

3516/08

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उत्तर प्रदेश UTTAR PRADESH

42AA 307909

In pursuance of the order of the collector No. 1679

dated 21-08-2007 passed under Section 10-A at the stamp act is certified that an amount of Rs. = 169,38,000/- in words (Rupees Rs= One, Carore Sixty Nine Lacs thirty Eight thousands only) has been paid by Gold Developers Pvt. Ltd. New Delhi in cash as stamp duty in respect of this instrument in the State Bank of India Lucknow by Challan No. 179/7951 dated 28-03-2008 a copy of which is annexed herewith.

Dated. 31-03-2008

Chief Treasury Officer
Lucknow
अजय कुमार मौर्य
मुख्य कोषाधिकारी
कलेक्ट्रेट कोषागार, लखनऊ

For A.N.S. Construction Ltd.

Authorised Signatory

Gold Developers Pvt. Ltd.

Authorised Signatory

क्रमांक..... 11724 18
 दिनांक..... 28.13.08
 पत्रिका.....
 लेता का नाम..... गोपाल देवसिंह झा
 पता.....
 रा. नं. - 102 - 31/9/08
 बिनेयी नगर

ll



102-31/9/08
 बिनेयी नगर

Depositor copy

वित्तीय नियम संग्रह खण्ड - ५, भाग - २

कोषागार प्रपत्र - २०६ (१)

प्रपत्र संख्या - ४३ ए (१)

(प्रस्तर ४१७ एवं ४७८ देखिए)

धनराशि जमा करने का चालान फार्म

उपकोषागार/ बैंक का नाम व शाखा

BI. Business Branch, New Delhi

१. जिस व्यक्ति (पदनाम कद आवश्यक हो) या

संस्था के नाम से धनराशि जमा की जा

रही है उसका नाम

6 Jain Bhawan 12 Bhagat Singh Marg
New Delhi.

२. पता

३. पंजीकरण संख्या/ पक्ष का नाम व वाद

संख्या (यदि आवश्यक हो)

४. जमा की जा रही धनराशि का पूर्ण विवरण

धनराशि किस हेतु जमा की जा रही है तथा

किस विभाग के पक्ष में जमा की जा रही है।

Stamp Certificate in the favour of
Gold Developers Pvt. Ltd.
New Delhi

५. चालान की सकल राशि

६. चालान की निबल राशि

७. लेखा शीर्षक का पूर्ण विवरण/ लेखा

शीर्षक की मुहर :

८. लेखा शीर्षक की १३ डिजिट कोड

मुख्य लेखा-शीर्षक

उप मुख्य-शीर्षक

लघु-शीर्षक

उप-शीर्षक

ब्यौरेवार-शीर्षक

धनराशि (अंको में)

0 0 3 0

0 2

1 0 2

16938000

16938000

धनराशि (शब्दों में)

One crore sixty nine lakh thirty eight thousand only.

योग

16938000

चालान में लेखाशीर्षक की मुद्रि करने वाले

विभागीय अधिकारी के हस्ताक्षर मुहर सहित

जमाकर्ता का नाम व हस्ताक्षर

केवल उपकोषागार/ बैंक के प्रयोगार्थ

चालान संख्या

अंको में रु०

शब्दों में रु०

दिनांक

For A.N.S. Construction Ltd.

Authorised Signatory

For Gold Developers Pvt. Ltd.

Authorised Signatory

प्राप्त किया

जमाकर्ता के हस्ताक्षर उपकोषागार/
बैंक की मुहर सहित

विवरण :

रोकड़ (विवरण सहित)
नोट / सिक्के

(धनराशि रूपयों में)

1000 X

500 X

100 X

50 X

20 X

10 X

5 X

2 X

1 X

Amf :- 16938000

चेक (पूर्ण विवरण के साथ)

योग : ING Vysya Bank

lucknow. P.O. 288646

टिप्पणी :

1. जिन विभागों में अधिक संख्या में चालानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड - 4 अथवा लोक लेखा खण्ड - 2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड - 4 (राजस्व एवं पूंजी लेखें, की प्राप्तियां) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
2. जिन जमा धनराशियों के लिये बिज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है तो ऐसी देश में चालान फार्म के लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
3. यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे उससे अधिक की धनराशि का अगले उच्चतर रुपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

Verified that Rs. 169,38,000/-

Rupees

Deposited under

Vide Challan No.

