

3023/2019

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP05875351681202R
Certificate Issued Date	: 03-Apr-2019 12:53 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107002986405801R
Purchased by	: SJP HOTELS AND RESORTS PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: UNDIVIDED SHARE OF RETAIL/COMMERCIAL PLOT NO.5(T-5) AT I.B.B-1,SUSHANT GOLF CITY, SULTANPUR ROAD,LKO
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party	: SJP HOTELS AND RESORTS PVT LTD
Stamp Duty Paid By	: SJP HOTELS AND RESORTS PVT LTD
Stamp Duty Amount(Rs.)	: 96,75,100 (Ninety Six Lakh Seventy Five Thousand One Hundred only)



वैनामा पत्र
 प्रमाणित किंय जात है किंय अनुबंध
 प्रलेख संख्या 3023/19 द्वारा किया गया
 स्टाम्प शुल्क 424,70,000/- विक्रय पत्र
 में समाविष्ट किया गया।
 उप-निर्देशक (सरोजनीनगर)
 लखनऊ

Please write or type below this line.....



Authorized Signatory



Ansals Properties & Infrastructure Ltd.
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TQ 00084



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2. The onus of checking the legitimacy is on the users of the certificate.
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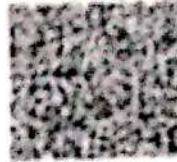
भारत सरकार

Government of India



श्रीधर शिवा
Sudharya Mishra

जन्म वर्ष / Year of Birth: 1985
पुरुष / Male



7159 7175 4317

आधार - आम आदमी का अधिकार



भारतीय अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O श्रीधर कुमार शिवा, इ-228 म. 24 दुर्गापुरा विहार, बरसाना, प्रिया नगर, बरसाना, जिला प्रयाग, 226016	Address: S/O Sudharya Kumar Mishra, House no. 24 Dwarka Vihar, Khajurhat, India Nagar, Lucknow, Uttar Pradesh, 226016
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7159 7175 4317



1800 303 3047



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



नीरज झा
Neeraj Jha
जन्म तिथि/DOB: 04/08/1987
पुरुष/ MALE
Mobile No: 7753001200



3789 8795 4800
VID : 9137 0156 5516 8517

आधार - आम आदमी कार्ड



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, जियामऊ, निकट
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address :
S/O: Ram Naresh Jha, JAGANNATHPURI COLONY
JIYAMAU, NEAR RADHA KRISHNA MANDIR,
Lucknow, Lucknow,
Uttar Pradesh - 226001

3789 8795 4800
VID : 9137 0156 5516 8517

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1800 300 1947

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P.O. Box No. 1947,
Bhopal-462 001

(Handwritten Signature)



भारत सरकार
GOVERNMENT OF INDIA



आनंद कुमार सिंह
Anand Kumar Singh
जन्म तिथि/DOB: 05/05/1960
पुरुष/ MALE



7638 6510 5516



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: हरी ज्ञान सिंह, ए - 1 / 14, सेक्टर -
बी, अलीगंज, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226024

Address

S/O: Hari Gyan Singh, A
- 1 / 14, Sector - B,
Aliganj, Lucknow,
Lucknow,
Uttar Pradesh - 226024



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1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

भारत निर्वाचन आयोग
भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SNN/2017/11



District:
 State:
 Constituency:
 Polling Station:
 Name:
 Age: Sex:
 Signature:

भारत निर्वाचन आयोग
भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SNN/2017/11

District:
 State:
 Constituency:
 Polling Station:
 Name:
 Age: Sex:
 Signature:

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1. The Identity Card is issued to the voter on the basis of the information furnished by the voter in the relevant Form for including his name in the roll at the changed address and to obtain the card with the same number.


भारत सरकार
GOVERNMENT OF INDIA




भारतीय
 आदर्श
 आदर्श



8340 05 7526

आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
 भारतीय विशिष्ट पहचान प्राधिकरण

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Sandeep

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE COMMITTEE OF DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON 10TH NOVEMBER, 2018

Authorization for registration of Plots/Villas/Flats and other units at Lucknow project/s of the Company.

"RESOLVED THAT approval of the Directors be and is hereby accorded to authorise and empower, the following Authorised Persons of the Company, to do or cause to be done all such acts, deeds and things as detailed hereinafter, in respect of Lucknow Project, on behalf of the Company:-

Group - A

Any one of the following jointly with any one from Group "B"

1. Shri Neeraj Jha
2. Shri Anil Pandey
3. Shri Abhishek Sinha

Group - B

Any one of the following jointly with any one from Group "A"

1. Shri Saubhagya Mishra
2. Shri Ayush Pratap Singh
3. Shri Vikas Tripathi

1. To sign/execute/authenticate the sale deed(s) / transfer document(s) / other document (s) in Registrar Office for the purpose of registration of Plots/Villas/Flats and other such units offered for registration to respective customers who want to get their units registered in Registrar's office after making full payment in respect of units sold to them in Lucknow Project and where no objection certificate has been issued for that unit, to get it registered.
2. To appear/present the sale deed(s) / agreement(s) / transfer document(s)/other document(s) before the concerned Registrar/ Sub-Registrar/ any registering authority at Lucknow, for registration, under any statute, and, to admit/verify execution thereof.
3. To sign and execute relevant form/s as may be required /applicable under various laws/ statues for the aforesaid purpose.
4. To do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

RESOLVED FURTHER THAT all the acts, deeds, and things done or caused to be done by the aforesaid authorized persons, for the above matters, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.



Ansal Properties & Infrastructure

Authorised

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 & OHSAS 18001 : 2007)

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110 001

Tel. : 23353550, 66302268 / 69 / 70 / 72,

Website : www.ansalapi.com

CIN-L45101DL1967PLC004759


Email: customercare@ansalapi.com, TOLL FREE NO. 1800 266 5565

RESOLVED FURTHER THAT all such acts, deeds, matters and things to be done by aforesaid authorized persons, in connection with and to safeguard the interest of the company, shall be binding on the company and deemed to have been done by the company itself.

RESOLVED FURTHER THAT above authorization in favor of the aforesaid authorized persons, shall remain in force till the date they remain in the employment or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.


RESOLVED FURTHER THAT a certified true copy of this resolution be forwarded wherever required under the signatures of any Director or Company Secretary of the Company."

