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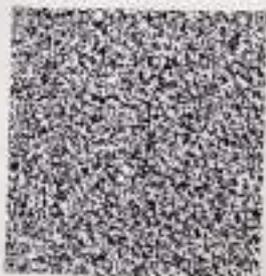
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

| | |
|---------------------------|--|
| Certificate No. | : IN-UP03823317960154P |
| Certificate Issued Date | : 09-Nov-2017 02:25 PM |
| Account Reference | : SHCIL (FY) upshcil01/ QAISERBAGH/ UP-LKN |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0104597437891698P |
| Purchased by | : D S INFRAHEIGHTS PRIVATE LIMITED |
| Description of Document | : Article 23 Conveyance |
| Property Description | : UNDIVIDED SHARE OF LAND OF TOWER 1,2 AND 3, IN GH-02.SECTOR-C,POCKET-7 AT SUSHANT GOLF CITY, LUCKNOW |
| Consideration Price (Rs.) | : |
| First Party | : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED |
| Second Party | : D S INFRAHEIGHTS PRIVATE LIMITED |
| Stamp Duty Paid By | : D S INFRAHEIGHTS PRIVATE LIMITED |
| Stamp Duty Amount(Rs.) | : 1,20,07,000 (One Crore Twenty Lakh Seven Thousand only) |

18



Please write or type below this line



Ansal Properties & Infrastructure Ltd.

Authorised Signatory



For D.S

DIRECTOR

Handwritten signature



0005153517

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shcilesrpd.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The mode of checking the legitimacy is on the terms of the certificate.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKAS TRIPATHI

MAHESH SHANKER TRIPATHI

05/08/1974

Permanent Account Number
AHVPT07B2A



Signature

Vikas



Shah

DS INFRAHEIGHTS PRIVATE LIMITED

405-406, Eldoco Corporate Tower, Vibhuti Khad,
Gomti Nagar, Lucknow - 226010, Ph.: 0522-4043322
info.urbanwoods@tdl.in, info.urbanwoods@urbanaxis.in

Plot No.3, Block-N, Green Park (Main),
New Delhi - 110016, Ph.: 011-41582244
www.tdl.in, www.urbanaxis.in

CIN : U70102UP2013PTC059759

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF DS INFRAHEIGHTS PRIVATE LIMITED HELD ON WEDNESDAY THE 1ST DAY OF NOV, 2017 AT 01.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY

“RESOLVED THAT pursuant to the applicable provisions of Companies Act, 2013 consent of the board of directors of the company be and is hereby accorded to acquire by purchase or otherwise the Land, Hightech Township or other property situated at Tower 1, 2, 3 In Group Housing-02 at Sector C Pocket 7, Sushant Golf City, Lucknow (U.P.) for business purpose on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. Shashank Gupta S/o Shri Krishna Behari Gupta, Authorised Representative of the Company be and is hereby authorized to negotiate and finalize the terms of such acquisition and to sign and execute sale/lease deed and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed herein for completion of aforesaid documentation.

Certified True Copy

For DS INFRAHEIGHTS PRIVATE LIMITED
For D.S. INFRAHEIGHTS Pvt. Ltd.

पद्म कुमल शर्मा

Director

DIRECTOR

For D.S. INFRAHEIGHTS Pvt. Ltd.

Shanku
DIRECTOR



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

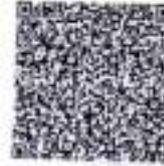
नामांकन क्रम / Enrollment No.: 2017/59704/00913

To
शशंक गुप्त
Shashank Gupta
S/O. Krishna Behari
7101
A75 ADVANTAGE AHINSA KHAND INDRAPURAM
ghaziabad
Shipra Sun City
Shipra Sun C
Ghaziabad Ghaziabad
Uttar Pradesh 201014
8953030953

25/02/2015
23552706



MP235527084FT



आपका आधार क्रमांक / Your Aadhaar No. :

8714 0445 8084

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



शशंक गुप्त
Shashank Gupta
जन्म तिथि / DOB : 31/01/1980
पुरुष / Male



8714 0445 8084

आधार - आम आदमी का अधिकार

Shank
8953030953

UNION OF INDIA Driving Licence (UP) (INT)