Date.

28-3-88

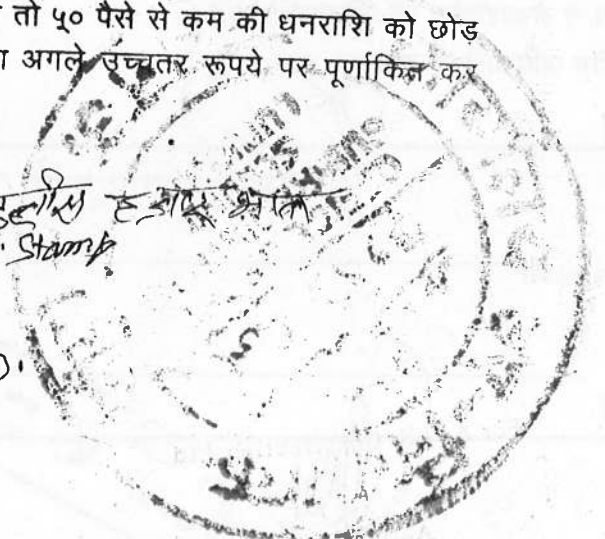
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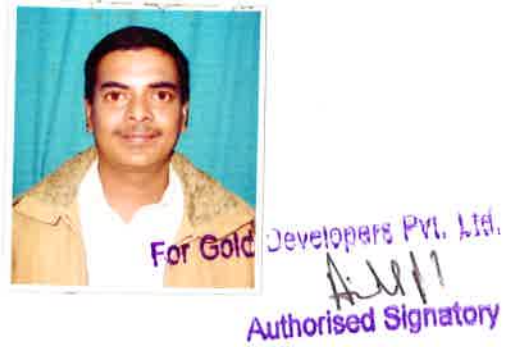
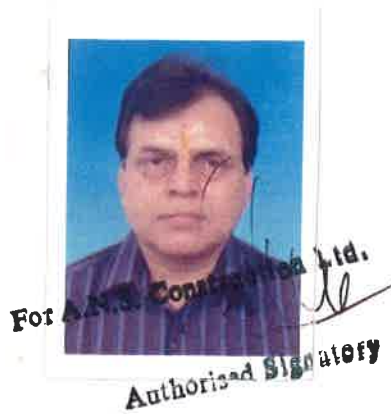
GOLD DEVELOPERS PVT LTD

Treasury Officer

Collectorate, Lucknow

31-3-88





Sale Consideration - Rs. 16,93,80,000/-
Market Value - Rs. 14,49,13,230/-
Stamp - Rs. 1,69,38,000/-
Ward - Chinhat

SALE - DEED

Short description of the Sale Deed :-

1. Category of Land - Commercial
2. Ward - Chinhat
3. Mohalla - Vibhuti Khand
4. Detail of Property - Plot No. TCG/1-A-V-6
5. Unit of Measurement - Square Mtr.
6. Area of Property - 9409.95 Sq.Mtr.
7. Situation of Road (According to Parishishtha)
- more than 100 mtr. away from Faizabad Road.
8. Other details - (9 Meter Road/Corner etc.)
- 24 mtr. wide Road
9. Type of Property - Commercial Plot
10. Is belong to the member of the Sahkari Awas Samiti
- No

For A.N.S. Construction Ltd.

Authorized Signatory

For Gold Developers Pvt. Ltd.

