



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

S. Tejaswini

Certificate No.	: IN-UP05803393016587R
Certificate Issued Date	: 15-Mar-2019 02:17 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106923135227430R
Purchased by	: R R CIVIL TECH PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: UNDIVIDED SHARE OF LAND, TOWER-E CELEBRITY MEADOWS, SEC-I, AT SUSHANT GOLF CITY, SULTANPUR ROAD, LKO
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party	: R R CIVIL TECH PVT LTD
Stamp Duty Paid By	: R R CIVIL TECH PVT LTD
Stamp Duty Amount(Rs.)	: 14,92,500 (Fourteen Lakh Ninety Two Thousand Five Hundred only)



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Ansal Properties Infrastructure Ltd.
 Authorised Signatory
 [Signature]

R R Civil Tech Pvt Ltd
 Director
 [Signature]
 0008885515

Statutory Alert:

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

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मरोजनीतमर लखनऊ क्रम 2019367009128

आवेदन संख्या : 201901041010001

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-03-15 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जगवीर सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 21315196 / 21297600

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिनिधित्व शुल्क 100
3. निरीक्षण या कताथ शुल्क
4. मुहताब के अधिप्रमाणित करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 में 6 तक का योग 20100

शुल्क वसूल करने का दिनांक 2019-03-15 00:00:00

दिनांक अब लेख प्रतिनिधित्व या कताथ

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-03-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



भारत सरकार
Government of India



सौभाग्य मिश्रा
Saubhagya Mishra
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



7159 7175 4317

आधार - आम आदमी का अधिकार

M0 → 8090646608



भारत सरकार
Government of India

पता: S/O महेंद्र कुमार मिश्रा, हाउस नं. 85 दिवन्का विहार, खरगपुर, इंदिरा नगर, लखनऊ, उत्तर प्रदेश, 226016
Address: S/O Mahendra Kumar Mishra, House no. 85 Diwanka-Vihar, Kharagpur, Indira Nagar, Lucknow, Uttar Pradesh, 226016

7159 7175 4317

1800 300 1947

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 का अधिकार

Mo → 77 53 00 12 00

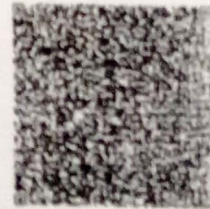
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राष्ट्रिय जन पहचान प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

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

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



3789 8795 4800
VID : 9137 0156 5516 8517

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

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

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RR CIVILTECH PRIVATE LIMITED

16/01/2008

Permanent Account Number

AADCPR8302A



30012008

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भारत सरकार
Unique Identification Authority of India

Government of India

संस्थापक क्रम / Enrollment No. 2017/79522/03982

To
राहुल अग्रवाल
Rahul Agarwal
S/O Sumer Agarwal
B - 4
Nirala Nagar
Lucknow Lucknow
Uttar Pradesh 226020
9539225775

07/10/2016
10.0029761



MB030297619FT



Rahul Agarwal

आपका आधार क्रमांक / Your Aadhaar No. :

6135 2633 1123

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



राहुल अग्रवाल
Rahul Agarwal
जन्म तिथि / DOB 29-11-1977
पुलक / Male



6135 2633 1123

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
Majinder Singh Gulat
जन्म वर्ष / Year of Birth: 1987
लिंग / Sex: Male



5286 8295 3471

— आय आदमी का अधिकार

Address: S/O Khem Singh, 551
ICA/105 KA, Bhatnagar, S.B.I.
Road, Chander Nagar, Alambagh,
P.O. Alambagh, Bant, Ludhiana,
Uttar Pradesh, 226005

भारतीय पहचान प्राधिकार
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Brief Detail of Sale Deed

1.	Type of Property	- Residential
2.	Mohalla	- Sushant Golf City
3.	Property details	- Undivided Share of Land of Tower E in group housing known as Celebrity Meadows, in Sector-I, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4.	Measurement unit	- Square Meter
5.	Total Undivided Share of Land Area of property	- 986.00 sq. mtr.
6.	Situation of Road	away from Amar Shaheed Path and Sultanpur Road
7.	Other description	- situated at 9.00 mtr. wide road, also have green on side and at corner.
8.	Consideration	- Rs. 2,13,15,195/-
9.	Market value	- Rs. 2,12,97,600/-
10.	Stamps	- Rs. 14,92,500/-

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

Details of Vendor	Details of Vendee
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 7 th floor Shopping Square-2, Sector-D	M/s. R.R. Civil Tech. Pvt. Ltd. (PAN:AADCR8302A) a Company incorporated under the Companies Act 1956, having its Regd. office at First Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow through its

Ansal Properties & Infrastructure Ltd.

