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सत्यमेव जयते

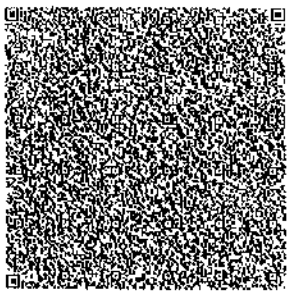
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e-Stamp

Certificate No. : IN-UP03296253760722P
 Certificate Issued Date : 08-Jun-2017 04:48 PM
 Account Reference : SHCIL (FI)/ upshcil01/ KAISERBAGH/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0103949434416346P
 Purchased by : RISHITA DEVELOPERS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : PART OF UNDIVIDED SHARE OF LAND FOR GH-3 IN SEC- C,POCKET-7,AT SUSHANT GOLF CITY, SULTANPUR ROAD, LKO
 Consideration Price (Rs.) :
 First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
 Second Party : RISHITA DEVELOPERS PRIVATE LIMITED
 Stamp Duty Paid By : RISHITA DEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 58,38,700
 (Fifty Eight Lakh Thirty Eight Thousand Seven Hundred only)

30



Please write or type below this line



Ansal Properties & Infrastructure Ltd.

Authorised Signatory



For

Authorised Signatory



0006735237

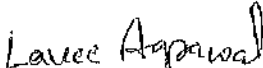
Statutory Alert:

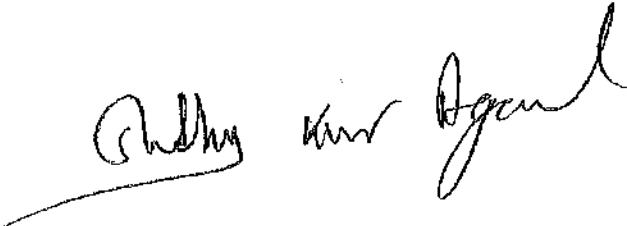
1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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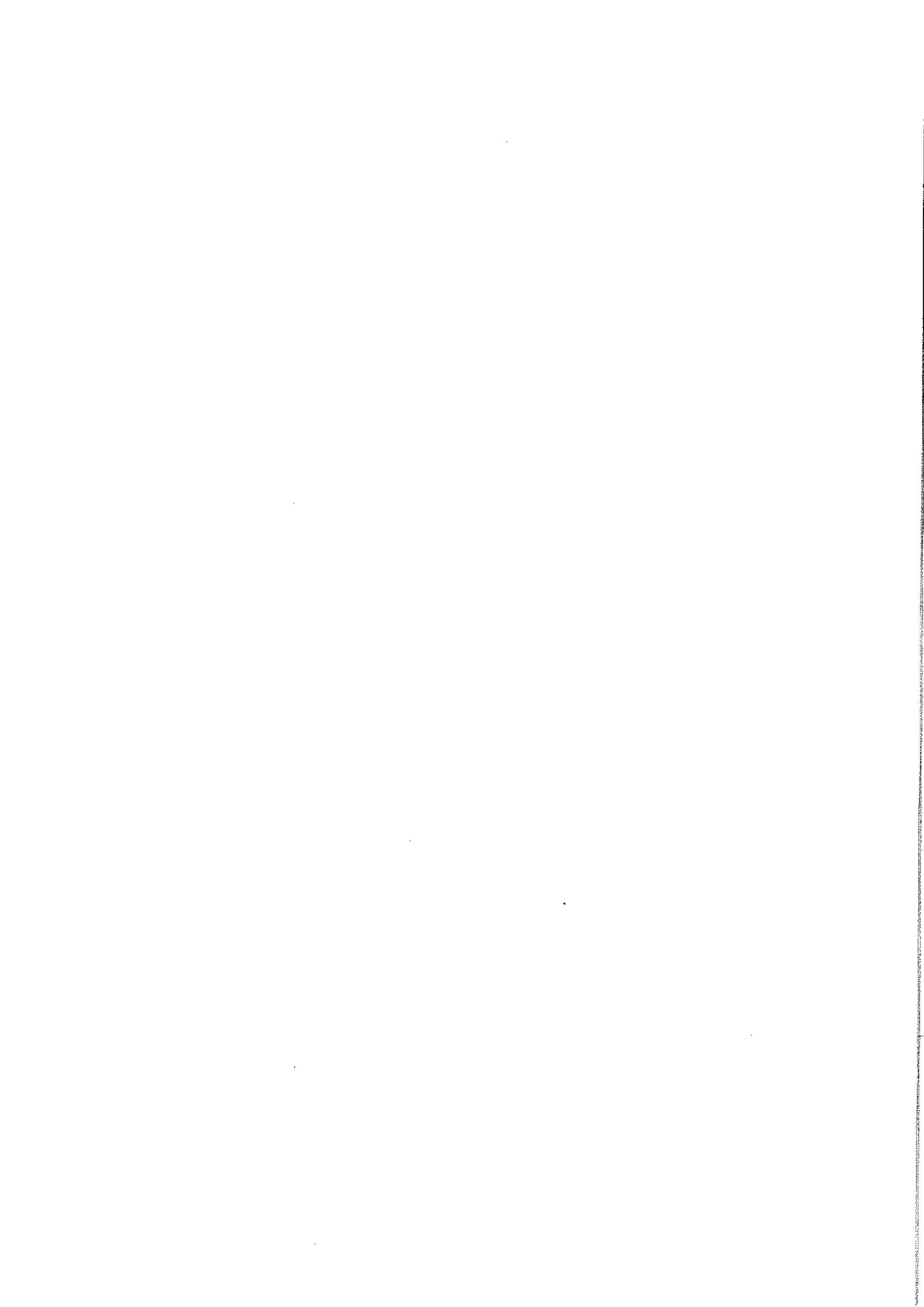
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S RISHITA DEVELOPERS PRIVATE LIMITED HELD ON 16.02.2017 AT 10:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT FIRST FLOOR, CORONATION ANAND TOWER, 116-117, FAIZABAD ROAD, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010

"RESOLVED THAT Mr. Sudhir Agarwal, Director of the company, be and is hereby authorized to sign, execute registry and deliver the Sale/Conveyance deed and other documents/papers of GH-3 in Sector-C, Pocket-7, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) and Club, in Group Housing Celebrity Greens, at Sector-B, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) on behalf of the company".

For Rishita Developers Private Limited


Lavee Agarwal
Director





लखनऊ विकास प्राधिकरण, लखनऊ

प्रेषक, अधिसासी अभियन्ता, (हा०/इंटी० सेल) लखनऊ विकास प्राधिकरण, मोमती नगर, लखनऊ।	सेवा में, अधिसासी निदेशक (आपरेशन्स) मे० अंसल प्रापटीज एण्ड इन्फ्रास्ट्रक्चर लि०, वाई.एम.सी.ए. कैम्पस, 13 राणा प्रताप मार्ग, लखनऊ।
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संख्या 64/EE/HTIG/16 दिनांक: 09/01/17

विषय : मे० अंसल ए०पी०आई० के हाईटेक टाउनशिप "सुशान्त गोलफ सिटी" के अन्तर्गत सेक्टर-सी, पाकेट-7 के ग्रुप हाउसिंग संख्या-3 क्षे०-17924.45 वर्गमी० (4.42 एकड़) पर प्रस्तावित 49 से-हाउसिंग भवनों के निर्माण के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक गवर्न मानचित्र तकनीकी समिति की बैठक दिनांक 19.12.2016 के विषय संख्या-1 में रायक विचारोपरान्त निम्नानुसार संस्तुति की गयी:-
"समिति द्वारा उपरोक्त के दृष्टिगत सेक्टर-सी, पाकेट-7 के ग्रुप हाउसिंग भूखण्ड संख्या-3 के 1.79 हेक्टेयर भूमि पर प्रस्तावित से-हाउसिंग के अन्तर्गत एकल आवासीय भवनों के संशोधित तलपट मानचित्र की स्वीकृति में कोई तकनीकी आपत्ति नहीं है। बोर्ड के समक्ष प्रस्तुत कर अनुमोदन प्राप्त करने की संस्तुति की जाती है।"

तकनीकी समिति की उपरोक्त संस्तुति के क्रम में प्राधिकरण बोर्ड की 160वीं बैठक दिनांक 21.12.2016 में अनुमोदन प्रदान किया गया है।

रेय शुल्क:

निरीक्षण शुल्क - ₹ 3,92,000.00

संलग्न तकनीकी समिति के निर्णय में उल्लिखित प्रतिबन्धों एवं संशोधनों को समावेशित करते हुए संशोधित तलपट मानचित्र प्रस्तुत करने पर ही मानचित्र निर्गत किया जायेगा।

प्रतिबन्ध:

1. भू-स्वामित्व तथा भूमि वाद-विवाद के सम्बन्ध में प्राधिकरण की कोई जिम्मेदारी नहीं होगी। विकासकर्ता केवल उसी भूमि पर विकास/निर्माण कार्य कर सकेगा, जिस भूमि का स्वामित्व व कब्जा विकासकर्ता कम्पनी के नाम है। भूखण्ड के जिन खसरा नम्बर का स्वामित्व ग्राम सभा की भूमि व अन्य की भूमि होने के कारण विकासकर्ता के पक्ष में नहीं है, उस भाग पर विकासकर्ता तब तक कोई निर्माण या विकास कार्य नहीं करेगा जब तक कि उस भाग का पुनर्वहन/अधिग्रहण/भूमि क्रय की कार्यवाही विकासकर्ता के पक्ष में न हो जाये।
2. वर्तमान शारानादेश के क्रम में लेण्ड स्केपिंग प्लान के अनुसार वृक्षारोपण अनिवार्य होगा।
3. शारानादेश के अनुसार स्थल पर भूकम्प विरोधी निर्माण किया जाना सुनिश्चित करना होगा तथा स्ट्रक्चरल ड्राइंग व डिजाइन प्रस्तुत करना होगा।
4. लेण्ड स्केपिंग प्लान व सर्विसेज प्लान को अनुरूप स्थल पर भी विकास कार्य पूर्ण करने होंगे।
5. मुख्य अग्नि शमन अधिकारी के निर्देशों का पालन करना होगा।
6. पूर्णता प्रमाण पत्र प्राप्त करना होगा।
7. सेक्टर हाईटिंग एवं सोलर वॉटर सिस्टम का स्थल पर अधिष्ठापन शारानादेश के अनुसार पूर्ण करना होगा।
8. लेबर एक्ट व नेशनल रोपटी कोड का अनुपालन करना होगा तथा लेबर सेस से सम्बन्धित शुल्क जमा कर प्राधिकरण को भी सूचित करना होगा।
9. स्थल पर शारीरिक रूप से विकलांग व्यक्तियों हेतु रैम्प का निर्माण एवं वाधारहित सुविधाओं का विकास करना होगा।
10. स्थल पर मानचित्र स्वीकृत साम्यन्धी सूचनापट लगाना होगा।
11. यदि कोई देनदारी निकलती है तो प्राधिकरण द्वारा भौमे जाने पर अविलम्ब जमा करना होगा।
12. मुख्य नगर एवं ग्राम नियोजक, उ०प्र० लखनऊ द्वारा दिये जाने वाले अभिलेख/सुझाव/संशोधन को समावेशित करते हुए पुनः संशोधित मानचित्र स्वीकृत करना होगा।
13. यदि भविष्य में ऐसी कोई बात प्रकाश में आती है कि विकासकर्ता द्वारा कोई तथ्य छुपा कर मानचित्र की स्वीकृति प्राप्त की गई है अथवा किसी प्रतिबन्ध का अनुपालन नहीं किया जा रहा है, तो मानचित्र स्वतः निरस्त माना जाएगा।

अतः आपसे अपेक्षा की जाती है कि उपरोक्तानुसार वांछित शुल्क तथा प्रतिबन्धों के अनुपालन के सम्बन्ध में आवश्यक अभिलेख एवं सम्बन्धित विभागों की अनापत्ति उपलब्ध कराने का कष्ट करें, ताकि इस सम्बन्ध में अग्रेतर कार्यवाही की जा सके।

संलग्नक: यथोपरि।

अधिसासी अभियन्ता,
(हा०/इंटी० सेल)



लखनऊ विकास प्राधिकरण बोर्ड की 160वीं बैठक दिनांक
26 दिसम्बर, 2016 का कार्यवृत्त

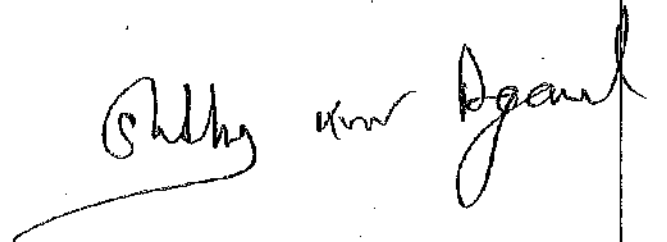
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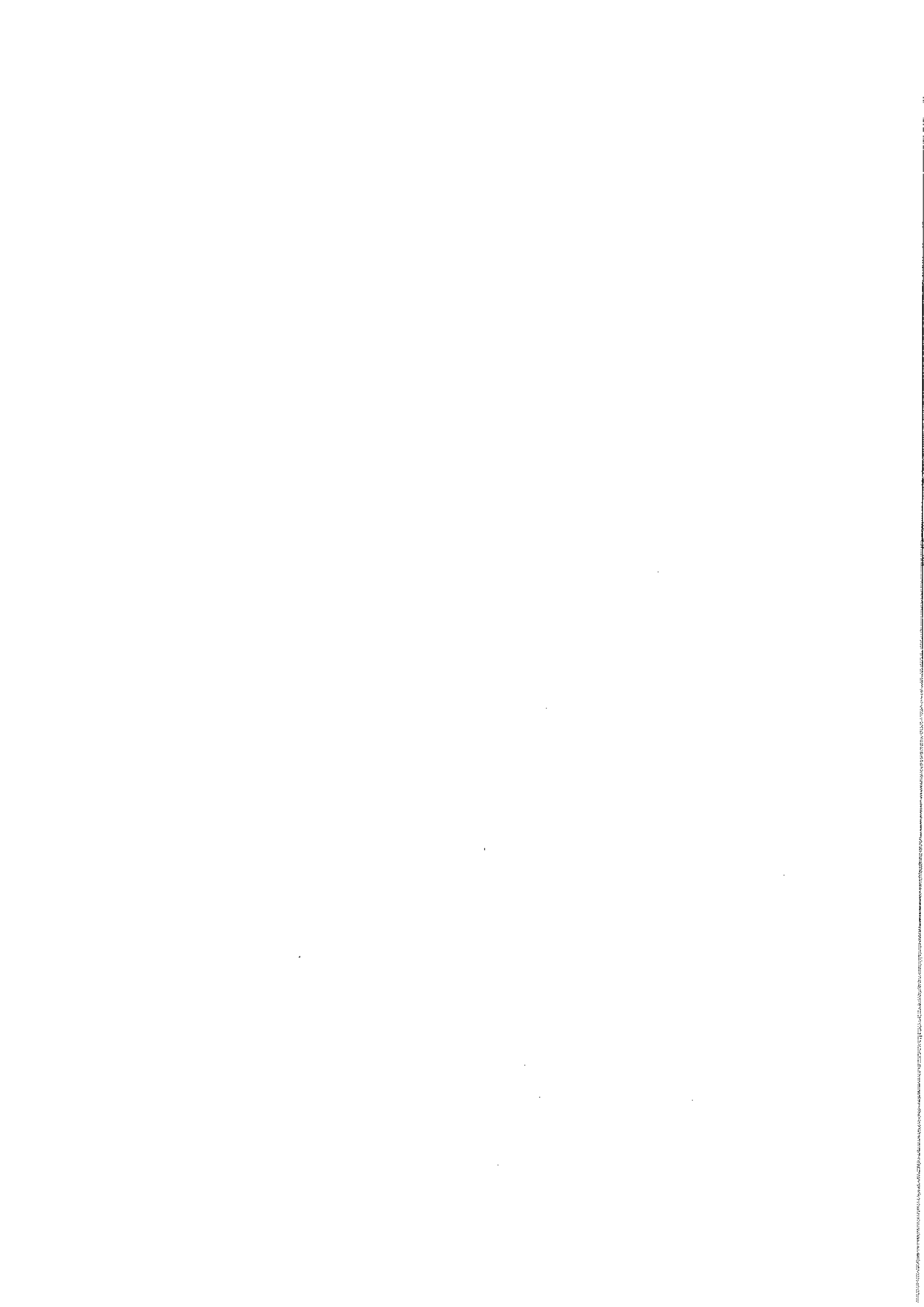
- | | | |
|-----|----------------------------------|--|
| 01. | श्री सदाकान्त | अध्यक्ष, ल0वि0प्रा0 एवं प्रमुख सचिव, आवास एवं शहरी नियोजन विभाग, उ0प्र0। |
| 02. | श्री सत्येन्द्र सिंह | उपाध्यक्ष, लखनऊ विकास प्राधिकरण एवं जिलाधिकारी, लखनऊ। |
| 03. | श्री आर0पी0 सिंह | आवास आयुक्त, उ0प्र0 आवास एवं विकास परिषद। |
| 04. | श्री उदय राज सिंह | नगर आयुक्त, नगर निगम, लखनऊ। |
| 05. | श्री शिव जनम चौधरी | विशेष सचिव, आवास एवं शहरी नियोजन। |
| 06. | श्री अजय कुमार मिश्र | मुख्य नगर एवं ग्राम्य नियोजक, उत्तर प्रदेश। |
| 07. | श्री आर0पी0 यादव | श्रेणीय पर्यटन अधिकारी,
प्रतिनिधि-महानिदेशक, पर्यटन, उ0प्र0। |
| 08. | श्री एस0 सोनी | प्रतिनिधि-अपर आयुक्त उद्योग, लखनऊ मण्डल, लखनऊ। |
| 09. | श्री विजय सिंह यादव | सदस्य, ल0वि0प्रा0 |
| 10. | श्री इराहाक गुड्डू | सदस्य, ल0वि0प्रा0 |
| 11. | श्री रमेश कपूर 'बाबा' | मा0 पार्षद/सदस्य, ल0वि0प्रा0 |
| 12. | श्री सौरभ सिंह 'मोनू' | मा0 पार्षद/सदस्य, ल0वि0प्रा0 |
| 13. | श्री सुरेन्द्र सिंह 'राजू गांधी' | मा0 पार्षद/सदस्य, ल0वि0प्रा0 |

अन्य उपस्थिति:-

- | | | |
|-----|--------------------|------------------------------|
| 14. | श्री अरुण कुमार | सचिव, लखनऊ विकास प्राधिकरण |
| 15. | श्री जे0एन0 रेड्डी | मुख्य नगर नियोजक, ल0वि0प्रा0 |







लिया गया।

विषय संख्या : 16

अलीगंज योजना सेक्टर-ओ के अन्तर्गत डाक विभाग, उ०प्र० सर्किल, लखनऊ की भूमि पर लेवी शुल्क के सम्बन्ध में।

निर्णय :