Authorized Signatory

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11. Sale Consideration - Rs. 16,93,80,000/-

12. Boundaries -

East - 24 mtr. wide Road

West - Indira Gandhi Prathisthan

North - High Court Land

South - Plot No. TCG/4-V-7

No. of First Party - 1

No. of Second Party - 1

Detail of Vendor :

M/S A.N.S. CONSTRUCTIONS LIMITED, having its office at 144/2, Ist Floor, Ashram, Mathura Road, New Delhi, through its authorised signatory Sri Kashi Nath Shukla son of Sri Kailash Nath Shukla, permanent & present resident of C-35, Sector-30, Noida, (U.P.)
Occupation-Business

Detail of Vendee :

Gold Developers Pvt. Ltd., 6, Jain Bhawan, 12, Bhagat Singh Marg, New Delhi through its authorised signatory Sri Anilesh Prasad son of Late Dr. Ambika Prasad Permanent & Present Resident of 11-B, Tilak Marg, Dalibagh, Lucknow.
Occupation-Business

THIS DEED OF SALE is executed BY M/S A.N.S.

CONSTRUCTIONS LIMITED, having its office at 144/2,

Ist Floor, Ashram, Mathura Road, New Delhi, through

its authorised signatory Sri Kashi Nath Shukla son of Sri

Kailash Nath Shukla, permanent & present resident of

C-35, Sector-30, Noida, (U.P.), (hereinafter referred to as

For A.N.S. Construction Ltd.

Authorised Signatory

Contd.....

For Gold Developers Pvt. Ltd.

Authorised Signatory

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the "VENDOR") which expression shall mean and include its legal representatives, executors, administrators and assignees) of the ONE PART

IN FAVOUR OF

Gold Developers Pvt. Ltd., 6, Jain Bhawan, 12, Bhagat Singh Marg, New Delhi through its authorised signatory Sri Anilesh Prasad son of Late Dr. Ambika Prasad Permanent & Present Resident of 11-B, Tilak Marg, Dalibagh, Lucknow (hereinafter referred to as the "VENDEE") which expression shall mean and include its legal representatives, executors, administrative and assignees) of the OTHER PART :

WHEREAS the Vendor is the absolute owner and in possession of **Free hold Commercial Plot No. TCG/1-A-V-6, measuring 9409.95 Sq.mtr. situated at Vibhuti Khand, Gomti Nagar, Lucknow** more specifically detailed in the Schedule-II given at the foot of this Deed (hereinafter referred to as "The Said Plot") and the same having been purchased from Lucknow Development Authority, Lucknow

For A.N.S. Construction Ltd.

Authorised Signatory

Contd.

For Gold Developers Pvt. Ltd.

Authorised Signatory

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(4)

through a registered sale deed dt. 20.03.2008, which is registered in the office of Sub Registrar-II, Lucknow vide Bahi No. I Jild No. 7348 on Page Nos. 125/150 at Serial No. 2712 dated 20.03.2008.

WHEREAS the Vendor is interested in the transfer of the said Plot more specifically detailed in the Schedule-II given at the foot of this Deed and the Vendee being interested to purchase the same, offered a price of **Rs. 16,93,80,000/- (Rupees Sixteen Crore Ninety Three Lac Eighty Thousand only)** and the said offer of Vendee has been accepted by the Vendor.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That having received the total sale consideration amounting to **Rs. 16,93,80,000/- (Rupees Sixteen Crore Ninety Three Lac Eighty Thousand only)** as detailed in Schedule-1, the receipt whereof the Vendor hereby acknowledged, the Vendor, does hereby sell/transfer, grant, release, conveys and assigns to the Vendee the above mentioned property

For A.N.S. Construction Ltd.

Authorised Signatory

Contd.....

For Gold Developers Pvt. Ltd.

Authorised Signatory

2



(5)

with all rights, title and interest, attached to, upon the said plot of land without any hindrance, interruption from anybody whomsoever.

2. That through this deed, the unencumbered good, subsisting and marketable title in the said commercial plot of land has been sold by the Vendor to the Vendee.
3. That the Vendor hereby assures to the Vendee that the demise plot of land hereby conveyed/sold to the Vendee exclusively belongs to the Vendor and having right to sell/transfer the same to the Vendee and hereby admits and confirms, relying on the assurance so held out by him, the Vendee has agreed to purchase the same.
4. That the Vendor agrees to pay all taxes and charges, if any, payable on the said commercial plot of land up to the date of execution of this deed and from the date of this deed the liability and responsibility to pay all

For A.N.S. Construction Ltd.