UP 52A20140016319

Issue Date: 13/11/2014 Validity: 03/12/2027

Date of Birth: 04/12/1977 Blood Group: UNKNOWN



PHILIP SRIVASTAV

RESIDENTIAL ADDRESS: VILHISHI BHAGIN SRIVASTAV

Handwritten: Bhand 9984390999

UP 52A20140016319

UP019625583

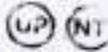
Class: MCVG Validity: 11/11/2014 11/11/2014



VADNUPHARI ENCLAVE PHASE 1
BEHIND VIHAR INDRA NAGAR
U - PIN/W 220016

Signature of Issuing Authority Sign
TRANS COMPT LUCKNOW

UNION OF INDIA Driving Licence



UP16 20090000004



Date of Issue 11/06/2019
Valid Upto 03/01/2024
Date of Birth 04/01/1974
Blood Group Unknown



Sex / Gender

SHISH AGARWAL

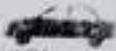
Religion / Faith / Sect/Daughter/Wife of

VIJAY KUMAR

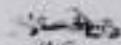
Shish
9971845599

UP16 2009

UP16277476T



MV
11/06/2019



WG
11/06/2019



Form 3 Rule 16(2)

Address

FLAT NO-48 ROYALE GARDEN
ESTATE SEC-61 NOIDA
G.B NAGAR -

Holder's Signature

Gautam
Issued / Issuing Authority Sign
- GAUTAM BUDDH NAGAR -

Shish
9971845599

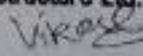
Brief Detail of Sale Deed

| | | |
|-----|--|---|
| 1. | Type of Property | - Residential |
| 2. | Mohalla | - Sushant Golf City |
| 3. | Property details | - Undivided Share of Land of Tower 1, 2 and 3, in Group Housing-02, at Sector-C, Pocket-7, Situated at Sushant Golf City, Lucknow, (U.P.) |
| 4. | Measurement unit | - Square Meter |
| 5. | Total Undivided Share of Land Area of property | - 8,852.75 Sq. Mtr. |
| 6. | Situation of Road | - away from Amar Shaheed Path and Sultanpur Road |
| 7. | Other description | - situated at 24.00 mtr. wide road and at corner. |
| 8. | Consideration | - Rs. 11,91,17,347/- |
| 9. | Market value | - Rs. 17,15,18,820/- |
| 10. | Stamps | - Rs. 1,20,07,000/- |

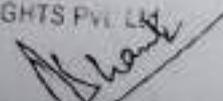
No. of First Party: 1**No. of Second Party: 1**

| Details of Vendor | Details of Vendee |
|--|--|
| M/s Ansal Properties & Infrastructure Ltd. (PAN-AAACA0006D), a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13, Rana Pratap Marg, Lucknow through its authorized signatory Mr. Vikash Tripathi son of Sh. M.S. Tripathi. | M/s. D. S. Infraheights Pvt. Ltd. (PAN NO. AAFCD1641Q) a Company incorporated under the Companies Act 1956, having its Regd. office at First Floor, T.C.-34/V-2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, U.P. through its Director / Authorized Signatory Mr. Shashank Gupta. |

Ansal Properties & Infrastructure Ltd.


 Authorised Signatory

For D. S. INFRAHEIGHTS PVT. LTD.


 DIRECTOR

SALE DEED

This DEED OF SALE ("Deed") is made and executed at **Lucknow** on 09th November, 2017

BETWEEN

Ansal Properties & Infrastructure Ltd., a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13, Rana Pratap Marg, Lucknow through its authorized signatory **Sri Vikash Tripathi son of Sh. M.S. Tripathi** authorized vide resolution dated 31.05.2010. (hereinafter referred to as the "**VENDOR**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc, unless the subject and context requires otherwise) of the **ONE PART**

AND

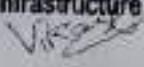
M/s. D. S. Infraheights Pvt. Ltd. (PAN NO. AAFCD1641Q) a Company incorporated under the Companies Act 1956, having its Regd. office at First Floor, T.C.-34/V-2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, U.P. through its Director / Authorized Signatory Mr. Shashank Gupta, authorized vide Board Resolution dated 01.11.2017 (hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

RECITALS:

WHEREVER the Vendors/Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, its, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read suitably as the context requires.

WHEREVER the term land is used to denote the property it shall be read and construed as undivided share of land.