प्रस्तुत प्रस्ताव चर्चा हुई। सरकारी विभागों को समय से धनराशि (ग्रांट) उपलब्ध न हो पाने के कारण निर्माण में विलम्ब होता है। अतएव अलीगंज योजना सेक्टर-ओ के अन्तर्गत डाक विभाग को आवंटित लीज पर लगभग 34600 वर्गमी० भूमि पर आरोपित अनिर्माण शुल्क (लेवी शुल्क) न लिये जाने का निर्णय लिया गया।

विषय संख्या : 17

मे० ओमेक्स लि० द्वारा गोमतीनगर के सेक्टर-7 के निकट 103.62 एकड़ भूमि पर विकासाधीन इंटीग्रेटेड टाउनशिप के संशोधित ले-आउट के अनुमोदन के सम्बन्ध में।

निर्णय :

सम्यक् विचारोपरान्त मे० ओमेक्स लि० द्वारा गोमती नगर के सेक्टर-7 के निकट 103.62 एकड़ भूमि पर विकासाधीन इंटीग्रेटेड टाउनशिप के संशोधित ले-आउट स्वीकृत किये जाने विषयक प्रस्ताव पर तकनीकी समिति की संस्तुति दिनांक 19.12.2016 में उल्लिखित शर्तों/प्रतिबन्धों के अधीन अनुमोदन प्रदान किया गया।

विषय संख्या : 18

सुल्तानपुर रोड पर विकसित की जा रही हाईटेक टाउनशिप सुशान्त गोलफ सिटी के पूर्व में स्वीकृत डी०पी०आर० तथा तलपट मानचित्र में चार भूखण्डों के स्थानों में कतिपय संशोधन के सम्बन्ध में।

निर्णय :

सम्यक् विचारोपरान्त प्रस्तुत प्रस्ताव अनुमोदित किया गया।

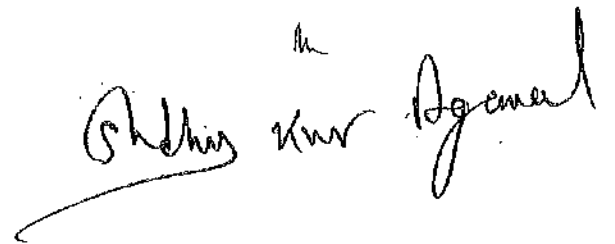
विषय संख्या : 19

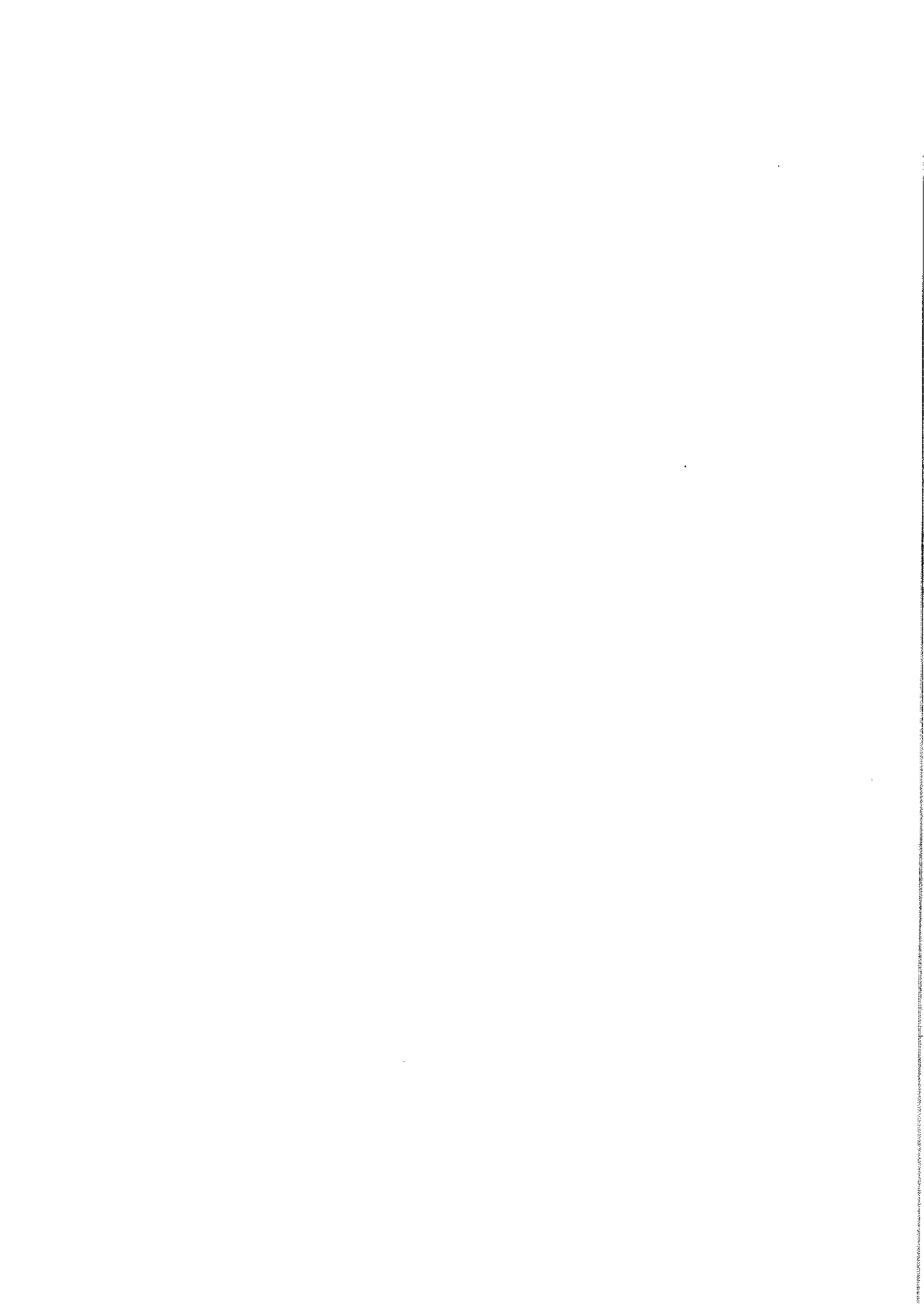
नियोजित कालोनियों के आवासीय भूखण्डों पर प्रस्तावित अनावासीय (बैंक, नर्सिंग होम, होटल, स्कूल आदि) क्रियाओं के भवन मानचित्र की स्वीकृति के सम्बन्ध में।

निर्णय :

नियोजित तथा स्वीकृत तलपट मानचित्र के अन्तर्गत विकसित किये गये आवासीय भूखण्डों पर अनुमन्य उपयोग की अनुमन्यता हेतु उ०प्र० आवास एवं शहरी नियोजन अनुभाग-3 के शासनादेश संख्या-467/8-3-16-127विविध/11, लखनऊ दिनांक 08.07.2016 के क्रम में प्रस्तुत 21 प्रकरणों के सम्बन्ध में निर्धारित समिति द्वारा दी गयी संस्तुति एवं संस्तुत मार्ग-दर्शक मानकों सहित यथावत् अनुमोदित किया जाता है।







C.V.P

नं०/आ/मि०/अधि०/अमि०/सवि/उपाध्यक्ष

सुबतानपुर रोड पर विकसित की जा रही हाईटेक टाउनशिप सुशान्त गोलफ सिटी के पूर्व में स्वीकृत डी०पी०आर० तथा तालपट मानचित्र में चार भूखण्डों के स्थानों में कृषिपथ संशोधन किया गया है। प्रत्येक संशोधन का सविधान विवरण निम्नानुसार है-

(1) नं० अंशल १०पी०आइ० के हाईटेक टाउनशिप सुशान्त गोलफ सिटी के अन्तर्गत सेक्टर-सी, पार्केट-7 के ग्रुप हाउसिंग संख्या-3 क्षेत्रफल-17924.45 वर्गमी० (4.12 एकड़) पर प्रस्तावित 49 से हाउसिंग भूखण्डों के निर्माण के सम्बन्ध में।

हाईटेक टाउनशिप सुशान्त गोलफ सिटी के अन्तर्गत सेक्टर-सी, पार्केट-7 के ग्रुप हाउसिंग संख्या-3 क्षेत्रफल-17924.45 वर्गमी० के भूखण्डों के स्थान पर 49 से हाउसिंग विलाज के निर्माण हेतु मानचित्र स्वीकृताथ प्राधिकरण में प्रस्तुत किया गया है। प्रस्ताव में ग्रुप हाउसिंग के स्थान पर विलाज के प्रस्ताव से उक्त क्षेत्र की पूर्व में अनुमतिजनसंख्या से कम जनसंख्या तथा कम प्रस्तावित कर से अवस्थापना सुविधाओं में कोई अतिकूल प्रभाव नहीं पड़ेगा। अतः तकनीकी समिति की बैठक दिनांक 19.12.2016 को कृषि प्रतिबंध के अन्तर्गत स्वीकृताथ सस्ती प्रदान की गयी।

(2) नं० अंशल १०पी०आइ० के हाईटेक टाउनशिप सुशान्त गोलफ सिटी के अन्तर्गत सी०पी०डी० (व्यवसायिक) संशोधित विन्यास मानचित्र (83.37 एकड़) के सम्बन्ध में।

विकासकर्ता नं० अंशल १०पी०आइ० द्वारा विकसित की जा रही हाईटेक टाउनशिप सुशान्त गोलफ सिटी के स्वीकृत डी०पी०आर०/ले-आउट के सेक्टर-बी के व्यावसायिक भूखण्ड (सी०पी०डी०) का 63.37 एकड़ का तालपट मानचित्र तकनीकी समिति की बैठक दिनांक 02.11.2015 में स्वीकृत हेतु किया गया अंशला के क्रम में विस्तृत विन्यास मानचित्र पर प्राधिकरण बोर्ड की बैठक दिनांक 08.11.2016 में अनुमतिजन प्रदान किया गया था।

विकासकर्ता द्वारा पूर्व स्वीकृत विन्यास मानचित्र में स्थलीय सर्वेक्षण कर सजाख अभिलेखों में दर्ज कब्रिस्तान की भी को चिन्हित करते हुए एक कब्रिस्तान को आविष्कृत हेतु अलग से मार्ग की व्यवस्था करते हुए संशोधित विन्यास मानचित्र प्रस्तुत किया गया है।

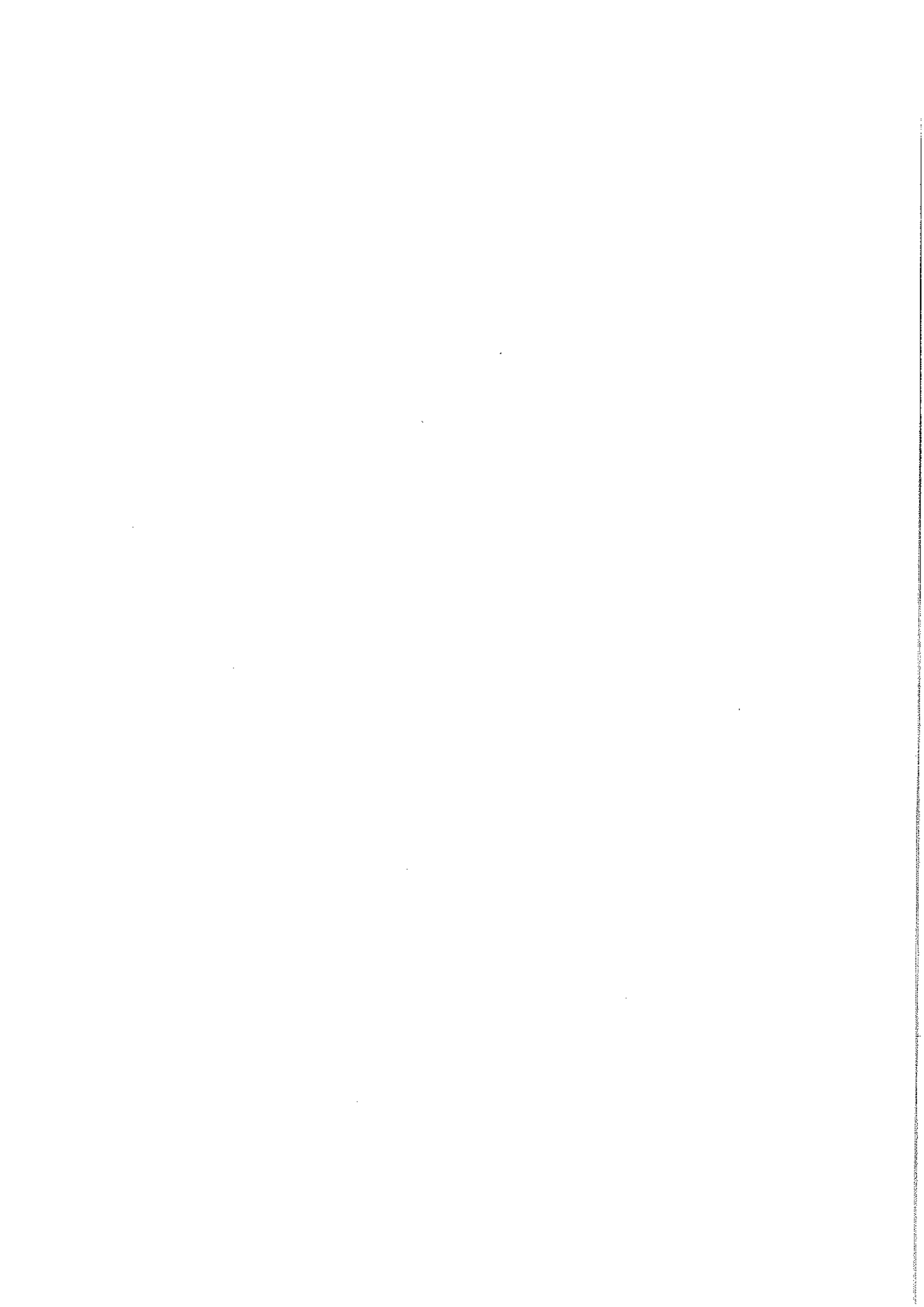
प्रस्तुत विन्यास मानचित्र को उपविधि-2008 के अन्तर्गत प्रायः जाने के दृष्टिकोण तकनीकी समिति की बैठक दिनांक 19.12.2016 में स्वीकृत हेतु सस्ती प्रदान की गयी।

(3) नं० अंशल १०पी०आइ० के हाईटेक टाउनशिप सुशान्त गोलफ सिटी के अन्तर्गत अहोद गंध के समानांतर व्यवसायिक भूखण्ड संख्या-2 पर प्रस्तुत इंटरनेशनल स्टैंड पार्केट-2 (आईडीपी-2) के व्यवसायिक विन्यास मानचित्र क्षेत्रफल-129128.73 वर्गमी० (28.96 एकड़) के सम्बन्ध में।

विकासकर्ता नं० अंशल १०पी०आइ० द्वारा विकसित की जा रही हाईटेक टाउनशिप सुशान्त गोलफ सिटी के स्वीकृत डी०पी०आर०/ले-आउट के अंशला में स्थित अहोद गंध के समानांतर व्यवसायिक भूखण्ड संख्या-2 पर प्रस्तुत इंटरनेशनल स्टैंड पार्केट-2 (आईडीपी-2) के भूखण्ड प्रस्तावित है। अतः भूखण्डों के आविष्कृत हेतु अलग से मार्ग की व्यवस्था करते हुए संशोधित विन्यास मानचित्र क्षेत्रफल-129128.73 वर्गमी० (28.96 एकड़) पर विकासकर्ता की समिति की बैठक दिनांक 19.12.2016 में उपविधि-2008 के अन्तर्गत सस्ती प्रदान की गयी।

(4) नं० अंशल १०पी०आइ० के हाईटेक टाउनशिप सुशान्त गोलफ सिटी के अन्तर्गत सेक्टर-ए, पार्केट-4 को सिलिजी/उद्यान/4 का नं०/आ/मि०/20261.64 वर्गमी० (4.60 एकड़) को व्यावसायिक में परिवर्तित करने हेतु प्रस्तावित सेक्टर-ए, पार्केट-2 में अंशलायन समिति की बैठक दिनांक 19.12.2016 में उपविधि-2008 के अन्तर्गत सस्ती प्रदान की गयी।

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विवेचन एवं आदेश


कम करते हुए सामान्य फेरिसिटी को 09 भूखण्डों (क्षेत्रफल 12000.00 वर्गमी) का नियोजन करते हुए प्रस्तुत संशोधित चार्ट विन्यास मानचित्र (भू-उपयोग स्वीपिंग) के सम्बन्ध में।

