of Construction
fixed by D.M., as construction is
ordinary class. | : Rs.20,000/- per Sq.Mtr. (Gen.) |
| c) | Value of undivided share
in the Land | : Rs.30,15,111/- |
| d) | Value of Construction | : Rs.3,65,46,800/- |
| e) | Total market value of Flats | : Rs.3,95,61,911/- |

For Ratan Housing Development Ltd.


Authorised Signatory


Balti
Munir
Lahori
Taslim
Ruchi

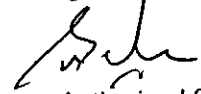


(8)

- g) Sale consideration : Rs.3,96,00,000/-
- h) Stamp duty payable : Rs.27,72,000/-
- i) Stamp duty paid : Rs.27,72,500/-
- j) There is no park facing or double side road in front of complex.

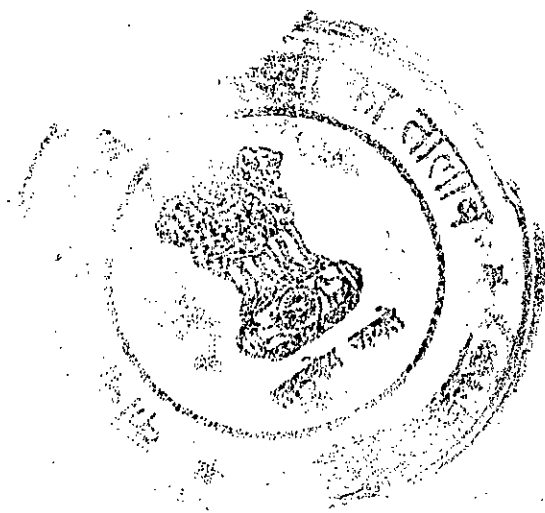
Note : The Stamp duty payable i.e. Rs.27,72,500/- (Twenty Seven Lacs Seventy Two Thousand Five Hundred only) over this sale deed has been deposited through e-Stamp Certificate No.IN-UP06863960549335R issued dated 11-Nov.-2019 at 03.41 PM issued from SHCIL(FI)/upshcil01/QAISERBAGH/UP-LKN.

For Ratan Housing Development Ltd.



Authorised Signatory

Plsht
Anand
Sohit
Tejvi
Ruchi



(9)

:: SALE DEED ::

THIS DEED OF SALE is made on this 22nd day of Nov., 2019 at Lucknow.

BETWEEN

1. Mr. Rohit Rai Sethi S/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow
2. Mr. Mohit Sethi S/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow
3. Smt. Prem Lata Sethi W/o Late Bal Krishan Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow
4. Smt. Ruchi Sethi W/o Mr. Mohit Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow
5. Smt. Tanu Sethi W/o Mr. Rohit Sethi R/o 1403 Bloomberg Tower, Omaxe Heights Vibhuti Khand, Gomti Nagar, Lucknow, hereinafter collectively referred as **Vendors**, which terms shall mean and include their heirs, successors, assignees of the one part.

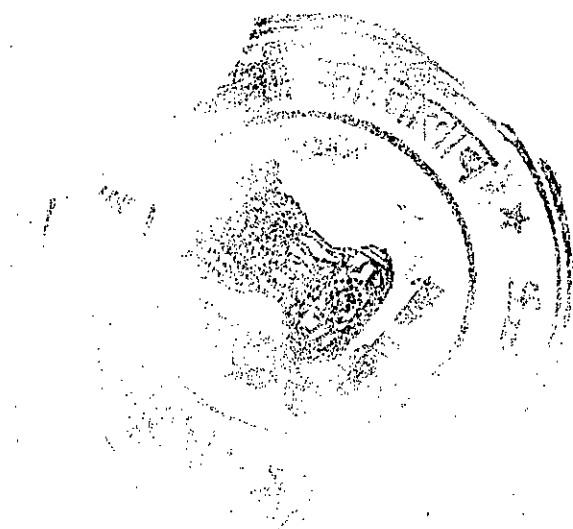
AND

M/s. Ratan Housing Development Limited, a Company duly incorporated under the Companies Act, 1956 and having its registered office at 113/70, Swaroop Nagar Kanpur, through its Authorised Signatory Mr. Manik Mehra S/o Late Dinesh Kumar Mehra C/o 113/70, Swaroop Nagar, Kanpur Nagar, duly authorized by the Board of Directors vide its resolution dated 01-11-2019 hereinafter referred as Vendee, which terms shall mean and include his heirs, successors, assignees of the Other part.

For Ratan Housing Development Ltd.


Authorised Signatory


Manik Mehra
Rohit
Prem Lata
Ruchi

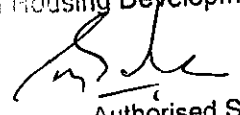


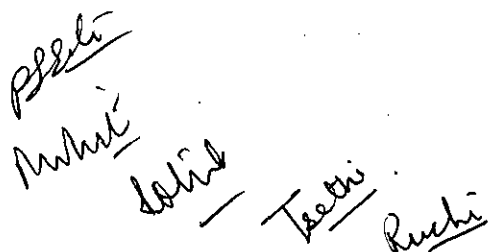
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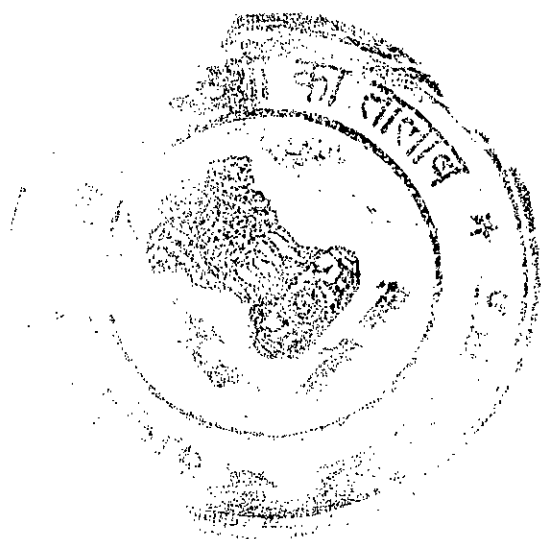
WHEREAS the Vendors have purchased residential plots of lands bearing Plot Nos.77, 78 area 376.39 Sq.Mtr., 71, 82 area 464.68 Sq.Mtr., 68, 85 area 464.68 Sq.Mtr., 72, 81 area 557.62 Sq.Mtr., 73, 80 area 522.77 Sq.Mtr., 70, 83 area 464.68 Sq.Mtr., plot Nos.69, 84 area 464.68 Sq.Mtr., and Plot Nos.74, 79 area 522.77 Sq.Mtr. forming part of Arazies/ Khasra Nos.155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136 137, 138, 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1, 152/2, total admeasuring 3838.28 Sq.Mtr. of land situated in Village Kamlabad, Barhauili Pargana Mahoba, Tehsil Baksi Ka Talab, Distt, Lucknow through separate sale deeds executed by Tarun Sahkari Awash Samiti Ltd. Lucknow, having its registered Office at 169-A, Ravindrapalli Faizabad Road, Lucknow. The registration particulars of the said sale deeds are as follows :-

S.No.	Plot Nos.	Area in Sq.Mtr.	Sale deed dt.	Regd. Particulars
1.	68, 85	464.68	09-07-2004	Book No.I Volume No.814 at pages 249 to 274 at serial No.2682 on 09-07-2004.
2.	71, 82	464.68	09-07-2004	Book No.I Volume No.814 at pages 299 to 324 at serial No.2684 on 09-07-2004.
3.	70, 83	464.68	09-07-2004	Book No.I Volume No.814 at pages 325 to 350 at serial No.2685 on 09-07-2004.
4.	69, 84	464.68	13-07-2004.	Book No.I Volume No.819 at pages 209 to 234 at serial No.2772 on 15-07-2004.