Certified to be correct
for Ansal Properties & Infrastructure Limited


Abdul Sami

General Manager (Corporate Affairs) &
Company Secretary
FCS-7135

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 & OHSAS 18001 : 2007)

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110 001

Tel. : 23353550, 66302268 / 69 / 70 / 72,

Website : www.ansalapi.com

CIN-L45101DL1967PLC004759

Email: customercare@ansalapi.com, TOLL FREE NO. 1800 266 5565



SJP HOTELS & RESORTS PRIVATE LIMITED
Regd. Office: C-2, Mahaluxmi Mall, 5th Floor
Raj Nagar Ghaziabad Up 201001
CIN: U70100UP2007PTC038276
E-Mail Id: info@migsun.in

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SJP HOTELS & RESORTS PRIVATE LIMITED HELD ON 30TH DAY OF MARCH, 2019 AT 12:30 P.M. AT ITS REGISTERED OFFICE AT 305, NIRMAL TOWER BARAKHAMBHA ROAD, NEW DELHI DL 110001

"RESOLVED THAT the consent of the Board be and is hereby accorded for the execution of Sale Deed of property named **Tower No. 5 (T-5)** situated at International Business Bay-1, Sushant golf City, Sultanpur Road, Lucknow (U.P).

RESOLVED FURTHER THAT Mr. Anand Kumar Singh, be and is hereby authorized to sign the documents related to the said deed on behalf of the company and do all such acts, matters, deeds and things and to take all such steps and give directions as may be required, necessary, expedient or desirable for giving effect to the said contract.

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company.

RESOLVED FURTHER THAT a copy of this resolution duly certified as true by any of the Directors of the Company be furnished to the person concerned or interested in this matter."

For SJP HOTELS & RESORTS PRIVATE LIMITED

For SJP Hotels & Resorts Private Limited

Director

YASH MIGLANI

(Director)

DIN-03404855

Add: C-2, Kavi Nagar

Ghaziabad, U.P.-201002





उत्तर प्रदेश UTTAR PRADESH

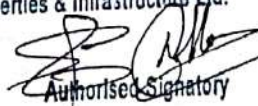
ET 622400

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BRIEF DETAIL OF SALE DEED

- | | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Type of property | : Commercial |
| 2. Ward | : Ibrahimpur |
| 3. Mohalla | : Sushant Golf City |
| 4. Property Details | : Free Hold undivided Retail/Commercial
Plot No. 5 (T-5), situated at
International Business Bay-1 (IBB-1),
Sushant Golf City, Sultanpur Road,
Lucknow, (U.P.) |

Ansal Properties & Infrastructure Ltd.


Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH



3

- | | |
|----------------------|----------------------------------------------------|
| 5. Measurement Unit | : Square Meter |
| 6. Area of Property | : 7373.56 Sq. Mtr. |
| 7. Situation of Road | : Away from Amar Shaheed Path and Sultanpur Road. |
| 8. Other Description | : situated at 45.00 Mtrs. wide road and at corner. |
| 9. Constructed area | : N.A. |

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10. Pertaining to the member of House : N.A.
Society
11. Advance : Rs. 20,00,00,000/-
12. Sale Consideration : Rs. 20,00,00,000/-
12. Value as per Circle rate : Rs. 14,41,83,389/-
13. Stamp Duty Paid with Agreement Rs. 43,24,880/-
14. Stamp Duty paid with this Sale : Rs. 96,75,300/-
deed

No. of First Party: 1	No. of Second Party: 1
Details of First Party/Vendor	Details of Second Party/Vendee
M/s. 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 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030. (PAN-AAACA0006D) through its authorized signatory Mr. Saubhagya Mishra son of Mr. Mahendra Kumar Mishra and Mr. Neeraj Jha son of Mr. Ram Naresh Jha authorized vide Board Resolution dated 10.11.2018.	M/s. S. J. P. Hotels and Resorts Pvt. Ltd., a company incorporated under the Companies Act 1956, having its registered Office at 305, Nirmal Tower, Barakhamba Road, New Delhi (PAN-AALCS8695P, through its Authorized Signatory Mr. Anand Kumar Singh S/o. Sh. Hari Gyan Singh Authorized vide Board Resolution dated 30.03.2019.


DEED OF SALE

This DEED OF SALE ("Deed") is made and executed at Lucknow on 02nd of April, 2019.

BETWEEN

M/s. Ansal Properties & Infrastructure Ltd., a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal

Ansal Properties & Infrastructure Ltd.


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Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030. (PAN-AAACA0006D) through its authorized signatory **Mr. Saubhagya Mishra son of Mr. Mahendra Kumar Mishra and Mr. Neeraj Jha son of Mr. Ram Naresh Jha** authorized vide Board Resolution dated 10.11.2018 (hereinafter, referred to as the "**VENDOR**", which expression shall include its executors, administrators, permitted assignees, successors, representatives, etc, unless the subject and context requires otherwise) of the **ONE PART**.

AND

M/s. S. J. P. Hotels and Resorts. Pvt. Ltd., a company incorporated under the Companies Act 1956, having its registered Office at 305, Nirmal Tower, Barakhamba Road, New Delhi (PAN-AALCS8695P, through its Authorized Signatory Mr. Anand Kumar Singh S/o. Sh. Hari Gyan Singh Authorized vide Board Resolution dated 30.03.2019 (hereinafter, referred to as the "**VENDEE**"/"**Second Party**", which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

(The expression and words of the **VENDOR** and the **VENDEE** shall mean and include their successors in interests, executors, permitted assignees, administrators and legal representatives respectively).

RECITALS:

WHEREVER the Vendor/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.

AND 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

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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 at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) 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.

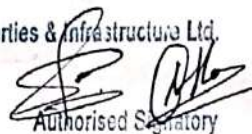
AND WHEREAS, thereafter, the Vendor entered and executed various Consortium Agreements for forming a consortium of Developer Companies with the object of development of various complexes including but not limited to Hi-Tech Township at Lucknow and for submitting the proposal to the Government of Uttar Pradesh for selection of private developer for development of various complexes including but not limited to Hi-Tech Township in the state of Uttar Pradesh.

AND WHEREAS pursuant to the 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 First Party/ 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 developer which has been approved by the Lucknow Development Authority, Lucknow.