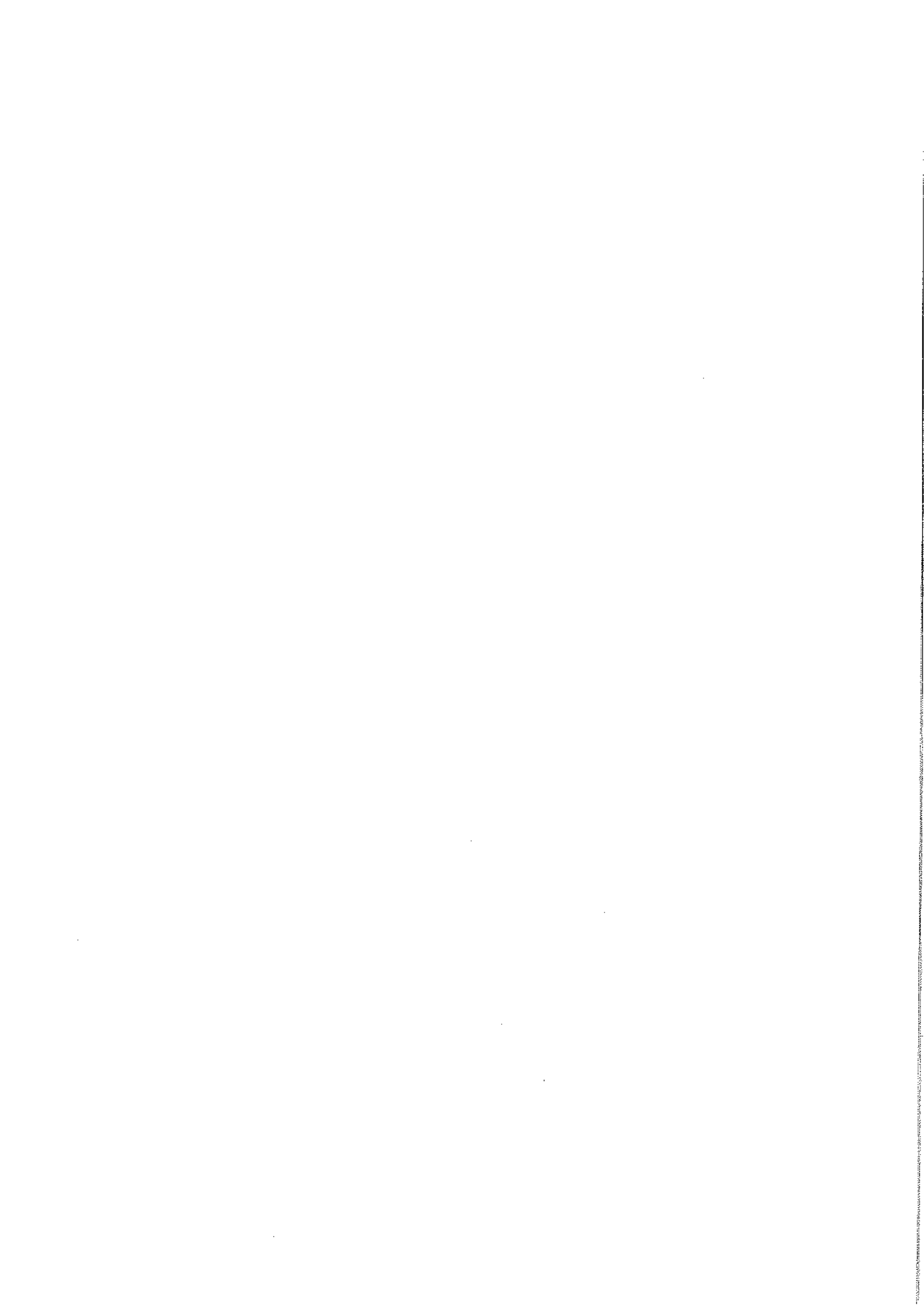
पूर्व स्वीकृत डी0पी0आर0/ले-आउट में प्रस्तावित फेरिसिटी/उद्यान/कृषि क्षे0 20281 64 वर्गमी0 (5.0 एकड़) प्रस्तावित भूमि को आवासीय भू-उपयोग में किये जाने हेतु प्रेषित प्रस्ताव हाईटेक नीति के अनुरूप होने तथा भू-उपयोग आवासीय हेतु निर्धारित क्षेत्रफल के अन्तर्गत होने के दृष्टिकोण प्रस्ताव को स्वीकृताथ संस्तुति की गयी है। सार्वजनिक/अर्द्धसार्वजनिक सुविधाओं के अन्तर्गत 1.099 हे0 पर प्रस्तावित बस डिपो या बस टर्मिनल में से 4000 वर्गमी0 का एक फेरिसिटी भूखण्ड के सृजन का अनुमोदन की संस्तुति की गयी है। अवशेष भूमि को बस अड्डे के विकास हेतु यथा आरक्षित करते हुये इसका विस्तृत प्लान प्रस्तुत करने के निर्देश के साथ प्रस्तावित संशोधन की स्वीकृति हेतु संस्तुति की गयी है।

60 अंशल ए0पी0आर0 के हाईटेक बाउन्ड्रीशप "सुशान्त गोल्फ सिटी" के अन्तर्गत स्वीकृत डी0पी0आर0 तथा लीलापट मानचित्र के अन्तर्गत सेक्टर सी के प्लॉट-7 का पूर्ण हाउसिंग भूखण्ड के स्थान पर 49 विलोपन के निर्माणों, सेक्टर सी के व्यावसायिक उपयोग के सी0पी0डी0 के 63 17 एकड़ पर प्रस्तावित भवनों के फुट प्रिंट के संशोधित विन्यास मानचित्र, शहीद पथ के सामान्यतर व्यावसायिक भूखण्ड ए0-26-96 एकड़ पर भवनों के फुट प्रिंट का विन्यास मानचित्र तथा सेक्टर-ए प्लॉट-4 के फेरिसिटी/उद्यान/कृषि के 5.0 एकड़ भूमि को आवासीय परिवर्तन में तथा याज्ञाप्रल फेरिसिटी (बस डिपो एवं बस टर्मिनल) के अन्तर्गत सृजित 4000 वर्गमी0 फेरिसिटी भूखण्ड से सम्बन्धित उपयुक्त उल्लिखित के अनुसार प्रेषित के अनुसार समिति द्वारा किये गये संस्तुति के क्रम में बोर्ड के संशोधित विचारार्थ/अनुमोदनाथ प्रस्ताव का प्रारूप जारी और संशोधन हेतु कृपया सहमति की दशा में आगामी बोर्ड बैठक में प्रस्तुत करने का अनुमोदन प्रदान करने का कष्ट करें।


आयुक्त, नगरपालिका
(19/8/2018)
नगर विकास अधिकारी



आर0 ए0पी0आर0
अधिकांशी अधिकारी (आ0/कोषी)
नगरपालिका, नवलपरासी

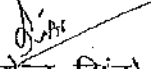

सी0 एम0 रेडडी
आर0 ए0पी0आर0 अधिकारी
नगरपालिका, नवलपरासी



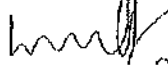
जाने के संबंध में मा० अध्यक्ष महोदय, लखनऊ विकास प्राधिकरण की अध्यक्षता में आज दिनांक 26.12.2016 को पूर्वान्ह 11.30 बजे निदेशक मण्डल की बैठक पुनः सम्पन्न हुई। नये उपाध्यक्ष, लखनऊ विकास प्राधिकरण, श्री सत्येन्द्र सिंह ने पदभार ग्रहण कर लिया गया है तथा सचिव, लखनऊ विकास प्राधिकरण, श्री अरुण कुमार तथा अन्य सदस्यों की उपस्थिति में दिनांक 21.12.2016 की बैठक के बारे में चर्चा हुई और उपरोक्त वस्तुस्थिति की जानकारी सचिव/उपाध्यक्ष द्वारा मा० अध्यक्ष महोदय तथा मा० सदस्यों को दी गयी। सर्वसम्मति से यह निर्णय लिया गया कि दिनांक 21.12.2016 की निदेशक मण्डल की बैठक में एजेण्डावार लिये गये निर्णयों की पुष्टि की जाती है, उस पर सभी सदस्य सहमत हैं और कार्यवृत्त की भी पुष्टि की जाती है।

उपाध्यक्ष, ल०वि०प्रा० द्वारा धन्यवाद ज्ञापन के उपरान्त बैठक समाप्त हुई।


(अरुण कुमार)
सचिव

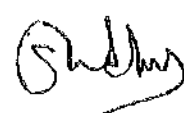

(सत्येन्द्र सिंह)
उपाध्यक्ष

अनुमोदित

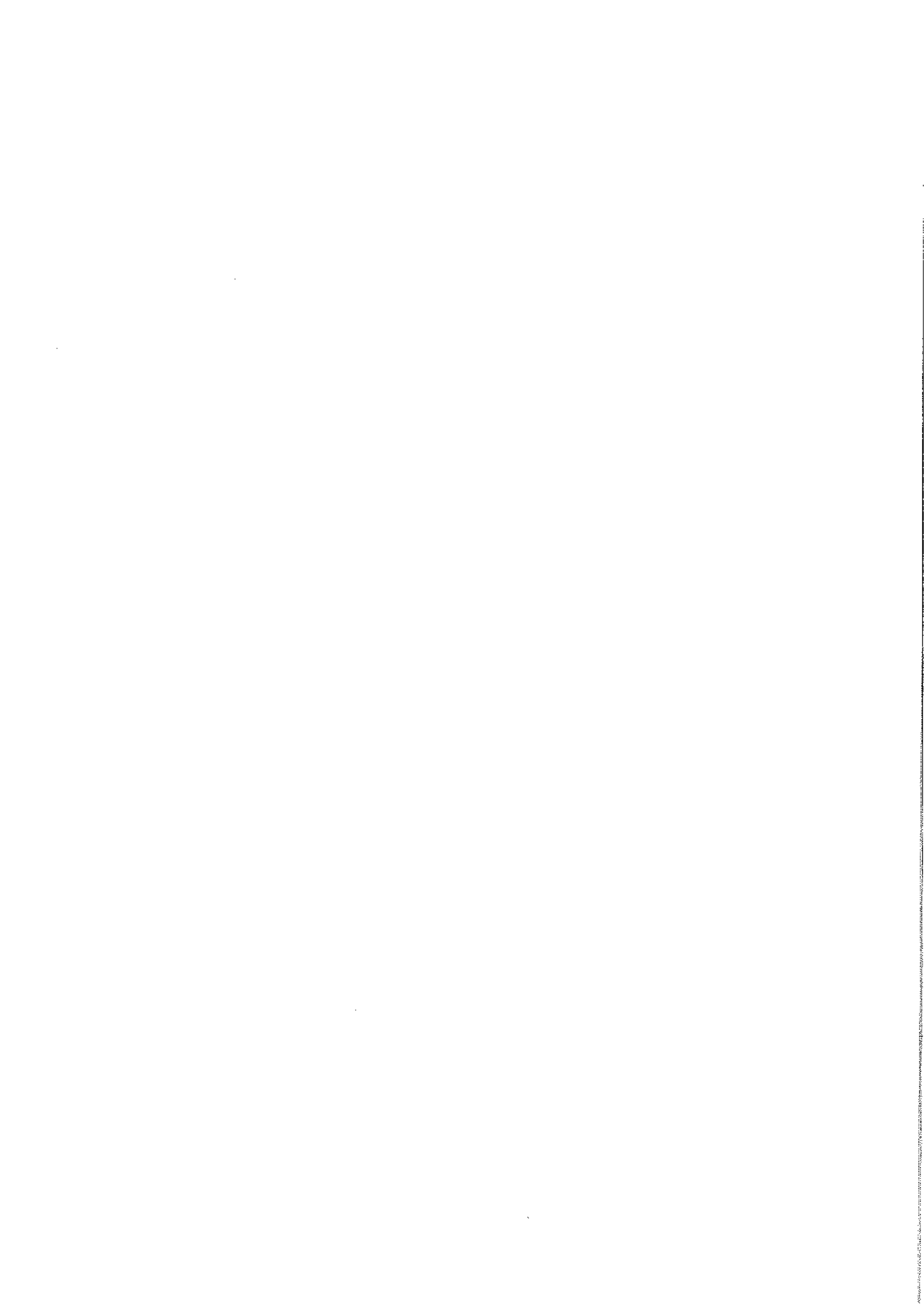

(सदाकान्त) 26/12/16

अध्यक्ष, लखनऊ विकास प्राधिकरण,
एवं प्रमुख सचिव, आवास एवं शहरी नियोजन विभाग,
स०प्र० शासन, लखनऊ।









हाईटेक टाउनशिप के अन्तर्गत प्रस्तुत मे० अंसल, ए०पी०आई० के विभिन्न मानचित्रों/ले-आउट पर परीक्षण एवं संस्तुति हेतु उपाध्यक्ष, ल०वि०प्रा० की अध्यक्षता में दिनांक 19.12.2016 को सम्पन्न तकनीकी समिति की बैठक का कार्यवृत्त:-

उपस्थिति:-

1. श्री ओ०पी० मिश्र, मुख्य अभियन्ता, ल०वि०प्रा०
2. श्री जे. एन. रेड्डी, मुख्य नगर नियोजक, ल०वि०प्रा०,
3. श्री शेर सिंह, सहयुक्त नियोजक, नगर एवं ग्राम नियोजन विभाग, उ०प्र०,
4. श्री शेषनाथ यादव, अग्निशमन अधिकारी, लखनऊ
5. श्री आर०डी० वर्मा, अधिशासी अभियन्ता (हा०/इंटी० सेल), संयोजक।

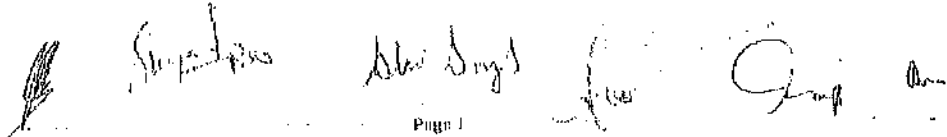
इस बैठक में तकनीकी समिति के समक्ष प्रस्तुत किये गये विभिन्न मानचित्रों/ले-आउट पर विचार विमर्श के उपरान्त समिति द्वारा परीक्षण किया गया जिसका विवरण निम्नवत है :-

विषय संख्या-1 मे० अंसल ए०पी०आई० के हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" के अन्तर्गत सेक्टर-सी, पाकेट-7 के ग्रुप हाउसिंग संख्या-3 क्षेत्र-17924.45 वर्गमी० (4.42 एकड़) पर प्रस्तावित 49 रो-हाउसिंग भवनों के निर्माण के सम्बन्ध में।

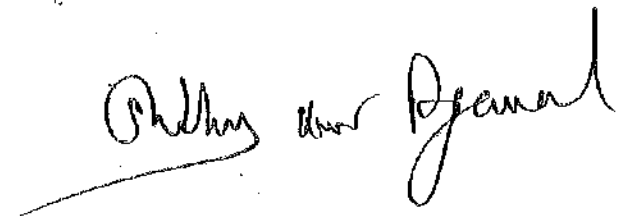
1. स्वीकृत विन्यास मानचित्र में दर्शित ग्रुप हाउसिंग भूखण्ड पर समूह आवास भवनों का निर्माण न करते हुए रो-हाउसिंग/विलास का प्रस्तावित संशोधित मानचित्र का परीक्षण किया गया है। प्रस्तावित रो-हाउसिंग के विन्यास मानचित्र में कुल क्षेत्रफल के भूखण्ड पर 10 प्रतिशत पार्क छोड़ा गया है एवं आन्तरिक मार्गों की चौड़ाई भवन उपविधि-2008 के अनुरूप है। प्रत्येक रो-हाउसिंग में बेसमेन्ट एवं तीन मंजिला एकल आवासीय उपयोग के भवन प्रस्तावित है।
2. ग्रुप हाउसिंग भूखण्ड के स्थान पर एकल आवासीय भवनों का निर्माण करने पर डी०पी०आर/स्वीकृत तलपट मानचित्र में अनुमानित जनसंख्या में कमी हो रही है जिससे विकसित जनसुविधाओं पर कोई अतिरिक्त भार नहीं पड़ेगा।

समिति की संस्तुति:-

समिति द्वारा उपरोक्त के दृष्टिगत सेक्टर-सी, पाकेट-7 के ग्रुप हाउसिंग भूखण्ड संख्या-3 के 1.79 हेक्टेयर भूमि पर प्रस्तावित रो-हाउसिंग के अन्तर्गत एकल आवासीय भवनों के संशोधित तलपट मानचित्र की स्वीकृति में कोई तकनीकी आपत्ति नहीं है। बोर्ड के समक्ष प्रस्तुत कर अनुमोदन प्राप्त करने की संस्तुति की जाती है।








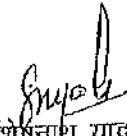


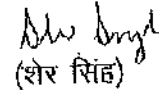
विषय संख्या-8 मे0 अंसल ए0पी0आई0 के हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" के अन्तर्गत सेक्टर-एच, के ग्रुप हाउसिंग संख्या-5 पर प्रस्तुत संशोधित ग्रुप हाउसिंग भवन मानचित्र के सम्बन्ध में।

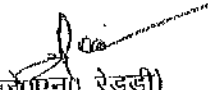
समिति की संस्तुति:-


प्रस्तावित शमन मानचित्र का परीक्षण किया गया है। प्रस्तुत मानचित्र में स्वीकृत मानचित्र के विपरीत किये गये निर्माणों से सम्बन्धित विवरण स्पष्ट रूप से अंकित नहीं किया गया है। प्रत्येक विचलन का तथा पार्किंग सुविधा का परीक्षण करते हुए विकासकर्ता द्वारा संशोधित भवन मानचित्र प्रस्तुत करने पर आगामी तकनीकी समिति की बैठक में विचारार्थ प्रस्तुत किये जाने की संस्तुति की जाती है।



(आर०डी० वर्मा)
अधिशासी अभियन्ता,
(हा/इंटी सेल)
ल०वि०प्रा०
संयोजक

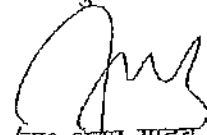

(शम्भूनाथ यादव)
अग्निशमन अधिकारी
लखनऊ,
सदस्य

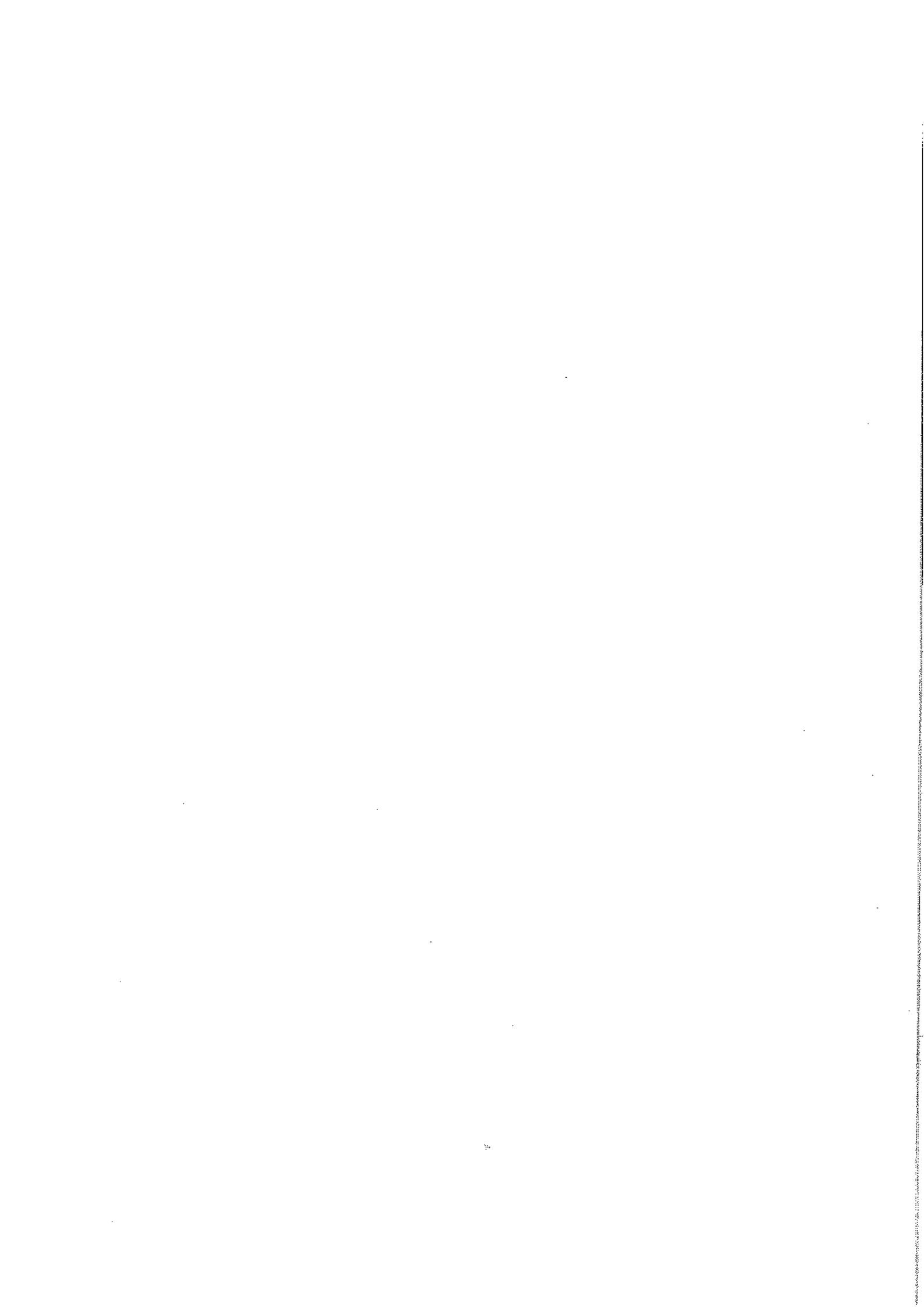

(शेर सिंह)
सहयुक्त नियोजक,
नगर एवं ग्राम नियोजन विभाग,
उ०प्र०,
सदस्य



(जे०एन० रेड्डी)
मुख्य नगर नियोजक
ल०वि०प्रा०
सदस्य



(आ०पी० मिश्रा)
मुख्य अभियन्ता
ल०वि०प्रा०
सदस्य


(अरुण कुमार)
सचिव,
ल०वि०प्रा०
सदस्य


अनुमोदित

(डा० अनूप यादव)
उपाध्यक्ष,
ल०वि०प्रा०
अध्यक्ष, तकनीकी समिति




 All India Motor Driving Licence
 (M.V. Act 1988)
 Form No. VI See Rule 16 (1)
 D/L No. 20301 - S.R.D. (U.P.)
 Date of Issue 13.7.2001
 Name Mr. S. R. D. Singh
 S/o. Sri. S. R. D. Singh
 Address Saran, Dehra Dun
 Dist. Dehra Dun
 U.P.
 Date of Birth 19.7.1966
 Educational qualification
 Blood group R.H. Factor