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For D.S. INFRAHEIGHTS Pvt. Ltd.


DIRECTOR

AND WHEREAS VENDORS REPRESENTS DECLARES AND ASSURES THE VENDEE AS UNDER:

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

AND WHEREAS under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township named as Sushant Golf City at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) which are in the name of different companies and a Consortium Deed dated 22.12.2016 has been executed amongst them and Ansal API became Lead Developer of the Land and has got power to do all the work related to the development of Land as Hi-Tech Township in Lucknow and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning & Development Act 1973 (hereinafter referred to as the said township).

AND WHEREAS pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

AND WHEREAS a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said Vendor which has been approved by the Lucknow Development Authority, Lucknow. Vendor shall be solely responsible to pay all the amount payable to LDA or any other authority on account of change of land use, free hold charge, development charge or any other charges.

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

For D.S. INFRAHEIGHTS PVT. LTD.


DIRECTOR

AND WHEREAS the detailed layout plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow-2021.

AND WHEREAS in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the Vendor has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and Practices.

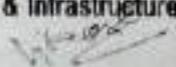
AND WHEREAS, the Promoter/Owner has registered under the provisions of the Act with the Real Estate Regulatory Authority at Uttar Pradesh on 28.07.2017 under registration no. UPRERAPRM6378.

WHEREAS, in the township various land parcels/lands have been demarcated and identified for development and construction of blocks/towers.

AND WHEREAS, the Vendee has expressed to Vendor/Confirming Parties its desire to purchase the **Undivided share of land admeasuring 8,852.75 square meters (i.e. 95,291.00 square feet) of Towers 1, 2 and 3 in the Group Housing-02, at Sector-C, Pocket-7, situated at Sushant Golf City Lucknow** as described in detail in **Schedule of Property Annexure-A** annexed herewith and identified and marked in the layout plan annexed herewith as **Annexure-A** along with rights to construct and develop the towers/blocks on the aforesaid Undivided share of Land (hereinafter referred to as the "**Said Property**").

AND WHEREAS, the Vendee has represented and confirmed that it has conducted due-diligence of the said Property and has satisfied itself with regard to the title and permitted usage of the said Property and nothing further is required to be done in this regard.

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For D.S. INFRAHEIGHTS PVT. LTD.


DIRECTOR

AND WHEREAS, the Vendor/Confirming Parties relying on the assurances and representations of the Vendee has agreed to sell the said Property to the Vendee for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.

AND WHEREAS, the Vendors represents, declares and assures the Vendee as under:

- a) That Vendor has its unrestricted and absolutely clear and marketable title over the said Property of this sale-deed and no one else except the Vendor has any share, title concern or right on it in any manner and said property is free from all encumbrances including sale, gift, lease, agreement/arrangement, mortgage, attachment, lien, securities, disputes or litigation in any manner and the Vendor is quite legally competent to sell, transfer and assign said Property to the Vendee.
- b) That the Vendor further represents that the usages of the said property hereby sold by it to the Vendee is for group housing and there is no legal and technical impediment for the Vendee to use the said property for said purposes.
- c) That all the group housing blocks falling on the said property hereby sold and transferred, are duly approved under the Urban Planning & Development Act, 1973 and they are legally saleable and transferable.
- d) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for said property are common and exclusive both.
- e) That the Vendor clearly and categorically states that the vendee shall have its sole, unrestricted, absolute, clear and marketable title over said property including the right of sale, transfer, assignment, lease, convey and further, the right to mortgage the said property with any bank or financial institution and to raise loans/financial assistance from them by fulfilling due formalities including the execution of the deed of mortgage etc. and the Vendor shall have no concern or objection with the same in any manner.

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

For D.S. INFRAHEIGHTS Pvt. Ltd


DIRECTOR

- f) That the Vendor further agrees and assures that the right of interconnecting services cannot be denied to the other areas of the said township to which it is serving and similarly, the services coming from other area to this part and extending the services to the constructed blocks/said property will also not be denied to the occupants of all or any block.
- g) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declaration or any part thereof is found to be false and incorrect or any other material thing about the said property which should have been disclosed by the Vendors to the Vendee in advance but the same is kept concealed for any reason.
- h) That the Vendor fully understands that the Vendee has entered into this transaction on the basis of the representations and assurances made by the Vendor only and the Vendor have satisfied the Vendee through its representations regarding the legal and technical aspects of the property hereby sold.

