

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबन्धक (द्वितीय) कम सं० 40257

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10-Dec-2014

प्रस्तुतकर्ता या प्रार्थी का नाम मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर डि
लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 192,127,52 / 13,448,960.00

1. गजिस्ट्रीकरण शुल्क 10,000.00
2. प्रतिलिपिकरण शुल्क 40
3. निरीक्षण या तलाश शुल्क
4. मुख्यालय का अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,040.00

शुल्क वसूल करने का दिनांक 10-Dec-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 10-Dec-2014



T- 20963/14



उत्तर प्रदेश UTTAR PRADESH

AH-624204

40257

बैनामा पत्र
समाहित किया जाता है कि विक्रय समझौते
प्र. सं. 107/2014 के अंतर्गत किया गया
प्राथम्य शुल्क रु. 1,34,48,960/- का
विक्रयपत्र में समाविष्ट किया गया।



निलम्बत द्वितीय
लखनऊ

समाहित किया जाता है कि विक्रय समझौते
प्र. सं. 107/2014 के अंतर्गत किया गया
प्राथम्य शुल्क रु. 1,34,48,960/- का
विक्रयपत्र में समाविष्ट किया गया।

Ward : Chinhat
Consideration amount : Rs. 19,21,27,524/-
Stamp Duty payable : Rs. 1,34,48,960/
Stamp Duty adjusted : Rs. 1,35,60,000/-
Stamp Duty paid : Rs. 1,000/-

SUMMARY OF DEED

- 1. Type of Land : Commercial
- 2. Ward/Pargana : Chinhat

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M/S PARSVNATH DEVELOPERS L
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow
Ph. 0522-2306523

प्रभारी अधिकारी
उत्तर प्रदेश सरकार

[2]

3. Mohalla/Village	:	Vibhuti Khand, Gomti Nagar, Lucknow
4. Details of Property	:	Commercial Plot No. TC-G -8/8
5. Unit of Measurement in (Hect./Sq. meter)	:	Sq. meter
6. Area of Property	:	19717.72 Sq. meter
7. Details of Road (As per Segment)	:	N.A.
8. Other details (9 mtr. Road/corner etc.)	:	30 meter wide road & Corner
9. Type of Property	:	Commercial Plot
10. Total area of Property (in case of multistoried building)	:	N.A.
11. Total Covered Area	:	N.A.
12. Status -Finished/Semi-finished/other	:	N.A.
13. Valuation of Trees	:	N.A.
14. Boring/Well/Other	:	N.A.
15. Built-up area	:	N.A.
16. Year of Construction	:	N.A.
17. Sale Consideration	:	Rs. 19,21,27,524/-

BOUNDARIES :

North	:	30 Meter wide road
South	:	Plot No. TC-G -10 ;
East	:	Plot No. TC-G -9 ;
West	:	30 Meter wide road

Number of First Party (1)

DETAILS OF SELLER

LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow

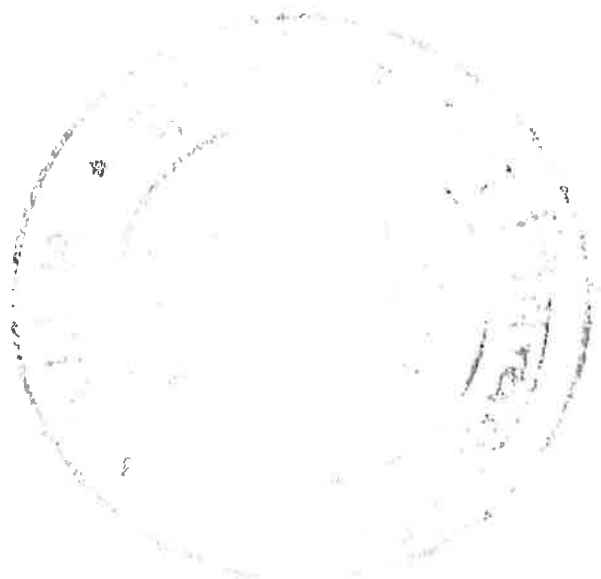
Number of Second Party (1)

Details of Purchaser

M/s. PARSVNATH DEVELOPERS LTD., registered and Corporate Office situated at : 6th Floor "Arunachal Building" 19, Barakhamba Road, New Delhi-110001, represented through Mr. Jageshwar Dwivedi as Dy. General Manager (Accounts) of the Company.

प्रभारी अधिकारी सम्पत्ति
लखनऊ प्राधिकरण

M/s PARSVNATH DEVELOPERS LTD.
PARSVNATH PL
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow
PIN - 226001



[3]
SALE - DEED

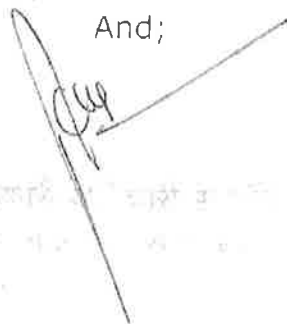
THIS SALE DEED entered between **LUCKNOW DEVELOPMENT AUTHORITY Lucknow** through **Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow** (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**", which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**

AND

M/s. PARSVNATH DEVELOPERS LTD., registered and Corporate Office situated at : 6th Floor "Arunachal Building" 19, Barakhamba Road, New Delhi-110001, represented through Mr. Jageshwar Dwivedi as Dy. General Manager (Accounts) of the Company (hereinafter referred to as the "**PURCHASER/ SECOND PARTY**" which expression unless repugnant to the context shall always mean and include the purchaser company itself, its executors, administrators, legal representative and assigns) on the **OTHER PART.**

WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894 under the Ujariyaon Housing Scheme and after acquisition of land the seller has developed the land popularly known as Vibhuti Khand, Gomti Nagar, Lucknow and as such the seller possess the land free from all encumbrances.