For Ratan Housing Development Ltd


Authorised Signatory


PSS
Mukhi
Sahni
Tachhi
Ruchi



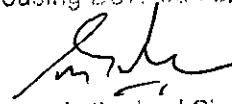
(11)

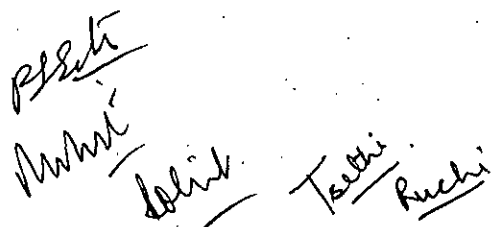
5.	73,80	522.77	15-07-2004	Book No.I Volume No.819 at pages 187 to 208 at serial No.2771 on 15-07-2004.
6.	77,78	376.39	15-07-2004	Book No.I Volume No.819 at pages 235 to 258 at serial No.2773 on 15-07-2004.
7.	72,81	557.62	15-07-2004	Book No.I Volume No.819 at pages 259 to 284 at serial No.2774 on 15-07-2004.
8.	74,79	522.77	15-07-2004	Book No.I Volume No.819 at pages 285 to 308 at serial No.2775 on 15-07-2004.
	Total area	3838.28		

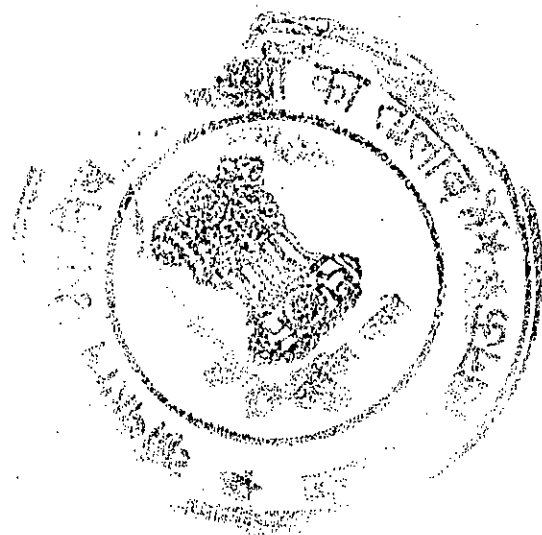
The aforesaid plots have been carved out from the Arazi Nos. 155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136 to 138 and 146, 147/1, 147/2, 228, 342, 483, 150 151, 152/1 and 152/2 situated in Kamlabad, Barhauili, Bakshi Ka Talab, Lucknow.

AND WHEREAS then Village Kamlabad Barhauili, Bakshi Ka Talab was/is within the territorial jurisdiction of Zila Panchayat, Lucknow, therefore the Vendors submitted the building plan for raising the constructions, of multi storeyed residential building on/over said plot of land before the competent authority of Zila Panchayat, Lucknow, and got the building plan of residential multi storeyed building sanctioned from Zila Panchayat, Lucknow vide permit No.561/नक्शा/जि०प० 2006-07 dated 31-01-2007, for stilt floor + Eight Storeyed containing 64 numbers of residential flats covered parking etc. The Vendors have obtained Fire N.O.C. from

For Ratan Housing Development Ltd.


Authorised Signatory





(12)

competent authority vide letter No.10108/ES-06 dated 31-12-2006 and has also obtained other requisite N.O.C. from the concerned departments.

AND WHEREAS on 31-07-2010 a Registered Joint Venture Agreement was executed between the Vendors and Vendee in respect of duly demarcated portion of said arazies admeasuring 3838.28 sq.Mtr., the said Joint Venture Agreement is duly registered in the Office of Sub-Registrar, Bakshi Ka Talab, Lucknow, in Book No.I Volume No.3295 at pages 299 to 370 at serial no.7806 on 05-08-2010. In pursuance of said Joint Venture Agreement, the Vendee has carried out the constructions of residential multi storeyed building known as "**Sai Ratan Prestige**"

AND WHEREAS despite of the sanctioned of the building plan through Jila Panchayat, Lucknow, in order to avoid any future complications and safeguard the interest of prospective purchaser of the flats. The Vendee has got the existing constructions of the said multi storied building regularized from Lucknow Development Authority, vide Permit No.Map-20180123163507643 dated 12-09-2018 at its own cost and resources, at present the entire construction exist at site is duly regularized from the Lucknow Development Authority in the sanctioned plan the area of the land has been shown as 3576.73 Sq.Mtr.

For Ratan Housing Development Ltd.



Authorised Signatory

Pls see
Amrit
Salil
Tarini
Ruchi



(13)

AND WHEREAS as per said Joint Venture agreement, it was the responsibility of the Vendors to pay betterment charges and all other charges imposed pertaining to constructions of flat over the subject land of the Joint Venture Agreement. On request of the Vendors the Vendee has deposited betterment charges to the Lucknow Development Authority on behalf of Vendors, apart from it the Vendors have taken advance amount from the Vendee in year 2013-14 against sale of their share in the said residential multi storeyed building, as such in lieu the Vendors have sold out all flats of their shares allocated between the parties to this sale deed, in the said multi storeyed building to the Vendee.

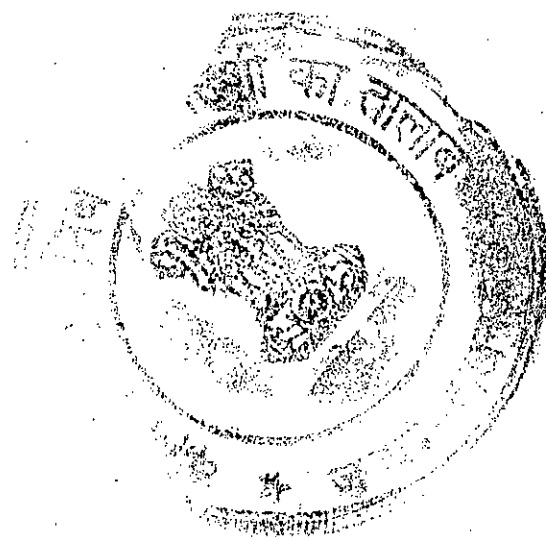
AND WHEREAS as per Joint Venture Agreement the total 19 numbers of flats situated on First, floor, Second floor and partly eight floor have fallen in the exclusive share of the Vendors, the sale consideration for sale of entire share of the Vendors in the said residential complex in the shape of flats, covered/open, car parking spaces, undivided share in the land, roof, common area and facilities and other space etc. are being sold to the Vendee agreed is Rs.3,96,00,000/-, which is hereinafter referred as said flats.

For Ratan Housing Development Ltd.