AND WHEREAS, the Vendee relying on the assurances and representations of the Vendor has agreed to purchase the said Property from the Vendor for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

- 1. That in lieu of the total consideration of **Rs. 11,91,17,347/- (Rupees Eleven Crore Ninety One Lakh Seventeen Thousand Three Hundred Forty Seven Only)** the Vendor hereby sells, conveys and transfers the **said Property** in the **said Township** marked in layout plan annexed herewith as **Annexure-A** along with all rights appurtenant thereto, to the Vendee and the Vendee accepts and confirms the same, subject to the terms and conditions set out herein.
- 2. That the Vendor doth hereby absolutely sell, conveys, transfers and assigns the said property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents

Ansal Properties & Infrastructure Ltd.
VIPDZ
Authorised Signatory

For D.S. INFRAHEIGHTS Pvt. Ltd.

AS Lamb
DIRECTOR

to the vendor that the Vendee shall not, in any circumstances, whatsoever, carry out construction over the said property more than permitted FAR of as per approved plan of Lucknow Development Authority. Further the Vendee hereby assures that the Vendee will develop as per the prescribed law governed by the controlling authority.

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said property in part/full without any hindrances, claim whatsoever from the Vendor or any other person claiming through the Vendor and before every subsequent transfer of the property hereby sold, it shall be mandatory for the Vendee to obtain a No-dues Certificate from the Vendor and all subsequent Vendees shall also abide all the terms and conditions of the Sushant Golf City as laid down by the Lucknow Development Authority and the Vendor.
4. That the said Property will remain dedicated to the Vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the Vendor and the Vendee will enjoy all the rights and title on the said Property.
5. That the said Property area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is or to be located and it is relevant for use of the floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However, the Vendee has full right on the floor area sold to it with the land appurtenant.
6. That the said Property will have unfettered right on the services which are coming up to this land from the public areas and the vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.
7. That the said property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing in the Sushant Golf City and the Vendee assures and confirms to the Vendors that the said property shall strictly be used for

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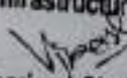
For D.S. INFRAHEIGHTS PVT. LTD.


DIRECTOR

Group Housing purposes only and if at any point of time, it is found that the use of the said property is not in conformity with the purposes for which it is being sold then in such an event, the Vendor shall have the right to call upon the Vendee for an explanation thereof and if the error is not rectified, the Vendor shall further have rights to move the appropriate Court of Law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.

8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said property in a workman like manner only through qualified/competent contractor/workmen and in conformity with applicable laws, rules and regulations of the authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all hours on all days including Sunday/public holidays for inspection of the constructions carried out over the said property by giving a prior notice.
9. That the said property which is being sold to the vendee is part of Hi-Tech Township of Ansal Properties & Infrastructure Ltd. All the rules & regulations framed by Ansal Properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, colour scheme, upkeep, maintenance etc. shall be strictly followed by the vendee if at any point of time is found the vendee is not following the terms, conditions rules, regulations and understanding mutually agreed then in such an event the vendor shall have the rights and powers to call upon the vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.
10. That the Vendor shall look after the maintenance and upkeep of the common areas and facilities until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep repairs, security etc. of

Ansal Properties & Infrastructure Ltd.


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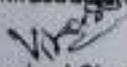
For D. S. INFRAHEIGHTS Pvt. Ltd.


DIRECTOR

the building (s) including the landscaping and common area, However landscaping and common area may be specified.

11. The Vendee or its Prospective Apartment ALLOTTEE(S) unconditionally agrees and consents to the said arrangement and he/she/it shall pay interest free security deposit and maintenance charge as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost in addition to maintenance charge there will be contribution to the replacement Fund etc. Any delay in payments will make the vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ 24% per annum. The Vendee or its Prospective Apartment ALLOTTEE(S) further unconditionally agrees that nonpayment in the specified time shall also disentitle the Vendee or its prospective Apartment ALLOTTEE(S) to the enjoyment of common services including lifts electricity, water etc. and the Maintenance Agency shall be free to discontinue/disconnect the said services.
12. After the township is handed over to local body or even if before it whenever any tax is imposed by any statutory authority, the same shall be payable by the vendee / allottee / occupant / owner of the apartments.
13. The Vendee shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including the financial and legal / The Real Estate (Regulations and Development) Act, 2016 along with The Uttar Pradesh Real

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For D.S. INFRAHEIGHTS Pvt. Ltd.