And;



M/s PARSVNATH DEVELOPERS LTD
PARSVNATH PLANET
FCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 010
Ph.: 0522-2306523, Fax : 2306522



[4]

WHEREAS, Commercial Plot No. TC-G-8/8, Vibhuti Khand, Gomti Nagar, Lucknow, was allotted according to law after inviting tenders by making publication in "Daily News Paper" to the purchaser being highest bidder and the same was duly approved by the Vice Chairman 11.07.2005. And;

WHEREAS the purchaser deposited the part payment of premium amount, amounting to Rs. 3,63,20,040/- and also paid 12% freehold charges amounting to Rs. 1,45,28,020/- and thereafter an agreement to sell was entered between both parties making provision for payment of rest amount by way of installments, which agreement to sell is duly registered in the office of Sub-Registrar-II, Lucknow, vide Book No. I, Zild No. 5400, on pages 181/212, sl. No. 10254, dated 01.12.2005. And since the possession of land was also delivered by the seller to the purchaser at the time of agreement, as such full stamp duty amounting to Rs. 1,35,60,000/- has already been paid in advance by the purchaser at the time of registration of agreement to sell. And since then the purchaser has been enjoying the possession of the allotted land with him. And;

WHEREAS, the rest amount due against L.D.A. has also been paid by the purchaser with interest, total amount whereof comes to Rs. 19,21,27,524/- (Rupees Nineteen Crore Twenty One Lac Twenty Seven Thousand Five Hundred Twenty Four only). The purchaser has also deposited Rs. 5000/- towards water sewer charges, and Rs. 500/- towards processing charges, but the same does not form part of consideration amount as such the same is not included in consideration amount. And since the full payment stands paid by the purchaser, hence the necessity for execution of the present deed.

प्राथमिकी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण

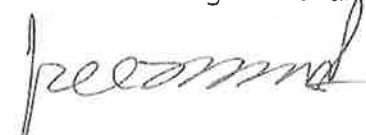
M/S PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 010
Ph: 9522-230623, Fax: 9522-

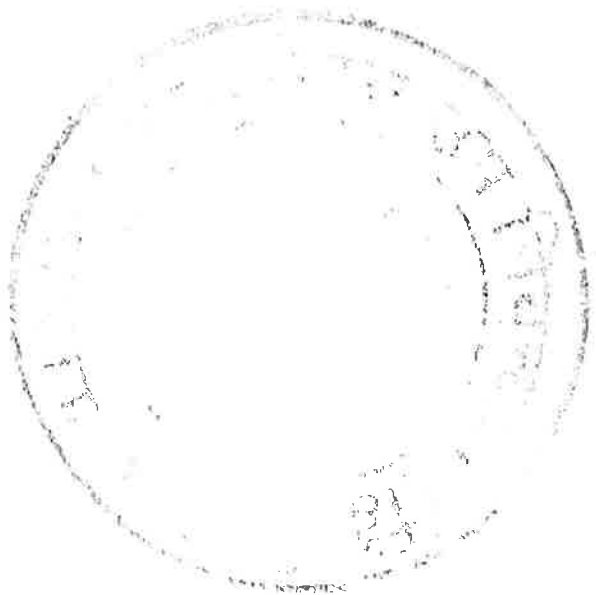


HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That the Seller has allotted a piece of land bearing TC-G-8/8, bearing an area of 19717.72 (Nineteen Thousand Seven Hundred Seventeen point Seven Two) Square meter for Commercial/Official/Group Housing purposes, situated at Vibhuti Khand, Gomti Nagar, Lucknow in favour of the purchaser, morefully described in Schedule of Property given at the foot of this deed and marked with Red Colour in the annexed plan which forms part of this deed by way of public auction being the highest bidder.
2. That the purchaser has deposited the full premium amount Rs. 12,10,66,800/- (Rupees Twelve Crore Ten Lac Sixty Six Thousand Eight Hundred only) and has also deposited 12% freehold charges amounting to Rs. 1,45,28,020/- (Rupees One Crore Forty Five Lac Twenty Eight Thousand Twenty only). Apart from the said amount the purchaser has also made payment of interest, and in such manner total amount paid by the purchaser to the seller comes to Rs. 19,21,27,524/- (Rupees Nineteen Crore Twenty One Lac Twenty Seven Thousand Five Hundred Twenty Four only) morefully described in 'Schedule of Payment' annexed with this deed.
3. That as such in total consideration amount of premium with freehold charges including the interest, if any, payable thereto as mentioned hereinabove, total amounting to Rs. 19,21,27,524/- (Rupees Nineteen Crore Twenty One Lac Twenty Seven Thousand Five Hundred Twenty Four only) in respect of Commercial Plot No. TC-G-8/8, Vibhuti Khand, Gomti Nagar, Lucknow. The seller does hereby sell, transfer, convey and assign the aforesaid plot of land as freehold in favour of the purchaser through this deed.

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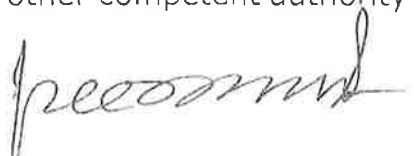

