

10/38/21



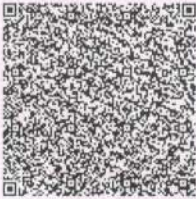
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**



Certificate No. : IN-UP61740512078149T  
Certificate Issued Date : 06-Apr-2021 03:00 PM  
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0109331913197291T  
Purchased by : AAKANSHA INFRATECH  
Description of Document : Article 23 Conveyance  
Property Description : PLOT NO. GH-01 SEC-1,POCKET-2 IN PINTAIL PARK CITY AT VILLAGE-MASTEMAU, TEH-MOHANLALGANJ, DISTT-LKO.  
Consideration Price (Rs.) :  
First Party : PINTAIL INFRACON LLP  
Second Party : AAKANSHA INFRATECH  
Stamp Duty Paid By : AAKANSHA INFRATECH  
Stamp Duty Amount(Rs.) : 74,27,100  
(Seventy Four Lakh Twenty Seven Thousand One Hundred only)



**STAMP PAPER USED**

Sub Registrar (Mohanlalganj)  
Lucknow U.P.

-----Please write or type below this line-----

**PINTAIL INFRACON LLP.**

**Authorised Signatory**



**For AAKANSHA INFRATECH**

**Partner**



**QT 0001715418**

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**SALE DEED**

**PROPERTY** : Land

**TYPE OF PROPERTY** : Residential

**LOCATION** : Pintail Park City - Phase 1,  
Village - Mastemau, Tehsil -  
Mohanlalganj, Sultanpur  
Road, Lucknow

**TRANSACTION VALUE** : INR 10,61,00,000/-

**STAMP DUTY** : INR 74,27,100/-

**MARKET VALUE** : INR 4,53,33,835/-

**BOUND BY** : East : 30 Meter Road  
West : Project Boundary  
North : GH-01(A)  
South : Convenient Shopping – 01

**THIS SALE DEED is executed at LUCKNOW, UTTAR PRADESH  
ON THIS 12<sup>TH</sup> DAY OF APRIL 2021;**

**PINTAIL INFRACON LLP.**

**Authorised Signatory**

**For AAKANSHA INFRA TECH**

**Partner**

**Between**

1. **Pintail Infracon LLP**, a limited liability partnership incorporated /registered under the LLP Act 2008, having its principal place of business at G-40, Jangpura Extension, Birbal Park, New Delhi – 110014, (PAN AATFP8087D) (LLPIN-AAI-5601), acting through its authorized signatory **Mr. Sumit Jaiswal** (Aadhar No. 2233 0780 7497) s/o Mr. Ghanshyam Das Gupta, authorized vide Authorization Letter dated 15<sup>th</sup> March 2021, hereinafter referred to as the “**Vendor**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;
2. **M/s Pintail Realty Developers Ltd**, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 with its registered office at Room on 3<sup>rd</sup> Floor, 9B, Lal Bazar Street, Kolkata, WB – 700001 (hereinafter referred to as the “**Licensee**”, which expression shall, unless repugnant to the context, be deemed to mean and include its representatives, nominees, successors and permitted assigns) **OF THE SECOND PART**, acting through its duly constituted attorney viz. Pintail Infracon LLP;
3. **The entities specified in Schedule 1** hereto (hereinafter called the “**Owners**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective,

PINTAIL INFRACON LLP.  
*Sumit*  
Authorized Signatory

For AAKANSHA INFRA TECH  
*Shiv Gora*  
Partner

successors-in-interest and permitted assigns) of the **THIRD PART** acting through their duly constituted attorney viz. Pintail Infracon LLP.

AND

4. **M/s Aakansha Infratech**, a partnership firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra – 282002, (U.P.) (PAN – ABOFA7191B) (hereinafter after referred to as the “**Vendee**”), which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its partners and assigns, through its partner, **Mr. Shivam Goyal** S/o Mr. Satish Kumar Goyal, OF THE FOURTH PART;

(The ‘Vendor’, the Licensee, the Owners and the ‘Vendee’ shall individually be referred to as a ‘**Party**’ and collectively as ‘**Parties**’)

**WHEREAS:**

- A. The Vendor is in the process of developing an integrated township project on a land parcel admeasuring 200 acres under the name and style of “PINTAIL PARK CITY”. However, the current phase of the aforesaid township being plotted development of Pintail Park City project (hereinafter referred to as “**the Project**”) is being developed over a parcel of land admeasuring approximately 111.44 acres (hereinafter referred to as “**the Land**”) which is being acquired and shall be known as “Pintail Park City (Phase 1 Plots)”.