R.R. Civil Tech. Pvt. Ltd.

Director

Sushant Golf City, Sultanpur Road, Lucknow through its authorized signatory Mr. Saubhagya Mishra son of Mr. Mahendra Kumar Mishra and Mr. Neeraj Jha son of Mr. Ram Naresh Jha	Director Mr. Rahul Agarwal S/o Mr. Sumer Agarwal
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Sale Deed

This DEED OF SALE ("**Deed**") is made and executed at **Lucknow** on 15.03.2019

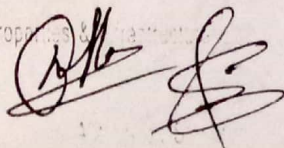
BETWEEN

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 7th floor Shopping Square-2, Sector-D Sushant Golf City, Sultanpur Road, Lucknow 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 resolution dated 10.11.2018 (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

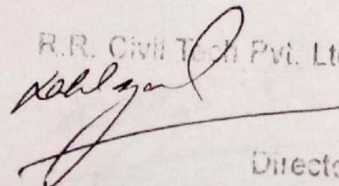
AND

M/s. R.R. Civil Tech. Pvt. Ltd., PAN:AADCR8302A, a Company incorporated under the Companies Act 1956, having its Regd. office at First Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow through its Director Mr. Rahul Agarwal S/o Mr. Sumer Agarwal authorized vide board resolution dated 14.03.2019 (hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees,

Ansal Properties & Infrastructure Ltd.



R.R. Civil Tech Pvt. Ltd.



Director

administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREAS Sri Rahul Agarwal son of Sri Sumer Agarwal has granted Authenticated Power of Attorney to Jasbeer Singh son of Late Gopal Singh to represent him in Registrar Office which is duly registered in the office of Sub Registrar Third Lucknow on 10/08/2017 at Bahi No. 6 Zild No. 10 Page No 377 to 384 at Serial No. 13 and which has not been revoked and is still subsisting and valid.

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.

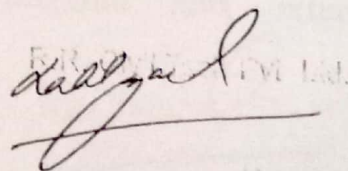
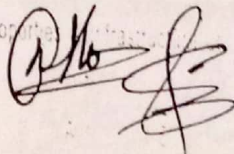
AND WHEREAS VENDOR REPRESENTS DECLAIRS AND ASSURES THE VENDEE AS UNDER:

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 the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow (hereinafter referred to as township).

AND WHEREAS the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in

Ansal Properties & Infrastructure Ltd.



Director

developing Hi-Tech Townships with world-class infrastructure.

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.

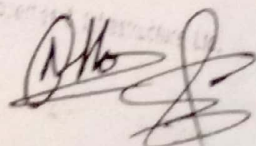
AND WHEREAS pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

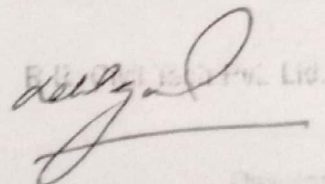
AND WHEREAS a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has 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.

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.

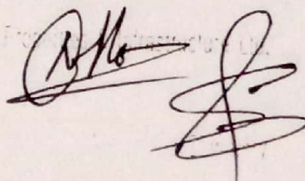
AND WHEREAS in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external

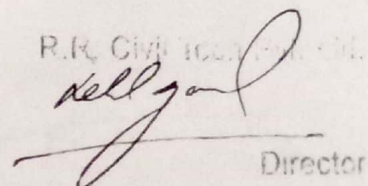



ANSA POLYTECHNICS LTD.