M/S PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-2
Ph - 0522-2

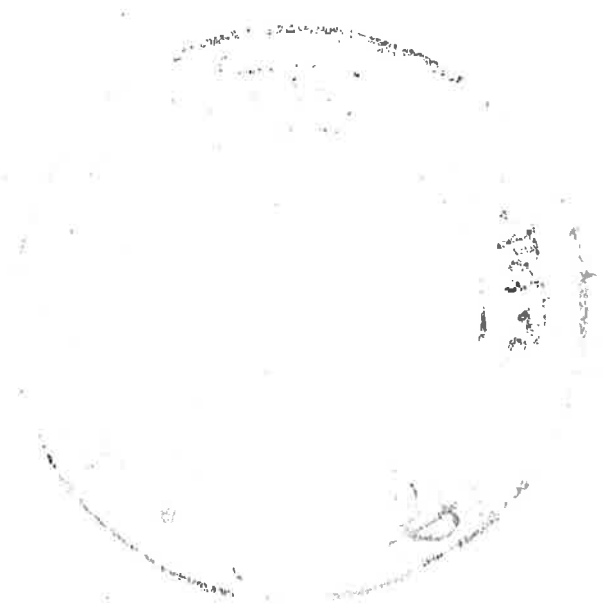


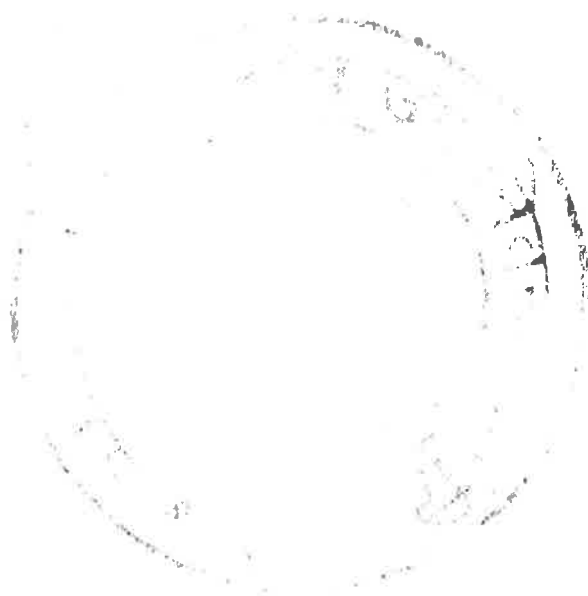
Details of which have been mentioned in 'Schedule of Property' given at the foot of this deed for commercial purposes.

4. That as such in consideration to the said amount as well as the covenants made by the purchaser with the seller through this deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser for commercial purposes and the purchaser shall be legally entitled to use the same for the said purposes as provided in the Lucknow Master Plan-2021.
5. That the terms and conditions of the allotment as well as contained in the agreement to sell as well as Rules & Regulations of the Seller shall be fully applicable upon the purchaser, who shall abide by the same.
6. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.
7. That the purchaser shall raise the constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow, preferably within a period of 5 years or as the Rules may be applicable.
8. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any local authority, State or Central Government or any other competent authority from time to time.

प्रभारी अधिकारी सम्पत्ति
लखनऊ नगर निगम अधिकरण


M/s PARSVNATH DEVELOPERS LTD
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Kh. Rd
Gomti Nagar, Lucknow-226013
Ph. 9522-231121

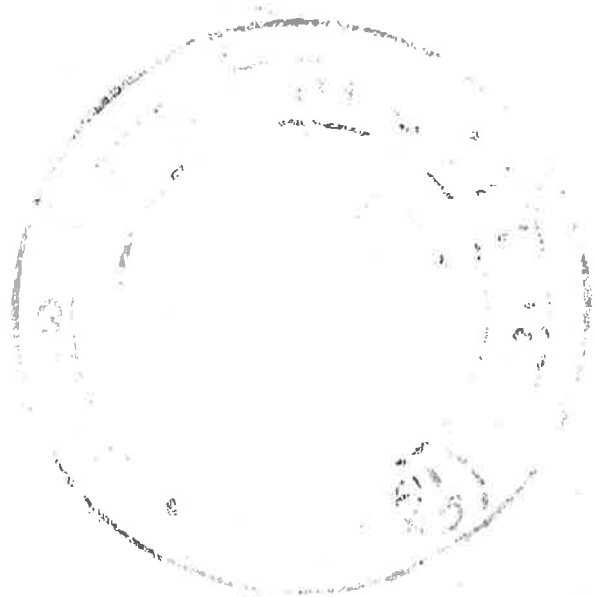




14. That the set-backs shall be applicable in accordance with भवन निर्माण एवं उपविधि 2008
15. That the purchaser shall be bound to make the provision of the parking space according to Rules as well as the law applicable at the time of construction. And if the proper parking space is not provided then the Competent Authority shall have every right to take action against the purchaser.
16. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
17. That the purchaser shall have to obtain the permission regarding construction, if any to be made from Nagar Nigam, State Government, Central Government and other organization as may be required after paying proper fees as may be applicable there at his own cost and expenses.
18. That in case at any time it may be found that the purchaser have obtained the allotment by fraud or misrepresentation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale deed may also be cancelled according to law, and 50% of the sale price will be forfeited.
19. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him, but after construction the constructed units/space can be allotted or transferred to anybody and there shall be no restriction for transfer of property. It is

प्रभारी अधिकारी सम्पत्ति
लखनऊ में प्राधिकरण

M/S PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khana
Gomti Nagar, Lucknow-226 010
Ph.: 0522-2306523, Fax: 2306522




[9]

hereby provided that in case of violation of the said term the Vice Chairman, L.D.A. shall have power to cancel the allotment or take any other legal action as may be deemed fit and proper.

20. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the competent authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
21. That the physical possession of the land in question has already been delivered to the purchaser at the time registered agreement to sell and the proprietary possession of the same has been delivered to the purchaser through this deed by the seller.
22. That the expenses for execution and registration of this deed shall be borne by the purchaser.
23. That it is to clarify that if at any time it is found that the purchaser has not paid the full amount as applicable, or it is revealed that due to any omission or misinterpretation of any rule or directions or miscalculation or any human or technical error, the consideration amount has been less charged by L.D.A. in all such circumstances, the purchaser covenant with the seller and has undertaken that in case it is found at any time, then the purchaser shall be bound to remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.

प्रा.
लखनऊ

संज्ञक
संज्ञक


M/s PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khanda
Genti Nagar, Lucknow 226 001
Ph.: 0522-2306523, Fax : 2306522

विक्रय पत्र

192,127,524.00 / 13,448,960.00 10,000.00 40 10,040.00 2,000

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर द्विवेदी
पुत्र श्री एस.आर.द्विवेदी
व्यवसाय नौकरी

निवासी स्थायी 8/8, विभूति खन्ड गोमती नगर, लखनऊ
आस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 10/12/2014 समय 1:34PM
वजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
विक्रेता केता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन
श्री अम्बी विष्ट प्र.अ.स.ल.वि.प्रा.लखनऊ
ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति
और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र
रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर
द्विवेदी
पुत्र श्री एस.आर.द्विवेदी
पेशा नौकरी
निवासी 8/8, विभूति खन्ड गोमती नगर, लखनऊ

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एन.सी.उप्रेती योजना सहायक ल.वि.प्रा.लखनऊ

पेशा नौकरी

निवासी

व श्री भुवनेश गुप्ता
पुत्र श्री स्व.के.एन.गुप्ता

पेशा व्यापार

निवासी अलीगंज.लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिखे गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

