

(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रकबा जाने वाला)

क्रम संख्या 10

देख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम श्री रमेश चन्द्र

लेख का प्रकार

प्रतिफल की धनराशि 76965759

1. राजस्वीकरण शुल्क 16000000

2. प्रतिनिधिकरण शुल्क 1000000

3. निरीक्षण या तलाश शुल्क 1000000

4. मुजारनामा के अधिप्रमाणिकरण के लिए शुल्क

5. कमीशन शुल्क

6. दिवस

7. यांत्रिक पत्रा 1000000

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक जब लेख अधिलिपि या तलाशनामा पत्र

वापस करने के लिए तैयार किया

राजस्वीकरण अधिकारी के हस्ताक्षर

Deed Paper
For Block
A : B : C



Vertical text or markings along the right edge of the page, possibly a scanning artifact or a page number.

12 70/4

5489/15

भारतीय गैर न्यायिक



उत्तर प्रदेश UTTAR PRADESH

58AC 996381

CERTIFICATE

In pursuance of the order of the collector No. 02

dated 04-04-2014 passed under Section 10-A at the stamp act is certified that an amount of Rs. **1,15,40,000/-** in words **(Rupees One Crore Fifteen Lacs Forty Thousand Only)** has been paid by **Rishita Developers Private Limited, Regd. Office -1st Floor, 116-117, Coronation Anand Tower, Faizabad Road, Vibhuti Khand, Gomti Nagar, Lucknow**, in cash as stamp duty in respect of this instrument in the State Bank of India Lucknow by Challan No. **G-110003** dated 30.03.2015 a copy of which is annexed herewith.

Dated : 30.03.2015

Chief Treasury Officer
Lucknow

30/03/15

मुख्य कोषाधिकारी
आदर्श कोषागार
कलेक्ट्रेट, लखनऊ

Properties & Infrastructure to.

AUTHORISED SIGNATURE

For RISHITA DEVELOPERS PVT. LTD.

Shubhi Kumar Agarwal
DIRECTOR

संख्या 8238 तिथि 22-3-15

ग्राम क्रय करने का प्रयोजन

ग्राम क्रय का नाम व पूरा पता रिषिता इलाहाबाद जिला

ग्राम की धरणा

महोदय श्री सुभाष लोधी
पता नं० 138
लाइसेंस नं० 31-3-201
सदर विधिल. लखनऊ

₹ 76965.75/-
164850.36/-
100000/- = 100400/-

श्री देव प्रताप सिंह
श्री देवी निवासी डरणा प्रताप मार्ग लखनऊ
ने बाह लेखापत्र कार्यालय उपनिबन्धक, लखनऊ
में आज दिनांक 30-3-15 मध्य समय 5/6
घण्टा बतौर फोटो एवं अंगुष्ठ चिह्न
सहित प्रस्तुत किया।

उप निबन्धक-ए
लखनऊ
30-3-15



निवास, लखनऊ बाव मुगल व लखनऊ मण्डल
के प्राप्त धन रकमया

कर उक्त श्री देव प्रताप सिंह लि० शाह आदिकृत हलाकरी वीरेंद्र
प्रताप सिंह व निबन्धक के पत्र दिशिता डिक प्रो० लि० श्यामिन्द्र
सुधीर कुमा आगकाल R/0116/117 आनन्द दाव विद्वान खण्ड
लखनऊ में भी हवीक किया

वित्तीय नियम संग्रह खण्ड - 5, भाग 2

प्रपत्र संख्या - 43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फॉर्म

- उपकोषागार / बैंक का नाम व शाखा S.B.I. C.B.B. Lucknow
1. जिस व्यक्ति (पदनाम कद आवश्यक हो) या संस्था के नाम से धनराशि जमा की जा रही है Rishita Developers private limited
उसका नाम
2. पता Subhuti Khand, Lumbini Nagar, Lko
3. पंजीकरण संख्या / पक्ष का नाम वाद संख्या
(यदि आवश्यक हो)
4. जमा की जा रही धनराशि का पूर्ण विवरण Non-judicial stamp paper
(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है)
5. चालान की सकल राशि 1,15,40,000/-
6. चालान की निबल राशि 1,15,40,000/-
7. लेखा शीर्षक का पूर्ण विवरण / लेखा 5030-स्टांप तथा बंधोकरण
शीर्षक की मुहर : 02-आधिकार
102-राशियों की दिशि
1202-(SAS) owner stamp
8. लेखा - शीर्षक की 13 डिजिट कोड

मुख्य लेखा-शीर्षक उप मुख्य-शीर्षक लघु-शीर्षक उप-शीर्षक चौबेवार-शीर्षक धनराशि (अंको में)

0030	02	102	02	04	1,15,40,000/-

धनराशि (शब्दों में) One crore fifteen lac forty thousand only

चालान में लेखा-शीर्षक की पुष्टि करने वाले विभागीय अधिकारी के हस्ताक्षर मुहर सहित

जमाकर्ता का नाम व हस्ताक्षर Amir K Agarwal

उपकोषागार / बैंक के प्रयोगार्थ

चालान संख्या
दिनांक 01/03/15

प्राप्त किया

भोक्तकी के हस्ताक्षर उपकोषागार / बैंक की मुहर RISHITA DEVELOPERS PVT. LTD.