Sushant Golf City, Lucknow in the Project annexed herewith and 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, convey, 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 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 and not exceed FAR i.e. 6,271.51 sq. mts. (67,506 sq. ft.), without consent of the First Party. Further the Vendee hereby assures that the Vendee will develop as per the prescribed law governed by the controlling authority.
3. The Vendee shall utilize the said undivided share of land 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.
4. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction. Subject to the terms and conditions 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 Land.




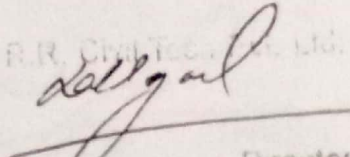
R.R. CIVIL ENGINEER

Director

5. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or towers/blocks or units therein as demanded/imposed by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Project/Township.

6. 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.

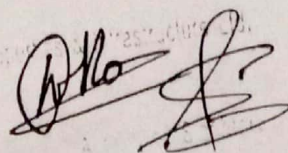
7. The Vendee indemnify the Vendor that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the service of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees. Assignees and occupants are liable for

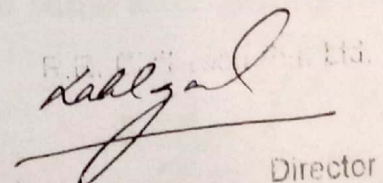
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B. R. CIVIL ENGINEERING LTD.

Director

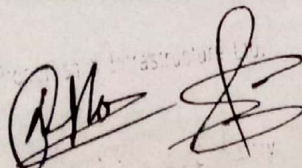
agrees to abide by them while undertaking construction on the said Land.

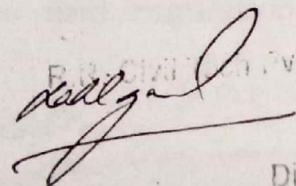
11. The mining permissions and completion certificate in respect of construction of the towers on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of towers thereon as may be required by the Vendor/competent authority.
12. Basement of the tower shall be constructed by the Vendee in accordance with the sanctioned plans. 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.
13. Since the said Land 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 Land shall not be denied. In case any services/equipments which are required for Project are installed /erected/set-up by the Vendor/its nominee, then pro-rata costs /charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor/its nominee.
14. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the towers/blocks constructed on the said Land and shall connect/join the same with the main lines /connections in the Project.




Director

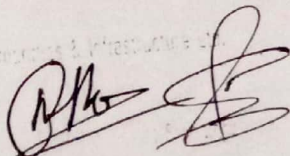
15. The Vendee shall reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in installation of various common services and giving connection to the Vendee upto the said Land/blocks/towers.
16. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management in the development and construction of the towers/blocks on the said Land. 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 Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.
17. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land 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.
18. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction.
19. The Vendee shall market and advertise the towers and units therein reflecting that same is situated in the Project. All the marketing and advertising material shall include name/logo/brand of the Vendor for the Project and the Second Party shall use the same after getting the




Director

same approved from the First Party/its concerned agents/team.

20. 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 as approved and finalised by the Vendor.
21. The Project 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/fess to the Vendor/maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost.
22. In case any club facility is developed by the Vendor/its nominee in the Project 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.
23. The said Land hereby sold to the Vendee is part of the Project and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Project 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

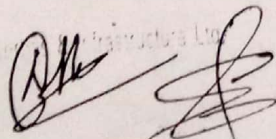


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Director

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.

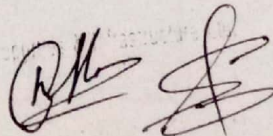
24. The Vendee shall not assign, sell, convey or transfer in any manner whatsoever the said Land and Permitted FSI and/or its rights and entitlements under this Deed to any third party. However, in the event the Vendee intends to sell and transfer the said Land with Permitted FSI to any third party then it shall seek prior written permission of the Vendor. The Vendor may or may not agree to and permit such transfer. However, where transfer of the said Land is permitted by the Vendor then such transfer shall be subject to payment of administrative charges and compliance of other terms as may be laid down by the Vendor. 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.
25. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Project 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 Land/Project including and not limited to environmental clearance, development agreement, license etc.