Authorised Signatory

For Gold Developers Pvt. Ltd. Contd.....

Authorised Signatory

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such taxes/charges on the said commercial plot of land shall be paid by the Vendee.

5. That the Vendor has delivered the peaceful and vacant possession of the said commercial plot of land to the Vendee on the date of execution of this deed of sale.
6. That from this day, the Vendee shall have all rights, title and interest in the said commercial plot of land which the Vendor had the same.
7. That the Vendor has assured to the Vendee that it is the absolute owner of the said commercial plot of land further he has also assured to the Vendee that it has good, marketable, unencumbered and transferable right in the said commercial plot and there are no impediment or restrictions on transfer of the demise plot of land by the Vendor to the Vendee.
8. That the Vendor has also assured to the Vendee that no litigation in respect of said commercial plot is pending in any court of law and the said commercial plot is free from all sorts of litigation, court

Contd.....

For A.N.S. Construction Ltd.

Authorised Signatory

For Gold Developers Pvt. Ltd.

Authorised Signatory

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attachment and the said commercial plot has neither been acquired nor acquisitioned and that there are no acquisition and requisition proceeding in respect of the said commercial plot pending.

9. That the Vendee shall be entitled to get the said property mutated in its name in place of the name of the Vendor in the relevant records of Lucknow Development Authority, Lucknow on the basis of this deed of sale.

10. That in case, the Vendee is deprived of whole or any part of said commercial plot on account of the defect in the title of the Vendor the Vendee shall be entitled to recover from the Vendor, its heirs, legal representatives, successors etc. the whole sale consideration, along with interest, cost and expenses etc.

Further if at any time hereinafter by reason or any act or default or omission or omissions on the part of the Vendor, other person established claim on the

For A.N.S. Construction Ltd.
Authorized Signatory

Contd.....
For Gold Developers Pvt. Ltd.
Authorized Signatory



Dr. J. A. [illegible]

100-100000-000

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said plot of land hereby conveyed/transferred or to any part thereof, the Vendor does hereby agree to refund the sale consideration along with interest, cost and expenses etc. to the extent of right affected in the said commercial plot by the act of default or omission or omissions to the Vendee.

11. That the responsibility and liability of the payment of stamp duty, registration charges etc. is always on the Vendee and the Vendee shall bear the stamp duty and registration charges for execution and registration of this deed of sale.

12. That the above mentioned property is situated more than 100 meter away from Faizabad Road.

13. That the total land area of the plot is **9409.95 Sq.mtr.**

The circle rate fixed by the Collector, Lucknow for the land of Commercial Plot is **Rs. 14,000/-** per Sq.mtr. Since the said plot is situated at more than 9 meter wide road but not situated at corner or two side road, therefore after including 10% in the circle rate, it

For A.N.S. Construction Ltd.

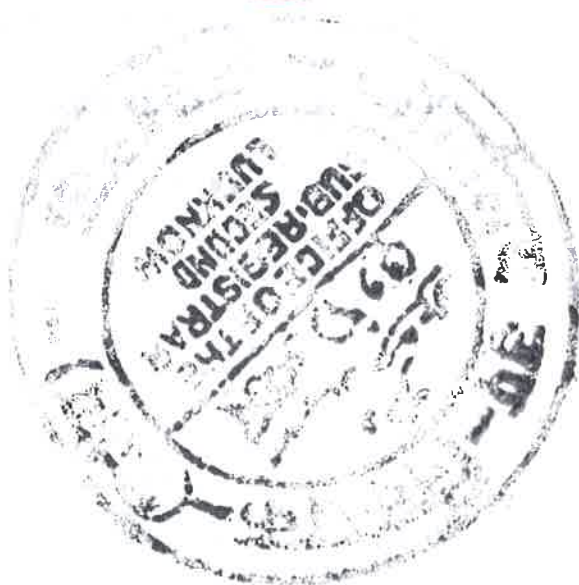
Authorised Signatory

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For Gold Developers Pvt. Ltd.