24. That the total sale consideration amount premium with freehold charges including interest paid by the purchaser to the seller comes to Rs. 19,21,27,524/- , upon which the stamp duty worth Rs. 1,34,48,960/- is payable. But the purchaser has already made payment of stamp duty in advance at the time of agreement to sell amounting to Rs. 1,35,60,000/-, which agreement is duly registered vide Bahi No. I, Zild No. 5400, on pages 181/212, sl. No. 10254, dated 01.12.2005, registered in the office of Sub-Registrar-II, Lucknow. And as such after making adjustment of the aforesaid amount, no further stamp duty becomes payable at the time of present deed, but a sum of Rs. 1000/- is being paid towards stamp duty at the time of present deed. However, it is submitted that the stamp duty, if any, and whatsoever may be found payable the same shall be the responsibility of the purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of Commercial Plot No. TC-G-8/8, bearing an area of 19717.72 (Nineteen Thousand Seven Hundred Seventeen point Seven Two) Square meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow, delineated and marked with Red Colour in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North : 30 Meter wide road
 South : Plot No. TC-G -10 ;
 East : Plot No. TC-G -9 ;
 West : 30 Meter wide road

प्रमारी अधिकारी सम्पत्ति
 लखनऊ विकास प्राधिकरण

M/s PARSVNATH DEVELOPERS LTD
 PARSVNATH PLANET
 TCG-8/8 & 9/9, Vibhuti Khand
 Gomti Nagar, Lucknow-226009
 Ph: 0522-2306527 Fax: 2306529

क्रेता

Registration No. : 20963

Year : 2,014

Book No. : 1

0201 मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर द्विवेदी
एस.आर.द्विवेदी
8/8,विभूति खण्ड गोमती नगर,लखनऊ
नौकरी



IN WITNESS WHEREOF, Smt. Ambi Bisht as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the Seller/First party and **Mr. Jageshwar Dwivedi** as Dy. General Manager (Accounts) of the Company for and on behalf of the Purchaser Company both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow on the day, month and year mentioned below.

Lucknow

Dated :

Witnesses :-

1. Signature.....
Name : Vidya Prasad
Section Officer
L.D.A.

For & on behalf of
Seller/First Party/L.D.A.
लखनऊ विकास प्राधिकरण

2. Signature.....
Name : **Saurabh Bajpai**
Father's Name : **Sh. K.K. Bajpai**
Address : **8/8, Vibhuti Khand
Gomti Nagar, Lucknow**

For and on behalf of/
Purchaser through
Dy. General Manager
Mr. Jageshwar Dwivedi
PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 010
Ph.: 0522-2306523, Fax : 2306522