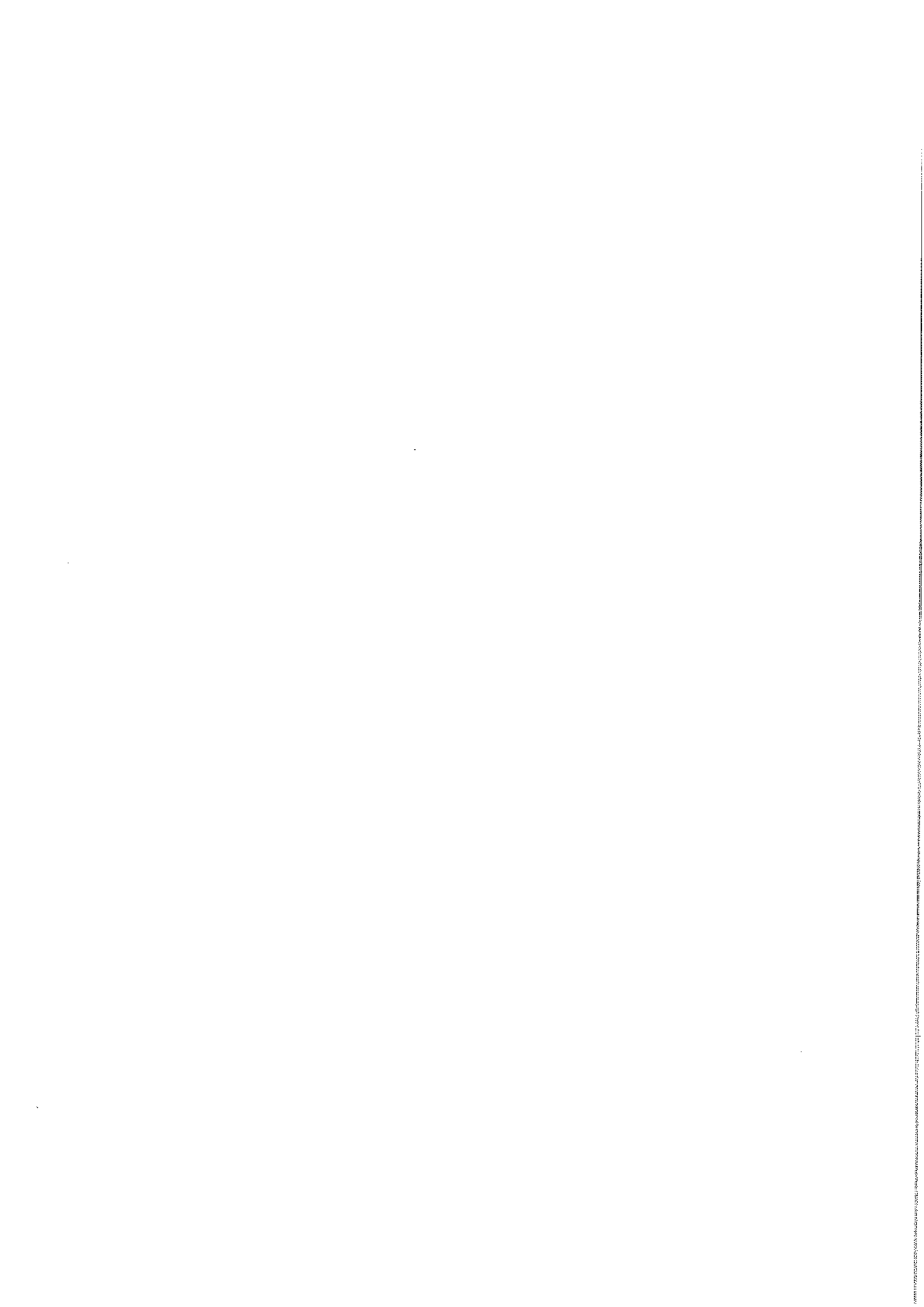
D/L No. 20301 - S.R.D. (U.P.)
 Name Ravidas Bhadoli (U.P.)



Name and designation of the
 Licensing Authority
 S.R.D. (U.P.)
 S.D.

1. Motor Cycle with Gear
 2. Motor Cycle without Gear
 3. Invalid carriage
 4. Light motor vehicle
 5. Medium goods/Passenger vehicle
 6. Heavy goods/Passenger vehicle
 for 11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
 The Licence to drive to Transport/Non-Transport vehicle
 is valid
 From 13.7.2001 To 13.7.2016



Licensing Authority
 (U.P. Department)
 Sant Ravidas Bhadoli (U.P.)



भारत सरकार
Government of India

अमित कुमार अग्रवाल
Amit Kumar Agarwal

जन्म तिथि / DOB : 19/09/1974
पुरुष / Male



5907 5480 3801

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आरम्भ: लखन लाल अग्रवाल, Address: S/O: Lakhn Lal Agarwal, A-
ए - 067 / 21, ए - ब्लॉक, इंदिरा 067 / 21, A - Block, Indira Nagar, Lucknow,
नगर, लखनऊ, इंदिरा नगर, उत्तर Indira Nagar, Uttar Pradesh, 226016
प्रदेश, 226016

5907 5480 3801

1800 300 1047 help@uidai.gov.in www.uidai.gov.in

9792000399



सुधीर कुमार अग्रवाल
Sudhir Kumar Agarwal
जन्म तिथि / DOB | 60/07/1977
पुरुष / Male

2248 9631 9397

आधार - आम आदमी का अधिकार

Sudhir Kumar Agarwal
9935390234

भारत सरकार
GOVERNMENT OF INDIA

पता: आत्मज महेश चन्द्र अग्रवाल,
3/168, विवेक खंड-3, गोमतीनगर,
लखनऊ, गोमतीनगर, उत्तर प्रदेश,
226010

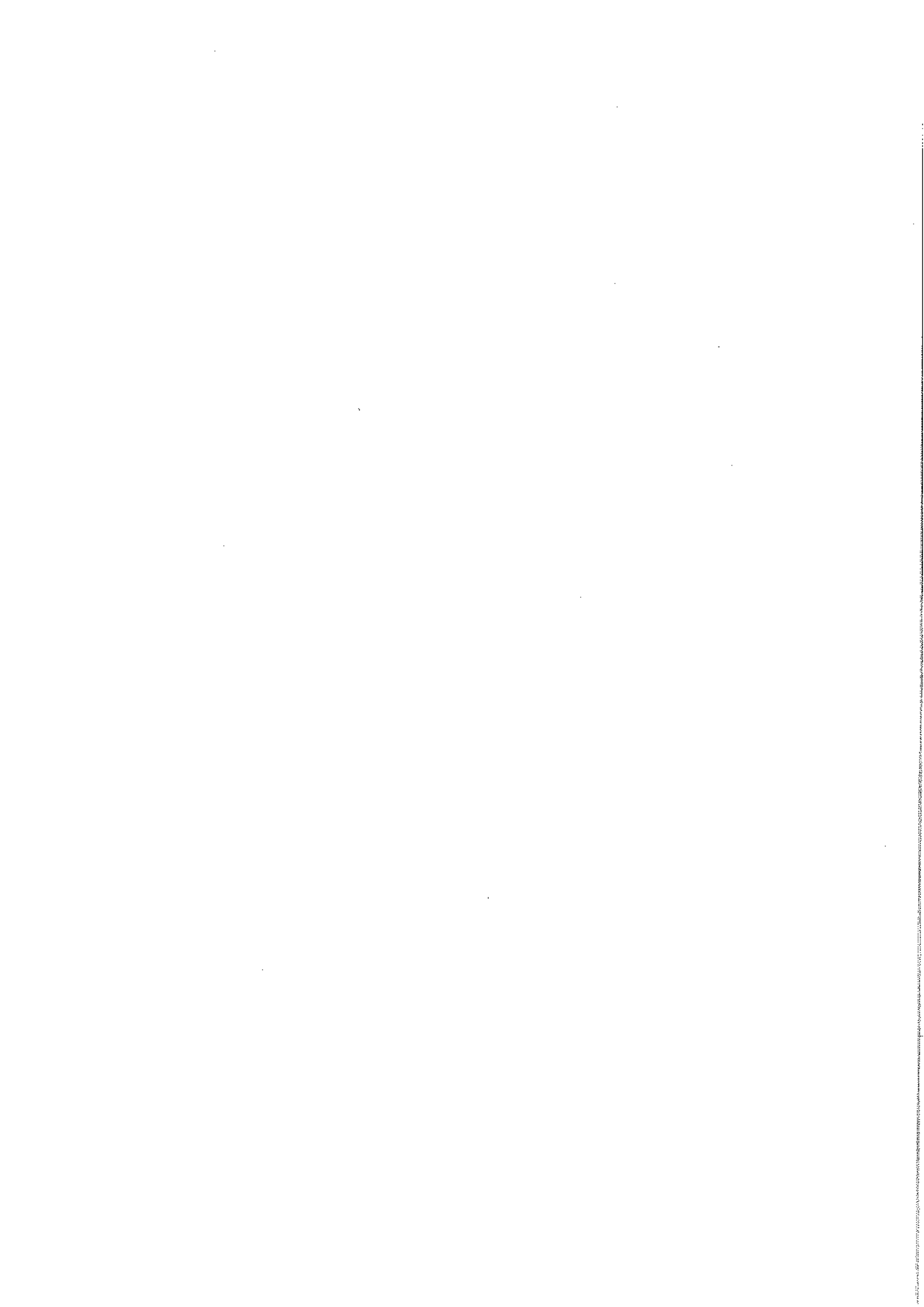
Address: S/O: Mahesh Chandra Agarwal,
3/168, Vivek Khanda-3, Gomtinagar,
Lucknow, Gomtinagar, Uttar Pradesh,
226010


2248 9631 9397

1047
1800 300 1047



help@uidai.gov.in

www.uidai.gov.in




भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UFIH2302008

निर्वाचक का नाम :
 तमगीर सिद्धी
 Elector's Name :
 TAMGIR SIDDHUI

पिता का नाम : राई सिद्धी
 Father's Name : RAIS SIDDHUI

लिंग / Sex : पुरुष / Male

जन्मदिनांक DOB : 01/09/1988

UFIH2302008

पता : H.No. 429/210/1,
 अम्बरगंज,
 लखनऊ-लखनऊ, जिला-लखनऊ

Address- HNo. 429/210/1,
 Ambarganj,
 Lucknow-226001, Lucknow

Date: 7-1-2019

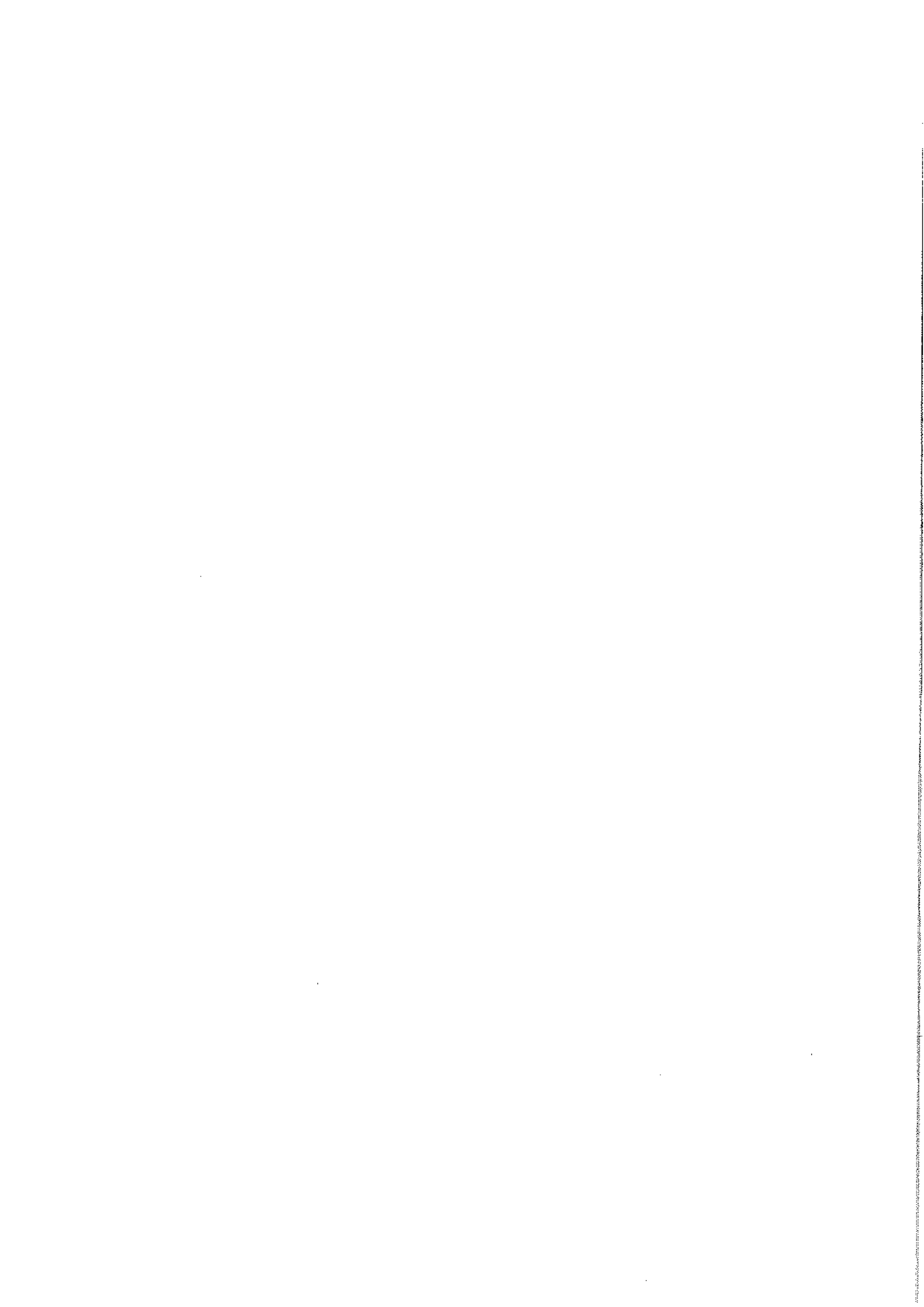
17. निर्वाचन अधिकारी द्वारा जारी किया गया पहचान पत्र पर अपना
 नाम लिखें और इसे अपने पते पर भेजें।
 अथवा निर्वाचन अधिकारी को अपने पते पर भेजें।

Signature of the Electoral
 Registration Officer for 17: Lucknow West
 - Constituency 104/1204

वृत्त बदलने, पते में परिवर्तन, या अन्य
 कारणों से निर्वाचन अधिकारी को अपने पते पर
 भेजें। इस पत्र पर अपने पते का पता
 लिखें और इसे अपने पते पर भेजें।
 या निर्वाचन अधिकारी को अपने पते पर
 भेजें।

In case of change in address mention the Card
 No. in the relevant form for including your
 name in the roll at the updated address and to
 obtain the card with the serial number.