Authorised Signatory

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Plot No. TCG/1-A-V-6 Situated at Vibhuti Khand Gomti Nagar Ward-Chinhat, Lucknow.



For A.N.S. Construction Ltd.

Authorised Signatory

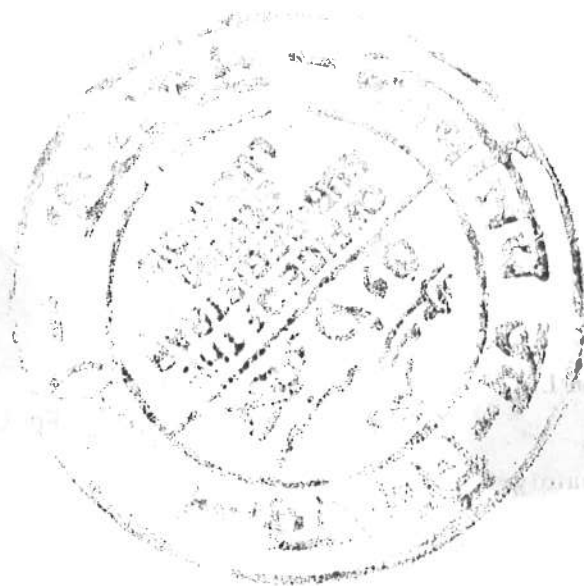
ह० विक्रेता

For Gold Developers Pvt. Ltd.

Authorised Signatory

ह० क्रेता

21



For A.M.S. Construction, Inc.
Authorized Signature
Authorized Signature

(9)

comes to **Rs. 15,400/-** per Sq.mtr. Thus the total value of land admeasuring **9409.95 Sq.mtr.** comes to **Rs. 14,49,13,230/-**. However the sale consideration amount is **Rs. 16,93,80,000/-** only, which is more than market value i.e. **Rs. 14,49,13,230/-**, hence the stamp duty of **Rs. 1,69,38,000/-** is payable, which is paid by Certificate issued by District Magistrate Order No. 1679, Lucknow. There is no construction on the aforesaid plot.

14. That the Vendee will be bound by the terms and conditions, mentioned in Sale Deed No. 2712 dated 20.03.2008, which is executed in favour of Vendor by Lucknow Development Authority, Lucknow.

15. That no prior registered Agreement to Sell in respect of the above mentioned Commercial Plot has taken place between the Vendor and Vendee.

DESCRIPTION OF THE PROPERTY HEREBY SOLD

Free hold Commercial Plot No. TCG/1-A-V-6, measuring 9409.95 Sq.mtr. situated at Vibhuti

For A.N.S. Construction Ltd.

Authorised Signatory

Contd.....

For Gold Developers Pvt. Ltd.

Authorised Signatory

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Yükseköğretim Kurulu Başkanlığı
Yükseköğretim Kurulu Başkanlığı
Yükseköğretim Kurulu Başkanlığı

Yükseköğretim Kurulu Başkanlığı
Yükseköğretim Kurulu Başkanlığı

Khand, Gomti Nagar, Lucknow, which is bounded as below :-

| | | |
|-------|---|---------------------------|
| East | - | 24 mtr. wide Road |
| West | - | Indira Gandhi Prathisthan |
| North | - | High Court Land |
| South | - | Plot No. TCG/4-V-7 |