Prepared By :-

(Mahendra Pratap Singh)
Dealing Assistant
Lucknow Development
Authority, Lucknow

Drafted By :-

(Anoop Kumar Asthana)
Advocate
Chief Retainer L.D.A.
Mobile No. : 9839570979

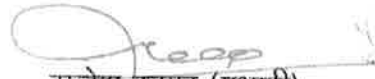
आज दिनांक 10/12/2014 को

बही सं. 1 जिल्द सं. 16210

पृष्ठ सं. 1 से 24 पर क्रमांक 20963

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

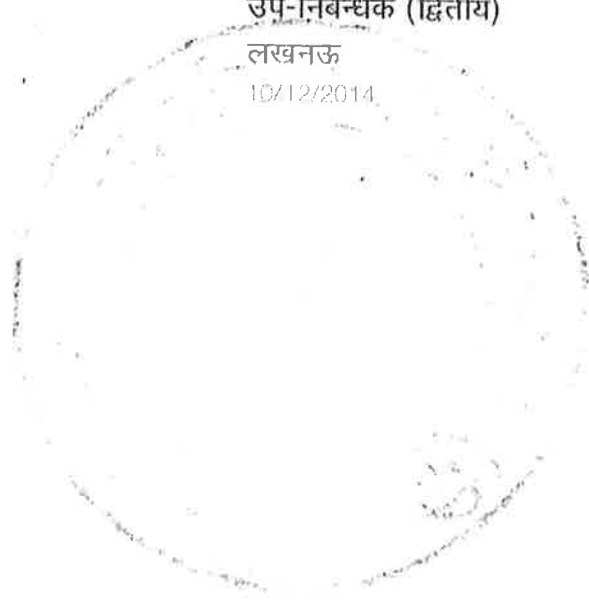


राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014



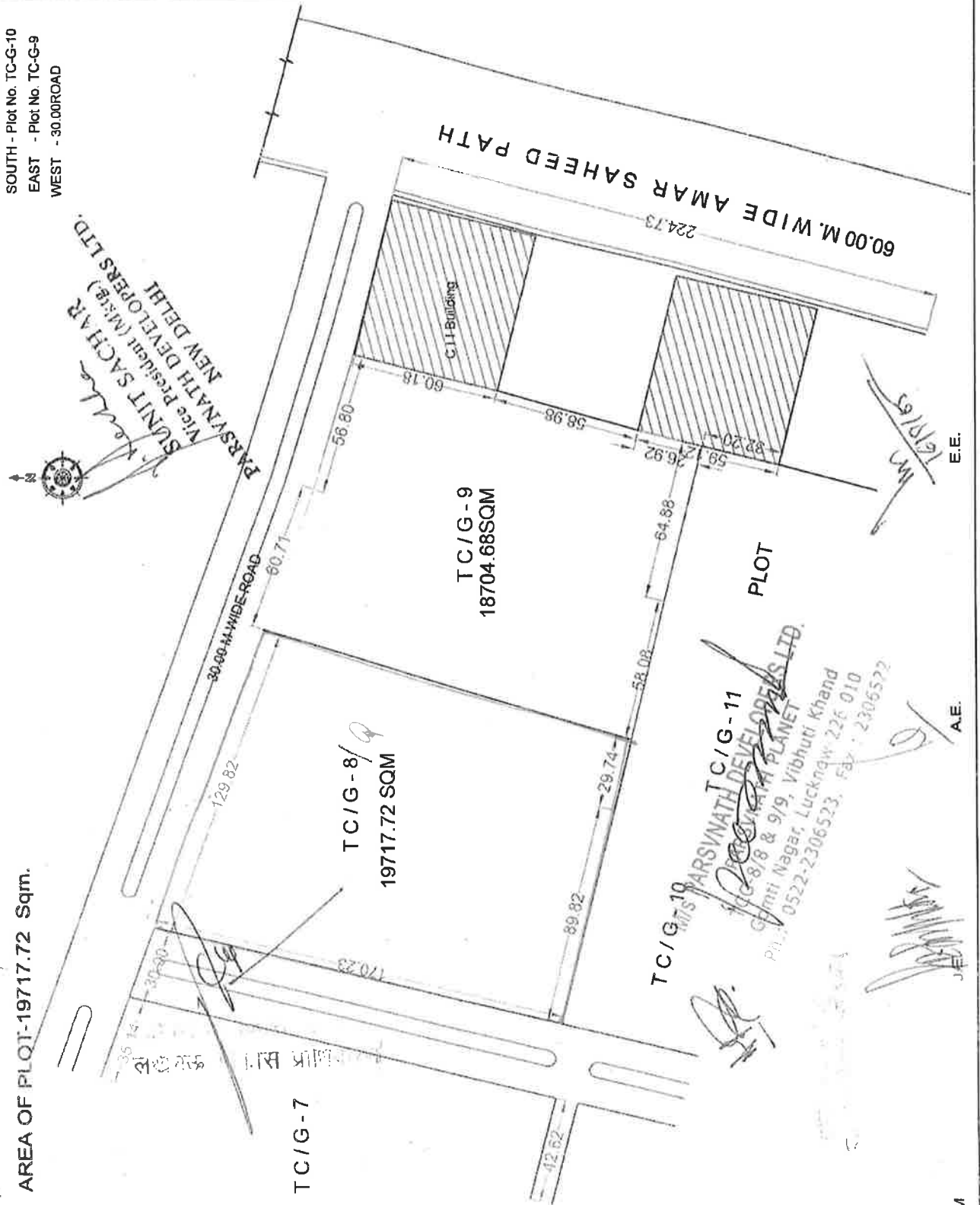
LUCKNOW DEVELOPMENT AUTHORITY

OUT PLAN OF BULK SALE POKET OF TOWN CENTER AT VIBHUTI KHAND GOMTI NAGAR LUCKNOW.

BOUNDARY

- NORTH - 30.00 M ROAD
- SOUTH - Plot No. TC-G-10
- EAST - Plot No. TC-G-9
- WEST - 30.00 ROAD

PLOT No. TC-G-8/8 q
AREA OF PLOT-19717.72 Sqm.



भाग 1

[प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला]

उप-निबन्धक (द्वितीय) कम सं० 40254

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10-Dec-2014

प्रस्तुतकर्ता या प्रार्थी का नाम मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर द्वि
लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 182,253,80 / 12,757,780.00

1. रजिस्ट्रीकरण शुल्क 10,000.00
2. प्रतिलिपिकरण शुल्क 40
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 10,040.00

शुल्क वसूल करने का दिनांक 10-Dec-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया 10-Dec-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

I- 20960/14



उत्तर प्रदेश UTTAR PRADESH

AH 624205

0254

पैनामा पत्र

मैंने देखा जाता है कि निम्न जानकारी
दिनांक 10.25.2014 को पत्र
एक रु. 1,28,42,500/-
प्रकार में देखा गया है।



उप निम्नलिखित विवरण

10/12/14

Ward	:	Chinhat
Consideration amount	:	Rs. 18,22,53,806/-
Stamp Duty payable	:	Rs. 1,27,57,780/-
Stamp Duty adjusted	:	Rs. 1,28,42,500/-
Stamp Duty paid	:	Rs. 1,000/-

SUMMARY OF DEED

- | | | |
|-----------------|---|------------|
| 1. Type of Land | : | Commercial |
| 2. Ward/Pargana | : | Chinhat |

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प्रभा विकास प्राधिकरण

[Handwritten signature]

M/S PARSVNATH DEVELOPERS LTD
PARSVNATH PLANET
TCG-8/8 & 9/9, Vidhuli Khajur
Gomti Nagar, Lucknow-226 010
Ph: 0522-2306523, Fax: 2306573

1265
 29-11-14
 1000/

श्रीमान् श्री *[Signature]* स्टेशन *[Signature]* 011411
 श्री *[Signature]* श्री *[Signature]* श्री *[Signature]*
 श्री *[Signature]* श्री *[Signature]* श्री *[Signature]*



[2]

3. Mohalla/Village	:	Vibhuti Khand, Gomti Nagar, Lucknow
4. Details of Property	:	Commercial Plot No. TC-G -9/9
5. Unit of Measurement in (Hect./Sq. meter)	:	Sq. meter
6. Area of Property	:	18704.68 Sq. meter
7. Details of Road (As per Segment)	:	N.A.
8. Other details (9 mtr. Road/corner etc.)	:	30 meter wide road
9. Type of Property	:	Commercial Plot
10. Total area of Property (in case of multistoried building)	:	N.A.
11. Total Covered Area	:	N.A.
12. Status -Finished/Semi-finished/other	:	N.A.
13. Valuation of Trees	:	N.A.
14. Boring/Well/Other	:	N.A.
15. Built-up area	:	N.A.
16. Year of Construction	:	N.A.
17. Sale Consideration	:	Rs. 18,22,53,806/-

BOUNDARIES :

North	:	30 Meter wide road
South	:	Plot No. TC-G -11 (Part) & L.D.A. Plot ;
East	:	Plot No. CII Building;
West	:	Plot No. TC-G-8;

Number of First Party (1)

DETAILS OF SELLER

LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow

Number of Second Party (1)

Details of Purchaser

M/s. PARSVNATH DEVELOPERS LTD., registered and Corporate Office situated at : 6th Floor "Arunachal Building"

संयोजक विकास प्राधिकरण

M/s PARSVNATH DEVELOPERS LTD
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 024
Ph : 0522-2306522 Fax : 2306522



[3]

19, Barakhamba Road, New Delhi-110001, represented through Mr. Jageshwar Dwivedi as Dy. General Manager (Accounts) of the Company.