9793114777



BRIEF DETAIL OF SALE DEED

1.	Type of Property	- Residential
2.	Mohalla	- Sushant Golf City
3.	Property details	- Part of Undivided Share Of Land for GH-3 in Sector-C, Pocket-7, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4.	Measurement unit	- Square Meter
5.	Total Undivided Share of Land Area of property	- 5113.57 sq. mtr.
6.	Situation of Road	- away from Amar Shaheed Path and Sultanpur Road
7.	Other description	- situated at 18.00 mtr. wide road,
8.	Consideration	- Rs. 4,51,66,086/-
9.	Market value	- Rs. 8,34,09,228/-
10.	Stamps	- Rs. 58,38,700/-

No. of Vendor: 1

No. of Vendee: 1

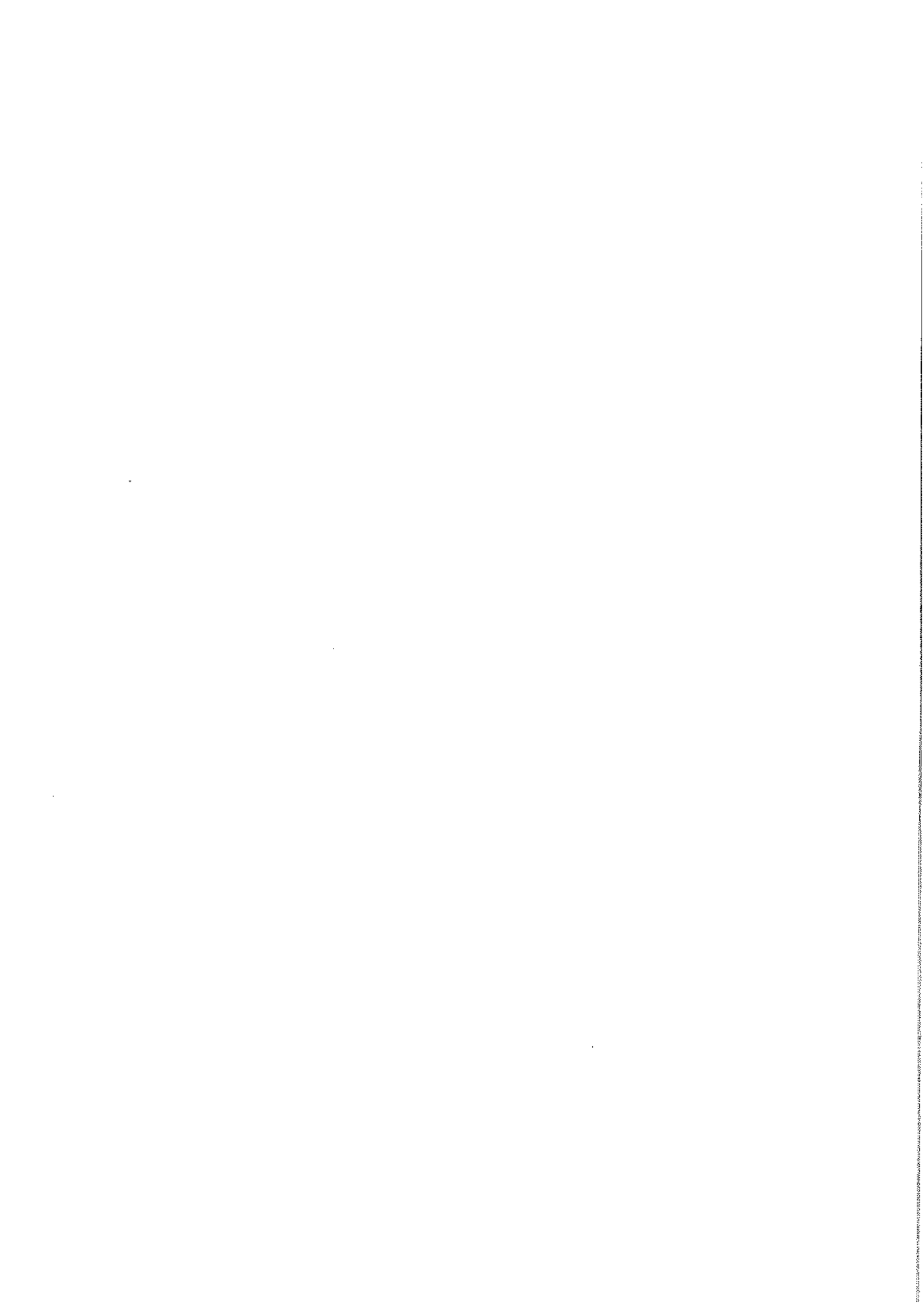
Details of Vendor	Details of Vendee
M/s Ansal Properties & Infrastructure Ltd. (PAN-AAACA0006D), a company incorporated under the Companies Act, 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, Y.M.C.A. Campus, 13, Rana Pratap Marg, Lucknow through its authorized signatory Mr. Birendra Pratap Singh son of Late Ganga Pal Singh.	Rishita Developers Pvt. Ltd. , a company incorporated under the Companies Act, 1956, having its registered office at 116-117, Coronation Anand Tower, 1st Floor, Vibhuti Khand, Gomti Nagar, Faizabad Road Lucknow-226010, through its Director Mr. Sudhir Kumar Agarwal.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory



SALE DEED

This DEED OF SALE ("Deed") is made and executed at **Lucknow** on 19th day of June, 2017.

BETWEEN

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

AND

Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its registered office at 116-117, Coronation Anand Tower, 1st Floor, Vibhuti Khand, Gomti Nagar, Faizabad Road Lucknow-226010, through its Director **Mr. Sudhir Kumar Agarwal** authorised vide board resolution dated 16.02.2017 (hereinafter, referred to as the "**VENDEE**", which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

RECITALS:

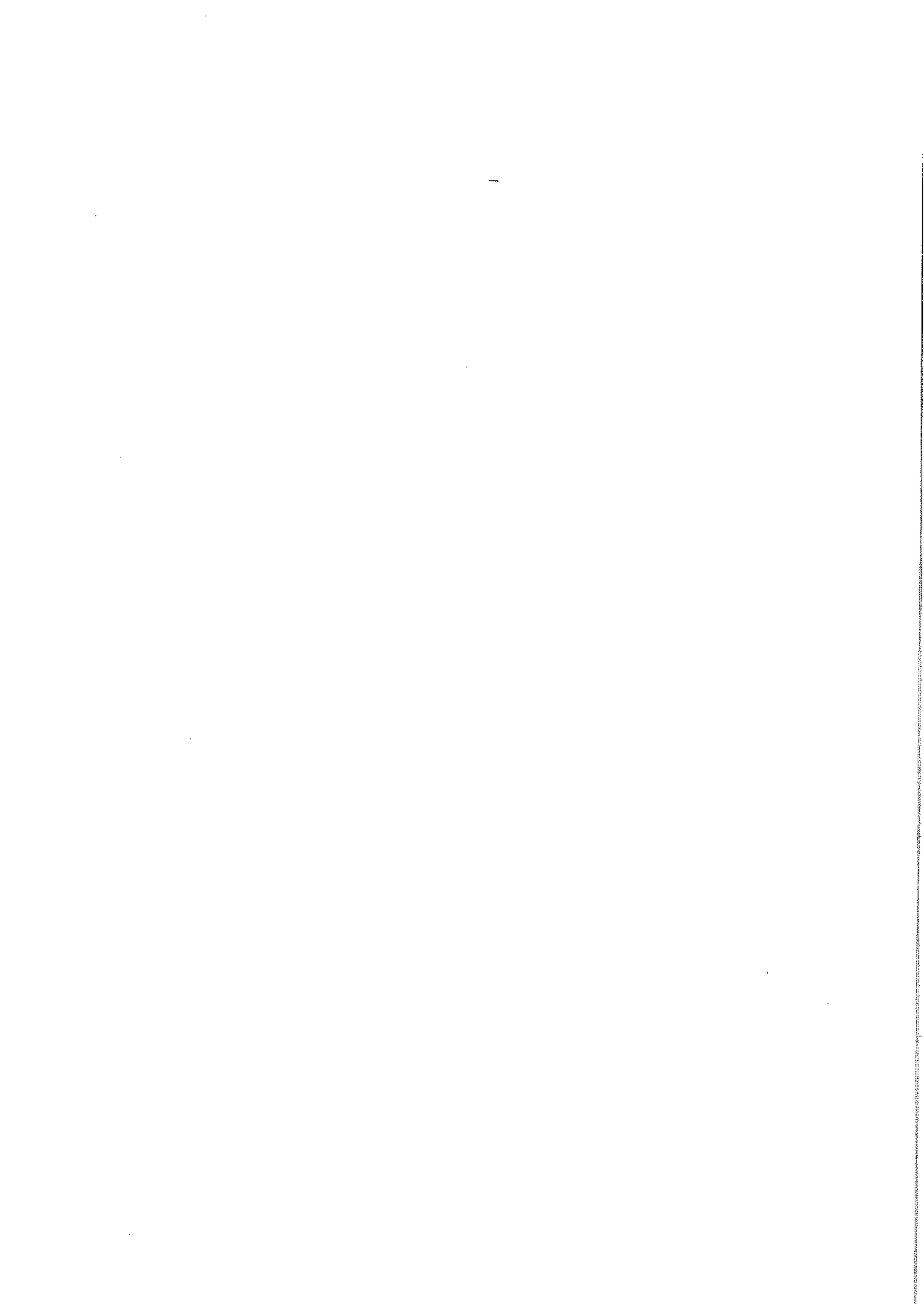
WHEREVER the Vendor/Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, its, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read suitably as the context requires.

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

For Rishita Developers Pvt. Ltd.

Authorized Signatory



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:

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 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 developing Hi-Tech Townships with world-class infrastructure.

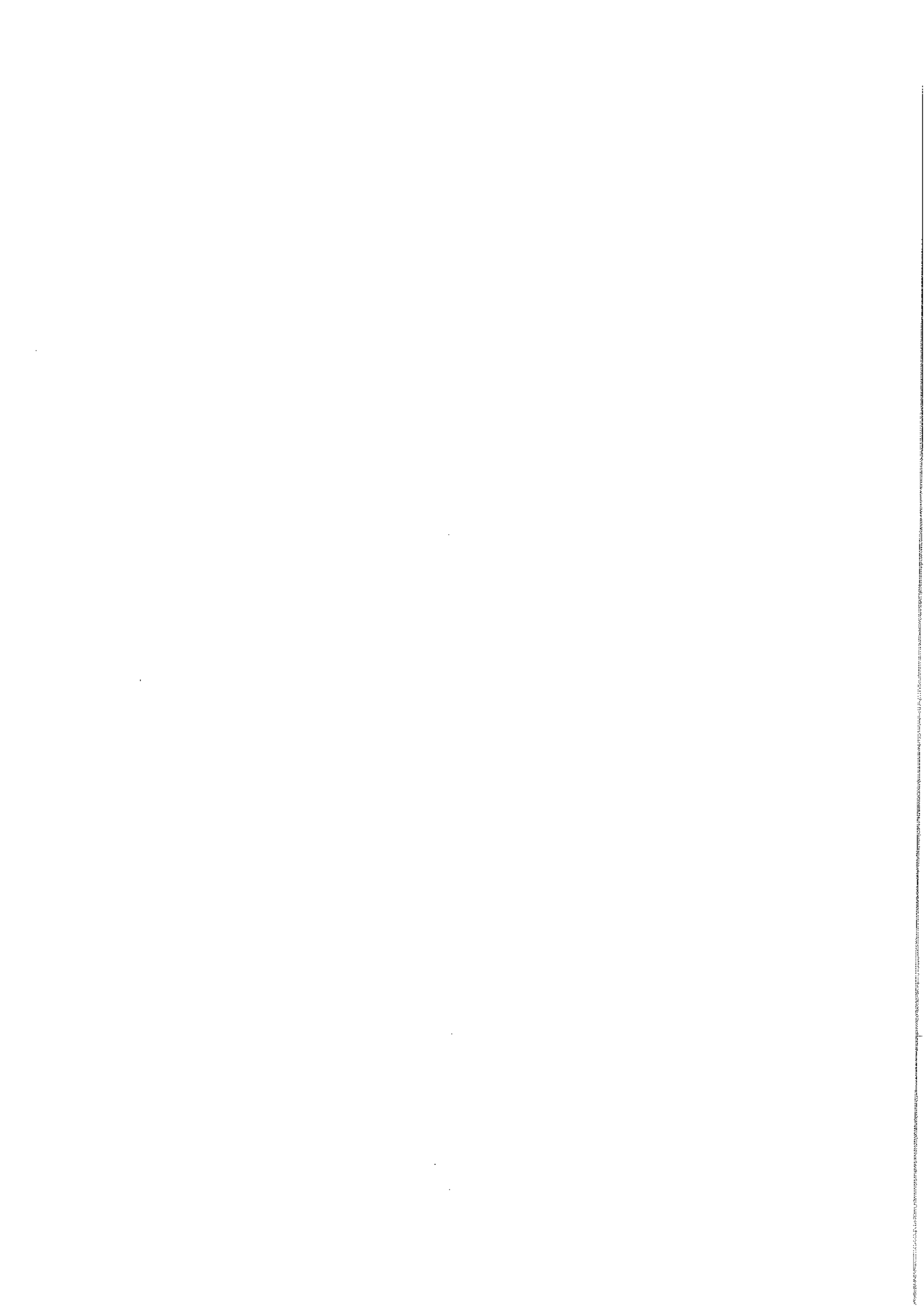
AND WHEREAS under the said policy the High Power Committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning & Development Act 1973.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory



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 the entire 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.

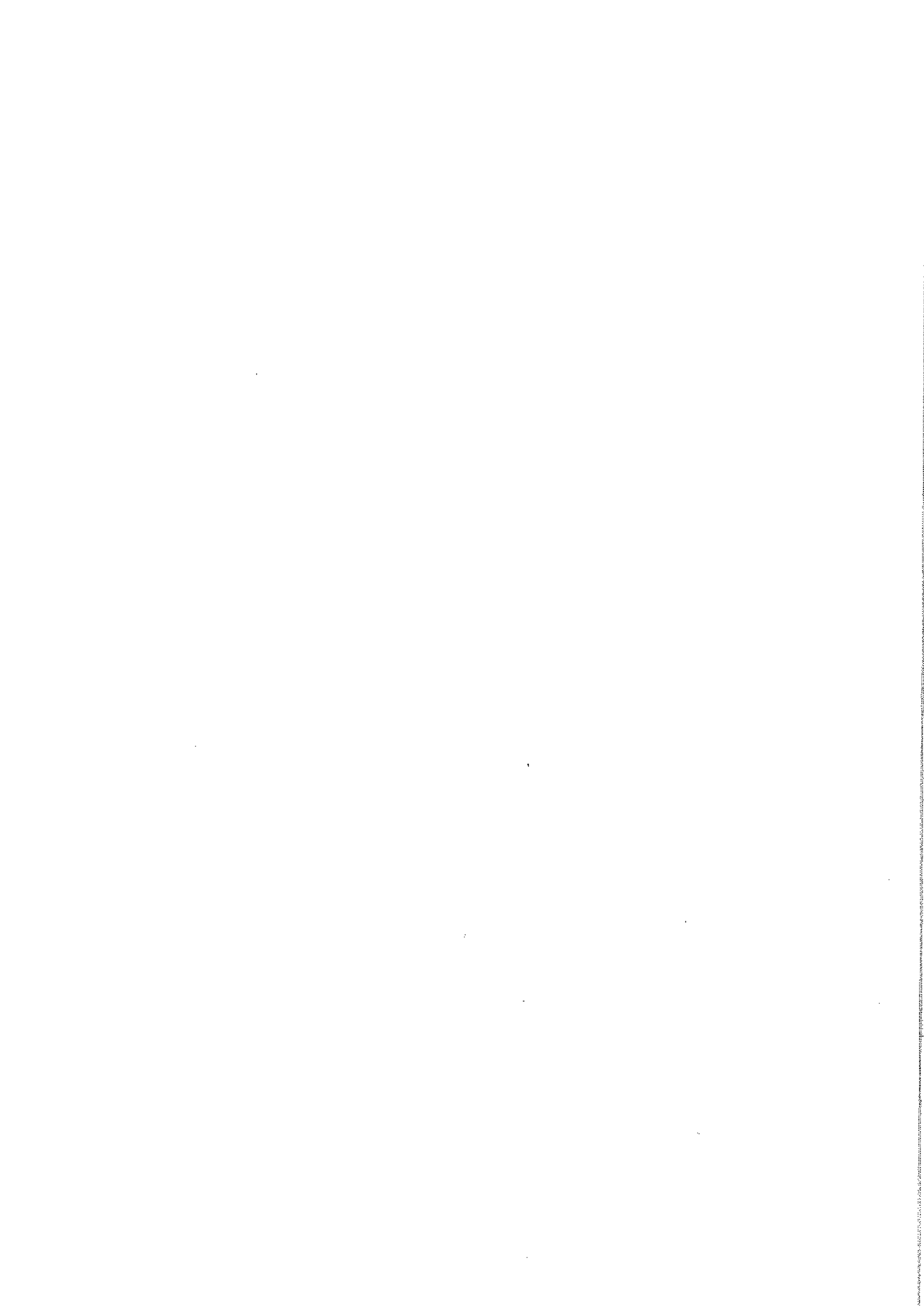
AND WHEREAS In terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The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

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

For Aishita Developers Pvt. Ltd.

Authorised Signatory



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

AND WHEREAS the vendor has allotted **Undivided Share Of Land for GH-3, measuring area 17924.45 Sq. mtr., in Sector-C, Pocket-7, situated at Sushant Golf City, Sultanpur Road, Lucknow** to the vendee.

AND WHEREAS on the said land of GH-3 (as per approved layout of township) the competent authority has approved total 49 villas. The approval letter is annexed here as Annexure-A.

AND WHEREAS, the Vendee has expressed to Vendor its desire to purchase through this deed, the **Part of Undivided share of Land for GH-3, measuring area 5113.57 sq.mtr., out of total area measuring 17924.45 sq.mtr. in Sector-C, Pocket-7, situated at Sushant Golf City, Sultanpur Road, Lucknow** as described in detail in the layout plan annexed herewith as **Annexure-B** ("said undivided share of land") along with rights to construct and develop the Villas on the said Land and remaining part of undivided share shall be purchased by the VENDEE through other sale deed.

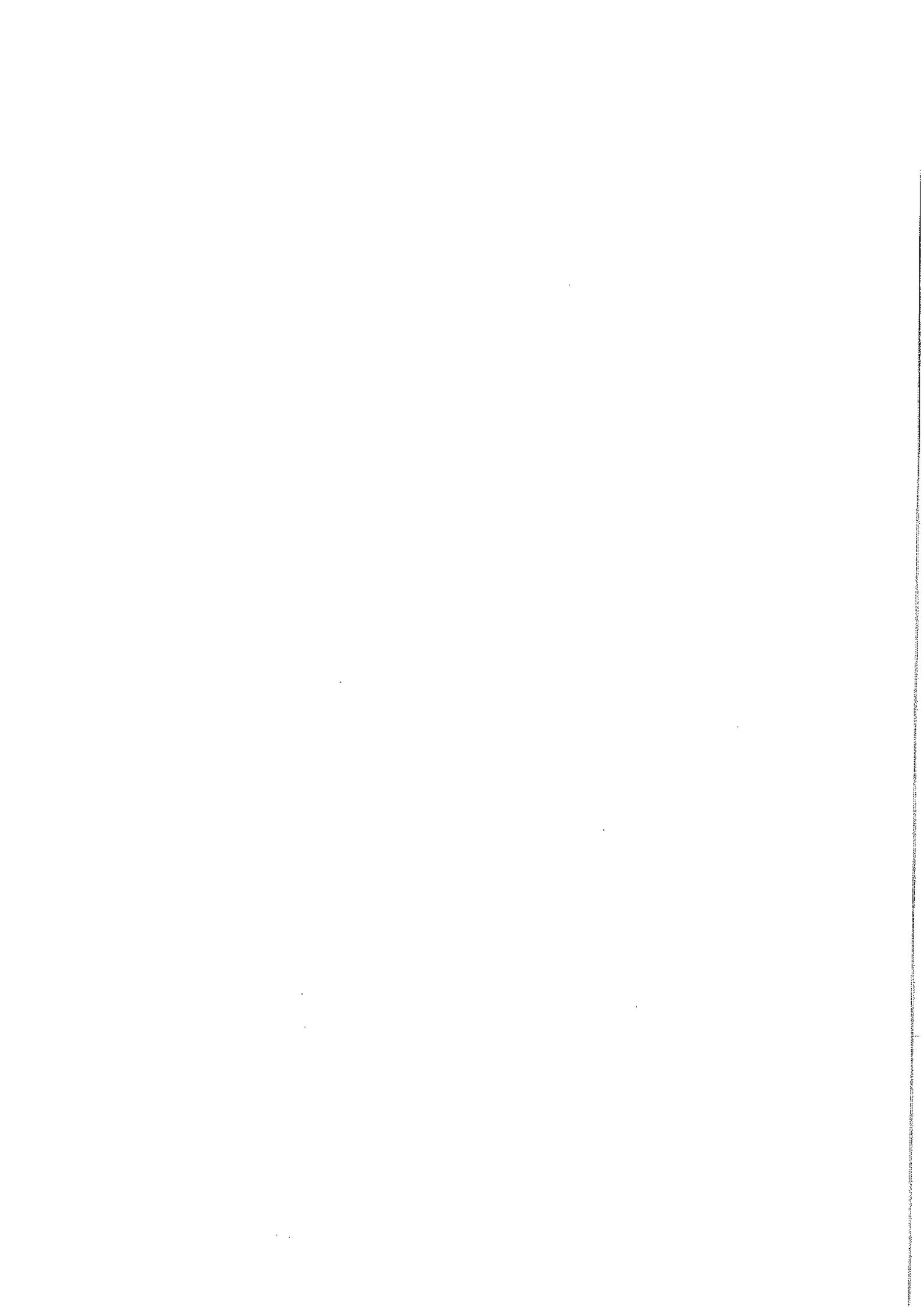
AND WHEREAS, the Vendee has represented and confirmed that it has conducted due-diligence of the said Land and has satisfied itself with regard to the title and permitted usage of the said Land and nothing further is required to be done in this regard.