DIRECTOR

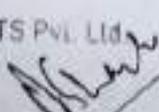
Estate (Regulations and Development) Rules, 2016 (RERA) can be inflicted on the Vendor.

14. The Vendee indemnify the Vendor that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the service of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees. Assignees and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services.
15. That Vendee assures that as and when required the Vendee or its prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency and the Vendee shall abide by all the terms and conditions of the allotment. The Vendee shall be liable to pay charges towards infrastructure maintenance from the date of commencement of excavation to the Vendor or any agency nominated by the Vendor @ Rs. 0.25 per Sq.ft. per quarter (of every year) in advance on the approved FAR. This maintenance charges shall be applicable during the complete construction period till the time of completion of possession. A separate agreement shall have to be signed with the maintenance agency or any agency as may be appointed by the vendor for the specific purpose.
16. That the Vendor has handed over the vacant, peaceful possession of the said property to the Vendee and the vendee assures that the Vendee shall develop and raise the construction of the said FSI area/block as per the plans approved by the controlling Authority.
17. That the Vendee can get the said property under sale mutated, substituted and transferred in his name, on the basis of this sale-deed, in the record of any authority or any other relevant records. The Vendor undertakes that it shall sign all other papers/documents required in this connection.
18. That the Vendor will provide services as per the term sheet/ agreements which has been duly executed between the parties and will be acceptable to both the parties wherever

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

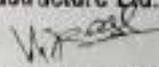
For D.S. INFRAHEIGHTS PVT. Ltd.


DIRECTOR

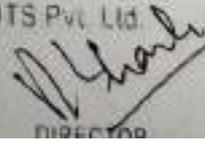
any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.

19. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
20. That the Vendor will be responsible to develop the area and obtain the completion certificate of the services from the Controlling Authority but it will be the responsibility of the Vendee to take completion certificate of the building and the services within the towers constructed by the Vendee, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be responsible. The Vendee will be responsible for obtaining the completion certificate in their own name before offering possession to the allottee(s) / assignees.
21. In case at the option of the Vendee, the numbers of units are being increased then the vendee will bear the subsidized value of cost of proportionate number of EWS / LIG units too in addition to the FSI Cost.
22. That the Vendee does hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
23. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat. The vendee shall follow the provisions, rules and regulations of the The Real Estate (Regulations and Development) Act, 2016 along with The Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 (RERA) and also the policy of the Vendor, provided the same is not in contravention of RERA.
24. That the Vendor hereby agrees and covenants with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title.

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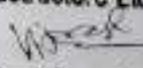

Authorised Signatory

For D.S. INFRAHEIGHTS Pvt. Ltd.

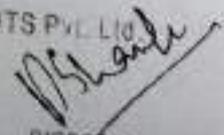

DIRECTOR

25. That the Vendee hereby assures that vendee shall put a clause in subsequent transfer documents to the effect that subsequent purchasers of the apartment shall abide by the terms and conditions of Hi-tech policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Circular etc executed between Vendor and Vendee.
26. That the said property is free from all kinds of encumbrances, disputes, flaws litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
27. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any state or central Government or any other authorities empowered to impose the same, dues demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
28. The Vendee shall utilize the said Property for construction and development of a group housing tower on the said Land as per approved/sanctioned building plans and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall comply with the building plans for the towers sanctioned/approved by the authorities and setbacks, ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the towers/blocks on the said Land. No alteration or modifications of building plans shall be permitted. That the Vendee shall not utilize the FSI area in excess to 22,070.57 Sq. mtr / 2,37,567.68 sq. ft. and as per plans sanctioned vide permit no.39934 dated 16/4/2016, for construction purpose without prior permission from the Vendor.
29. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Property to its complete satisfaction. Subject to the terms and conditions

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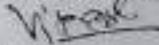
For D. S. INFRAHEIGHTS PVT. LTD.


DIRECTOR

of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Property.