SALE - DEED

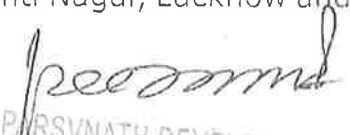
THIS SALE DEED entered between **LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti) Smt. Ambi Bisht, office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow** (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**"), which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**

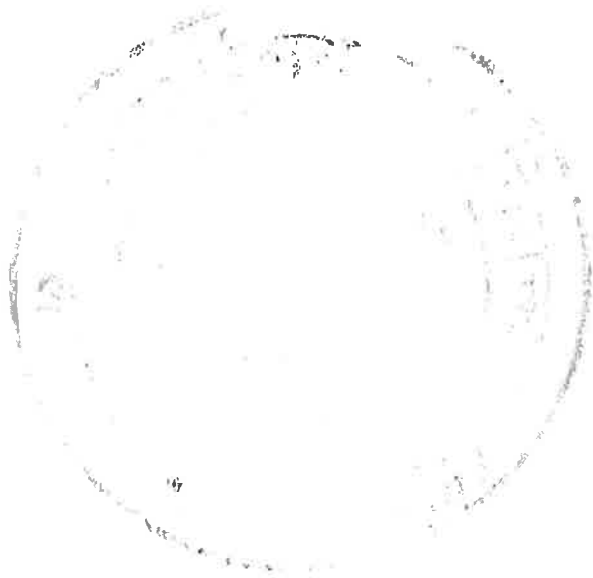
AND

M/s. PARSVNATH DEVELOPERS LTD., registered and Corporate Office situated at : 6th Floor "Arunachal Building" 19, Barakhamba Road, New Delhi-110001, represented through Mr. Jageshwar Dwivedi as Dy. General Manager (Accounts) of the Company (hereinafter referred to as the "**PURCHASER/SECOND PARTY**") which expression unless repugnant to the context shall always mean and include the purchaser company itself, its executors, administrators, legal representative and assigns) on the **OTHER PART.**

WHEREAS, the land was acquired in public interest by the Lucknow Development Authority under the provisions of Land Acquisition Act 1894 under the Ujariyaon Housing Scheme and after acquisition of land the seller has developed the land popularly known as Vibhuti Khand, Gomti Nagar, Lucknow and


Smt. Ambi Bisht


M/s PARSVNATH DEVELOPERS LTD
PARSVNATH PLANET
TCG-8/8 & 9/9, Voh
Gomti Nagar, Lucknow
0522



[4]

as such the seller possess the land free from all encumbrances.
And;

WHEREAS, Commercial Plot No. TC-G-9/9, Vibhuti Khand, Gomti Nagar, Lucknow, was allotted according to law after inviting tenders by making publication in "Daily News Paper" to the purchaser being highest bidder and the same was duly approved by the Vice Chairman 11.07.2005. And;

WHEREAS the purchaser deposited the part payment of premium amount, amounting to Rs. 3,43,97,907/- and also paid 12% freehold charges amounting to Rs. 1,37,59,165/- and thereafter an agreement to sell was entered between both parties making provision for payment of rest amount by way of installments, which agreement to sell is duly registered in the office of Sub-Registrar-II, Lucknow, vide Book No. I, Zild No. 5400, on pages 149/178, sl. No. 10253, dated 01.12.2005. And since the possession of land was also delivered by the seller to the purchaser at the time of agreement, as such full stamp duty amounting to Rs. 1,28,42,500/- has already been paid in advance by the purchaser at the time of registration of agreement to sell. And since then the purchaser has been enjoying the possession of the allotted land with him. And;

WHEREAS, the rest amount due against L.D.A. has also been paid by the purchaser with interest, total amount whereof comes to Rs. 18,22,53,806/- (Rupees Eighteen Crore Twenty Two Lac Fifty Three Thousand Eight Hundred Six only). The purchaser has also deposited Rs. 5000/- towards water sewer charges, and Rs. 500/- towards processing charges, but the same does not form part of consideration amount as such the same is not included in consideration amount. And since the full payment stands paid by the purchaser, hence the necessity for execution of the present deed.