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

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AND WHEREAS the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2031.

AND WHEREAS a layout plan has been approved with the detail project report (DPR) and all the development work on the land is to be based on layout plan only.

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 First Party/ Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The First Party/ Vendor is also authorized to carryout and complete 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 Vendor on the basis of the aforementioned consortium agreements has claimed to possess right to develop, allot, transfer and alienate the land(s) or any portion or part thereof to third parties and to own the same perpetually.

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

- A. The Vendor represents that through Consortium Agreements, the Vendor has been appointed as Private Developer and Lead Member for the development of the Said Plot and also the Vendor has been authorized by the consortium members under the said agreements to negotiate, sell and transfer the Free Hold undivided share inter-alia sale in the land admeasuring 7373.56 Sq.Mtr., along with available FSI Area 21,000 Sq. Mtr./2,26,044 Sq. Ft., at International Business Bay-1 (IBB-1), situated at Sushant Golf City, Sultanpur Road (Saheed Path), Lucknow, (U.P.), {Land with available FSI is herein after referred as "Said Plot"}.
- B. The Vendor represents that as on date a total of 2,26,044 Sq. Ft. FSI is available on the subject plot and the total consideration for the sale of such FSI/PLOT(UDS) i. e. for the total amount Rs.

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21,62,33,791/- (RUPEES TWENTY ONE CRORES SIXTY TWO LAKHS THIRTY THREE THOUSAND SEVEN HUNDRED AND NINETY ONE ONLY) the plot in question has been calculated @ Rs. 956.60/- per square feet of FSI available on the plot, which is the basis of sale under the present agreement;

- C. That the parties to the present Sale Deed due to change in business environment have re-negotiated the aforementioned amount of Rs. 21,62,33,791/- originally agreed amongst them and the Sale Consideration for the purposes of the sale of the subject land has been now fixed for Rs. 20,00,00,000/- (Rs. Twenty Crores Only).
- D. The Vendor represents and assures the Vendee that the Said Plot (UDS) is free from litigation and is not subject matter of any other agreement with any person(s).
- E. The Vendor, for his bonafide needs and requirements, has agreed to transfer, convey and sell the Said undivided Plot along with the aforementioned FSI to the Vendee and the Vendee after having proper due diligence & verification of title docs and licenses, maps etc and being satisfied has agreed to Purchase the same on the terms and conditions set-out hereunder:

NOW, THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. THAT the VENDOR aforesaid has transferred its complete rights by sale in the **Undivided Share of Land of Tower-No. T-5, admeasuring 7373.56 Sq.Mtr., along with available FSI Area 21,000 Sq. Mtr./2,26,044 Sq. Ft., at International Business Bay-1 (IBB-1), situated at Sushant Golf City, Sultanpur Road (Saheed Path), Lucknow, (U.P.),** {Land with available FSI is herein after referred as "Said Plot"} in favour of the VENDEE for the total agreed consideration of Rs. 20,00,00,000 {Rs. Twenty Crores Only}
2. THAT the VENDOR aforesaid has received, confirmed & acknowledged the total agreed sale consideration of Rs. 15,90,00,000/- (Rs. Fifteen Crores Ninety Lakhs Only) against total agreed sales consideration of Rs. 20,00,00,000/- (Rs. Twenty Crores Only) by adjustment of credit notes by the Vendee/

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affiliates/ group companies thereof and the sufficiency of which is acknowledged by the Vendor and Rs. 3,90,00,000/- by way of takeover of third party liabilities. The Vendee against the said consideration of Rs. 20,00,00,000/- has already deposited the TDS u/s 194IA as per Income Tax Act, 1961.

The details of the sales consideration of Rs. 20,00,00,000/- (Rs. Twenty Crores Only) and the payments/adjustments are as follows-

S. No.	Particulars	Amount
1	Total sales consideration	Rs. 20,00,00,000/-
2	Amount adjusted by credit notes	Rs. 15,90,00,000/-
3	T.D.S. deducted on total consideration	Rs. 20,00,000/-
4	Takeover of third party liability	Rs. 3,90,00,000/-
5.	Balance consideration to be paid /adjusted as per the covenants of the present Deed	NIL

3. THAT the VENDOR aforesaid has informed VENDEE that the said Property is free from all sorts of encumbrances such as sale, gift, lien, mortgage, equitable or otherwise with any banking or non banking financial institution, pledge, litigation, injunction, attachment and decree of any Court of Law, & the Vendor as unrestricted powers of alienation in respect of the said Property except for the liabilities mentioned under Serial No. 3 in above clause. If proved otherwise the VENDOR aforesaid shall be liable and responsible for the same and the VENDEE shall be entitled to recover from the other movable and immovable properties of the VENDOR.

4. THAT out of the third party liabilities amounting to Rs. 3,90,00,000/- (Rs. Three Crores Ninety Lakhs only) taken over under the present deed, an amount of Rs. 67,00,000/- (Rs. Sixty Seven Lakhs Only) has already been paid by the VENDEE to the VENDOR by banking channel before the execution of the present deed for part satisfaction of the said liability, and it is further represented by the VENDEE that the remaining amount of Rs. 3,23,00,000/- (Rs. Three Crores Twenty Three Lakhs Only) shall

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also be paid by it to the third parties on or before 30.06.2019. It is also agreed that any interest to be paid over the said amount w.e.f 01.04.2019 shall also be paid by the VENDEE only.