Authorised Signatory

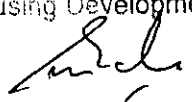
Handwritten signatures:
Rishi
Anshu
Sohini
Teethi
Ruchi



(14)

AND WHEREAS as per Joint Venture Agreement the share ratio of Vendors (Land owners) and (Promoter) i.e. Vendee in the said residential building is in the ratio of 30% and 70% respectively, the parties have amicably divided the flats of their share whereby Flats Nos.101 102, 103, 104, 105, 106, 107, and 108 situated on First floor, having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr., and Flats Nos.201, 202, 203, 204, 205, 206, 207 and 208 situated on Second floor having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr. and Flats Nos.801, 802 and 803 situated on Eight floor having carpet area admeasuring 292.58 Sq.Mtr. alongwith undivided share in the land 61.18 Sq.mtr. total carpet area of all flats sold to Vendee is admeasuring 1827.34 Sq.Mtr. and total undivided share in the land admeasuring 381.74 Sq.Mtr. and (as per D.M. circle rate undivided share of land admeasuring 548.202 Sq.mtr.), alongwith 19 numbers of covered car parking space etc. builtover forming part of Arazi No.155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136 to 138 and 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1, 152/2 situated in Kamlabad, Barhauili, Baksi Ka Talab, Lucknow, known as **Sai Ratan Prestige**", fallen excluding Vendors and no one except the Vendors have any right, title and interest over said flats, parking space, and right to

For Ratan Housing Development Ltd.


Authorised Signatory

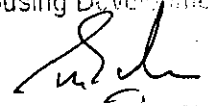


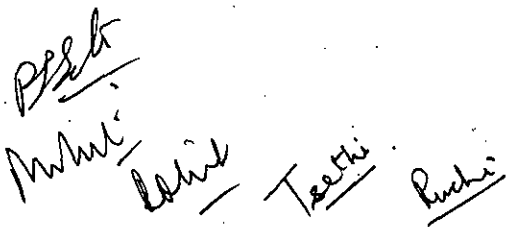
(15)

use common area and facilities etc. The Vendee has agreed to purchase in totality for a sale consideration of Rs.3,96,00,000/-.

AND WEHREAS the Vendors have jointly and severally assured to the Vendee, that they have not booked any flats or portion of the said residential building to any one and the Vendors have not issued any allotment letter or executed any agreement to sell, M.O.U etc. in respect of any flats with any one individual or company, even then if any one claim or produce any documents, allotment letter purportedly signed by the Vendors or any one/individual/company preferred any claim on behalf of the Vendors, it will be sole exclusive and perpetual responsibility of the Vendors to satisfy the claim, at their own cost and resources. The Vendee shall have no concerned and Vendors fully indemnify to the Vendee in this regard. The Vendors further assure that if any claim is forwarded by any one within the payment schedule contained in this sale deed, the Vendee shall have every right to deduct such amount from the sale consideration. If claim is forwarded after expiry of said period, it will be exclusive perpetual joint and several responsibility of the Vendors to fully indemnify to the Vendee in this regard. Now by virtue of this sale deed the Vendee became the absolute owner of entire multi storeyed building, as such being absolute owners of entire multi storeyed residential building, the Vendee will have absolute right to exercise all possessory

For Ratan Housing Development Ltd.


Authorised Signatory





(16)

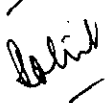
and proprietary rights to deal with it as per its choice and the Vendee will be entitled to deal with from the purchasers in its own name, the Vendors will have no concerned.

AND WHEREAS the Vendors are desirous to dispose off their entire share in the constructed area together with undivided share in the land and right to use common area and facilities, parking spaces etc. consisting of Flats Nos.101 102, 103, 104, 105, 106, 107, and 108 situated on First floor, having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr., and Flats Nos.201, 202, 203, 204, 205, 206, 207 and 208 situated on Second floor having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr. and Flats Nos.801, 802 and 803 situated on Eight floor having carpet area admeasuring 292.58 Sq.Mtr. alongwith undivided share in the land 61.18 Sq.mtr. total carpet area of all flats admeasuring 1827.34 Sq.Mtr. and total undivided share in the land admeasuring 381.74 Sq.Mtr. and (as per D.M. circle rate undivided share of land admeasuring 548.202 Sq.mtr.) situated in Kamlabad, Barhauli, Baksi Ka Talab, Lucknow, known as Sai Ratan Prestige", which is more fully set out in Schedule 'B' hereto, and hereinafter referred to as the "SAID FLATS/PROPERTY". The Vendors have made the following representations to the Vendee:

For Ratan Housing Development Ltd.


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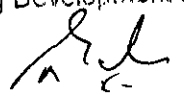




(17)

- a) that the Vendors have got absolute right, title and full authority to sell the Said Flats/Property; said flats are not under acquisition of any act and have not received any notice, said flats are not under acquisition proceedings.
- b) that the Vendors are the absolute owner of Said Flats/Property and their title thereto is good, marketable and subsisting and none else has any right, title, interest or share therein.
- c) that the Said Flats/Property is not subject to any encumbrances, mortgages, charges, liens, possessory rights (permissive or adverse), easements, acquisition proceedings, or court proceedings either in execution or pending, revenue /recovery proceedings, wealth tax, income tax dues, or proceedings nor are there any attachments before or after judgment, any proceedings under any statute which prohibits or restricts/restrains the sale of the Said Property;
- d) that there is no suits/litigations/proceedings pending in respect of the Said Flats/Property in any Court, Tribunal etc.
- e) that the Said Flats/Property is not land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Said Property;
- f) that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendors or any person or persons lawfully or equitably claiming from or through it, the Vendors have full right, title, power and absolute authority to sell the Said Property and that the Vendors have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership and possession

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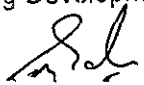

(18)

of the Said Flats/Property by the Vendors may be rendered illegal and/or unauthorized for any reason or on any account.

- g) that the Vendors have fully complied with all the applicable local & municipal laws in respect of the Said Flats/Property and the sale of the Said Property is not violative of any local, municipal law, etc.;
- h) that there is no impediment for the Vendors to sell the Said Flats/Property under any law;
- i) that the Vendors have not booked or issued any allotment letters, entered into any agreement or arrangement for sale/lease or any other similar agreement with any other person for the purpose of lease, transfer or conveyance of the Said flats undivided share in the land nor created any kind of third party rights in the Said Flats/Property;
- j) that the Vendors are in peaceful possession, enjoyment and personal occupation of the Said Flats/Property;
- k) that the Vendors have paid the land revenue, taxes, cesses and other statutory charges with regard to the Said Property;
- l) that there is no tax attachments with regards to the Said Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or any other taxing statutes.

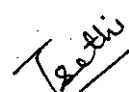
AND WHEREAS the Vendors have not booked any flat or flats or any portion of the building nor have taken any advance from any persons, if contrary to the above is found, the Vendors jointly and severally indemnify to the Vendee. Keeping reliance over the said assurances and promises of the Vendors, the Vendee agreed to purchase the said flats/property.

For Ratan Housing Development Ltd.


Authorized Signatory









AND WHEREAS the Vendors No.1 has requested with the Vendee that the proportionate payment of the sale consideration of Vendor's No.1 share to be made to his mother i.e. Vendor No.3 Smt. Prem Lata Sethi. The payment made to Smt. Prem Lata Sethi will be valid discharge of the contractual obligations of the Vendors' No.1. Irrespective of the said payment to the mother it has been agreed that the indemnification of the Vendee as set-forth in this deed will be enforced by the Vendee in case of any eventuality against the Vendor's No.1 jointly and severally.