प्रमाण अधिकारी सम्मति
लखनऊ विकास प्राधिकरण

M/S PARSYNATH DEVELOPERS
PARSYNATH PLANNED
TCG-8/8 & 9/9, VIBHUTI KHAND
Gomti Nagar, Lucknow
PH : 0522-2701511

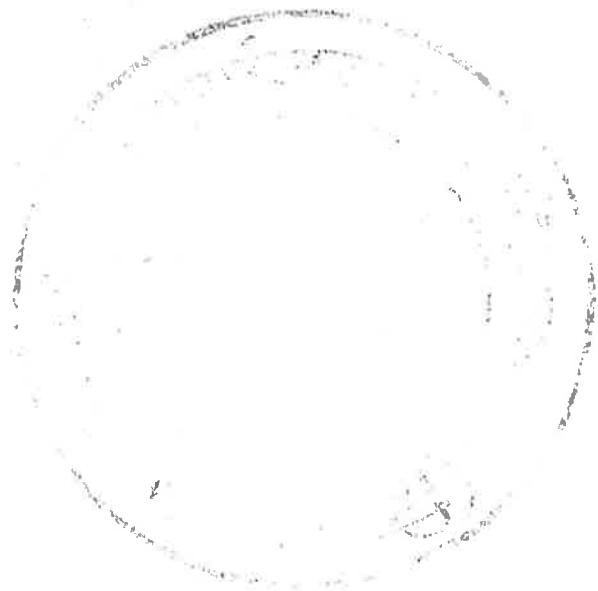


HENCE THIS SALE DEED WITNESSETH AS UNDER

1. That the Seller has allotted a piece of land bearing TC-G-9/9, bearing an area of 18704.68 (Eighteen Thousand Seven Hundred Four point Six Eight) Square meter for Commercial/Official/Group Housing purposes, situated at Vibhuti Khand, Gomti Nagar, Lucknow in favour of the purchaser, morefully described in Schedule of Property given at the foot of this deed and marked with Red Colour in the annexed plan which forms part of this deed by way of public auction being the highest bidder.
2. That the purchaser has deposited the full premium amount Rs. 11,46,59,688/- (Rupees Eleven Crore Forty Six Lac Fifty Nine Thousand Six Hundred Eighty Eight only) and has also deposited 12% freehold charges amounting to Rs. 1,37,59,165/- (Rupees One Crore Thirty Seven Lac Fifty Nine Thousand One Hundred Sixty Five only). Apart from the said amount the purchaser has also made payment of interest, and in such manner total amount paid by the purchaser to the seller comes to Rs. 18,22,53,806/- (Rupees Eighteen Crore Twenty Two Lac Fifty Three Thousand Eight Hundred Six only) morefully described in 'Schedule of Payment' annexed with this deed.
3. That as such in total consideration amount of premium with freehold charges including the interest, if any, payable thereto as mentioned hereinabove, total amounting to Rs. 18,22,53,806/- (Rupees Eighteen Crore Twenty Two Lac Fifty Three Thousand Eight Hundred Six only) in respect of Commercial Plot No. TC-G-9/9, Vibhuti Khand, Gomti Nagar, Lucknow. The seller does hereby sell, transfer, convey and assign the aforesaid plot of land as freehold in favour of the purchaser through this deed. Details of

प्रबन्धी अधिकारी सम्पत्तियां
लखनऊ विकास प्राधिकरण

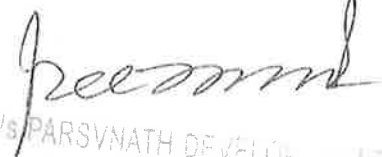
Prasanna
PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
JGG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar Lucknow 226 010
Ph: 0522 2300 571, 2300 5572



which have been mentioned in 'Schedule of Property' given at the foot of this deed for commercial purposes.

4. That as such in consideration to the said amount as well as the covenants made by the purchaser with the seller through this deed, the seller has fully sold and transferred the aforesaid plot of land to the purchaser for commercial purposes and the purchaser shall be legally entitled to use the same for the said purposes as provided in the Lucknow Master Plan-2021.
5. That the terms and conditions of the allotment as well as contained in the agreement to sell as well as Rules & Regulations of the Seller shall be fully applicable upon the purchaser, who shall abide by the same.
6. That the land has been allotted on the principle of as it is where it is basis and only external development like approach road, S.W. Drain, Trunk Sewer and source of electricity shall be provided. The seller shall not be responsible for any water system or source and purchaser shall have to develop its own plot out of its own cost and expenses.
7. That the purchaser shall raise the constructions according to plan duly approved in this regard from the competent authority L.D.A. Lucknow, preferably within a period of 5 years or as the Rules may be applicable.
8. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any local authority, State or Central Government or any other competent authority from time to time.

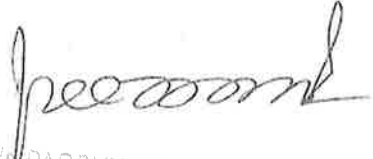
प्रधानी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण


M/s PARSVNATH DEVELOP
PARSVNATH PLANS
TCG-8/8 & 9/9, Vihar
Gomti Nagar, Lucknow
Ph: 0522-2111111



9. That if in future the seller may be directed to make payment towards compensation to the farmers on higher rate under the judgment and order passed by court of law then the seller shall be entitled to make demand pertaining to increased amount of compensation payable to the farmers in proportionate manner and upon such demand in future the purchaser shall be liable to make payment of the aforesaid amount lawfully demanded by L.D.A. for making payment to farmers towards increased amount of compensation. And the purchaser covenant to abide by the same. And the said consideration shall be equally applicable to the transferees of the purchaser who shall be bound to make payment if demanded by L.D.A. in this regard.
10. That the purchaser covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
11. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
12. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration and the Vice Chairman L.D.A., shall appoint the Arbitrator and the matter shall be referred to him. The decision given by the arbitrator shall be final and binding upon both the parties.
13. That the ground coverage and FAR shall be permissible according to Rules.

प्रभारी अधिकारी सम्पत्ति
लखनऊ विकास प्राधिकरण

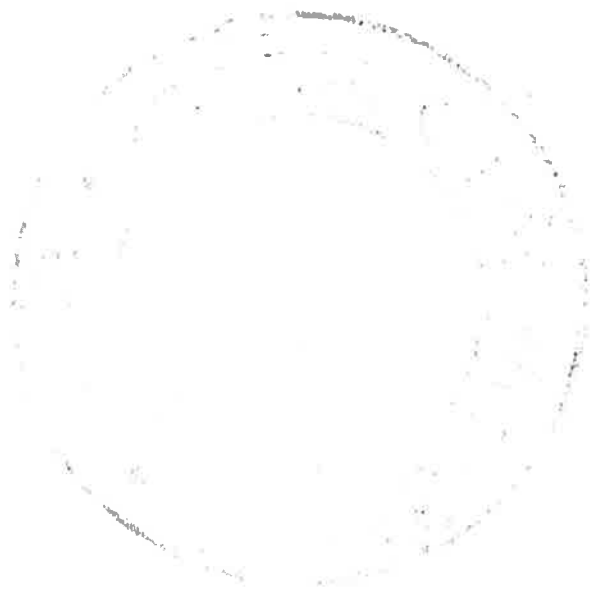

M/S PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG 8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 010
Ph: 0522-2306523, Fax: 2306522



14. That the set-backs shall be applicable in accordance with भवन निर्माण एवं उपविधि 2008
15. That the purchaser shall be bound to make the provision of the parking space according to Rules as well as the law applicable at the time of construction. And if the proper parking space is not provided then the Competent Authority shall have every right to take action against the purchaser.
16. That the purchaser shall also be bound to raise construction with a provision of anti earth quack system including the provision for rain water harvesting and making provision according to rules of Fire fighting.
17. That the purchaser shall have to obtain the permission regarding construction, if any to be made from Nagar Nigam, State Government, Central Government and other organization as may be required after paying proper fees as may be applicable there at his own cost and expenses.
18. That in case at any time it may be found that the purchaser have obtained the allotment by fraud or misrepresentation, undue influence etc. then the allotment will be cancelled and if a sale deed is executed on the basis of such allotment obtained by fraud, undue influence etc. then the sale deed may also be cancelled according to law, and 50% of the sale price will be forfeited.
19. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him, but after construction the constructed units/space can be allotted or transferred to anybody and there shall be no restriction for transfer of property. It is

Handwritten signature and stamp of the purchaser.