5. THAT the VENDOR aforesaid has transferred and assigned ALL its ownership rights in the property TO HAVE & TO HOLD the same to the VENDEE finally, absolutely and forever and the said property has been transferred. The possession of the said land is also given by the Vendor to the Vendee hereby with the execution of this Deed.
6. That the Vendor represents and confirms that it has / has procured all permissions as required by the competent authority for transfer/sale of the Said Property to and in favour of the Vendee.
7. The Vendor does hereby represents & warrants to the Vendee as follows:
 - 8.1 That except the aforementioned third party liabilities amounting to Rs. 3,90,00,000/- the Said Property is free from all encumbrances, charges, liens, *lis-pendens*, attachments, trusts, acquisitions, requisitions etc., and there is no litigation or any other proceedings dispute pending relating to the Said Property and all rights/permissions/ sanctions for the sale are available with the Vendor herein. The Vendee considering the said representations to be just correct has agreed to execute the present sale deed with the respective obligations mentioned herein. All / any consequences arising for any non-compliance or breach of any specific agreement with any third party/ bank shall be the sole and personal responsibility of the Vendor only.
 - 8.2 That excepting the Vendor nobody else has any rights, title, interest, claims or demands whatsoever or howsoever in respect of the Said Property and the Vendor has full authority and power to sell, transfer and convey the Said Property.
 - 8.3 That there is no legal impediment or bar whereby the Vendor can be prevented from transferring the Said

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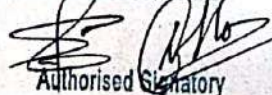

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Property in favour of Vendee or its nominee(s). The Vendor represents that there is no restrictive clause(s) under the agreements signed by it with the LDA or any other authority; or any other legal restriction which restricts or the limits the rights of the vendor to alienate, transfer or sale the subject property.

- 8.4 That there is no subsisting sale deed in respect of the Said Property nor has it been disposed off or transferred to any other person or persons under any gift, Will, exchange or any other arrangement etc. except this sale deed.
- 8.5 That the Said Property is being used for commercial purpose by the Vendor and no notice under any Law has been received nor is any proceeding pending in any Court of law/Authority.
- 8.6 That the Said Property is under Hi-Tech Township which is approved by Lucknow Development Authority, wherein payment of House Tax/ property tax/ other statutory tax, shall be as per applicable Govt. Policy from time to time and the same shall be responsibility of vendee from the date of execution of this sale deed.
- 8.7 The Vendor further warrants and represents that there are no dues statutory or otherwise payable either to LDA or any other public authority, municipal corporation, local authority etc. both with regard to the land as well as the building being alienated under the present sale, however, in the event there will be any dues/ amounts/taxes etc. payable of any nature whatsoever before the date of the execution of the instant sale deed, the same shall be the sole and individual liability of the Vendor and shall be payable/ recoverable from it only. Under no circumstances any amount there against shall be adjusted by the Vendor for / towards any amount payable or to be adjusted in favour of vendee not only under the present transaction but also under any other transaction whatsoever. The Vendor shall keep the Vendee indemnified and harmless for any actions initiated or payments required to be made as above.

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- 8.8 The credit notes for a sum of Rs. 4,10,00,000/- (Rs. Four Crores Ten Lakhs Only) {difference amount of Rs. Twenty crores of credit notes originally agreed under the Agreement to sale and Rs. Fifteen crores Ninety Lakhs actually adjusted under the present sale deed} originally agreed under the agreement to sale towards the present transaction and with the taking over of the third party liability by the Vendee will now be adjusted by the Vendee in some other project(s) as per mutual discussions and does not form part of the consideration under the present deed.
8. The Vendor further undertakes that in case any statutory liability pertaining to period prior to the present Sale Deed arise with under Income Tax or any other law for the sale / transfer of the subject property below the stipulated circle rate or any proceedings are initiated or penalty/ taxes are levied for the period prior to the instant deed, the same shall be solely contested and paid by the Vendor for the complete transaction including that for the vendee herein.
9. The Vendor hereby undertake that in case the Said Property or any part thereof is lost by the Vendee, on account of any legal defect in any manner and the ownership of the Vendor is challenged by anyone in this regard and the transfer of rights and/or possession and enjoyment of the Said Property by the Vendee is disturbed in any way on account of any act or omission of the Vendor, then the Vendor will alone be liable and responsible for all losses, damages, costs and expenses sustained therein by the Vendee and the Vendor shall keep the Vendee indemnified and harmless.
10. Immediately after registration of the present Sale Deed the Vendor shall assist and co-operate with the Vendee to enable the Vendee to file all necessary desired applications as the Vendee may deemed fit before any authority (ies) including the concerned department for completing any requirements such requirements which may be prescribed/ may have been prescribed in this regard.

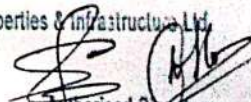
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11. The Vendor also agrees with the Vendee that all dues, outstanding, liabilities, charges, taxes and fees in any manner relating to the Said Property payable to any authority / department / government for the period until execution of the present Sale Deed is the sole and exclusive liability of the Vendor and subsequent thereto the same shall be exclusive liability of the Vendee's. The Vendor promises, assures, undertakes to discharge, settle and satisfy all such dues, outstanding, liabilities, charges, taxes or fees of all relevant authorities and keep the Vendee fully indemnified against any such liability.
12. After completion of agreed respective obligations and consideration, in case of any acquisition by any Government Department or body, the Vendee shall have the first lien on the compensation receivable and shall be exclusively entitled to recover the entire compensation receivable against the acquisition of the Said Property and also solely and exclusively be entitled to receive the alternative land as compensation against the acquisition of the Said Property as stated from the concerned Government Department without any further recourse to the Vendor.
13. That the vendee confirms that no part of this transaction falls within the definition of 'Benami transactions' as given in amended section 2(9) (A) of the Benami Transactions (Prohibition) Act 1988 and that the purchase is well within the purview of the permitted transactions defined thereunder and if found otherwise in future then the buyer shall indemnify the vendor for all such losses caused to the vendor due to such misrepresentation.
14. That the Vendee after having perusal of title deeds, consortium agreements, maps, sanctions and relevant deeds and document and being satisfied itself after having the due diligence with respect to the said property is purchasing the **Free Hold undivided share of Retail/Commercial Plot No. 5 (T-5) admeasuring 7373.56 Sq. Mtr., (available FSI Area 21,000 Sq. Mtr./2,26,044 Sq. Ft.) at International Business Bay-1 (IBB-1), situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** as per the approved land use and building bye

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laws as applicable, which is the subject of the land(s) under the consortium signed and executed by the Vendor for the development of Hi-tech Township as stated in the recitals.