SCHEDULE OF PAYMENT

- (1) Received Rs. 1,00,00,000/- through Cheque No. 794036 dt. 28.05.2007 drawn on ING Vysya, New Delhi.
- (2) Received Rs. 2,25,00,000/- through Cheque No. 572046 dt. 14.05.2007 drawn on ING Vysya, New Delhi.
- (3) Received Rs. 5,50,00,000/- through Cheque No. 572003 dt. 26.03.2007 drawn on ING Vysya, New Delhi.
- (4) Received Rs. 3,80,27,935/- through Cheque No. 794049 dt. 08.06.2007 drawn on ING Vysya, New Delhi.
- (5) Received Rs. 1,32,49,428/- through Cheque No. 180456 dt. 29.06.2007 drawn on ING Vysya, New Delhi.
- (6) Received Rs. 1,32,49,428/- through Cheque No. 272069 dt. 28.09.2007 drawn on ING Vysya, New Delhi.
- (7) Received Rs. 28,60,397/- through Cheque No. 865072 dt. 18.02.2008 drawn on ING Vysya, New Delhi.
- (8) Received Rs. 24,65,777/- through Cheque No. 288560 dt. 04.03.2008, drawn on ING Vysya, Lucknow.
- (9) Received Rs. 1,20,27,035/- through Cheque No. 288589 dt. 10.03.2008, drawn on ING Vysya, Lucknow.

For A.N.S. Construction, Ltd.

Authorised Signatory

For Gold Developers Pvt. Ltd.

Authorised Signatory

Contd.....

विक्रय पत्र

69,380,000.00/ 144,914,000.00 5,000.00 40 5,040.00 2,000

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री/श्रीमती मे.ए.एन.एस.का.लि.द्वारा अधि.ह.काशी नाथ शुक्ला
पुत्र / पत्नी श्री कैलाश नाथ शुक्ला

पेशा व्यापार

निवासी स्थायी सी -35, से-30 , नोयडा

अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 9/4/2008 समय 3:36PM

बजे निबन्धन हेतु पेश किया।



आर.के.शर्मा (प्र.)

उप निबन्धक (द्वितीय)

लखनऊ

9/4/2008

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

श्री/श्रीमती मे.ए.एन.एस.का.लि.द्वारा अधि.ह.काशी
नाथ शुक्ला

पुत्र/पत्नी श्री कैलाश नाथ शुक्ला

पेशा व्यापार

निवासी सी -35, से-30 , नोयडा

क्रेता

श्री/श्रीमती गोल्ड डे.प्रा.लि.द्वारा अधि.ह.अनिलेश प्रसाद

पुत्र/पत्नी श्री स्व. डा. अम्बिका प्रसाद

पेशा व्यापार

निवासी 11-बी, तिलक मार्ग , डालीबाग लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री निशांत मोहन श्रीवास्तव

पुत्र श्री आर.एन.श्रीवास्तव

पेशा नौकरी

निवासी 1, जापलिंग रोड लखनऊ

व श्री नीलेन्द्र पाण्डेय

पुत्र श्री ए.के.पाण्डेय

पेशा व्यापार

निवासी 217/4 टी, एल.डी.ए.प्लैट वजीर हसन रोड लखनऊ

ने की।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

आर.के.शर्मा (प्र.)

उप निबन्धक (द्वितीय)

लखनऊ

9/4/2008

In this way, the Vendor has received the total sale consideration of Rs. **16,93,80,000/- (Rupees Sixteen Crore Ninety Three Lac Eighty Thousand only)** from the Vendee.


IN WITNESS WHEREOF, we the above named Vendor and Vendee have signed and executed this deed of sale, without any pressure, coercion or undue influence whatsoever, put their hands to the contents of this sale deed in presence of the following witnesses, on this 8th day of April, 2008 at Lucknow.


Witnesses :

1. Nishant Mohan Srivastava
S/o R.M. Srivastava
1 Topling Road
Lucknow

2. Neelendra Pandey
S/o A.K. Pandey
217/4T CDA. Area
Wazir Hasan Road
Lucknow.

Typed by


(Sunil Srivastava)

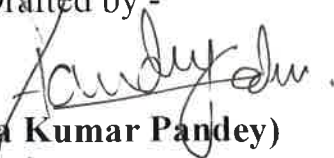

For A.N.S. Construction Ltd.
Authorized Signatory

Vendor


For Gold Developers Pvt. Ltd.
Authorized Signatory

Vendee

Drafted by -


(Amrendra Kumar Pandey)
Advocate
Civil Court, Lucknow.