AND WHEREAS, the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land to the Vendee for consideration of **Rs. 4,51,66,086/- (Rupees Four Crore Fifty One Lac Sixty Six Thousand**

Amal Properties & Infrastructure Ltd.
Authorised Signatory

For Rishita Developers Pvt. Ltd.

Shelby Kumar Aggarwal
Authorised Signatory



Eighty Six Only) and on such terms and conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

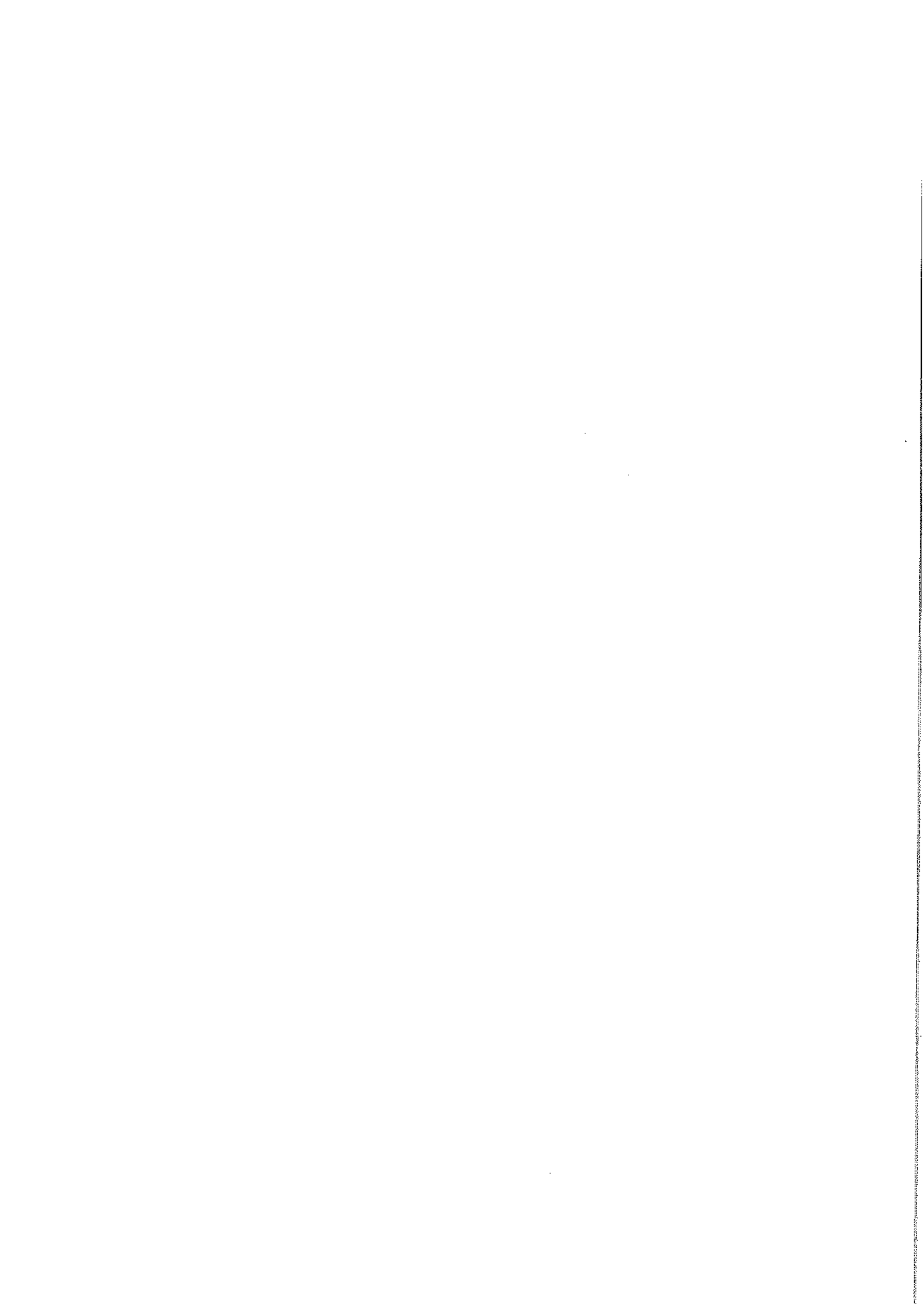
1. In lieu of the consideration of **Rs. 4,51,66,086/- (Rupees Four Crore Fifty One Lac Sixty Six Thousand Eighty Six only)** paid by the Vendee, the Vendor hereby sells, conveys and transfers the **Part of Undivided share of Land for GH-3, measuring area 5113.57 sq. mtr., in Sector-C, Pocket-7, situated at Sushant Golf City, Sultanpur Road, Lucknow.** Whereas the total Land area of GH-03 in the Project is 17924.45 sq.mtr. which is annexed herewith and marked in layout plan as **Annexure-A-1** 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. The Vendee shall utilize the said undivided share of land for construction and development of Villas 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. Further, the Vendee shall comply with the building plans for the Villas sanctioned/approved by the authorities and ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the Villas on the said Land.
3. 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.
4. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or Villas or units therein as demanded/imposed by

Amal Properties & Infrastructure Ltd.

Authorized Signatory

For Rishita Developers Pvt. Ltd.

Authorized Signatory



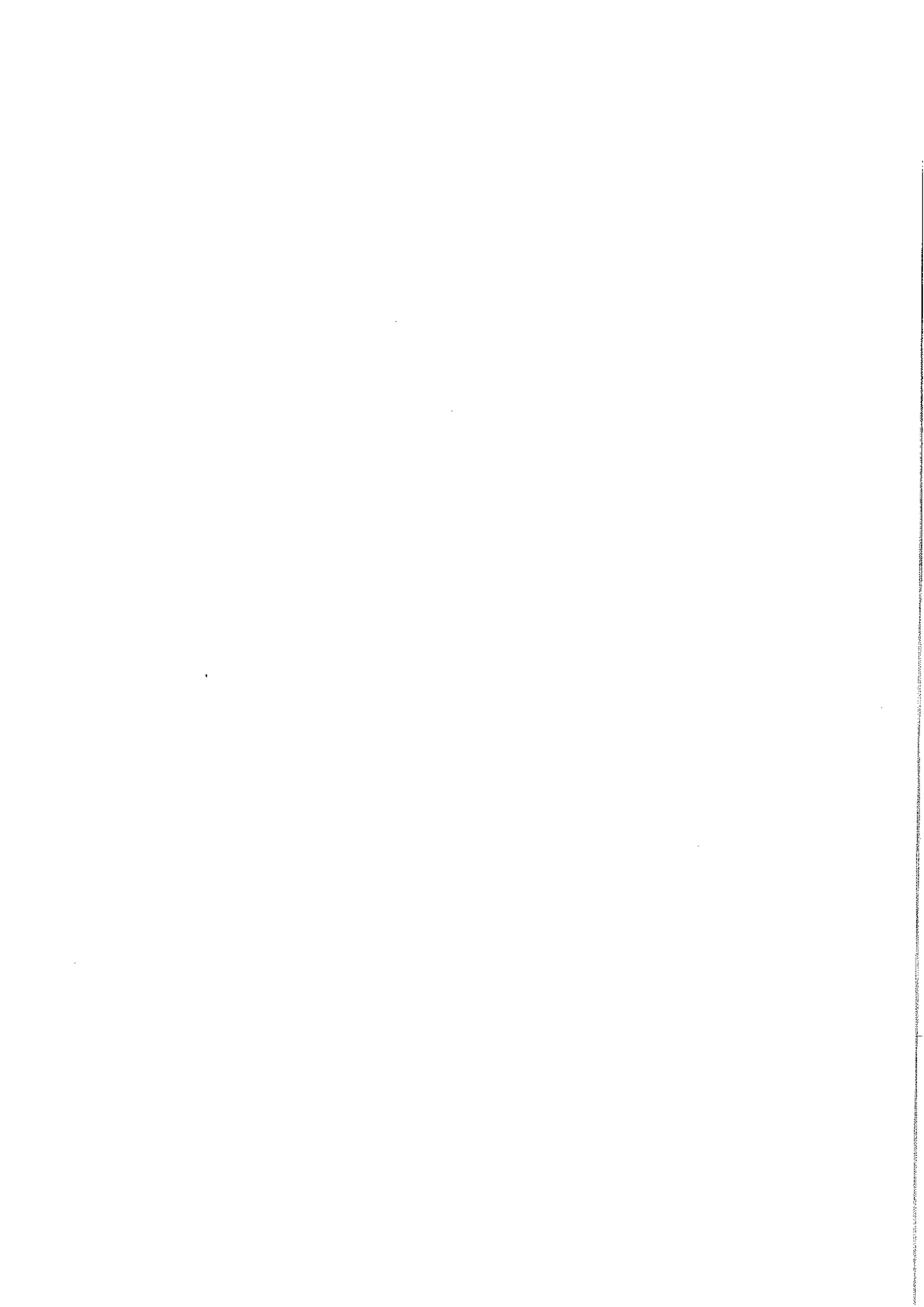
- the Lucknow Nagar Nigam , Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be.
5. The Vendee, further agrees to pay on pro-rata basis, charges on any increase thereof payable by the Vendor 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.
6. The Vendee shall at its own costs and expenses complete the construction of Villas on the said Land within 60 months from the date of sanction of plans of the Villas, failing which the Vendee shall be liable and responsible for all consequences, whether penal or otherwise including, resulting from delay in completion of construction. In the event of delay in completion of construction of the Villas on the said Land by the Vendee within the period stipulated above the Vendee shall be liable to pay to the Vendor compensation calculated at Rs. 5/- (Rupees Five only) per square feet. The rights of the Vendor here are without prejudice to other rights and remedies available to the Vendor under this Deed and applicable.
7. That the Permission for construction is subject to the approval of plans from the competent authorities. The approval and release of

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the plans may be facilitated by the Vendor but the cost and all the expenses incurred shall be borne by the Vendee only.

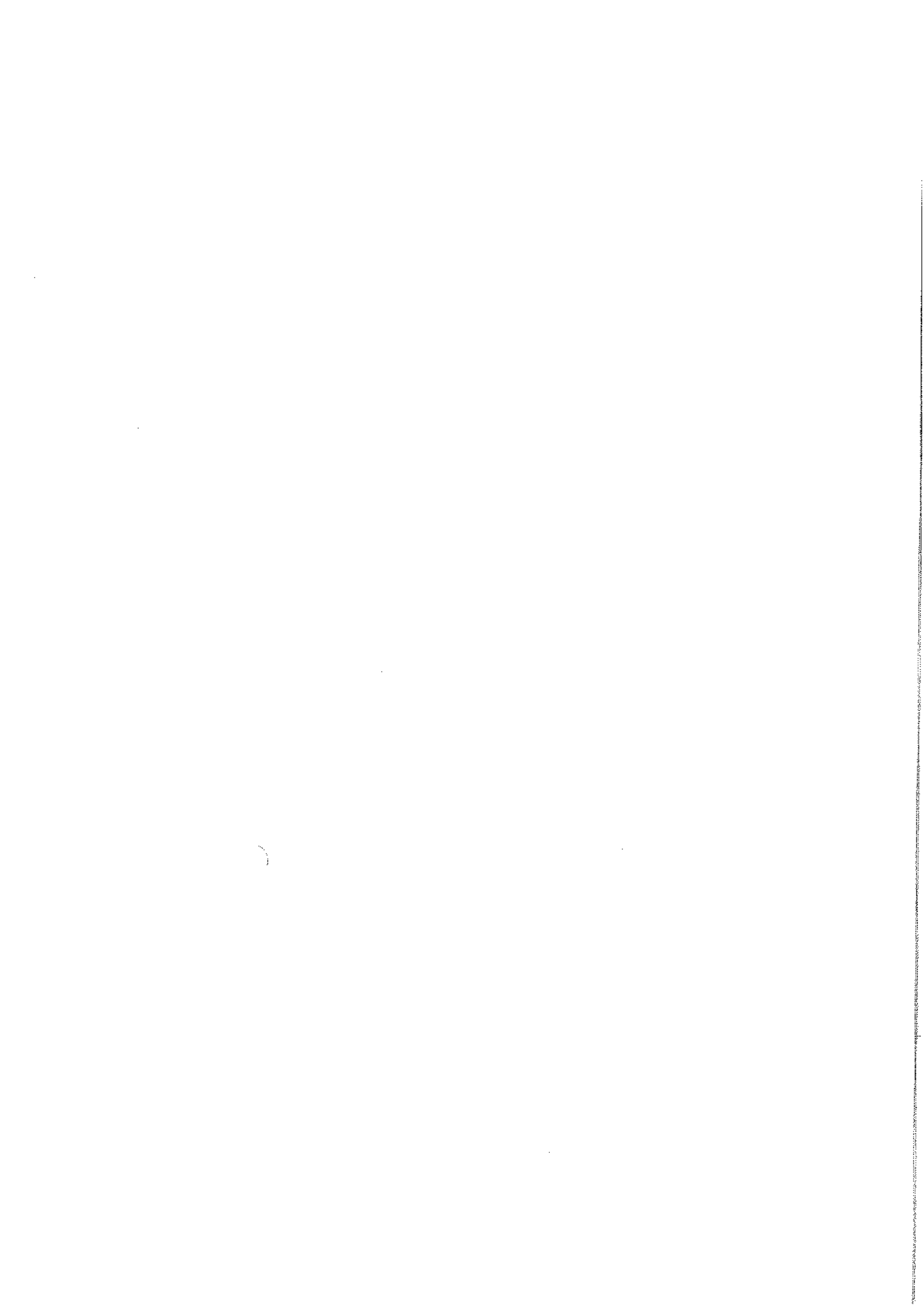
8. The power connection from the sub-station owned and installed by the Vendor to the identified land parcel will be taken by the Vendee on its own cost and the Vendor shall facilitate the same. The Vendor shall provide such facilities till the boundary of the said land parcel. The expenses incurred in installation, setting-up and operations of conductors, transformers, meters, and all the connected equipments on the identified land parcel and within the said Land shall be borne by the Vendee itself. However, the Vendee shall on proportionate basis bear the cost of equipments installed by the Vendor in township project which are necessary for facilitation of such connections of the said Land.
9. The maintenance and management of common areas and amenities in the said Land; project shall be the responsibility of the Vendee, The maintenance and management of other areas and amenities in the township (except that of the said land parcel) shall be carried out by the Vendor/its nominees. The Vendee shall execute and/or cause the allottees of units in the said Land, as the case may be, to execute a separate maintenance agreement with the Vendor/nominated agency, it required by the Vendor/nominee agency which be called as "Township Maintenance Agreement". Project/Township maintenance charges will also be paid by the Vendee or occupants/owners of the Villas/ units to the Vendor or any agency/company nominated by the Vendor at the rates and the manner decided by the Vendor or its nominated agency.
10. The Vendee will be liable to pay the maintenance charge to the nominated agency @ Rs 0.25 per sq. ft per every quarter (of every year) In advance for the Land area from the date of possession of the allocated site for construction of Villas. A separate agreement shall have to be signed with the maintenance agency or any other agency as may be appointed by the Vendor for the specific purpose.

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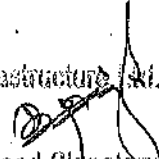
For Rishita Developers Pvt. Ltd.

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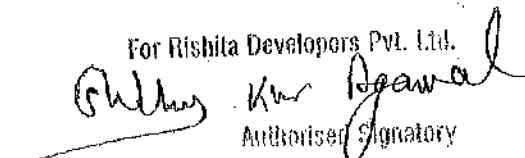


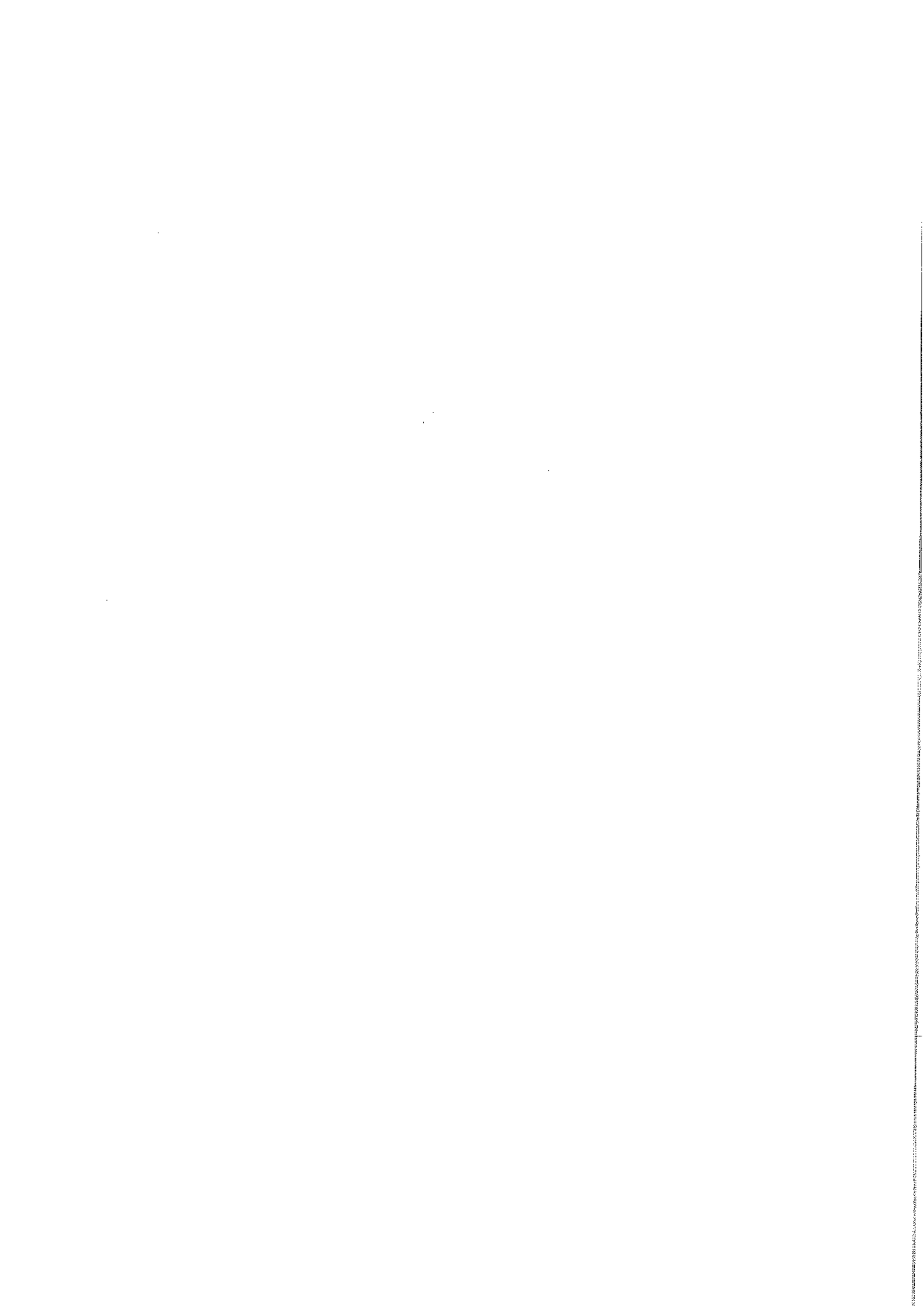
11. The Vendee shall strictly follow the norms of Ground Coverage & FAR and elevations as defined in the approved/sanctioned plan falling which all liabilities whether civil or criminal shall be solely borne by the Vendee. The Vendee shall also indemnify, the Vendor, from all the damages & losses, of any nature, that are inflicted upon the Vendor on account of above mentioned deviations.
12. The fire and other clearance for the said land for the purpose of completion certificate shall be obtained by the Vendee only at its own cost and expenses. The initial fire clearance will also be obtained by the Second. Party only or if the Vendee so requires, the Vendor will facilitate the same at the cost and expenses of the Vendee. The Vendee shall on its own obtain and procure and keep renewed such permissions and approvals as required and specified by Ansal API as per requirements of the applicable laws and shall keep the Vendor indemnified in respect of the same.
13. 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.
14. That Vendee shall be solely responsible for complying with all the provisions of all the applicable laws, rules, regulations, bye-laws, notification, GOs, circulars etc, for the time being in force, & shall keep Vendor fully indemnified against any of liability or consequence, direct or indirect, willful or otherwise, arising out of non compliance of the above due to any act or omission done by the Vendee at any stage.
15. External Development of the said land parcel shall be completed by the Vendee and all other charges as may be payable under the Hi-Tech Township Policy to the Govt., shall also be paid by the Vendee or his assignee or allottee as the case may be on actual basis.