15. That the Vendee relies upon the Vendor and the representation made by it in the present agreement with regard to the subject plot and has agreed to purchase the same from the Vendor subject to the terms & conditions of the present Sale Deed.
16. That the Vendee has represented to the Vendor that the subject plot of land is intended to be used in accordance with approved plan i.e. for the development, construction and sale / lease of various commercial and retail spaces by availing the benefits, appurtenances etc. attached with the said land to which the Vendor has no objection whatsoever. The consideration agreed under the present agreement includes the purchase of the subject plot and the total available FSI not exceeding 2,26,044 Sq. Ft. over the same.
17. The maximum permissible FSI on the said plot is 226044 sq ft, in case the vendee is not able to utilize the FSI as mentioned above for the reasons attributable to the vendor then FSI will be calculated at the Maximum FSI achieved by the vendee. However if the vendee is not able to achieve the maximum permissible FSI of 2,26,044 sq ft for the reason not attributable to the Vendor then vendee make the full payment as mentioned in this agreement.
18. The Vendor represents, assures and declares to the Vendee as under;
 - a. The permitted use for the Said Plot has already been converted to 'Retail/Commercial/Office'. The Vendee shall not be obligated to pay any amount towards the conversion charges paid or payable in the said regard.
 - b. REPRESENTATIONS AND WARRANTIES OF THE VENDOR:
 - i. The present sale deed in being executed subject to the representations of the Vendor that the land under transfer has been converted from Agricultural to business/retail/commercial with all necessary approvals from the competent authorities, and the vendor agrees all

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necessary documents in the said regard shall be provided by it to the Vendee as and when demanded.

- ii. The Vendor represents that the layout plan of the International Business Bay-1 (IBB-1) has been approved by the Lucknow Development Authority (LDA) in the name of the vendor, however, the same are yet to be provided to the Vendee. The Vendor undertakes to provide certified copy of the approved layout plan as and when desired by the Vendee, however, no later than the day of filing of application for approval of building sanction plan by the Vendee for the subject land with the LDA. All consequences arising on account of any delay caused by the non-release/ delayed release of the approved layout plan shall be solely attributable to the Vendor herein and shall be compensated accordingly.
- iii. The Vendor shall deliver all the original/Certified title documents, which are exclusively pertaining to the Plot to the Vendee.
- iv. The Vendor represents that no part of the land in issue belongs to SC/ST, however, in the event the same is found otherwise, the vendor shall be solely responsible for the approvals of SC/ST land, at its costs and expenses required under Uttar Pradesh Land revenue Code 2006 or in the alternative shall be liable to pay such pecuniary damages to the vendee as may be determined by the Vendee at the relevant time. The Vendor shall also be solely responsible for all / any executive actions of the Government, including penalties & prosecutions, which may follow in the event the said representation is found to be incorrect. The Vendor shall also be liable to compensate the Vendee for any loss caused to the property, super structure or any other property of the Vendee or of any other person (subsequent transferee of the Vendee etc.) on account of the aforementioned reasons.
- v. The Vendor represents that the land underneath the subject Plot since has been converted from agriculture to Commercial/ retail, the present plot shall be recorded as

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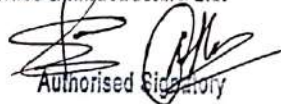

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Plot No. T-5, International Business Bay, Hi-tech Township in the records of the LDA, and Vendor shall not may any change in the said regard.

- vi. The Vendor also represents that it has full, complete and absolute authority under the Consortium Agreement(s) to transfer the title of the subject land in favour of the Vendee, and also undertakes to fully indemnify the Vendee for all and every consequences arising there from.
 - vii. The Vendor also represents that the subject plot "T-5" has been approved under the layout of the LDA for IBB -1 on 22.12.2017 under Permit. No. 43036 and a copy of the Layout as approved above is annexed herewith to the present deed. It is also represented that the Plot No. T-5 attributed to the land admeasuring 7373.56 Sq. Meters shall remain the exclusive number of the subject plot only under IBB-1.
19. The Vendor shall have no objection to the Vendee taking and availing all benefits attached to the subject property including but not limited to 5% under Green Rating for Integrated Habitat Assessment [GRIHA] green building norms, additional FAR/ FSI and compounding as permissible under relevant laws, rules and regulations at its own costs and expenses. All formalities in the said regard shall be carried by the Vendee at its own costs. The Vendor shall fully cooperate and assist the Vendee as and when required.
 20. The Vendee undertakes that all necessary approvals / sanctions/ NOC from various departments including but not limited to Fire, Height, Pollution, Environment etc. required for the development and construction at the subject plot shall be obtained by it at its own costs.
 21. The Vendee shall not do or suffer anything to be done which may tend to cause damage to any other structures in the land parcels adjacent to the said undivided share of Land or hampers/obstructs other construction activities being carried out in the Project Township. Further, the Vendee shall not keep any material in the common areas of the Project, without intimating

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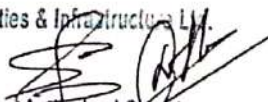

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the Vendor and shall ensure disposal of all malba/construction material as per instructions/guidelines issued time to time.

22. The Vendor states that all dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said property as demanded / imposed by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities has been paid by the Vendor, and any amount which may be outstanding as on the date of signing of the present sale deed shall be the personal liability of the Vendor.
23. The Vendee agrees that all dues, demands, charges, duties, liabilities, taxes, CESS, levies including property tax etc. and any other outgoings in respect of the said Land for the period starting from the date of this registration of sale Deed as demanded/imposed by the Lucknow Nagar Nigam, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee to the absolute exclusion of the Vendor.
24. That except as mentioned in this Sale Deed, the Vendee shall not be required to make any payment whatsoever including any charges, fees, by whatsoever name called, etc. to the competent authorities / Vendor in respect of availing the benefit of Total FSI as mentioned in this deed or in the ATS. Further, if any charges/ amounts are to be payable to any authority for Total FSI as mentioned herein then the same shall be borne and paid by the Vendor since the Vendee has calculated and paid the sales consideration on the purchase of the FSI only.
25. The Vendee shall bear and pay the stamp duty, registration charges for registration of the Sale Deed and/ or any other document related thereto. In the event there shall be any prior liabilities on the subject land under transfer including of the property tax/ municipal taxes/ Revenue authorities etc. the same shall be paid by the Vendor without any delay; however, all such liabilities, if payable, post transfer of the land under the present deed shall remain of the vendee herein. In the event the Vendor fails to pay the same, the vendee may pay subject to all such

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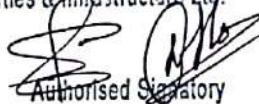

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monetary adjustments & recoveries, as may be deemed fit and expedient.