विक्रेता

Registration No 3516

Year : 2008

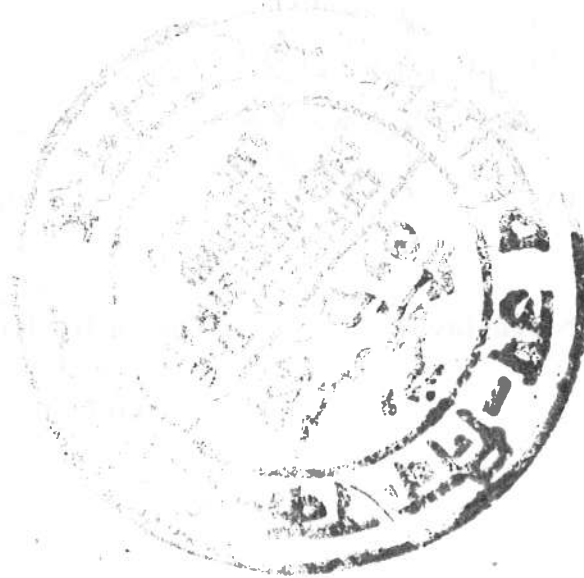
Book No. 1

0101 मे.ए.एन.एस.का.लि.द्वरा अधि.ह.काशी नाथ शुक्ला

कैलाश नाथ शुक्ला

सी -35, से-30 , नोयडा

व्यापार



मानचित्र-भूखण्ड

Plot No. TCG/1-A-V-6 Situated at Vibhuti Khand Gomti Nagar
Ward- Chinhat, Lucknow.

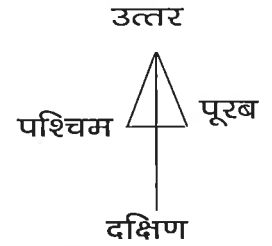
विक्रेता- Kashi nath shukla s/o Kailash nath shukla R/o - c- 35,
sector- 30, noida U.p.

क्रेता- Anilesh prashad S/o Late Dr. Ambika prasad R/o- 11-
B Tilak marg Dalibagh, Lucknow.

चौहद्दी

- पूरब: - सड़क 24 मीटर चौड़ी
पश्चिम: - इन्दिरा गांधी प्रतिष्ठान
उत्तर: - भूमि हाईकोर्ट
दक्षिण: - प्लाट संख्या- टी.सी.जी./4-वी-7

प्लाट क्षेत्रफल
9409.95 वर्गमीटर



हस्ताक्षर विक्रेता

For A.N.S. Construction
Authorised Signatory

हस्ताक्षर क्रेता
For Gold Development Pvt. Ltd.
Authorised Signatory

क्रेता

Registration No. 3516

Year : 2008

Book No. 1

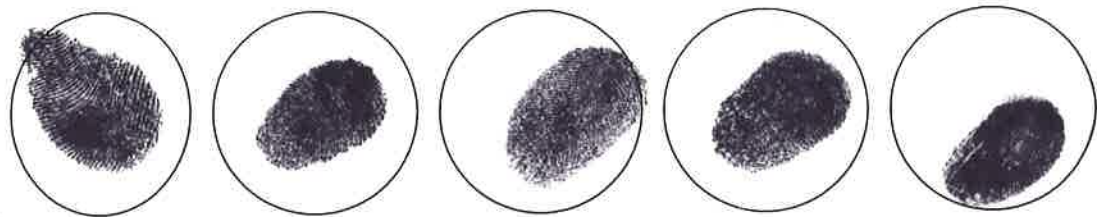
0201 गोल्ड डे.प्रा.लि.द्वारा अधि.ह.अनिलेश प्रसाद
स्व. डा. अम्बिका प्रसाद
11-बी, तिलक मार्ग ,डालीबाग लखनऊ
व्यापार