30. That the External Development shall be completed by the Vendor but other charges as may be payable under the Hi-Tech Township of the Govt., shall be paid by the Vendee or his assignee or allottee as the case may be.
31. The Vendee, further agrees to pay on pro-rata basis, charges or any increase thereof payable by the Vendor to the competent authorities on account of levy / enhancement of external development charges and/or charges of infrastructural works and/or provisioning of additional /better facility(ies) such as installation of effluent treatment plant, additional fire safety measures, increases in all types of securities / fees to be paid for various facilities such as including and not limited to payment of deposits / charges and increase thereof for bulk supply of electrical energy, augmentation charges for augmentation of major infrastructure projects, development of any sector roads, state / national highways, transport, irrigation facilities, power facilities, environment conservation schemes, laying of sewer lines, storm water drainage, over head water tanks, if required, as per the demands raised by the Vendor, provided prior written consent is taken from Vendee.
32. The Vendee shall at its own costs and expenses complete the construction of towers/blocks on the said Land within the time limits as mentioned in the permit no.39934 dated 16/04/2016 for the sanctioned plan of the said Group Housing falling which the Vendee shall be liable and responsible for all consequences, whether penal or other including, resulting from delay in completion of construction.
33. The Vendee understands that in order to maintain uniformity in the Project certain guidelines and specifications for construction and development of towers have been prescribed by the Vendor and the Vendee agrees to abide by them while undertaking construction on the said Property.
34. The mining permissions and completion certificate in respect of construction of the towers on the said Property shall be

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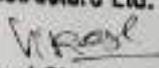
For D.S. INFRAHEIGHTS Pvt. Ltd.


DIRECTOR

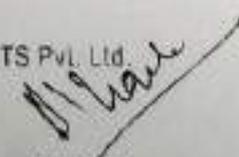
obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Property and construction of towers thereon as may be required by the Vendor/competent authority.

35. Basement of the towers on the said Property shall be constructed by the Vendee in accordance with the sanctioned plans. This is not part of FSI and Vendee shall have sole and exclusive right to allot the car parks. It is hereby clarified that the basement of towers will be interconnected with the basements of other towers in the Project and portion of the same may be used as passage area/service area as per the development plan of the Vendor. The Vendee agrees to abide by the development plan formulated by the Vendor and agrees to extend all co-operation and assistance as may be required by the Vendor / other associate developers in this regard.
36. Since the said Property is part of the Project and Township various service and facilities in the Project and Township will be inter-connected. The Vendee agrees and confirms that right of interconnecting services and facilities through/from the said Property shall not be denied. In case any services / equipments which are required for Project are installed/erected/set-up by the Vendor then pro-rata costs/charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor provided prior written information given to the Vendee.
37. The Vendee will have to pay for all services connection of its property to the trunk services of the colony as per the demand raised by the Vendor or its nominated agency and connections shall be provided after making full payment against the demand raised.
38. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for construction purpose and for the towers / blocks constructed on the said Property and shall connect/join the same with the main lines / connections in the Project.

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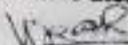

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For D.S. INFRAHEIGHTS Pvt. Ltd.

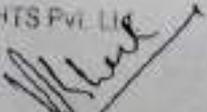

DIRECTOR

39. The Vendee shall reimburse to the Vendor all costs and expenses as may be borne and paid by the Vendor in installation of various common services and giving connection to the Vendee upto the said Property/blocks/towers.
40. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management in the development and construction of the towers/blocks on the said Property. Further, the Vendee shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the towers/blocks on the said Property including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc. and keep the Vendor indemnified.
41. The Vendee shall not do or suffer anything to be done in or on the said Property which may tend to cause damage to any other structures in the land parcels adjacent to the said Property or hampers/obstructs other construction activities being carried out in the Project. Further, the Vendee shall not keep any material in the common areas of the Project and shall ensure disposal of all malba/construction material as per instructions/guidelines of the Vendor.
42. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Property/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction.
43. The Vendee shall market and advertise the towers and units on the said Property reflecting that same is situated in the said township. All the marketing and advertising material shall include name/logo/ of Sushant Golf City and the Vendee shall use the same after getting the same approved from the Vendor.
44. The Vendee shall be entitled to book, allot and sell units in the towers constructed and receive/collect consideration in lieu thereof. However, the draft and format of documents to be executed with the buyers/allottees shall be finalized by the Vendee in consultation with the Vendor.

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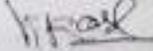

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For D.S. INFRAHEIGHTS Pvt. Ltd.