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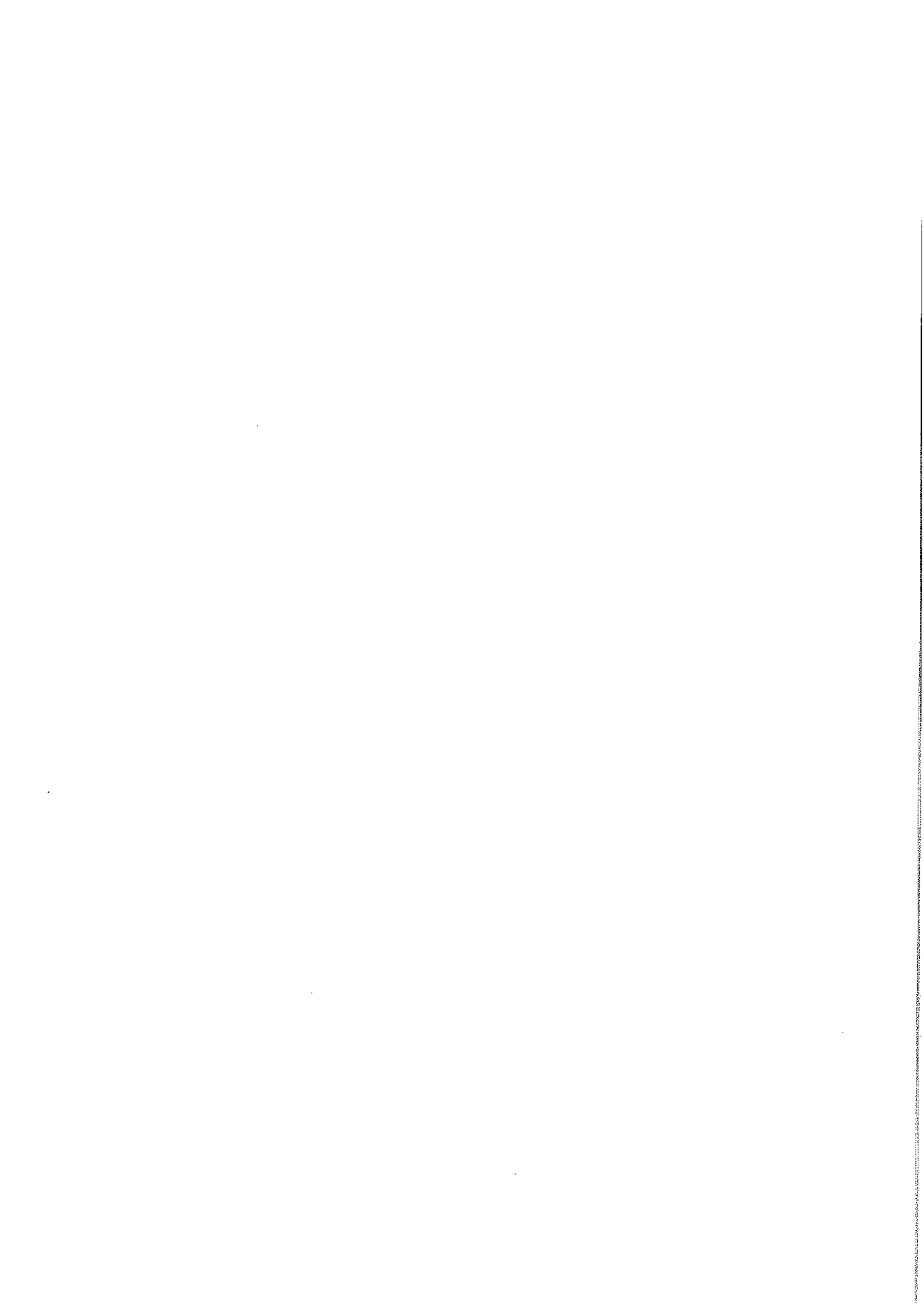
16. The Vendee shall be liable to pay CDC/CIC, freehold charges (if any) and any other charges as may be necessary and as already levied by the Government or will be levied by the Government in future in respect of the land parcel as and when demanded by the Vendor.
17. Any taxes including service tax, GST, VAT, etc. levies, cess, fees, charges, etc., including any penalties, interest, charges thereon that may be imposed or levied by the competent authorities on or in respect of the said Land and/or the identified land parcel and/or its development shall be payable by the Vendee / allottee / occupant/owner of the villas/ units, as the case may be. In case of any taxes, levies or charges are imposed on the said land parcel then the Vendee shall make payments towards same to the Vendor/ authorities, as the case may be, and shall not deny or object to the same. For delay in payments by the Vendee beyond the specified period, the Vendee shall be liable to pay the minimum interest rate of 18% p.a. or higher in case the same is charged on concerning higher basis by the authorities on the amount due for entire period of delay.
18. All the costs towards designing, sanctioning, construction, development & completion of the complex/said Land shall be incurred by the Vendee and it shall be solely responsible for obtaining the completion certificate from the concerned authorities.
19. All services to be laid within the identified land parcel shall be in the scope of responsibility of Vendee.
20. The "Vendee" will have to pay for all services connection of the identified land parcel to trunk services of the township as per demand raised by M/s Ansal API/its nominees and connections shall be provided only after making full payment against the demand raised by M/s Ansal API/ its nominees. If the Vendee proposes / introduces/executes the set up of STP subject to the approval from

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- the competent authority(ies) then in that case the sewer connection charges may not be paid by the Vendee to the Vendor.
21. The "Vendee" will arrange his/her own water and electricity for construction purposes.
 22. Vendee will take all necessary approvals from all concerned departments and will keep M/s Ansal API indemnified of all responsibilities as laid down in the statute.
 23. The Vendee shall submit a set of all the working drawings as well as sanctioned drawings to the project office of the Vendor for consent of project in-charge before starting the construction.
 24. Enrolment in the Labor Commissioner's Office, Lucknow is mandatory and certificate to be obtained and submitted to Ansal API's Project office.
 25. The Vendee must arrange to dispose of construction malba outside site premises to ensure maintaining clean site.
 26. The mining permissions and completion certificate in respect of construction of the villas 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.
 27. Since the said Land is part of the Project and Township various service and facilities in the Project and Township will be interconnected. 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.

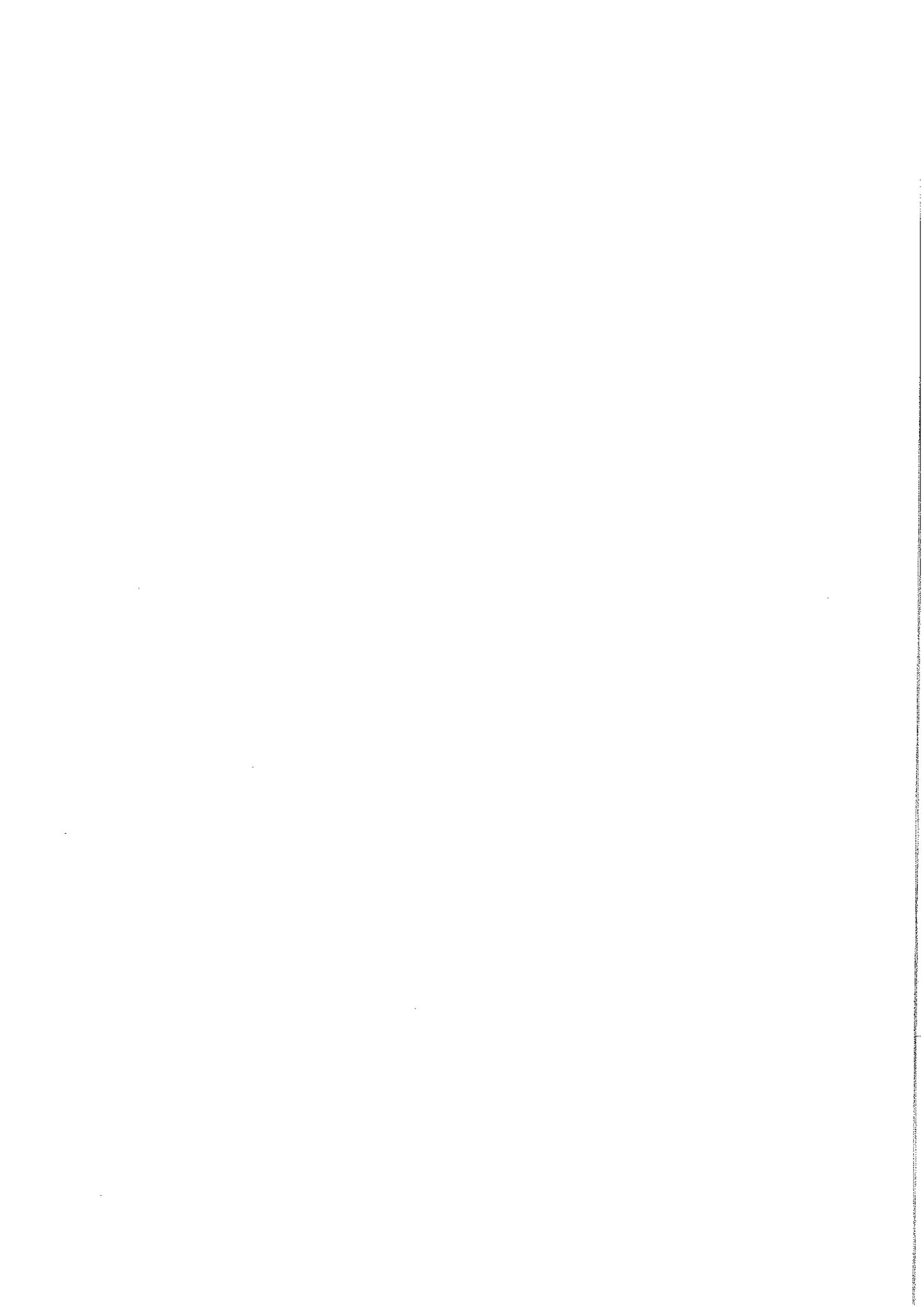
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For Rishita Developers Pvt. Ltd.



K. M. Aggarwal
Authorised Signatory



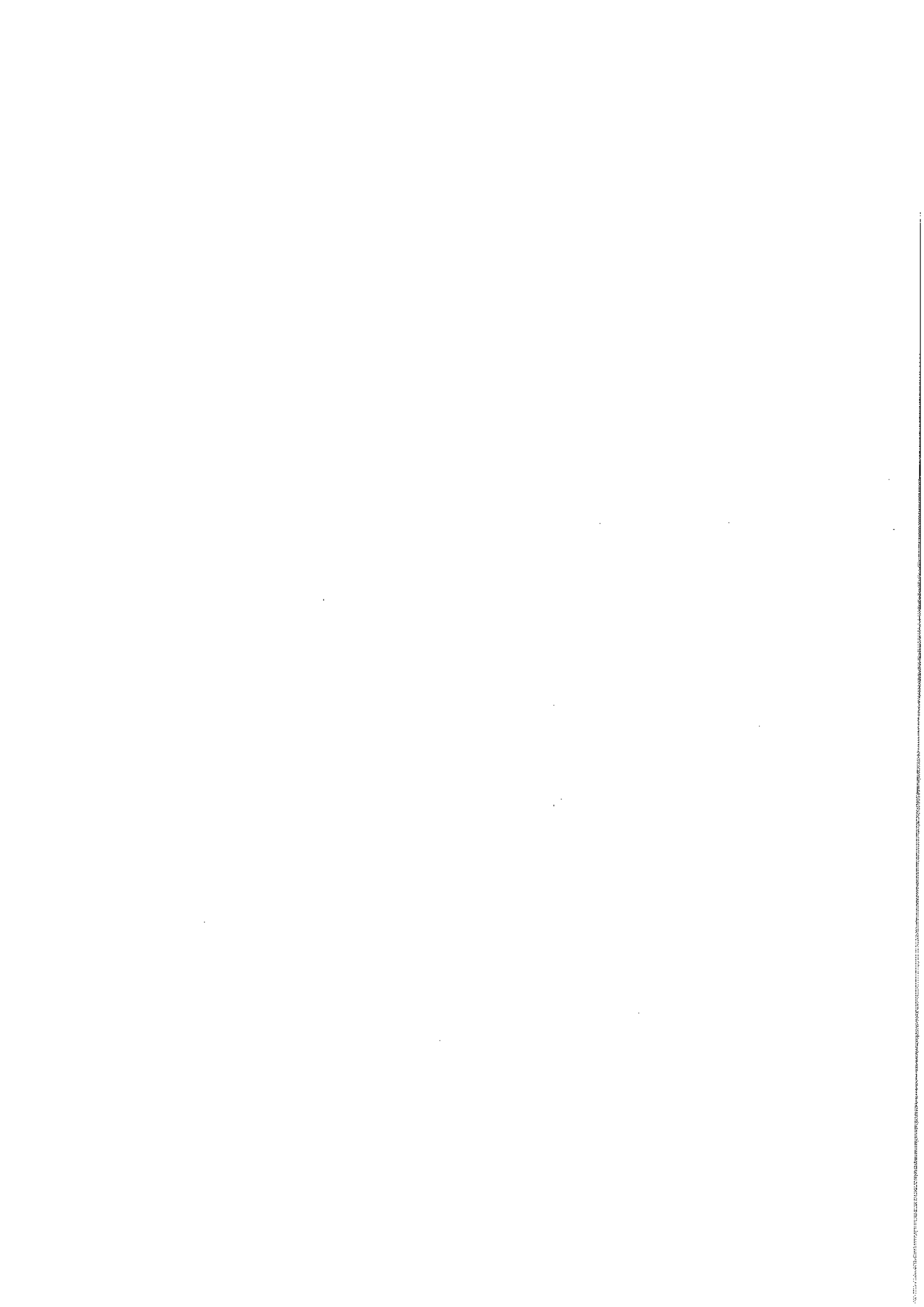
28. The Vendee shall reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in installation of various common services and giving connection to the Vendee up to the said Land.
29. The Vendee shall not do or suffer anything to be done in or on the said Land which 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.
30. 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.
31. The Vendee shall market and advertise the Villas 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 Vendee shall use the same after getting the same approved from the Vendor/its concerned agents/team.
32. The Vendee shall be entitled to book, allot and sell units 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 finalized by the Vendor.
33. That the vendee shall have to inform the vendor in writing and clear all the dues (if any like maintenance etc.) before transfer of the said property, its rights either in full or in part. In such case the vendor shall inform about all dues to the vendee within 30 working days of receiving such letter. In absence of dues intimation notice to the vendee by the vendor, the vendee can transfer the property

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to any third party and dues shall be paid later on by the Vendee. That this clause is not applicable to the vendor in case of transfer of title of land for villas to their applicants / allottees.