प्राप्त किया

भोक्तकी के हस्ताक्षर उपकोषागार / बैंक की मुहर RISHITA DEVELOPERS PVT. LTD.

Ansul Properties & Infrastructure Ltd.

[Signature]
AUTHORISED SIGNATORY

RECEIVED BY TRANSFER
30 MAR 2015
भारतीय स्टेट बैंक
State Bank of India
C.B.B. Lucknow

[Signature]
DIRECTOR



[Handwritten signature]



[Handwritten signature: Pulley Kumar Agewal]

Brief Detail of Sale Deed

1. Type of Property-Residential
2. Mohalla- Sushant Golf City, Sultanpur Road, Lucknow,
(U.P.)
3. Detail of Property- Block No. A, B, C of Celebrity Greens
in Group Housing-2 measuring proportionate Land Area
10,839.60 Sq. Meter, in Sector B, Pocket-1, Sushant Golf
City, Sultanpur Road, Lucknow.
4. Unit of Measurement - Square meter.
5. Proportionate Land Area of the property- 10,839.60 Sq.
Meter.

For Ansal Properties & Infrastructure Ltd.



AUTHORISED SIGNATORY

For RISHIIA DEVELOPERS PVT. LTD.

[Handwritten signature: Pulley Kumar Agewal]



DIRECTOR

नमका पल्यान आ वैकर रसु विह

पुनःभी विविध कोर लपक

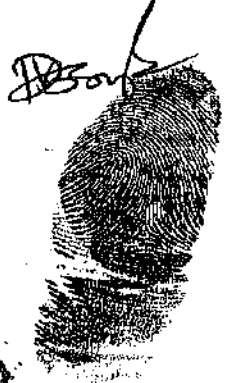
व भी युन प्रकम विह

पुनःभी विविध कोर लपक

विविध कोर लपक

30-3-15

Shri Anur Agaswal



भंगूडे नियमावुसार लिख गये है

नियन्त्रक-विधा

30-3-15

6. Situation from road (as per appendix)- More than 100 meters from Amar Shaheed Path.
7. Other description- situated at 6 meter wide Road and on two ways.
8. Valuation of trees- NA
9. Boring/well/other - NA
10. Pertaining to the member of Housing Society- NA
11. Consideration- Rs. 7,69,65,759/-
12. Market Value- Rs. 16,48,50,364/-
13. Stamp paid- Rs. 1,15,40,000/-

No. of First Party: 1

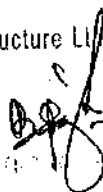
No. of Second Party: 1

Details of vendor	Details of Vendee
M/s Ansal Properties & Infrastructure Ltd., (Pan no. AAACA0006D), a company incorporated under the provisions of the Indian 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, YMCA Campus, 13, Rana Pratap Marg, Lucknow, through its authorized signatory Birendra Pratap Singh son of Late Gangopal Singh	M/s. Rishita Developers Pvt. Ltd., (Pan no. AAECR1191G) a company duly incorporated under the Companies Act, 1956 having its registered office at 1st Floor, 116-117, Coronation Anand Tower, Faizabad Road, Vibhuti Khand, Gomti Nagar, Lucknow represented through its director Shri Sudhir Kumar Agarwal

This DEED OF SALE is made at Lucknow on this 30th day of March, 2015.

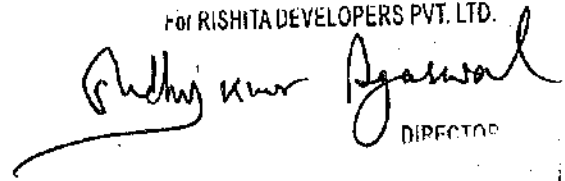
For Ansal Properties & Infrastructure Ltd.

AUTHORIZED SIGNATORY



For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

10

10

BETWEEN

M/s Ansal Properties & Infrastructure Ltd., a company incorporated under the provisions of the Indian 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, YMCA Campus, 13, Rana Pratap Marg, Lucknow, through its authorized signatory **Birendra Pratap Singh son of Late Gangopal Singh** (hereinafter referred to as the 'Vendor', which expression shall include his/her/ their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

M/s. Rishita Developers Private Limited, a company duly incorporated under the Companies Act, 1956 having its registered office at 1st Floor, 116-117, Coronation Anand Tower, Faizabad Road, Vibhuti Khand, Gomti Nagar, Lucknow represented through its **Director Shri Sudhir Kumar Agarwal** (hereinafter referred to as the 'Vendee', which expression shall include his / her / their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