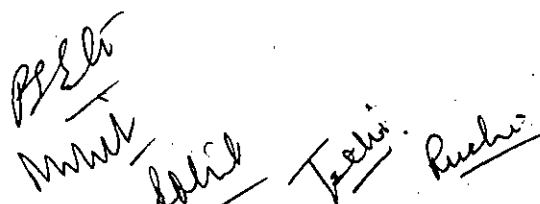
AND WHEREAS the Vendee has agreed to purchase the said Flats/property for a total sale consideration of Rs.3,96,00,000/- (Rupees Three Crores Ninety Six Lacs only) which is most reasonable and fair market value of the said flats/property.

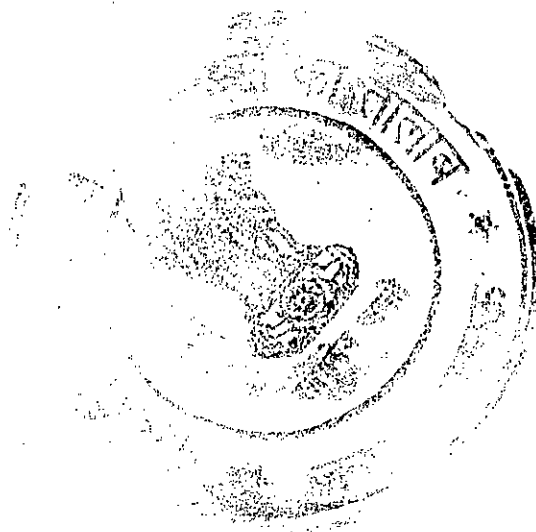
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of sale consideration of Rs.3,96,00,000/- (Rupees Three Crores Ninety Six Lacs only) paid by the Vendee to the Vendors, the Vendors as absolute owners, hereby convey, transfer and Sell Flats Nos.101 102, 103, 104, 105, 106, 107, and 108 situated on First floor, having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr. together with one parking spaces with each flats, and Flats Nos.201, 202, 203, 204, 205, 206, 207, and 208 situated on

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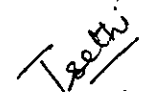
(20)

Second floor having carpet area admeasuring 767.38 Sq.mtr. alongwith undivided share in the land admeasuring 160.28 Sq.Mtr. together with one parking spaces with each flats and Flats Nos.801, 802 and 803 situated on Eight floor having carpet area admeasuring 292.58 Sq.Mtr. alongwith undivided share in the land 61.18 Sq.mtr. together with one parking space with each flats total carpet area of all flats admeasuring 1827.34 Sq.Mtr. together with 19 numbers of parking spaces in the ratio of one flats with each flats and total undivided share in the land admeasuring 381.74 Sq.Mtr. and (as per D.M. circle rate undivided share of land admeasuring 548.202 Sq.mtr.) (the above mentioned flats comprising of Two BHK and Three BHK with proportionate parking spaces, morefully described in map attached herewith) builtover Plot Nos.69, 84, 74, 79, 71, 82, 73, 80, 77, 78, 72, 81, 68, 85, 70, 83, forming part of Arazi No.155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136 to 138 and 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1, 152/2 situated in Kamlabad, Barhauili, Baksi Ka Talab, Lucknow, known as **Sai Ratan Prestige**", hereby sold, (more or less), to the Vendee, free from all encumbrances including all property, estate right title and interest, use inheritance possession, benefits, unto upon or of the said premises describe in Schedule 'B' hereunder : "Written TO HAVE AND TO HOLD the property, hereby conveyed, with every rights and appurtenances unto and to the use

For Ratan Housing Development Ltd.


Authorised Signatory


Anshu

Sakshi

Teethi

Ruchi



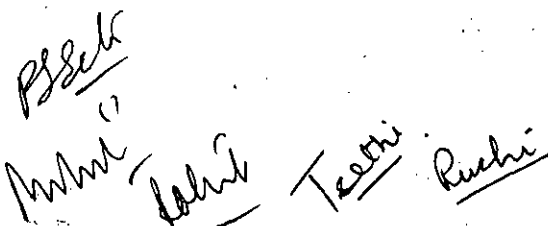
(21)

and benefit of the Vendee, forever as heritable and transferable immovable property to the Vendee". The property hereby sold is more specifically shown in Red Colour in the Map and described in Schedule 'B' of this Sale Deed.

2. That entire Sale consideration of Rs.3,96,00,000/- (Rupees Three Crores Ninety Six Lacs only) has been paid by the Vendee to the Vendors, the receipt of which is being duly acknowledged by the Vendors, for all purposes. The details of the payment made by the Vendee to the Vendors has been given in Schedule-C of this Deed and now, nothing remained due from the Vendors to the Vendee, pertaining to this transaction. The payment of the Vendor's No.1 share made to Smt. Prem Lata Sethi will be valid discharge of the contractual obligations of the Vendors' No.1 which is being made by the Vendee, on the request of Vendor's No.1, as such irrespective of the said payment, the indemnification of the Vendee as set-forth in this deed will be enforced by the Vendee against the Vendor's No.1 jointly and severally.
3. That the Vendors do hereby covenants and declare that the said flats/property together with undivided share in the land, which is agreed to

For Ratan Housing Development Ltd.


Authorised Signatory


Prem Lata Sethi
Ruchi
Teethi

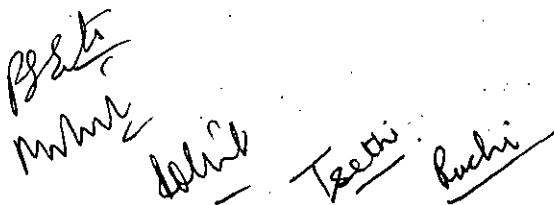


(22)

be sold, conveyed and transferred to the Vendee, are free from all encumbrances, charges, claims and/or liens of every sort and description whatsoever or any person or persons claiming for or under him including by way there does not exist any agreement to sell with any body in respect of any portion or whole of the said flats together with undivided share in the land except the Vendee, as described above and no litigation pertaining to subject property is pending in any court, High Court or apex court etc., if any kind of loss in respect of said flats is suffered by the Vendee or contrary to the above assurances of Vendors are found on account of which, the Vendee suffer any kind of pecuniary losses, it will be the perpetual, exclusive, responsibility of the Vendors, to fully Indemnify and compensate to the Vendee in all respect upto full satisfaction of Vendee. If Vendors fails or neglect to pay or satisfy the dues or any claim forwarded by any one, on account of which the Vendee suffer any pecuniary loss, or the possession of flats is disturbed or deprived the Vendors, as well as his legal heirs will be duty bound to fully compensate to the Vendee upto satisfaction of the Vendee. In case of failure the Vendee will have right and authority to recover the same from the movable and immovable assets found or belonging to the Vendors jointly or severally or in the hand of the heirs, successors, assignees of the Vendors, alongwith interest and liquidated damages etc.

For Ratan Housing Development Ltd.