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*Shivam*  
Authorised Signatory

For AAKANSHA INFRA TECH  
*Shivam Goyal*  
Partner



- B. The Vendor has entered into a consortium agreement dated 14 October 2015 which was supplemented vide consortium agreement dated 2 November 2015, consortium addendum agreement dated 17 February 2017 and consortium addendum agreement dated 21 March 2018 (hereinafter referred collectively as "**the Consortium Agreement**") with, inter alia, Pintail Realty Developers Pvt. Ltd. (formerly known as Arindam Sekhar Garments Marketing Pvt. Ltd.) and the owners of the Land for the purpose of execution of the integrated township Project, including land assembly, DPR, clearances, development, maintenance & management of services and disposal of property. Pintail Realty Developers Pvt. Limited was designated as lead member for the purposes of development of the integrated township project. The Consortium Agreement is registered with the Sub Registrar, Tehsil –Sadar, Lucknow.
- C. The Consortium Agreement was submitted with the Lucknow Development Authority pursuant to which a license bearing number 137/VC/EE/HTIG/2015 dated 2 November 2015 (hereinafter was is referred to as the "**License**") was issued by the Lucknow Development Authority to Pintail Realty Developers Pvt. Ltd. For development of Pintail Park City project. The Vendor intends to develop Pintail Park City project in various phases.
- D. The Vendor, the Owners of the Land and the Licensee have entered into a Development Agreement – Revenue Sharing Model dated 13 March 2018 (hereinafter referred to as "**the Development Agreement**") wherein the Vendor is, inter alia, entitled to develop, construct and market the Project, on its sole cost and expenses. The Development Agreement also contains

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For AAKANSHA INFRA TECH

Partner

provisions pursuant to which the Vendor is authorized to act on behalf of the Owners and the Licensee. The Development Agreement is registered with the Sub Registrar, Tehsil –Sadar, Lucknow as document no. 4, Jild No. 529 from Page No. 333 to 412 on serial no. 163.

- E. The Detailed Project Report (DPR) dated 18 April 2017 in respect of the Project has been approved by regulatory / governmental authorities of Lucknow, Uttar Pradesh vide a letter Sr. No. 605/EE/HTIG/17 dated 18 September 2017.
- F. The Layout of the Project was approved by the Lucknow Development Authority vide Permit No. 42758, dated 26.09.2017 (hereinafter referred to as “**Approved Plan**”) and is available for inspection on the website of UP RERA. The Project is registered with UP RERA with registration number UPRERAPRJ15457.
- G. The Vendee had approached the Vendor for purchasing a plot of land within the Project bearing number GH-01, Sector-1, Pocket-2 which is earmarked and approved for development of a group housing complex and has represented to the Vendor that it has financial and technical expertise to develop group housing complexes.
- H. Considering the request of the Vendee, the Vendor had agreed to convey and transfer to the Vendee a piece and parcel of land admeasuring 6461.069 sq. meters (hereinafter referred to as “**the Property**”) within the Project which is earmarked and approved by the relevant authorities for the purposes of development of a group housing complex (hereinafter referred to as the “**Project**”).