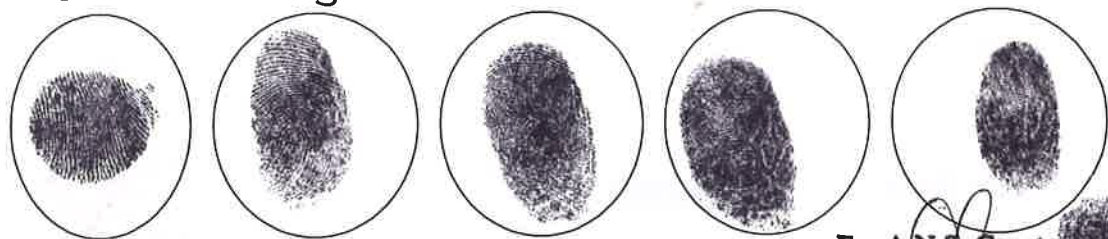
रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए,के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता- **Kashi nath shukla s/o Kailash
nath shukla R/o - c- 35,sector- 30, noida U.p.**

बांये हाथ की अंगुलियों के चिन्ह:-



दाहिने हाथ की अंगुलियों के चिन्ह:-



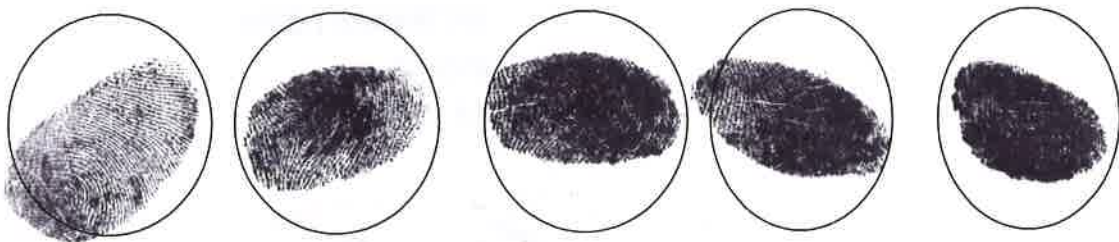
For A.N.S. Construction Pvt. Ltd.

प्रस्तुतकर्ता/विक्रेता के हस्ताक्षर

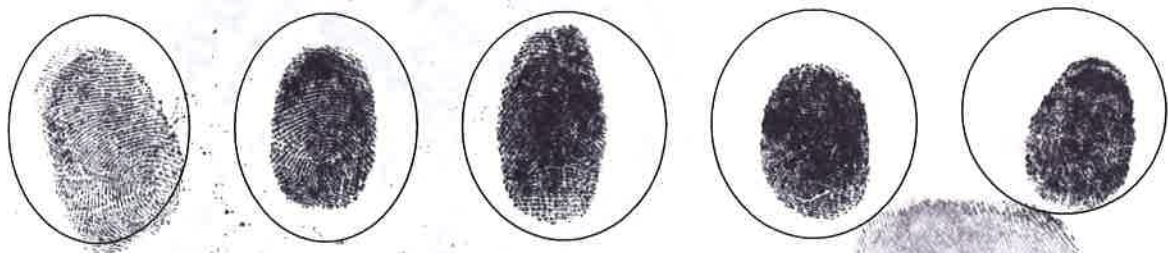
Authorised Signatory

विक्रेता का नाम व पता:- **Anilesh prashad S/o Late Dr. Ambika
prasad R/o- 11-B Tilak marg Dalibagh, Lucknow.**

बांये हाथ की अंगुलियों के चिन्ह:-



दाहिने हाथ की अंगुलियों के चिन्ह:-



विक्रेता के हस्ताक्षर

For Gold Developers Pvt. Ltd.

Authorised Signatory

आज दिनांक 09/04/2008 को

वही सं 1 जिल्द सं 7404

पृष्ठ सं 103 से 134 पर क्रमांक 3516

रजिस्ट्रीकृत किया गया ।


आर.के.शर्मा (प्र.)

उप निबन्धक (द्वितीय)

लखनऊ

9/4/2008