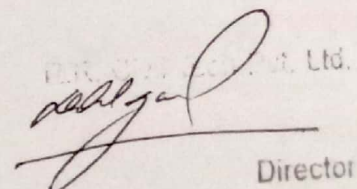
Real Estate Infrastructure Ltd.



Real Estate Infrastructure Ltd.
Director

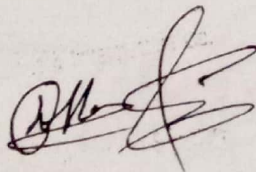
26. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
27. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
 - 27.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 27.2. delay in completion of construction; and/or
 - 27.3. use of the said Land/towers in contravention of the permissible use; and/or
 - 27.4. defective construction or use of material of inferior quality; and/or
 - 27.5. breach of applicable laws and policies; and/or
 - 27.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
 - 27.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - 27.8. non-payment of applicable charges, taxes, levies etc; and/or
 - 27.9. disputes with any prospective allottees or its employees or any third party.
28. 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 Land.
29. The area of the said Land 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 Land may be used for installation or provisioning of common services and facilities of the overall Project and the Vendee shall extend all co-

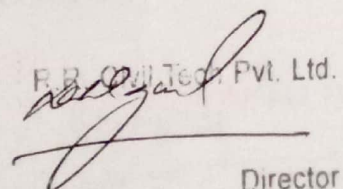



Director

operation and assistance as may be required by the Vendor in this regard.

30. The Vendor has handed over copies of all title related documents to the Vendee to its satisfaction.
31. 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.
32. 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.
33. It is hereby clarified that in addition to this Deed the Vendee shall be bound by all the terms and conditions of the documents which have been executed or may be executed between the parties and have not been specifically incorporated herein. Further, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the memorandum of understanding dated 07.08.2010 executed between them. The Vendee shall construct one group housing tower on the said Land by utilizing the current permissible FSI of 6,271.51 square meters in Towers of E.
34. 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.




E. B. Civil Tech. Pvt. Ltd.
Director

35. The Second Party shall be liable to pay of less stamping in respect of the said sale deed and First Party is not liable the same.
36. 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.
37. That the 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 in tower E.

The area of the Tower E is 986.00 Sq. Mtr. For the purpose of the stamp duty, circle rate of the land is fixed Rs. 18,000/- per sq. mts. as the said property is situated on 9 to 12 meter wide road, and it is also at corner and also have green area hence after 20% enhancement applicable circle rate is 21,600/- per sq. mtr., accordingly market value of the area 986.00 sq. mtr. comes to:-

- a. Value of 986 Sq. Mt. is $986 \times 21600 = \text{Rs. } 2,12,97,600/-$.

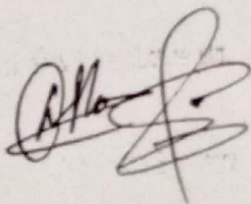
Thus total market value comes to Rs. 2,12,97,600/- so stamp duty @ 7% of Rs. 14,92,500/- has been paid by the vendee on consideration amount which is higher than market value.

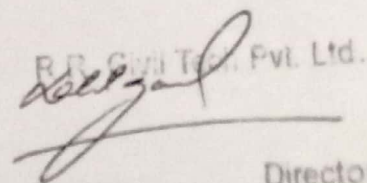
SCHEDULE OF PROPERTY

Undivided share of land of Tower E admeasuring 986.00 square meters in the group housing Project known as Celebrity Meadows, in Sector-I, situated at Sushant Golf City, Sultanpur Road, Lucknow

BOUNDARIES OF TOWER-E

North East- TOWER -D, & OPEN TO SKY
North West- 9 MTR. DRIVEWAY
South East- 9 MTR. DRIVEWAY
South West- 9 MTR. DRIVEWAY



R.P. Civil Tech. Pvt. Ltd.