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Partner

- I. That there is no construction on the said plot, the area of Said Plot is 6461.069 sq meter. The Said Plot is situated at more than 300 meters away from Sultanpur Road and outside the Nagar Nigam limit, the Circle Rate of the said area is fixed by the Collector at Rs. 9,400/- per sq. meter, which is applicable upto the area of 1000 sq meter and for area above 1000 sq meter, 30% rebate is prescribed over Circle Rate which comes to Rs. 6,580/- per sq meter. The Said Plot is situated on 18 meter wide road and above and is neither corner or park facing. Thus the value of area measuring 1000 sq meter comes to Rs. 94,00,000/- @ Rs. 9400 per sq meter and the value of rest area measuring 5461.069 sq meter comes to Rs. 3,59,33,835/- @ Rs. 6580 per sq meter. Thus, the total value of Said Plot admeasuring 6461.069 sq meter comes to Rs. 4,53,33,835/-, which is less than Sales Consideration of Rs 10,61,00,000/- of the Said Plot. Hence the stamp duty on valuation comes 74,27,100/- @ 7% according to Government Notifications vide E-Stamp Certificate No. IN-UP61740512078149T DATED 06-APR-2021.

**NOW THEREFORE THIS DEED RECORDS:-**

1. In consideration of the total amount of INR 10,61,00,000/- (Indian Rupees Ten Crores Sixty One Lakh only) subject to deduction of tax deducted at source, the Vendor/Transferor hereby sells, conveys, transfers and assigns the Property unto the Vendee/Transferee and to have, and to hold, the Property.
2. The Vendee hereby represents and confirms that it has perused the title documents in respect of the Land and the Property along with sanctioned DPR and lay out plans of the integrated township project

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For AAKANSHA INFRA TECH

Partner



and the Project, and is fully satisfied that the Vendor holds a clear and marketable title to the Land and the Property free of all encumbrances.

3. For the period up to the date of approval of the building plans in respect of the Project, all service charges towards city development charges applicable to the Property imposed by Governmental authorities or by any statutory authorities and municipal corporation will be the sole responsibility of the Vendor solely and the Vendee shall not be responsible for the same. The Vendee undertakes to pay all charges, duties, levies, amounts etc. of any nature levied imposed on the Property from the date of approval of the building plans in respect of the Project and the Vendor shall not be obligated to pay the same.
4. That the Vendor has handed over a copy of all the title documents pertaining to the Property to the Vendee and further undertakes to extend full cooperation to the Vendee to perfect any defect in the Property in question or to make transfer clearly effective in question, subject to the provisions of this Deed.
5. The proprietary and legal actual possession of the Property shall be handed over to the Vendee on the date of approval of building plans in respect of the Project.
6. The Property is free from all sorts of encumbrances, liens, attachments, mortgages, transfer and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Vendor is pending in any Court of Law or with any authority.

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For AAKANSHA INFRA TECH

  
Partner



7. In case any part or whole of the Property transferred under this deed goes out of possession of the Vendee on account of any defect in the title of the Vendor then the Vendor shall refund the consideration received by its form the Vendee in terms of this Deed within a period of 03 months from the date cancellation of this Deed without any interest.
8. The stamp duty and all charges (including registration charges) required for transferring the Property from the Vendor to the Vendee, including the execution and registration of this Conveyance Deed, shall be borne and paid by the Vendee only and Vendor shall not be required to bear or pay the same in any circumstances.
9. After execution of this deed the Vendee may get its name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed after it has paid the entire Consideration to the Vendor. The Vendor shall cooperate with the Vendee (at the sole cost and expense of the Vendee) for the said purpose, if the same is required by the Vendee.
10. The Vendee has represented to the Vendor that it will develop and construct the Project on the Property. The Vendee undertakes not to use the Property for development of any structure or any purposes other than for development and constructing the Project.
11. The Vendee hereby undertakes to comply with all provision(s) / statutory compliance(s) related to approval(s), construction and/or any other activity for the Property and the Vendor shall not be liable for the same.