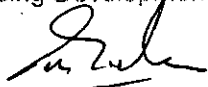

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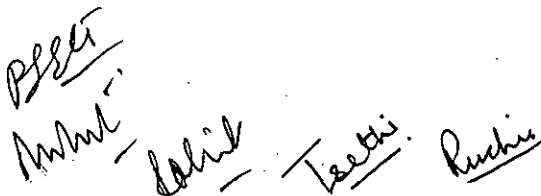




4. That all rights, title and interest in respect of said Flats Nos.101 102, 103, 104, 105, 106, 107, and 108, Flats Nos.201, 202, 203, 204, 205, 206, 207 and 208 and Flats Nos.801, 802 and 803 together with 19 numbers of covered car parking spaces total carpet area of all flats admeasuring 1827.34 Sq.Mtr. and total undivided share in the land admeasuring 381.74 Sq.Mtr. situated in Kamlabad, Barhauli, Bakshi Ka Talab, Lucknow, known as **"Sai Ratan Prestige"** More or Less; alongwith right to use of common passage, stair case, elevation, common entrance and all other common facilities and amenities provided in the said building Complex, with the exclusive ownership right over right to be HELD and ENJOYED and possessed by the Vendee as absolute owners thereof, the Vendors have become totally stranger to property and neither Vendors nor their heirs or any one on behalf of Vendors will have any Right title and interest over any portion of said property.
5. That the Vendors do hereby undertakes to keep the Vendee harmless and fully indemnified from all losses, damages, costs and expenses, which he may sustain or incur by reasons of any claim being made by any body through or under him to the said flats/property or in respect of any arrears of taxes or cases due thereon and for greater clarification, it is hereby undertaken by the said Vendors, that in case the said flats or portion thereof hereby

For Ratan Housing Development Ltd.


Authorised Signatory


Witnesses: Asst. Mnt., Salim, Techi, Ruchi



(24)

conveyed, and sold to the Vendee are on account of any claim made by any person of any statutory authority appointed under the Central Legislation Act, claiming through or due to any defect in the right, title or interest to the said subject property then the Vendors shall fully indemnify and undertake, assure to pay and make good all pecuniary lossess, together with upto date interest and liquidated damages to the Vendee in all respect up to the satisfaction of Vendee, the Vendors in case of any defect the Vendors will be liable to reimburse cost of improvements, constructions etc. carried out by the Vendee in the property etc.

6. That the name of apartment is and shall remain "**Sai Ratan Prestige**", and it cannot be changed by the association of Flats Owners subsequently formed by them.
7. That all taxes, i.e. House tax, water tax, drainage tax, electricity dues, maintenance charges of society etc. in respect of said property, up to the date of execution of sale deed, have already been paid further, in case of any dues towards said arrears of taxes or otherwise found due, later on, it will be exclusive and perpetual liability of the Vendors to pay them on demand by Vendee.
8. That the Vendors jointly and severally assure and undertake to the Vendee that they have not booked, or allotted or created any kind of interest, direct

For Ratan Housing Development Ltd.


Authorised Signatory

PS Saks
Muni
Sakshi
Teerthi
Ruchi

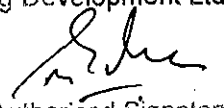


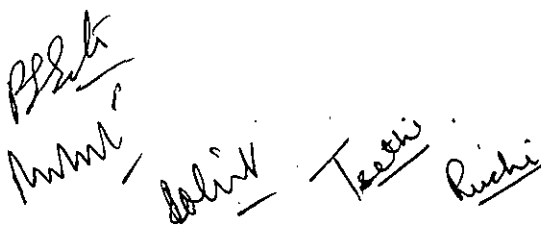
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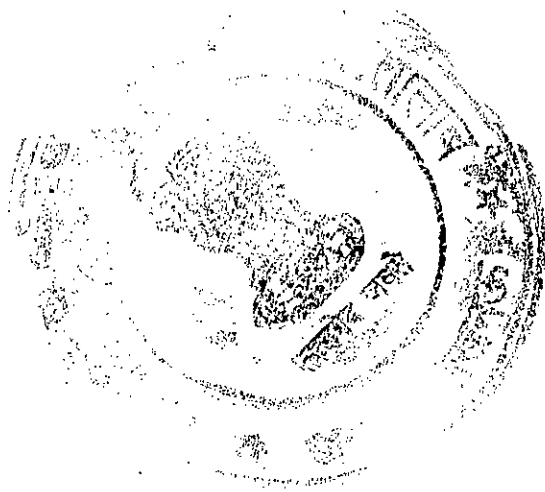
or indirect in respect of any flats, or any portion of the building in favour of any one or company etc. even if any one claims is preferred as a allottee or prospective purchasers of any flats or any portion of the said multi storeyed building, the such claims as soon as notified by the Vendee to the any of the Vendors it will be sole and exclusive joint and several responsibility of the Vendors to deal with it at its own cost and resources, the Vendors fully indemnify to the Vendee in this regard.

9. That by virtue of this sale deed, the Vendee will become entitled to get its name mutated in records of Lucknow Nagar Nigam, L.D.A. and other statutory bodies as absolute owners by expunging the names of Vendors.
10. That entire expenses for execution, registration of this sale deed and others contingent expenses will be borne and paid by the Vendee.
11. That the original title deeds dated 09-07-2004, 13-07-2004 and 15-07-2004 of the plots referred have been handed over to the Vendee, who has step into the shoes of the Vendors by virtue of this sale deed .
12. That the vacant possession of the flats, parking spaces together with undivided share in the land, common area and facilities hereby sold has been delivered by the Vendors to the Vendee with all rights, privileges so far held and enjoyed by the Vendors free from all sorts of encumbrances.

For Ratan Housing Development Ltd.


Authorised Signatory


P. S. K.
M. M. K.
S. K. K.
T. K. K.
R. K. K.



(26)

13. That being absolute owner of the entire building, the Vendee will have right to get the aforesaid project registered before the competent authority under the Real Estate (Regulation and Development) Act, 2016, without any further consent of the Vendors. This sale deed will be conclusive for all purposes including registration under the RERA etc.
14. That any correspondence or notices sent by the Vendee will be exclusive proof of its services.

SCHEDULE - A

Boundaries of Residential complex known as "Sai Ratan Prestige" built over plot of land bearing plot Nos.69, 84, 74, 79, 71, 82, 73, 80, 77, 78, 72, 81, 68, 85, 70, 83 Arazhi No.155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136 to 138 and 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1, 152/2, total admeasuring 3838.28 Sq.Mtr. situated in Kamlabad, Barhauhi, Baksi Ka Talab, Lucknow, bounded as below:

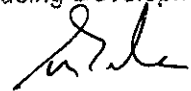
North : Arazhi No.155 & others.

South : 8.84 Mtr. wide road.

East : Arazhi No.155 & others.

West : Arazhi No.155 & others.

For Ratan Housing Development Ltd.



Authorised Signatory

BBK
Mmt

Abid

Tarun

Ruchi



(27)

SCHEDULE-B

Flats Nos.101, 102, 103, 104, 105, 106, 107, and 108, situated on First floor and Flat Nos.201, 202, 203, 204, 205, 206, 207 and 208 situated on Second floor and Flats Nos.801, 802 and 803 situated on Eight floor in the project known as "**Sai Ratan Prestige**" situated in Kamlabad, Barhauli, Baksi Ka Talab, Lucknow having total carpet area admeasuring 1827.34 Sq.mtr. Sq.Mtr. alongwith undivided share in the land admeasuring 548.202 Sq.Mtr. bounded as below:-

Boundaries of Flats No.101, 102, 103, 104, 105, 106, 107 and 108 situated on First floor and Flats No.201, 202, 203, 204, 205, 206, 207 and 208 situated on Second floor.

North: Open set back at ground floor thereafter
Arazi No.155 & others.

South: Open setback at ground floor then 8.84 Mtr. wide road.