Director

बही सं०: 1

रजिस्ट्रेशन सं०: 7470

प्रतिफल- 21315196 स्टाम्प शुल्क- 1492500 बाजारी मूल्य - 21297600 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री आर आर सिविलटेक प्राइवेट लिमिटेड द्वारा निदेशक राहुल अग्रवाल द्वारा
जसवीर सिंह प्रमाणीकृत मुख्तार,
पुत्र श्री स्व० गोपाल सिंह
व्यवसाय : नौकरी
निवासी: प्रथम तल, राजा राम कुमार प्लाजा, 75, हजरतगंज, लखनऊ



श्री. आर आर सिविलटेक प्राइवेट लिमिटेड द्वारा निदेशक राहुल अग्रवाल द्वारा जसवीर सिंह प्रमाणीकृत मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 15/03/2019 एवं
04:49:13 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ता

निर्मल सिंह

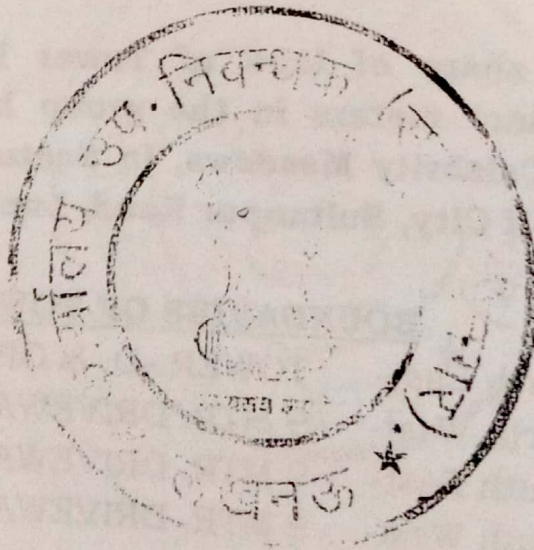
उप निबंधक :सरोजनीनगर

लखनऊ

15/03/2019

राजेश यादव

कनिष्ठ सहायक (निबंधन) - निय





SCHEDULE OF PAYMENT


Vendor has received Rs. 2,13,15,195/- (Rupees Two Crore Thirteen Lacs Fifteen Thousand One Hundred and Ninety Five only) from the vendee and acknowledge its receipt.

IN WITNESS WHEREOF, EACH OF THE PARTIES HERETO HAS CAUSED THIS DEED TO BE EXECUTED BY ITS DULY AUTHORISED REPRESENTATIVES AS OF THE DATE FIRST WRITTEN ABOVE, IN PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES: *H Singh*
1. *Harjinder Singh Gulati*
80 Sanday Khemsinh
R/o Bhulawa Alambagh
Lucknow


[Signature]
Vendor


[Signature]
2. *S. P. Singh*
Advocate
Civil Court Lucknow

[Signature]
R.R. Civil Tech Pvt. Ltd.
Vendee Director


Drafted By:
B.R.S.
(Benkat Raman Singh)
Advocate

वही सं०: 1

रजिस्ट्रेशन सं०: 7470

वर्ष: 2019

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

विश्रेता: 1

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा सौभाग्य मिश्रा, पुत्र श्री महेंद्र कुमार मिश्रा

निवासी: द्वितीय तल शौपिंग स्क्वायर सुशांत गोल्फ सिटी लखनऊ

व्यवसाय: नौकरी

विश्रेता: 2

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: द्वितीय तल शौपिंग स्क्वायर सुशांत गोल्फ सिटी लखनऊ

व्यवसाय: नौकरी

विश्रेता: 1

श्री आर आर सिविलटेक प्राइवेट लिमिटेड द्वारा निदेशक राहुल अग्वाल के द्वारा जसवीर सिंह, पुत्र श्री स्व० गोपाल सिंह

निवासी: प्रथम तल, राजा राम कुमार प्लाजा, 75, हजरतगंज, लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री हरजिंदर सिंह गुलाटी, पुत्र श्री सरदार खेम सिंह

निवासी: भिलावाँ आलमवाग लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

श्री सूर्य प्रकाश सिंह, अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक: सरोजनीनगर

लखनऊ

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

टिप्पणी:

राजेश यादव

कनिष्ठ सहायक (निबंधन) - नियमित

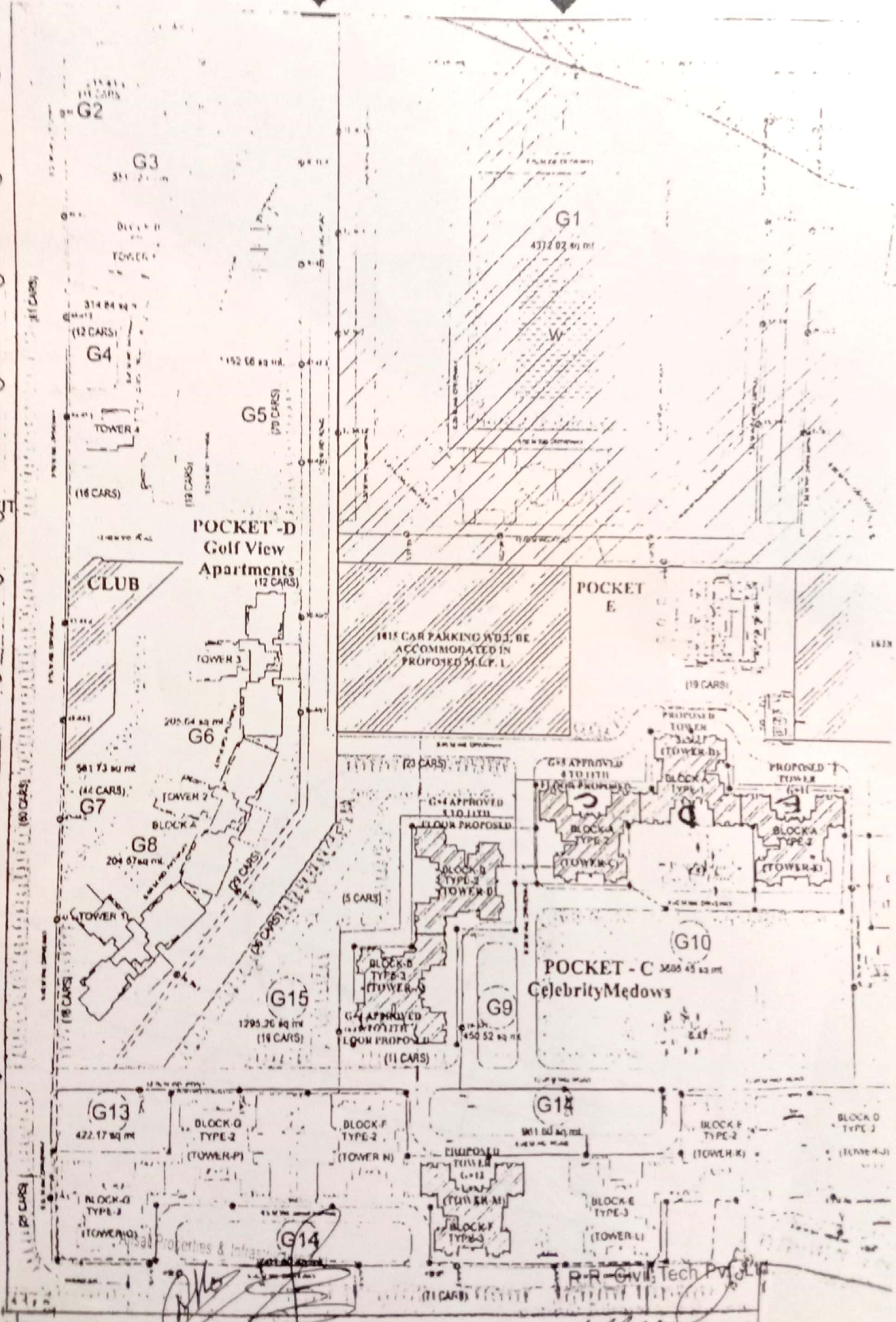
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45.0 MT. WIDE ROAD

EXIT

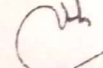
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आवेदन सं०: 201901041010601

बही संख्या 1 जिल्हा संख्या 1598 के पृष्ठ 73 से 108 तक क्रमांक 7470 पर
दिनांक 15/03/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



निर्मल सिंह.

उप निबंधक : सरोजनीनगर

लखनऊ

15/03/2019