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Partner

12. The Vendee agrees and undertakes to obtain all other approvals / NoCs / clearances for the purposes of development, construction, marketing and sale of the Project without any assistance or support, financial or otherwise, from the Vendor.
13. The Vendor agrees to provide the main sewage / drainage line / access and electricity line of 11 KVA up to the Property, however, the connection of the sewage / drainage line and electricity line of the Property to the main sewage / drainage line and electricity line shall be sole responsibility of the Vendee.
14. The Vendee agrees to install, at its own cost, a sewage treatment plant within the Project.
15. The Vendee shall to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the Property and the Vendee shall also pay charges for maintaining various services and facilities in respect of the Property.
16. It is hereby expressly agreed and understood between the Parties hereto that this Conveyance Deed is only in respect of the Property. The Vendee/Transferee shall have no right, title and interest of any kind in any other part of the Land and structures constructed or facilities installed thereon. Except for the rights, title and interest of the Vendee over the Property, the Vendee / Transferee shall not claim any right, title and interest of any kind in any other part of the Land and structures constructed or facilities installed thereon.
17. The Vendee represents and warrants that it has the power and authority to enter into and perform this Conveyance Deed. The Vendee further undertakes to use the Property only for purposes

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Partner



mentioned in this Conveyance Deed. The Vendee further undertakes to abide by the laws of the land, the local laws and, any penalties levied by the Government as a result of non-compliance by the Vendee shall be borne and paid by the Vendee. The Vendee/Transferee shall keep the Vendor harmless and keep it indemnified against all losses/damages/claims which may be caused or arise against the Vendor due to any act, conduct, and/or negligence of the Vendee for non-compliance of approvals/permissions including their renewals after handing over of the Property by the Vendor.

18. The Vendee undertakes to design and develop the group housing complex over the Property in a manner such that the group housing complex does not create any sort of impediment / restriction / blockage for the overall layout and other components of the integrated township project viz. Pintail Park City or the Project. The Vendee also undertakes and assures to the Vendor that the group housing complex proposed to be developed over the Property shall be in consonance with the overall architectural aesthetics of the Project and also of Pintail Park City.
19. The recitals, schedules and annexures to this Conveyance Deed are a part and parcel of this Conveyance Deed and shall be read in conjunction with this Conveyance Deed while interpreting the terms and conditions of this Conveyance Deed.
20. Failure on the part of the Parties to enforce at any time, or, for any period of time, the provision(s) hereof, shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

PINTAIL INFRA  
  
Authorised Signatory

For AAKANSHA INFRA TECH  
  
Partner

21. If any provision of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended to the extent necessary to confirm to applicable law and the remaining provisions of this Conveyance Deed shall remain valid and enforceable.
22. The Owners and the Licensee hereby agree to and confirm the transaction set out in this Conveyance Deed.
23. This Conveyance Deed and the rights and obligations of the Parties under, or arising out of this Conveyance Deed shall be construed and enforced in accordance with the laws of India and subject to clause 24 below, the courts at Lucknow shall have exclusive jurisdiction to adjudicate upon all matters / issues arising out of or related / connected to this Conveyance Deed.
24. All disputes and differences arising out, in connection with, or in any way, relating to this Conveyance Deed and all other things incidental thereto, shall be resolved by referring the same to arbitration, to be conducted under the provisions of the Arbitration and Conciliation Act, 1996 before a sole arbitrator to be appointed by the Parties mutually. The seat and venue of the Arbitration shall be at Lucknow and the arbitration shall be conducted in English by a sole arbitrator appointed jointly by the Vendor and the Vendee. The arbitration award shall also be rendered in English.

PINTAIL INFRACON LLP.

*[Signature]*  
Authorised Signatory

For AAKANSHA INFRA TECH

*[Signature]*  
Partner



IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE  
AFFIXED THEIR SIGNATURES ON THIS CONVEYANCE DEED ON  
THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF  
THE WITNESSES GIVEN BELOW:

SIGNED AND DELIVERED BY PINTAIL INFRACON LLP

(Authorized Signatory)

NAME: Sumit Jaiswal

PINTAIL INFRACON LLP.

Authorised Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS

For the Owners by their respective duly constituted Attorney M/s Pintail  
Infracon LLP

(Authorized Signatory)

NAME: Sumit Jaiswal

PINTAIL INFRACON LLP.

Authorised Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE

For the Pintail Realty Private Limited by their respective duly constituted  
Attorney M/s Pintail Infracon LLP

(Authorized Signatory)

NAME :Sumit Jaiswal

PINTAIL INFRACON LLP.