East : Open set back at ground floor thereafter
Arazi No.155 & others.

West : Open set back at ground floor
thereafter Arazi No.155 & others.

Boundaries of Flats No.801, 802 and 803

NORTH :- Open set back at ground floor

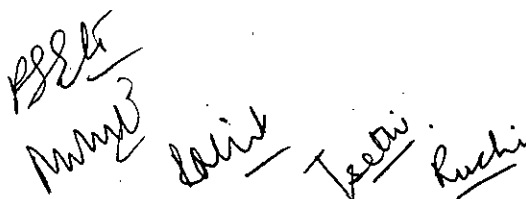
SOUTH :- Flat No.804

EAST :- Open set back at ground floor

WEST :- Common passage

For Ratan Housing Development Ltd.


Authorised Signatory


RSG
MNB
Lalit
Teetw
Ruchi



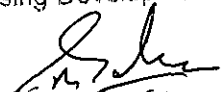
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SCHEDULE-C

DETAIL OF PAYMENT

S.No.	Date	Cheque No./ D.D. No./Pay order No.	Amount Rs.	Name of Bank & Branch
1.	05-07-2008	014965	5,00,000/-	Axis Bank Ltd.
2.	15-09-2008	401916	16,00,000/-	Axis Bank Ltd.
3.	do	Cash	51,00,000/-	Cash
4.	20-10-2010	086428	5,00,000/-	Allahabad Bank, Swaroop Nagar, Kanpur.
5.	20-10-2010	086429	5,00,000/-	Allahabad Bank, Swaroop Nagar, Kanpur.
6.	20-10-2010	086430	5,00,000/-	Allahabad Bank, Swaroop Nagar, Kanpur.
7.	20-10-2010	086431	5,00,000/-	Allahabad Bank, Swaroop Nagar, Kanpur.
8.	20-10-2010	086432	5,00,000/-	Allahabad Bank, Swaroop Nagar, Kanpur.
9.	16-05-2011	090417	35,000/-	Allahabad Bank
10.	16-05-2011	090418	35,000/-	Allahabad Bank
11.	16-05-2011	090419	35,000/-	Allahabad Bank
12.	16-05-2011	090420	35,000/-	Allahabad Bank
13.	16-05-2011	090421	35,000/-	Allahabad Bank
14.	09-06-2011	355235	4,25,000/-	Axis Bank Ltd.
15.	09-06-2011	355236	4,25,000/-	Axis Bank Ltd.
16.	09-06-2011	355237	4,25,000/-	Axis Bank Ltd.
17.	09-06-2011	355238	4,25,000/-	Axis Bank Ltd.

For Ratan Housing Development Ltd.


Authorised Signatory

PRD
MM

Latish

Tarini

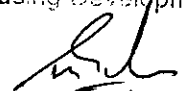
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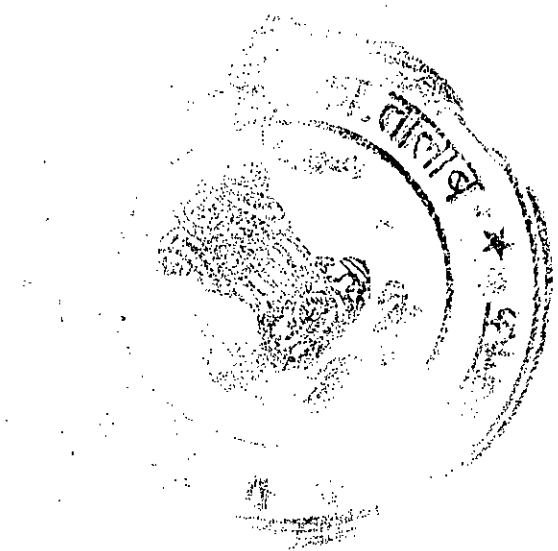
18.	09-06-2011	355239	4,25,000/-	Axis Bank Ltd.
19.	06-07-2011	366644	2,20,000/-	Axis Bank Ltd.
20.	06-07-2011	366643	2,20,000/-	Axis Bank Ltd.
21.	06-07-2011	366642	2,20,000/-	Axis Bank Ltd.
22.	06-07-2011	366641	2,20,000/-	Axis Bank Ltd.
23.	06-07-2011	366645	2,20,000/-	Axis Bank Ltd.
24.	12-07-2011	367311	2,00,000/-	Axis Bank Ltd.
25.	12-07-2011	367308	2,00,000/-	Axis Bank Ltd.
26.	12-07-2011	367309	2,00,000/-	Axis Bank Ltd.
27.	12-07-2011	367310	2,00,000/-	Axis Bank Ltd.
28.	12-07-2011	814793	2,00,000/-	State Bank of India
29.	23-07-2011	370303	2,14,525/-	Axis Bank Ltd.
30.	23-07-2011	370304	2,14,525/-	Axis Bank Ltd.
31.	23-07-2011	370305	2,14,525/-	Axis Bank Ltd.
32.	23-07-2011	370306	2,14,525/-	Axis Bank Ltd.
33.	23-07-2011	370307	2,14,525/-	Axis Bank Ltd.
34.	23-08-2011	400820	3,22,300/-	Axis Bank Ltd.
35.	23-08-2011	400821	3,22,300/-	Axis Bank Ltd.
36.	23-08-2011	400822	3,22,300/-	Axis Bank Ltd.
37.	23-08-2011	400823	3,22,300/-	Axis Bank Ltd.
38.	23-08-2011	400824	3,22,300/-	Axis Bank Ltd.
39.	10-01-2013	090479	2,00,000/-	ICICI Bank
40.	10-01-2013	090480	2,00,000/-	ICICI Bank
41.	10-01-2013	090481	2,00,000/-	ICICI Bank
42.	10-01-2013	090482	2,00,000/-	ICICI Bank

For Ratan Housing Development Ltd.



Authorised Signatory

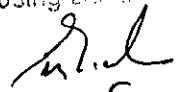
Back
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(30)

43.	10-01-2013	090483	2,00,000/-	ICICI Bank
44.	15-01-2013	090485	1,00,000/-	ICICI Bank
45.	15-01-2013	090490	1,00,000/-	ICICI Bank
46.	15-01-2013	090487	1,00,000/-	ICICI Bank
47.	15-01-2013	090488	1,00,000/-	ICICI Bank
48.	15-01-2013	090489	1,00,000/-	ICICI Bank
49.	21-01-2013	090491	1,40,000/-	ICICI Bank
50.	21-01-2013	090492	1,40,000/-	ICICI Bank
51.	21-01-2013	090493	1,40,000/-	ICICI Bank
52.	21-01-2013	090494	1,40,000/-	ICICI Bank
53.	21-01-2013	090498	1,40,000/-	ICICI Bank
54.	24-01-2013	090497	1,20,000/-	ICICI Bank
55.	24-01-2013	090498	1,20,000/-	ICICI Bank
56.	24-01-2013	090500	1,20,000/-	ICICI Bank
57.	24-01-2013	090651	1,20,000/-	ICICI Bank
58.	24-01-2013	090652	1,20,000/-	ICICI Bank
59.	09-02-2013	090659	2,40,000/-	ICICI Bank
60.	09-02-2013	090660	2,40,000/-	ICICI Bank
61.	09-02-2013	090661	2,40,000/-	ICICI Bank
62.	09-02-2013	090662	2,40,000/-	ICICI Bank
63.	09-02-2013	090663	2,40,000/-	ICICI Bank
64.	21-11-2019	082824	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
65.	21-11-2019	082827	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.