26. That the Vendor now has in himself good right and full power to convey and transfer by way of sale the said piece of land, and other the premises hereby conveyed or Intended so to be unto and to the use of the Purchaser in the manner aforesaid.
27. The Vendee shall develop the Said Plot as per the norms and bye laws of the governing authority by utilizing the permitted FAR strictly in adherence and in accordance with the Sanctioned building plans.
28. The Vendee shall strictly follow the norms of Ground Coverage & FAR and elevations as defined in the approved / sanctioned plan failing which all liabilities whether civil or criminal shall be solely borne by the Second Party. The Vendee shall also indemnify, the First Party, from all the damages & losses, of any nature, that are inflicted upon the Vendor on account of above mentioned deviation(s).
29. The maintenance and management of common areas and amenities in the Said Plot shall be the responsibility of the Vendee. The maintenance and management of other areas and amenities in the township (except that of the said property) shall be carried out by the Vendor/its nominees. The Vendee at its discretion may execute a "Township Maintenance Agreement" with the Vendor on such terms as may be mutually agreed between the parties at the relevant time for the overall maintenance of IBB-1.
30. The fire and other clearance for the proposed project for the purpose of completion certificate shall be obtained by the second party solely at its own cost and expenses. The Vendee shall on its own cost obtain and procure and keep renewed such permissions and approvals as are required and specified by the applicable laws, for the time being in force.
31. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said undivided share of Land /Project at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with

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the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said undivided share of Land/Project including and not limited to environmental clearance, development agreement, license etc.

32. The Vendee shall be liable and responsible for adherence and compliance of all applicable norms and law with respect to subject plot/ available FSI purchased by it from the Vendor and shall keep harmless and indemnified the first party from any such violation or non-commission as well any claim by allottee/ buyer of said project/ FSI Tower undertaken by the Vendee upon such sale. It is agreed by parties and confirmed by the Vendee that pursuant to this agreement, any claim, dispute or consequences arising out of further assignment/ allotment/ sale of subject plot or constructed unit by the second party on the subject plot shall be exclusive liability of the second party without affecting the Vendor in any manner, whatsoever.
33. The Vendee shall indemnify, defend and keep the first party harmless against any and all losses, damages, costs and expenses including legal costs, fines, penalties and interest actually suffered or incurred by the first party howsoever, arising out of a breach by the second party of any of its obligations qua the subject property under the RERA and the subsequent state rules.
34. The Vendee also agrees to comply with all the conditions as will be applicable as standard terms applicable to an Allottee under the Hi-Tech Township Policy and also agrees to comply with the conditions as laid down by the Central and State Government(s) under applicable laws, policies, documents, orders etc. from time to time.
35. All the costs towards designing, renewal/ revision of layout, sanctioning, construction, development & completion of the complex / proposed product shall be incurred by the Vendee and it shall be solely responsible for obtaining the completion certificate from the concerned authorities.
36. All services to be laid within the identified land parcel and proposed product shall be in the scope of responsibility of Vendee.

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37. The Vendee will be liable to pay the maintenance charges to the nominated agency of the Vendor as per the arrangement under the Township Maintenance Agreement.
38. The Vendor shall provide the developed area as per the Hi-Tech Township policy of the Govt. of U.P. including the trunk drainage, external roads, trunk sewer and solid waste disposal system one point of the boundary of the plot. Internal development as per the specification of the Hi-Tech Township policy for the allotted area will be carried out by the second party at its own cost and expenses as per approved layout of IBB-1 and concepts of Architects of Ansal API.
39. The power connection from the nearest sub-station located within the IBB-1 Project to the subject plot will be taken by the Second Party on it's own cost and the First Party shall facilitate the same. The expenses incurred in conductors, transformers, meters, and all the connected equipments shall be borne by the Vendee itself.
40. The Vendor shall obtain the sanction of the building plans as provided by the Vendee. The FSI expenses for the sanction of building plans shall be shared equally between the Vendor & Vendee.. The Vendee shall obtain the fire and other clearances, excavation at site done at its own costs. The building will be planned and designed by the second party as per by-laws and necessary building plans shall be provided to Vendor, which will be submitted to LDA and got approved by the Vendor. However, any objections raised by the authorities during scrutiny of plans to be addressed by the second party.
41. If at any stage after signing of this Deed, any new tax or levy is imposed by the Government or any other local Authority, the same shall be payable by the second party/ Vendee. Any liability of Tax prior to the execution of the present Sale Deed shall be exclusively borne by the Vendor.
42. Vendee will be provided services connection for the trunk services for the subject plot by the Vendor or its nominated agency and connections. First party shall take all necessary approvals from all concerned departments and shall keep the Second party indemnified of all responsibilities as laid down in any statute.

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43. That the Vendee for its project to be developed at the subject plot shall be fully entitled to avail all benefits of the external development carried / to be carried by the first party at the said site including but not limited to STP, Clubs, Common roads, parking lots, electric feeder, surrounding roads of the plots including for the subject plot etc. and shall not be required to make any further charges in the said regard. It is also agreed that the First party shall make available all the basic amenities i.e. Electricity Feeder Line, Sewer line, Water line etc. till the subject plot and the Vendee shall be fully authorized to make use of the same without any prior sanction or approval of the First party.
44. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities, from the nearest possible source (not exceeding 100 Meters from the subject plot), for the towers/blocks to be constructed on the said undivided share of Land under sale and shall connect/join the same with the main lines/connections. The power connection from the nearest sub-station (not exceeding 100 Meters from the subject plot) located in the IBB-1 nearest to the subject plot will be taken by the vendee and the vendor shall facilitate.
45. The second party shall submit a set of all the working drawings as well as sanctioned drawings to the first party's project office before starting the construction.
46. That the physical possession of the subject Plot has been actually delivered to the Second Party alongside the execution of the present sale deed and same has been duly admitted and acknowledged by the second party/ vendee that it has received the peaceful physical possession thereof at site..
47. The Vendee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Vendor or his heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.