Authorised Signatory



For AAKANSHA INFRATECH

Shivam

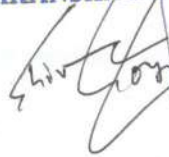
Partner

SIGNED AND DELIVERED BY AAKANSHA INFRATECH

For AAKANSHA INFRATECH

(Partner)

NAME : Shivam Goyal

 Partner



PURSUANT TO A LETTER OF AUTHORITY ISSUED BY ALL OF  
ITS PARTNERS DATED 7<sup>th</sup> APRIL 2021

WITNESSES

1.



(Mayank Goyal)

S/o Sri Suresh Kumar Goyal  
R/o 6/47, Vipul Khand, Gomti Nagar,  
Lucknow



2.



(Ashish Bhatt)

S/o Sri Ved Murti Bhatt  
R/o 23/20, Karanpur, Prayag Station,  
Prayagraj (Allahabad)



Drafted by :



(Arun Khanna)

Advocate  
Civil Court, Lucknow.

Composed by :

  
(Amit Kumar Singh)



आवेदन सं०: 202100822012512

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 10138

वर्ष: 2021

प्रतिफल- 106100000 स्टाम्प शुल्क- 7427100 बाजारी मूल्य - 45334000 पंजीकरण शुल्क - 1061000 प्रतिलिपिकरण शुल्क - 100 योग: 1061100

श्री मे. अकांक्षा इन्फ्राटेक द्वारा  
शिवम गोयल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री सतीश कुमार गोयल  
व्यवसाय : व्यापार  
निवासी: कार्यालय-83, नेहरू नगर, आगरा-282002



श्री. मे. अकांक्षा इन्फ्राटेक द्वारा

शिवम गोयल अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 15/04/2021  
एवं 03:51:01 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी  
उप निबंधक :मोहनलालगंज  
लखनऊ  
15/04/2021

कमलेश कुमार पाठक  
निबंधक लिपिक



SCHEDULE- I

DETAILS OF THE OWNERS

1. Aadesh Constructions Private Limited
2. Ajay Kumar S/o Late Jagdish Prasad
3. Bliss Constructions Private Limited
4. Dinesh S/o Phenku Ram
5. Mahal Constructions Private Limited
6. Milaap Constructions Private Limited
7. Pintail Builders LLP
8. Pintail Constructions LLP
9. Pintail Infracon LLP
10. Pintail Projects LLP
11. Pintail Realty Developers Private Limited
12. Prasiddhi Constructions Private Limited
13. Prayatna Constructions Private Limited
14. Satyendra Kumar S/o Late Jagdish Prasad
15. Sunder Lal S/o Ram Gopal
16. Times Infradevelopers LLP