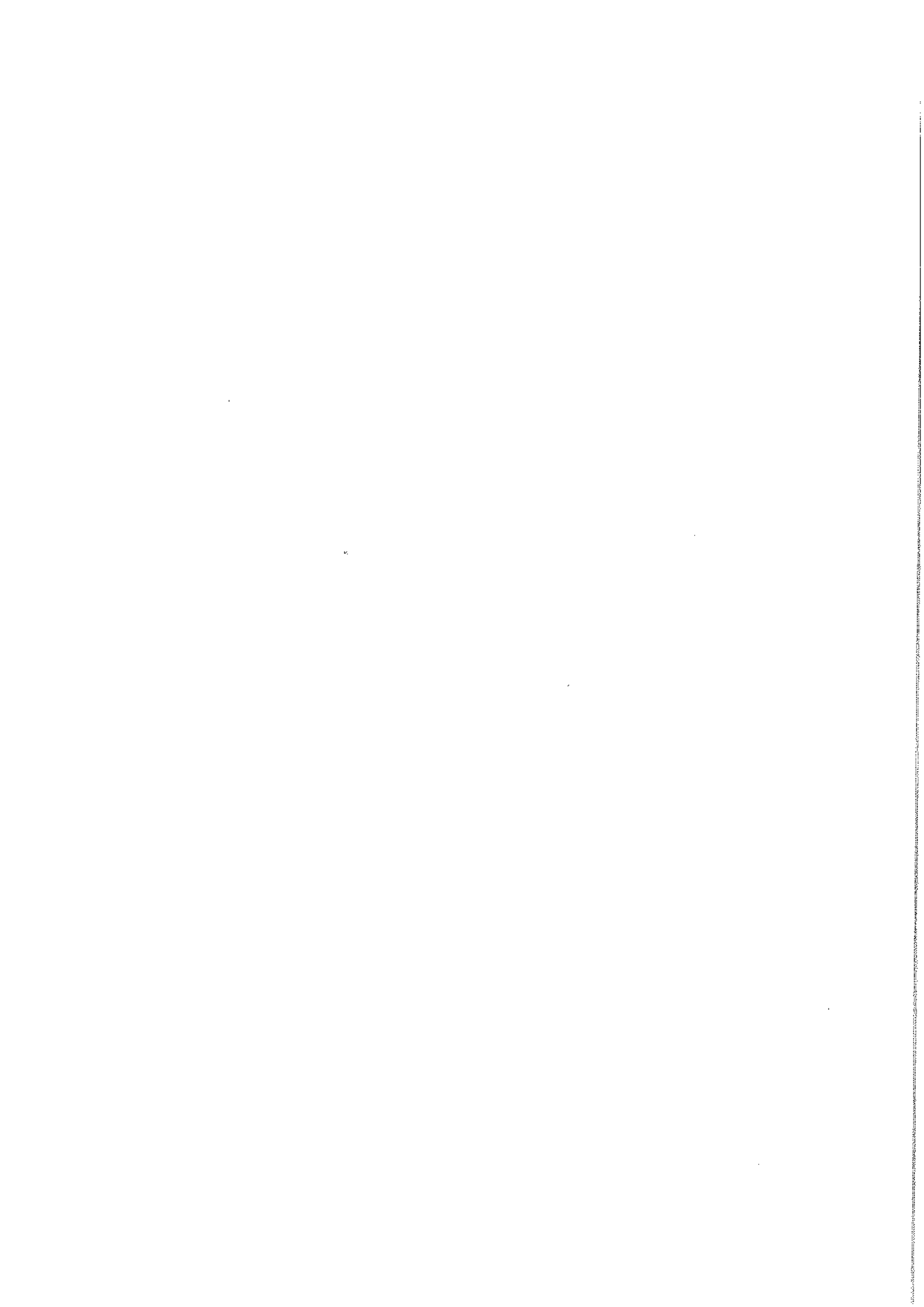
34. That the vendee shall not utilize the FAR area in excess to 385877.56 Sq. Ft. / 35848.90 sq. mtr. for construction purpose without prior permission from the Vendor on the total plot area of 17924.45 sq. mtr., whose part is this said property.
35. The Vendee shall abide by provisions of the law, rules, 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.
36. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
37. 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:
 - 37.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 37.2. delay in completion of construction; and/or
 - 37.3. use of the said Land in contravention of the permissible use; and/or
 - 37.4. defective construction or use of material of inferior quality; and/or
 - 37.5. breach of applicable laws and policies; and/or
 - 37.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or

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For Bishia Developers Pvt. Ltd.

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- 37.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
- 37.8. non-payment of applicable charges, taxes, levies etc; and/or
- 37.9. disputes with any prospective allottees or its employees or any third party.

38. 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.
39. The Vendor has handed over copies of all title related documents to the Vendee to its satisfaction.

40. 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.

41. 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.

42. 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 17.08.2016** executed between them.

43. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

विक्रय पत्र

45,166,086.00 / 43,409,228.00 20,000.00 140 20,140.00 54
प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री रिषिता डेव, प्रा0 लि, द्वारा डाय सुधीर कुमार अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
व्यवसाय व्यापार
निवासी स्थायी 116.117 कोरोनेशन आनन्द टावर विभूतिखण्ड गोमती नगर लखनऊ (अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 19/6/2017 समय 4:14PM
बजे निबन्धन हेतु पेश किया।



Handwritten signature of the seller

रजिस्ट्रारण अधिकारी के हस्ताक्षर

एस.बी.सिंह
उप निबन्धक(प्रथम)

लखनऊ
19/6/2017

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता क्रेता

श्री मे, अन्सल प्रा0 ए0 इ0 लि0 द्वारा बीरेन्द्र प्रताप
सिंह
पुत्र श्री स्व0- गंगापाल सिंह
पेशा नौकरी
निवासी 13 राणा प्रताप मार्ग लखनऊ



श्री रिषिता डेव, प्रा0 लि, द्वारा डाय सुधीर कुमार
अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा व्यापार
निवासी 116.117 कोरोनेशन आनन्द टावर
विभूतिखण्ड गोमती नगर लखनऊ (9995390234)



ने निष्पादन स्वीकार किया।

जिनकी पहचान तनवीर सिद्दीकी
स्व0 रईस सिद्दीकी

पेशा नौकरी

निवासी 425/340/1 अम्बरगंज लखनऊ

व अमित कुमार अग्रवाल
एल0 एल0 अग्रवाल

पेशा नौकरी

निवासी ए/967/21 इन्दिरा नगर लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

Handwritten signature of the buyer



रजिस्ट्रारण अधिकारी के हस्ताक्षर

एस.बी.सिंह
उप निबन्धक(प्रथम)

लखनऊ
19/6/2017

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.

44. The building plan is already approved by competent authority vide permit no. 40994 dated 21.12.2016.
45. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the villa is located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the Vendee has full rights on the floor area sold to it with the undivided share of land appurtenant to it.
46. 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.
47. 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 on said land.
48. The villas Numbered 19 to 32 falls on the said property as per layout enclosed with deed as Annexure-B. The said layout for villas is approved by the competent authority on the Group Housing Land.
49. The said property is situated on 18.00 mtr., wide road for which the Circle Rate fixed as Rs. 21,500/- per sq.mtr., The undivided share of land area of the said property is **5113.57 square meters**,

Arund Properties & Infrastructure Pvt. Ltd.

Authorised Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

विक्रेता

Registration No.: 8590

Year : 2,017

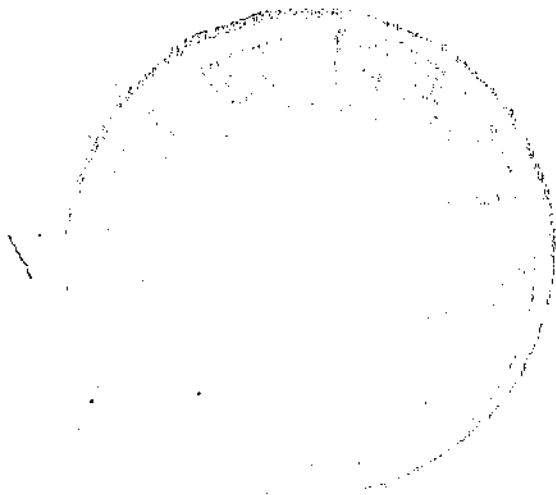
Book No. : 1

0101 मे, अन्सल प्रा० ए० इ० लि० द्वारा बीरेन्द्र प्रताप सिंह

स्व०- गंगापाल सिंह

13 राणा प्रताप मार्ग लखनऊ

चीकरी



Market value of the land area 1000 sq.mtr. at the rate of Rs. 21,500/- comes to Rs.2,15,00,000/-. Market value of remaining area 4113.57 sq.mtr. calculated @ 15,050 per sq. mtr., which comes to Rs. 6,19,09,228/-. Hence the total Market value of the property comes to Rs. 8,34,09,228/-. Since the market value is higher than the sale consideration, therefore total stamp duty of Rs. 58,38,700/- has been paid on market value by the vendee through E-stamp accordingly.

SCHEDULE OF PROPERTY

Part of Undivided share of Land for GH-3, measuring area 5113.57 sq.mtr., out of total area measuring 17924.45 sq.mtr. in Sector-C, Pocket-7, situated at Sushant Golf City, Sultanpur Road, Lucknow

BOUNDARIES

North-East : 18.00 mtr. wide road
South-West : Remaining Part of GH-3
South-East : Remaining Part of GH-3
North-Wes : Other Property

SCHEDULE OF PAYMENT

Vendor has received **Rs. 4,47,14,425/- (Rupees Four Crore Forty Seven Lac Fourteen Thousand Four Hundred Twenty Five only) /-** from the vendee and acknowledge its receipt and Vendee shall have the responsibility to deposit the 1% Property Tax of the sale consideration i.e. of Rs. 4,51,661.

Real Properties & Infrastructure Pvt. Ltd.

Authorised Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

क्रेता

Registration No. : 8590

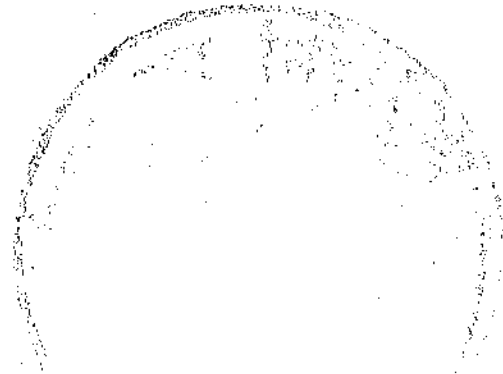
Year : 2017

Book No. : 1

0201 रिषिता डेव, प्रा० लि, द्वारा डा. सुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
116.117 कोरोनेशन आनन्द टावर विभूतिखण्ड सोमती नगर लख
व्याघार



Sudhir Kumar Agrawal



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:

1.



TAHIRIK SIDDIQUI
S/o Ravi Siddiqui
425/340/1 Ambarganj,
Lucknow,

Ansal Properties & Infrastructure Ltd.
Authorised Signatory

VENDOR
PAN-AAACA0006D

2.



Amit Kumar Agawal
S/o L.L. Agawal
A/967/21 Indranagar
Lucknow

For Rishita Developers Pvt. Ltd.
Authorised Signatory

VENDEE
PAN-AAECR1191G

TYPED BY:

[Ram Sanehi]

DRAFTED BY:

[Anurag Singh]

Advocate

High Court, Lucknow

Mob. 955999213

गवाह

Registration No.: 8590

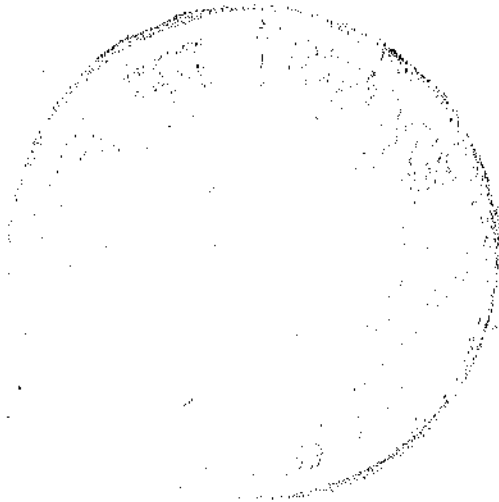
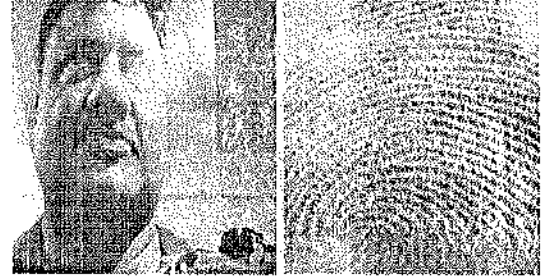
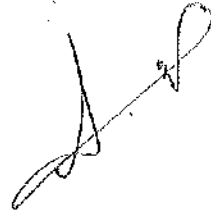
Year: 2017

Book No.: 1

W1 तनवीर सिद्दीकी
रव0 रईस सिद्दीकी
425/340/1 अम्बरगंज लखनऊ
नौकरी



W2 अमित कुमार अग्रवाल
एल0 एल0 अग्रवाल
ए/967/21 इन्दिरा नगर लखनऊ
नौकरी



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BAR CALCULATION

TOTAL PLOT AREA	2362.48	SQ.M.
TOTAL PLOT AREA (in Green)	172.850	SQ.M.
GREEN AREA %	7.31	%
GREEN AREA	172.85	SQ.M.
TOTAL BASEMENT AREA	158.48	SQ.M.

PLOT NO -12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27,
28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38

BASEMENT	28.43	AREA
GROUND FLOOR	145.42	
FIRST FLOOR	121.34	
SECOND FLOOR	115.12	
TURNTY	17.81	
TOTAL	427.12	
TOTAL PROPOSED COVERED AREA (TOTAL AREA-2)	10810.90	
PROPOSED GROUND COVERAGE (GROUND FLOOR AREA-2)	3533.50	
TOTAL BASEMENT AREA (BASEMENT AREA X 2)	158.48	

PLOT NO -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49

BASEMENT	30.25	AREA
GROUND FLOOR	108.19	
FIRST FLOOR	131.94	
SECOND FLOOR	118.12	
TURNTY	17.81	
TOTAL	406.31	
TOTAL PROPOSED COVERED AREA (TOTAL AREA-2)	5868.40	
PROPOSED GROUND COVERAGE (GROUND FLOOR AREA-2)	2932.49	
TOTAL BASEMENT AREA (BASEMENT AREA X 2)	358.59	

SUBMISSION DRAWING
 NOTE: THIS IS A PROVISIONAL DRAWING FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING WILL BE MADE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

CONTRACT INFORMATION

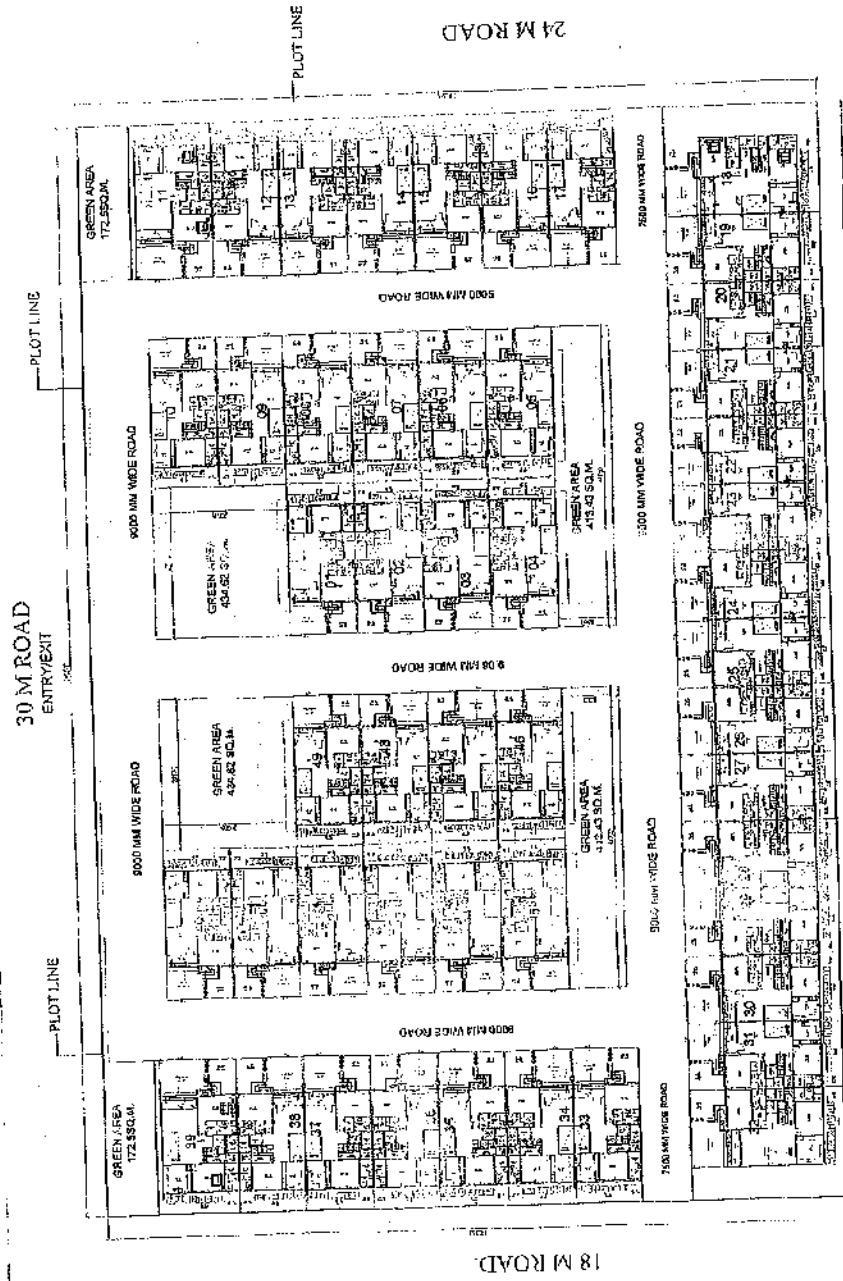
CLIENT: [Name]
 PROJECT: [Name]
 DATE: 22-06-2016

SCALE 1:500

DATE 22-06-2016

SCALE 1:500

DATE 22-06-2016



TOTAL BULLUP AREA

1. BASEMENT	158.48	AREA
2. GROUND FLOOR	108.19	
3. FIRST FLOOR	131.94	
4. SECOND FLOOR	118.12	
5. TURNTY	17.81	
TOTAL	406.31	

PLOT NO -13 & 32

VILLA COVERED AREA CALCULATION

BASEMENT	31.25	AREA
GROUND FLOOR	108.21	
FIRST FLOOR	141.81	
SECOND FLOOR	137.24	
TURNTY	18.33	
TOTAL	436.64	
TOTAL PROPOSED COVERED AREA (TOTAL AREA-2)	94.18	
PROPOSED GROUND COVERAGE (GROUND FLOOR AREA-2)	338.47	
TOTAL BASEMENT AREA (BASEMENT AREA X 2)	62.50	

PLOT NO -11 & 39

VILLA COVERED AREA CALCULATION

BASEMENT	31.25	AREA
GROUND FLOOR	108.21	
FIRST FLOOR	141.81	
SECOND FLOOR	137.24	
TURNTY	18.33	
TOTAL	436.64	
TOTAL PROPOSED COVERED AREA (TOTAL AREA-2)	94.18	
PROPOSED GROUND COVERAGE (GROUND FLOOR AREA-2)	338.47	
TOTAL BASEMENT AREA (BASEMENT AREA X 2)	62.50	

SITE PLAN FOR GREEN CALCULATION

GREEN AREA	172.85	SQ.M.
GREEN AREA	427.12	SQ.M.
GREEN AREA	406.31	SQ.M.
GREEN AREA	478.48	SQ.M.
GREEN AREA	412.43	SQ.M.
GREEN AREA	478.48	SQ.M.
GREEN AREA	412.43	SQ.M.
GREEN AREA	478.48	SQ.M.
GREEN AREA	412.43	SQ.M.

OTHER PROPERTY

THIS DRAWING IS A PROVISIONAL DRAWING FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING WILL BE MADE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

SEAL AND SIGNATURE

[Professional Seal and Signature]

DATE 22-06-2016

Annexure - B


आज दिनांक 19/06/2017 को

वही सं. 1 जिल्द सं. 22431

पृष्ठ सं. 395 से 448 पर क्रमांक 8590

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.बी.सिंह

उप निबंधक (प्रथम)

लेखनक

19/6/2017