For Ratan Housing Development Ltd.



Authorised Signatory

Prasanna

Anand

Rohit

Tarun

Ruchi



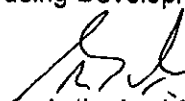
(31)

66.	21-11-2019	082830	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
67.	21-11-2019	082833	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
68.	21-11-2019	082836	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
69.	21-12-2019	082825	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
70.	21-12-2019	082828	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
71.	21-12-2019	082831	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
72.	21-12-2019	082834	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
73.	21-12-2019	082837	12,93,600/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
74.	21-01-2020	082848	11,38,343/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
75.	21-01-2020	082849	11,38,343/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
76.	21-01-2020	082850	11,38,343/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
77.	21-02-2020	082852	11,38,343/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
78.	21-02-2020	082851	11,38,343/-	Allahabad Bank, Swaroop Nagar, Kanpur Nagar.
79.	-	-	1,88,160/-	1% Towards T.D.S. deposit
		Total Amt.	3,96,00,000/-	

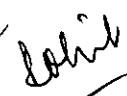
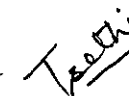
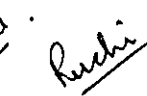
(Rs. Three Crores Ninety Six Lacs only)

Note:- Out of total sale consideration a sum of Rs.2,07,84,125/- was paid as advance of the Vendors prior to insertion of T.D.S. clause in the Income Tax Act, and sum of Rs.1,88,15,875/- has been paid subsequently therefore the T.D.S. of Rs.1,88,160/- has been deducted over the subsequent amount.

For Ratan Housing Development Ltd.


 Authorised Signatory





SCHEDULE-D

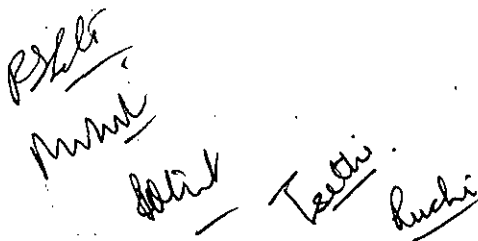
- a) Foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stair-case intended for common use.
- b) Staircase
- c) Common Lobby
- d) Common Area Lighting and wiring.
- e) Passage and Common Road
- f) Lifts
- g) Generators

SCHEDULE-E

- a) Tube-well with Motor Lifting Pumps.
- b) Water supply pipe and others.
- c) Overhead water Storage Tank.
- d) Sewerage Line and Drainage Pipe Lines.
- e) Drainage System.
- f) Main structure and particulars thereof drainage system rain water discharge arrangement and arrangement for supply of electricity to all common areas described above.
- g) Cleaning and lighting of the entrance of the Apartments, the passage and space around the Apartments, Lobbies, Corridors, Staircase etc.
- h) Cost of decoration the exterior of the Apartment.
- i) Salary and wages of Accountant, liftman, plumber, electrician, chaukidar, carpenter servant and sweeper etc. which may be considered necessary for maintenance and protection of the said apartments.
- j) Working, maintenance running and replacement of Lift, Transformer, Water Lifting Pumps, Generators and of common lights.
- k) Meet the cost of expenses of formation of a limited company or society or association of all the flats owners including fees of lawyers and charges for registration for the purpose of upkeep and maintenance and running of the Apartments as indicated above.

For Ratan Housing Development Ltd.


Authorised Signatory

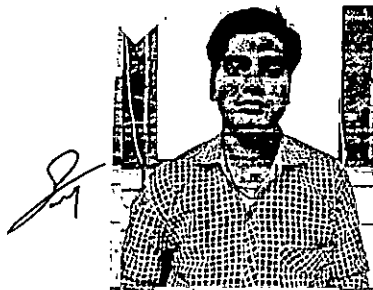

Rajesh
Munish
Rishi
Tushar
Ruchi



IN WITNESS WHEREOF the parties hereto have put their respective signatures on this deed of sale on the day, month and year first above written in the presence of witnesses, without any coercion, undue influence pressure bar or any interruption in any manner whatsoever.

WITNESSES :

Photograph of Witness No.1



Sunny Kumar
S/o Mr. Vijay Kanojiya
R/o 15/73, Baba Ghat,
Civil Lines, Kanpur Nagar.
Aadhaar No.6927 2545 5283
Mob. No.7985833178

VENDORS

1.

(Rohit Rai Sethi)

2.

(Mohit Sethi)

3.

(Smt. Prem Lata Sethi)

4.

(Smt. Ruchi Sethi)

5.

(Smt. Tanu Sethi)

For Ratan Housing Development Ltd.

Authorised Signatory

आवेदन सं०: 201900820024601

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 17317

वर्ष: 2019

प्रतिफल: 39600000 स्टाम्प शुल्क- 2772500 बाजारी मूल्य - 39561911 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 180 योग
: 20180

श्री रोहित राय सेठी,
पुत्र श्री स्व० बाल कृष्ण सेठी
व्यवसाय: अन्य
निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स विभूति खण्ड गोमती नगर
लखनऊ एक्स एफ एफ

Signature

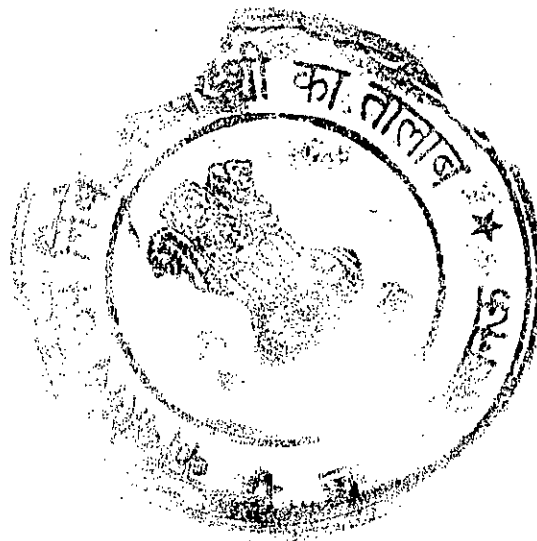


ने यह लेखपत्र इस कार्यालय में दिनांक 23/11/2019 एवं 04:44:15
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सर्वेश सिंह (प्रभारी)
उप निबंधक : बक्शी का तालाब
लखनऊ
23/11/2019

सैयद गाफ़ी अब्बास
निबंधक लिपिक



(34)

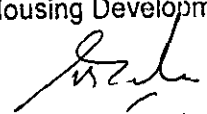
Photograph of Witness No.2



VENDEE

M/s. Ratan Housing Development Ltd.
Through authorised Signatory

For Ratan Housing Development Ltd.

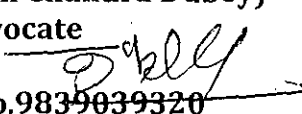

(Manik Mehra) Authorised Signatory

Ashish Maurya
S/o Mr. Chote Lal
R/o Bagaha, Jamkhanwa,
Lucknow.
Aadhaar No.9783 5975 4566
Mob.No.