DIRECTOR

45. The said township comprised of various common areas, community areas and common facilities and the Vendor either itself or through its agencies shall be entitled to maintain and manage the same. The Vendee or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Vendor/maintenance agency in the format prescribed by the Vendor/ maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges to the Vendor/maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost.
46. In case any club facility is developed by the Vendor in the said township then access to and usage of same shall be subject to payment of requisite charges and fees and execution of necessary forms, application and documents as the Vendor/its nominee or club management agency requires.
47. The said Property hereby sold to the Vendee is part of the said township and thus all the rules and regulations framed by the Vendor/its nominee agencies for the said township regarding building layout, use and maintenance of common areas, community areas, construction and development, colour scheme of the towers/complex etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the towers/blocks follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in towers/blocks. In the event the Vendee / any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor / its nominated agency shall have the right and power to take / initiate appropriate actions against the Vendee / such allottee / occupants at cost and risk of the Vendee/such allottee/occupants.

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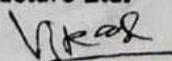

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For D.S. INFRAHEIGHTS Pvt Ltd.



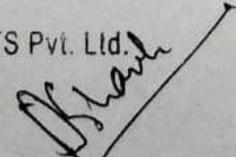
48. The Vendee has the absolute right to sell/transfer the said Property with Permitted FSI to the third party, but only after clearing all the outstanding dues of the Vendor if any including maintenance, electricity charges and subsequently obtaining no dues certificate from the Vendor. There shall be no administrative or transfer fees to be paid by the Vendee to the Vendor. In the event the Vendee intends to sell and transfer the said Land with Permitted FSI to any third party then the terms and conditions of this Deed shall be applicable to and binding on such transferees/vendees and the Vendee shall incorporate appropriate provisions in this regard in the transfer/sale documents of such transferees/vendees.
49. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Property/township at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Property/township including and not limited to environmental clearance, development agreement, license etc.
50. The said Property is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
51. The Vendee shall indemnify the Vendors from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
- a. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - b. delay in completion of construction; and/or
 - c. use of the said property/towers in contravention of the permissible use; and/or
 - d. defective construction or use of material of inferior quality; and/or
 - i. breach of applicable laws and policies; and/or
 - f. breach of rules and regulations prescribed by the Vendor/its agencies; and/or

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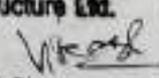


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- g. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - h. non-payment of applicable charges, taxes, levies etc; and/or
 - i. disputes with any prospective allottees or its employees or any third party.
52. The Vendor shall indemnify the Vendee against any direct losses, damages, claims, cost, expenses, demands, liabilities etc., of any nature whatsoever that may be caused to or suffered by the Vendee due to any defect in the title of the Vendor to the said Property.
53. The area of the said Property mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Property may be used for installation or provisioning of common services and facilities of the township subject to prior consent of Vendee and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard.
54. The Vendor has handed over copies of all title related documents to the Vendee to its satisfaction.
55. All costs, charges and expenses towards this Deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Vendee.
56. If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.
57. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.

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58. That the said property is situated in the Sushant Golf City and more than 100 meter away from Sultanpur Road and Amar Shaheed Path and nothing is constructed on said property. The said property is situated on 24.00 Mt. wide road for which the circle rate is fixed as Rs. 24,000/- per sq. mt. and the said property exist at corner hence after enhancement of 10% in circle rate value comes to Rs 26,400/- per sq. mt. The undivided share of land area of the said property is 8,852.75 sq. mt. Market value of the land area 1000 sq. mt. at the rate Rs 26,400/- per sq. mt. comes to Rs 2,64,00,000/- . Market Value of remaining area 7,852.75 sq. mt. calculated @ Rs 18,480/- per sq. mt. which comes to Rs 14,51,18,820/-. Hence the total market value of the property comes to Rs 17,15,18,820/-. Since the sale consideration of Rs 11,91,17,347/- is lesser than the market value, therefore total stamp duty of Rs. 1,20,07,000/-has been paid on the market value by the Vendee through E-stamp accordingly.
59. That from today the Vendee shall become the absolute owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said property and enjoy the benefits itself, its successors and assignees.