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48. That the Vendor after the execution of the present Sale Deed shall not draw any benefits from the subject property of any nature whatsoever and in case there are any benefits which have accrued on the property and are known to the Vendor, the vendor not only undertakes to disclose the same to the vendee but shall also deliver all such benefits which have been received by it.
49. The Vendee shall hold the said land and premises free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended. kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by, from, under or in trust for him;
50. The parties agree that the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.
51. The Vendor and all persons having or claiming any estate, right, title or Interest In the said land, and premises hereby conveyed or any part thereof by, from under or in trust for the Vendor or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser, his heirs, executors or administrators and assigns shall be reasonably required.
52. That the Vendor and Vendee unequivocally agree and confirm that the present sale deed executed in favour of the Vendee herein is in furtherance to the terms and conditions of the Agreement to Sell [ATS] dated 10th August 2018 executed inter-alia between the Vendor and the Vendee, and the terms of the said ATS are in addition and not in derogation of the present deed. That the property is situated in the Sushant Golf City and more than 100 meter away from Amar Shaheed Path and nothing is constructed

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upon the plot. The total area of the said plot is 7373.56 Sq. Mt. For the purpose of the stamp duty, circle rate of the land is fixed Rs. 24000/- per sq. mtr. and it is at corner hence after 10% enhancement applicable rate is Rs. 26,400/- per sq. mtr. Accordingly market value of the plot comes to:-

- a. Value of 1000 sq.mt. is $1000 \times 26,400 = \text{Rs. } 2,64,00,000/-$.
 - b. Since the area of plot is more than 1000 sq. mtr. so taking depreciation of 30% in remaining area :-
53. Value of remaining area 6373.56 sq. mtr is $(6373.56 \times 18480) = \text{Rs. } 11,77,83,389/-$. Thus total market value of the plot comes to Rs. 14,41,83,389/-. Since the sale consideration of the plot is more than the market value hence the stamp duty @ 7% on the sale consideration value i.e. Rs. 1,40,00,000/- has been paid by the vendee accordingly. That an amount of Rs. 43,24,780/- has already paid by the vendee by way of registered agreement to sale executed and registered on 10.08.2018 and it is duly registered in the office of Sub-Registrar Sarojini Nagar, Lucknow at Bahi No. 1, Zild No. 215, Pages 43 to 84, serial No. 3053 on 10.08.2018. and Rs. 96,75,120/- (Rupees Ninety Six Lakhs Seventy Five Thousand One Hundred and Twenty) is being paid with this deed by the Vendee through E-stamp accordingly .
54. This Sale Deed shall be governed by the laws of Republic of India and the courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters/issues arising out of/related to this Sale Deed or transactions set out in the Sale Deed.

SCHEDULE OF PROPERTY

Free Hold undivided share of Retail/Commercial Plot No. 5 (T-5) admeasuring 7373.56 Sq. Mtr., (available FSI Area 21,000 Sq. Mtr./2,26,044 Sq. Ft.) at International Business Bay-1 (IBB-1), situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), and bounded as under:

- | | |
|-----------------------|------------------------|
| (i) From North-East | : 6.00 mtr. wide road |
| (ii) From South-West | : 6.00 mtr. wide road |
| (iii) From South-East | : 6.00 mtr. wide road |
| (iv) From North-West | : 45.00 mtr. wide road |

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Subject: Mathematics

Answers

Q1. 1

Q2. 2

Q3. 3

Q4. 4

Q5. 5

Q6. 6

Q7. 7

Q8. 8

[Handwritten signature]





[Handwritten signature]
Name: _____
Date: _____

IN WITNESS WHEREOF, each of the parties hereto has caused this deed to be executed by it's duly authorised representatives as of the date first written above, in presence of the following witnesses.

WITNESSES:




1. 
Mr. Priyam Sinha
s/o Mr. Sandeep Sinha
r/o 56, Loharbagh, Sitapur.

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Vendor




2. 
Sandeep Kumar
s/o Om Prakash
r/o Uday Ganj, Lucknow.



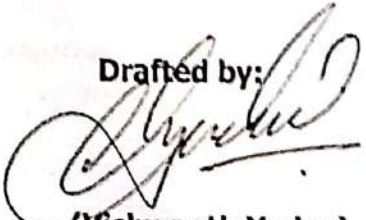
Vendee

Typed by:


(Ram Sanahi)

R.Sanahi Print Point
Abbasi Universal Complex
near Registrar office, Kaiserbagh,
Lucknow

Drafted by:


(Vishwanth Yadav)

Advocate

Civil Court, Lucknow

आवेदन सं०: 201901041012707

वही सं०: 1

रजिस्ट्रेशन सं०: 9023

वर्ष: 2019

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

विक्रेता: 1

श्री अंसल प्रापटीज एण्ड इन्फ्रास्ट्रक्चर्स के द्वारा सौभाग्य मिश्रा, पुत्र
श्री महेन्द्र कुमार मिश्रानिवासी: द्वितीय तल, शापिंग स्ववायर-2, सेक्टर-डी, सुशान्त
गोल्फ सिटी, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

श्री अंसल प्रापटीज एण्ड इन्फ्रास्ट्रक्चर लि० के द्वारा नीरज झा, पुत्र
श्री राम नरेश झानिवासी: द्वितीय तल, शापिंग स्ववायर-2, सुशान्त गोल्फ सिटी,
लखनऊ

व्यवसाय: नौकरी

क्रेता: 1

श्री मे० एस०जे०पी० होटल्स एण्ड रेजोर्ट्स के द्वारा आनन्द कुमार
सिंह, पुत्र श्री हरी ज्ञान सिंह

निवासी: 305, निर्मल टावर, बरखम्भा रोड, न्यू दिल्ली

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

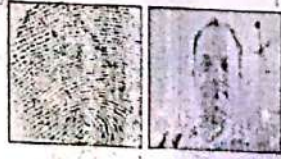


श्री प्रियम सिन्हा, पुत्र श्री संदीप सिन्हा

निवासी: 56, लोहारवाग, सीतापुर

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री संदीप कुमार, पुत्र श्री ओम प्रकाश