Signed and delivered by DRAFTED by

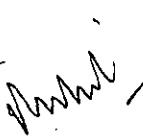


(Sarvesh Chandra Dubey)
Advocate

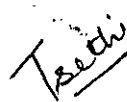

Mob. No.9839039320

E-mail : sarvesh@steadfastjuris.com











विक्रेता: 5

श्रीगती तनु सेठी, पत्नी श्री रोहित सेठी

निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स
विभूति खण्ड गोमती नगर लखनऊ एक्स एफ एफ

व्यवसाय: अन्य

क्रेता: 1

Tsethi



श्री मेसर्स रतन हाउसिंग डेवलपर्स लि० के द्वारा
मानिक मेहरा, पुत्र श्री स्व० दिनेश कुमार मेहरा

निवासी: के०य०/ऑफ 11% स्वरूप नगर कानपुर

व्यवसाय: अन्य

Mehera



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री शनि कुमार, पुत्र श्री विजय कनौजिया

निवासी: 15/73 बाबा घाट सिविल लाइन्स कानपुर

व्यवसाय: अन्य

पहचानकर्ता: 2

Shan Kumar



श्री आशीष मौर्या, पुत्र श्री छोटेलाल

निवासी: बगहा जमखनवां लखनऊ

व्यवसाय: अन्य

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

टिप्पणी:

Ashiष Morya



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सर्वेश सिंह (प्रभारी)
उप निबंधक : बकशी का तालाब
लखनऊ

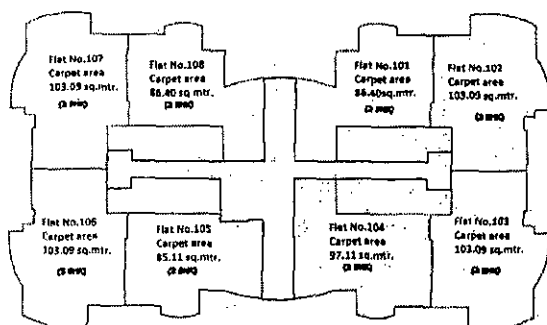
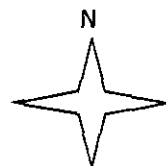
सेव्यद गाजी आम्बास
निबंधक लिपिक



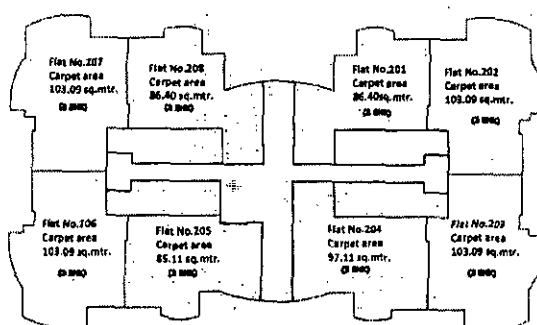
SITE PLAN OF FLATS NOS. 101, TO 108 SITUATED IN FIRST FLOOR AND FLATS NOS.201 TO 208 SITUATED ON SECOND FLOOR AND FLATS NOS.801,802,803 SITUATED ON EIGHT FLOOR "SAI RATAN PRESTIGE" KAMLABAD BARHAULI BAKSI KA TALAB LUCKNOW.

TOTAL UNDIVIDED SHARE IN THE LAND OF THE FLATS SOLD TO VENDEE : 381.74 SQ. MTR.
TOTAL CARPET AREA OF FLATS THE FLATS SOLD TO VENDEE : 1827.34 SQ. MTR.

ARAZI NO.155 & OTHERS

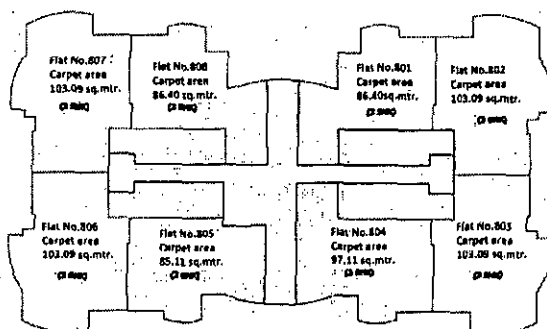


FIRST FLOOR



SECOND FLOOR

ARAZI NO.155 & OTHERS



EIGHT FLOOR

ARAZI NO.155 & OTHERS

8.84 MTR.WIDE ROAD

Prasanna Kumar
Rohit
Tsethi
Ruchi

For Ratan Housing Development Ltd.

[Signature]
Authorised Signatory

SIGNATURE OF SELLER

SIGNATURE OF PURCHASER

आवेदन सं०: 201900820024601

बही सं०: 1

रजिस्ट्रेशन सं०: 17317

वर्ष: 2019

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

विक्रेता: 1

श्री रोहित राय सेठी, पुत्र श्री स्व० बाल कृष्ण सेठी

निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स
विभूति खण्ड गोमती नगर लखनऊ एक्स एफ एफ

व्यवसाय: अन्य

[Signature]



विक्रेता: 2

श्री मोहित राय सेठी, पुत्र श्री स्व० बाल कृष्ण सेठी

निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स
विभूति खण्ड गोमती नगर लखनऊ एक्स एफ एफ

व्यवसाय: अन्य

[Signature]



विक्रेता: 3

श्रीमती प्रेम लता सेठी, पत्नी श्री स्व० बाल कृष्ण सेठी

निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स
विभूति खण्ड गोमती नगर लखनऊ एक्स एफ एफ

व्यवसाय: अन्य

[Signature]



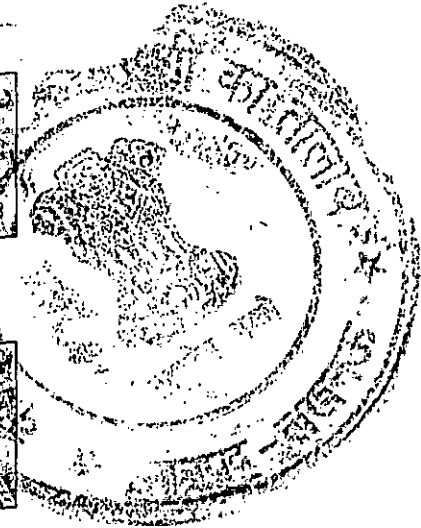
विक्रेता: 4

श्रीमती रुचि सेठी, पत्नी श्री मोहित सेठी

निवासी: 1403 ब्लूमबर्ग टावर ओमैक्स हाइट्स
विभूति खण्ड गोमती नगर लखनऊ एक्स एफ एफ

व्यवसाय: अन्य

[Signature]



PHOTOGRAPH OF FLATS NOS.101, 102, 103, 104, 105, 106, 107 AND 108 ALL SITUATED IN
1ST FLOOR AND FLATS NOS.201, 202, 203, 204, 205, 206, 207 AND 208 SITUATED ON
SECOND FLOOR AND FLATS NOS.801, 802 AND 803 SITUATED ON EIGHT FLOOR "SAI
RATAN PRESTIGE" KAMLABAD, BARHAULI, BAKSI KA TALAB, LUCKNOW.



Alkati
Anshu *Solanki* *Tsethi*
SIGNATURE OF SELLER *Ruchi*

SIGNATURE OF PURCHASER

For Ratan Housing Development Ltd.

[Signature]
Authorised Signatory

आवेदन सं०: 201900820024601

बही संख्या 1 जिल्द संख्या 11784 के पृष्ठ 263 से 334 तक
क्रमांक 17317 पर दिनांक 23/11/2019 को रजिस्ट्रीकृत किया
गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सर्वेश सिंह (प्रभारी)
उप निबंधक : बक्शी का तालाब

लखनऊ

23/11/2019