Handwritten signature of Ms. PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vichit, Bangalore
Gomti Nagar, Bangalore
DK: 2011



[9]

hereby provided that in case of violation of the said term the Vice Chairman, L.D.A. shall have power to cancel the allotment or take any other legal action as may be deemed fit and proper.

20. That after raising full constructions and complete development of the property over the land in question the purchaser shall have to obtain the completion certificate from the competent authority as provided under the provisions of U.P. Urban Planning and Development Act, 1973.
21. That the physical possession of the land in question has already been delivered to the purchaser at the time registered agreement to sell and the proprietary possession of the same has been delivered to the purchaser through this deed by the seller.
22. That the expenses for execution and registration of this deed shall be borne by the purchaser.
23. That it is to clarify that if at any time it is found that the purchaser has not paid the full amount as applicable, or it is revealed that due to any omission or misinterpretation of any rule or directions or miscalculation or any human or technical error, the consideration amount has been less charged by L.D.A. in all such circumstances, the purchaser covenant with the seller and has undertaken that in case it is found at any time, then the purchaser shall be bound to remove such deficiency and shall make the payment good as may be actually admissible according to law and demanded by the seller.



M/S PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow-226 010
Ph : 0522-2306523, Fax : 2306522

विक्रय पत्र

182,253,806.00 / 12,757,780.00 10,000.00 40 10,040.00 2,000

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर द्विवेदी
पुत्र श्री एस.आर.द्विवेदी

व्यवसाय नौकरी
निवासी स्थायी 8/8 विभूति खन्ड गोमती नगर, लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 10/12/2014 समय 1:31PM
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
विक्रेता क्रेता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन
श्री अम्बी विष्ट प्र.अ.स.ल.वि.प्रा.लखनऊ
ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति
और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र
रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री मे.पार्श्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर
द्विवेदी
पुत्र श्री एस.आर.द्विवेदी
पेशा नौकरी
निवासी 8/8 विभूति खन्ड गोमती नगर, लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एन.सी.उप्रेती योजना सहायक न.वि.प्रा.लखनऊ

पेशा नौकरी

निवासी

व श्री

भुवनेश गुप्ता

पुत्र श्री

स्व.के.एन.गुप्ता

पेशा

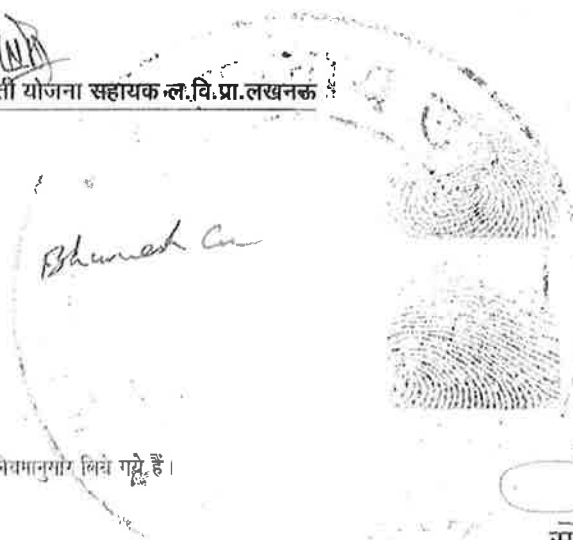
व्यापार

निवासी

अलीगंज, लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार बिधे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

24. That the total sale consideration amount premium with freehold charges including interest paid by the purchaser to the seller comes to Rs. 18,22,53,806/-, upon which the stamp duty worth Rs. 1,27,57,780/- is payable. But the purchaser has already made payment of stamp duty in advance at the time of agreement to sell amounting to Rs. 1,28,42,500/-, which agreement is duly registered vide Bahi No. I, Zild No. 5400, on pages 149/178, sl. No. 10253, dated 01.12.2005, registered in the office of Sub-Registrar-II, Lucknow. And as such after making adjustment of the aforesaid amount, no further stamp duty becomes payable at the time of present deed, but a sum of Rs. 1000/- is being paid towards stamp duty at the time of present deed. However, it is submitted that the stamp duty, if any, and whatsoever may be found payable the same shall be the responsibility of the purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of Commercial Plot No. TC-G-9/9, bearing an area of 18704.68 (Eighteen Thousand Seven Hundred Four point Six Eight) Square meter, situated at Vibhuti Khand, Gomti Nagar, Lucknow, delineated and marked with Red Colour in the annexed map plan which forms part of this deed. The boundaries of the allotted land are as under :-

North	:	30 Meter wide road
South	:	Plot No. TC-G -11 (Part) & L.D.A. Plot ;
East	:	Plot No. CII Building;
West	:	Plot No. TC-G-8;

प्रभासी अधिकाारी सम्पत्ति
लखनऊ विकास प्राधिकरण

[Signature]
M/s PARSVNATH DEVELOPERS LTD.
PARSVNATH PLANET
TCG-8/8 & 9/9, Vibhuti Khand
Gomti Nagar, Lucknow
Ph : 952

क्रेता

Registration No. : 20960

Year : 2,014

Book No. : 1

0201 मे.पार्वनाथ डेवलपर्स लि.द्वा.अधि.हस्ता.जागेश्वर द्विवेदी
एस.आर.द्विवेदी
8/8 विभूति खण्ड गोमती नगर,लखनऊ
नौकरी



IN WITNESS WHEREOF, Smt. Ambi Bisht as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the Seller/First party and **Mr. Jageshwar Dwivedi** as Dy. General Manager (Accounts) of the Company for and on behalf of the Purchaser Company both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow on the day, month and year mentioned below.

Lucknow

Dated :

Witnesses :-

1. Signature.....
Name : Vidya Prasad
Section Officer
L.D.A.

For & on behalf of
Seller/First Party/L.D.A.
लखनऊ अधिकाारी सम्पत्ति
विभाग के निम्नलिखित अधिकारक

2. Signature.....
Name: Saurabh Bapai
Father's Name: Sri. S.K. Bapai
Address: 8/8, Vibhuti Khand,
Gomti Nagar, Lucknow

For and on behalf of/
Purchaser through
Dy. General Manager
Mr. Jageshwar Dwivedi
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रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

10/12/2014