निवासी: उदयगंज, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

निर्मल सिंह

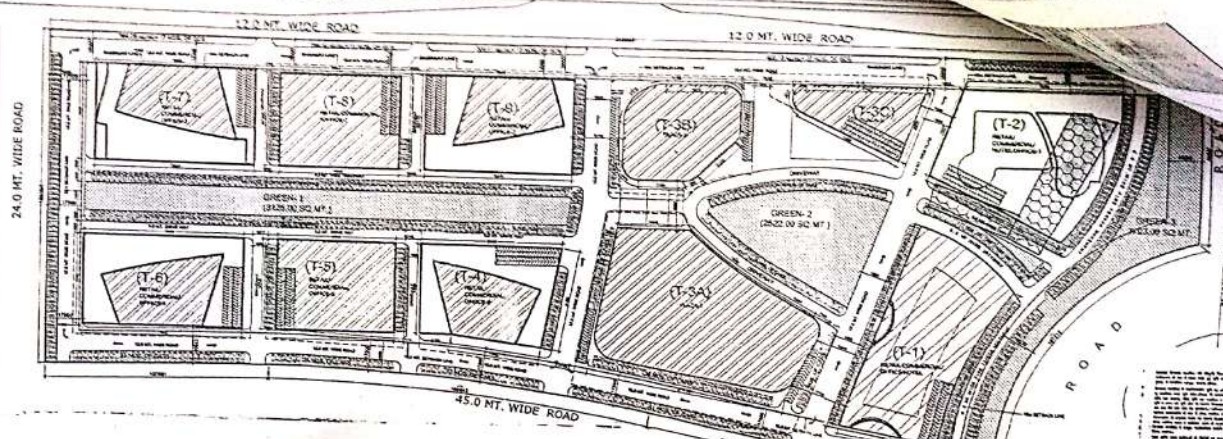
उप निबंधक: सरोजनीनगर

लखनऊ

राजेश यादव
निबंधक लिपिकने की। प्रत्यक्षत.भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए
गए है।

टिप्पणी:

Ansal Properties & Infrastructure
Authorized Signatory



60 M. WIDE AMAR
SITE LOCATION

Detailed Calculation of COMMERCIAL BAY-1 (Areas in sq.mt.)

S.No	TOWER/Building Type	Nos. of Floors	Ground Coverage as proposed	FAR area as proposed (in sq.mt.)		PARKING REQUIRED @ 1.5 car/100 sq.mt. covered area		PARKING PROVIDED		On surface
				Upper basement area	Lower basement area	Required @ 1.5 car/100 sq.mt. covered area	in Basement @ 32 sq. mt./car	in Basement @ 32 sq. mt./car		
1	Retail Commercial/Office/Hotel	8 to 15	4500	30000	8000	8000	940	158	158	
2	Hotel (20+)	3	4800	8600			144			
	Retail Commercial/Hotel/Office-1	10 to 12		22280	5200	5200	334	163	160	
13A	Retail Commercial Plaza-1	5 to 8	6200	3712	3000	3000	542	281	281	
13B	Retail Commercial Office Plaza-2	7 to 8	2500	18100	3000	3000	242	118	118	
13C	Retail Commercial Office Plaza-3	7 to 8	1994	10000	2012	2012	150	51	51	
4	Hotel (20+)	3	2275	5200	4100	4100	60	128	128	
	Retail Commercial/Office-4	8 to 12		11200			168			
5	Retail Commercial/Office-5	8 to 12	2590	21000	4000	4000	315	125	125	1010
6	Hotel (20+)	4	3420	2500	4000	4000	204	159	155	
	Retail Commercial/Office-6	8 to 12		12900			191			
7	Hotel (20+)	3	3195	7600	4480	4480	111	115	115	
	Retail Commercial/Office-7	8 to 12		12900			182			
8	Hotel (20+)	3	3770	3770	4060	4060	416	127	127	
	Retail Commercial/Office-8	8 to 12		12900			182			
9	Hotel (20+)	3	3400	8000	4200	4200	162	130	80	
	Retail Commercial/Office-9	8 to 12		12900			111			
	Total		37949	366878	80860	80860	3331	1341	1488	3957

AREA STATEMENT OF COMMERCIAL-1 (SIB-1)

S.No.	DESCRIPTION	No. (%)	AREA (sq.mt.)	AREA (acres)	(Hect.)
1	1. PLOT AREA OF COMMERCIAL-1	100%	92600	212.7	6.34
2	2. REQUIRED GREEN AREA @ 10% OF PLOT AREA	10%	9260	21.27	0.63
3	3. PERMISSIBLE GROUND COVERAGE (G.C.) OF PLOT AREA	56%	51856	121.7	3.59
4	4. PERMISSIBLE FAR (P.F.) OF PLOT AREA	56%	51856	121.7	3.59
5	5. REQUIRED NO. OF PARKING ON PROPOSED FAR @ 1.5/100 SQ.MT.	2.5%	2315.13	5.31	0.15
6	6. VISITOR'S PARKING @ 5%	3.0%	2778.00	6.37	0.19
7	7. TOTAL PARKING REQUIRED (5+6)		5153.13	11.68	0.34
8	8. REQUIRED NO. OF TREES @ 50 NOS./HA.		4084	9.34	0.27
9	9. ACHIEVED GROUND COVERAGE		487	1.12	0.03
10	10. ACHIEVED FAR		51856	121.7	3.59
11	11. BASE FAR		23151.25	53.1	1.56
12	12. COMPENSATORY FAR		28686.00	65.6	1.92
13	13. PURCHASABLE FAR		23151.25	53.1	1.56
14	14. TOTAL ACHIEVED FAR (10+11+12)		103693.25	239.9	7.19
15	15. PROVIDED NO. OF TREES		2778	6.37	0.19
16	16. PROVIDED GREEN AREA		2778	6.37	0.19
17	17. PROVIDED GROUND COVERAGE		51856	121.7	3.59
18	18. ON SURFACE (Including Visitor's Parking)		3084	7.05	0.21
19	19. IN BASEMENT		3069	7.02	0.21
20	20. TOTAL NO. PROVIDED PARKING (18+19)		6153	14.07	0.41

S.No.	DESCRIPTION	AREA (sq.mt.)
1	1. GREEN-1	3125.00
2	2. GREEN-2	2522.00
3	3. GREEN-3	3313.00
	TOTAL	9000.00

1010

APPROVED

LAYOUT PLAN (SIB-1)

DATE: / /

SCALE: 1:1000

PROJECT: ANSAL PROPERTIES & INFRASTRUCTURE

PREPARED BY: ANSAL PROPERTIES & INFRASTRUCTURE

CHECKED BY: ANSAL PROPERTIES & INFRASTRUCTURE

DATE: / /

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