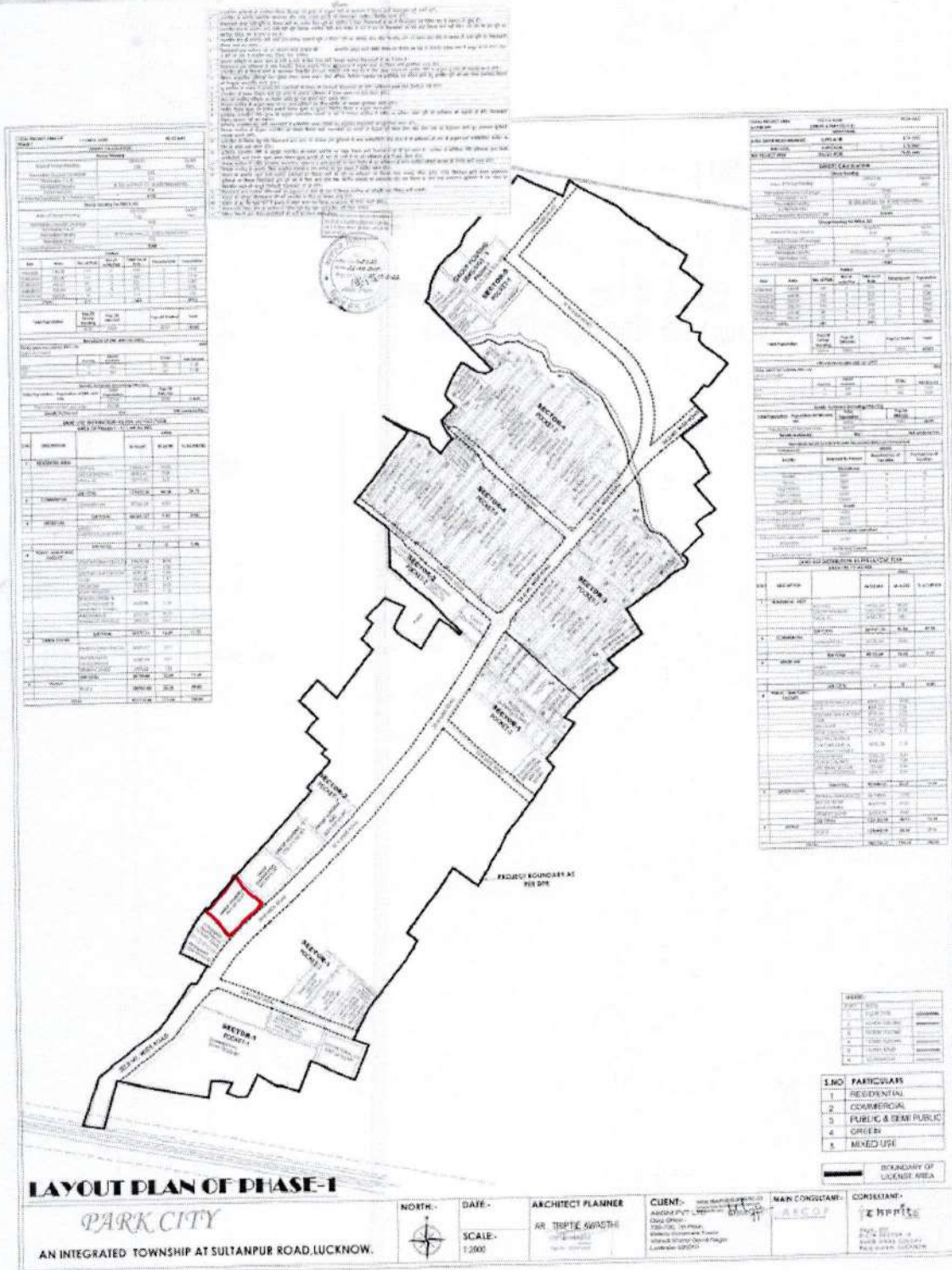
PINTAIL INFRACON LLP.

Authorized Signatory

For AAKANSHA INFRA TECH

Partner

# ANNEXURE - 1



**PINTAIL INFRACON LLP.**  
*[Signature]*  
 Authorised Signatory

**For AAKANSHA INFRA TECH**  
*[Signature]*  
 Partner



| सिलसिले का नम्बर | बही | खण्ड | पृष्ठ | रजिस्ट्रीकरण की तारीख | प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता                                                                                                                                                                                                                                 | पासपोर्ट साइज का नवीनतम फोटोग्राफ                                                                      |
|------------------|-----|------|-------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                  |     |      |       |                       | Mr. Sumit Jaiswal<br>s/o Mr. Ghanshyam Das Gupta<br>Authorised Signatory of Pintail Infracon LLP, , having its principal place of business at G-40, Jangpura Extension, Birbal Park, New Delhi - 110014,<br>9112503000                                                   |                     |
|                  |     |      |       |                       | Mr. Shivam Goyal<br>S/o Mr. Satish Kumar Goyal<br>Partner of 4. M/s Aakansha Infratech, a partnership firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra - 282002 | <br>+91-9897434797 |
|                  |     |      |       |                       | Mayank Goyal<br>S/o Sri Suresh Kumar Goyal<br>R/o 6/47, Vipul Khand, Gomti Nagar, Lucknow<br>9415513460                                                                                                                                                                  |                   |
|                  |     |      |       |                       | Ashish Bhatt<br>S/o Sri Ved Murti Bhatt<br>R/o 23/20, Karanpur, Prayag Station, Prayagraj (Allahabad)<br>9807205008                                                                                                                                                      |                   |