SCHEDULE OF PROPERTY

Undivided share of land of admeasuring 8,852.75 square meters (i.e. 95,291.00 square feet) of Towers 1, 2 and 3 in the Group Housing-02, at Sector-C, Pocket-7, situated at Sushant Golf City, Sultanpur Road, Lucknow.

BOUNDARIES

South West : 24.00 Mt. Wide Road
North West : 18.00 Mt. Wide Road
North East : 18.00 Mt. Pathway/Open
South East : Other's Property

SCHEDULE OF PAYMENT

Vendor has received total sale consideration of **Rs. 11,79,26,174/- (Rupees Eleven Crore Seventy Nine Lakh Twenty Six Thousand One Hundred Seventy Four Only)** from the vendee and acknowledge its receipt. Vendee shall deposit **1% property tax** amounting to **Rs. 11,91,173/- (Rupees Eleven**

Ansal Properties & Infrastructure Ltd.

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For D.S. INFRAHEIGHTS Pvt. Ltd.

DIRECTOR

Lakh Ninety One Thousand One Hundred Seventy Three Only) and provide the required certificate to the vendor within reasonable time.

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

WITNESSES:

1. Bairam



PAITHUSAIYASTAV
S/O YASISTH HARAYAN
ANIMAL RESIDENCY
FATOIRA NAAGAL
LUCKNOW.

2. Ashish



ASHISH AGARWAL
S/O LATE V.K. AGARWAL
FLAT NO 18 ROYALS GARDEN ESTATE
SEC-61, NOIDA

Ansal Properties & Infrastructure Ltd.

Authorised Signatory
VENDOR

PAN-AAACA0006D

For D.S. INFRAHEIGHTS Pvt. Ltd.

Director

VENDEE
PAN-AAFCD1641Q

Typed by :

(RAM SANEHI)
Civil Court, Lucknow

Drafted by :

(Vishwanath Yadav)
Advocate
Civil Court, Lucknow

विक्रय पत्र

119,117,347.00 / 171,519,000.00 20,000.00 120 20,120.00 44

प्रतिफल बलिघन श्री ए.एस.इन्फ्रा हार्डवेयर प्रा.लि.डा. निदेश शशांक गुप्ता पुत्र श्री कृष्ण विहारी मो0नं0 9963030953 व्यवसाय व्यापार

निवासी स्वामी टी.सी.34/बी-2 साइबर टावर विनोति खण्ड गोमती नगर लखनऊ अस्थायी पता आ0 नं0 871404458084

ने यह लेखपत्र इत ब्यवसाय में दिनांक 10/11/2017 समय 2:14PM बजे निबन्धन हेतु पेश किया।



जिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह उप निबंधक(प्रथम) लखनऊ

10/11/2017

निष्पादन लेखपत्र वाद मुनने व खपतने मजमून व प्राप्त धनराशि रु. प्रत्येकानुसार उक्त विक्रेता केता

श्री अनन्तल प्रा0 ए0 इ0 लि0 द्वारा विकास त्रिपाठी पुत्र श्री एम0 एस0 त्रिपाठी पेशा नौकरी निवासी 13 राणा प्रताप मार्ग लखनऊ



श्री ए.एस.इन्फ्रा हार्डवेयर प्रा.लि.डा. निदेश शशांक गुप्ता पुत्र श्री कृष्ण विहारी मो0नं0 9963030953 पेशा व्यापार निवासी टी.सी.34/बी-2 साइबर टावर विनोति खण्ड गोमती नगर लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान पुरु श्रीवास्तव वशिष्ठ नारायण

पेशा नौकरी

निवासी अनमोल रेजीडेन्सी इन्दिरा नगर लखनऊ

व आशीष अग्रवाल स्व0 वी0 के0 अग्रवाल

पेशा व्यापार

निवासी फ्लैट नं0 4B रायल गार्डन स्टेट से-18 नोयडा

ने की।

प्रत्यक्षता भद सक्षियों के विज्ञान अंगूठे निष्पत्तुय विनिर्माण हेतु



जिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस.बी.सिंह उप निबंधक(प्रथम) लखनऊ

10/11/2017

आज दिनांक 10/11/2017 को

वही सं. 1 जिल्द सं. 23046

पृष्ठ सं. 287 से 330 पर कर्नाक 17670

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एस.वी. सिंह

उप निर्यन्धक (प्रथम)

लखनऊ

10/11/2017