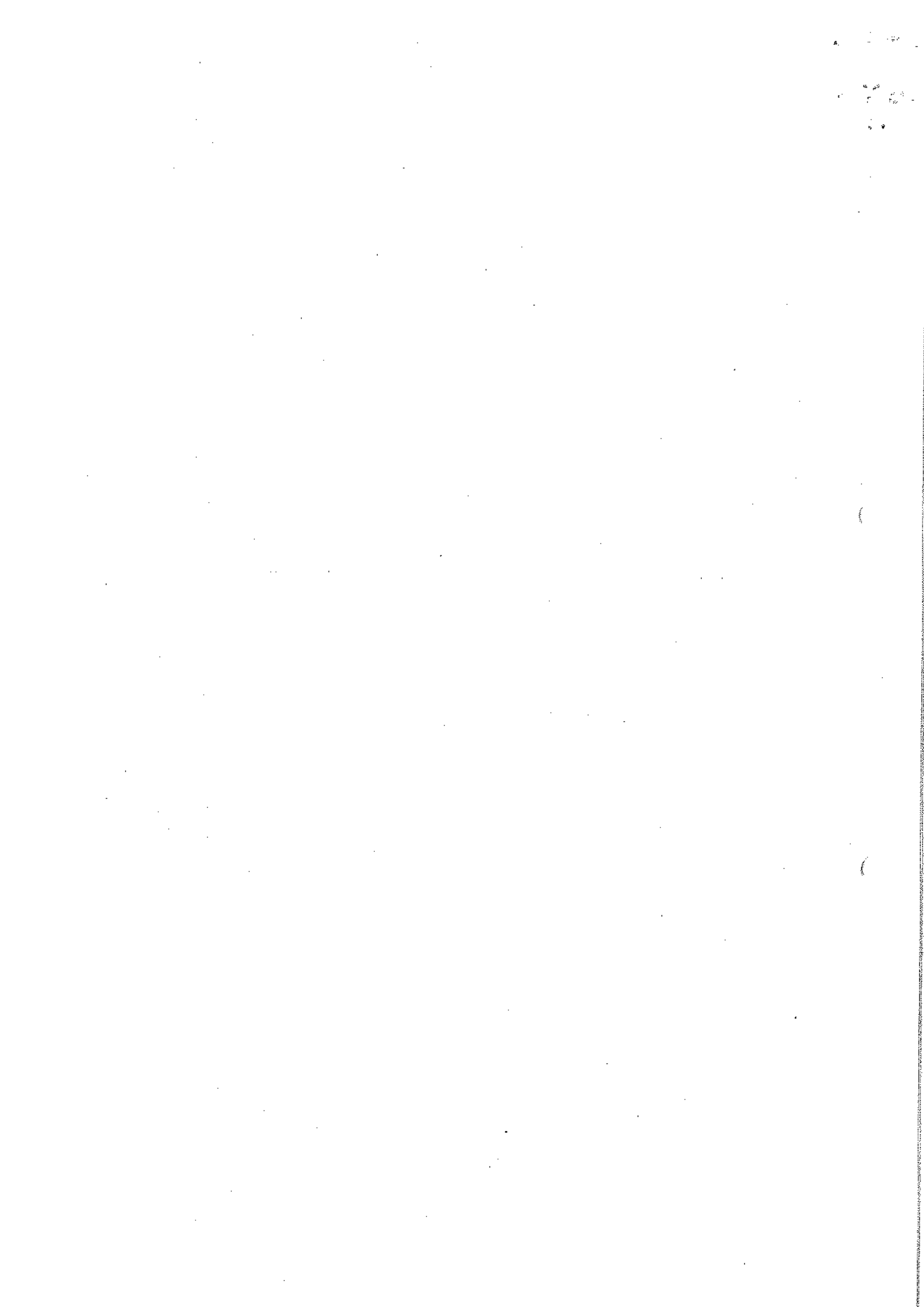
WHEREAS the Vendor and Vendee are company, the expression he, him, she, her, himself, herself, it, itself etc. in this

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATOR

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



sale deed shall be deemed as modified and read suitably as the context requires.

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view of the mandates of the National and State Housing Policy, announced a policy on 22.11.2003 more commonly known as Hi-Tech Township Policy for the promotion and facilitation of private sector participation of the development of Hi-Tech Township with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Hi-Tech Township in the State of U.P.

AND WHEREAS a High Power Committee was constituted in accordance with the guidelines and provisions of the Hi-Tech Township Policy and the said High Power committee selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow and a Memorandum of Understanding to that effect was executed between M/s Ansal Properties & Infrastructure Ltd. and Lucknow Development Authority (LDA) which is a statutory body constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act 1973.

AND WHEREAS in pursuance of the aforesaid Memorandum of Understanding, M/s Ansal Properties & Infrastructure Ltd. has on different dates signed and executed Development Agreements with the Lucknow Development Authority (LDA) for

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

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

development of Hi-Tech Township in the name and style of 'Sushant Golf City'.

AND WHEREAS in pursuance of the said Memorandum of Understanding and the development agreements a Detailed Project Report (DPR) for development of Sushant Golf City was submitted by M/s Ansal Properties & Infrastructure Ltd., which has been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the detailed lay out plan of the aforesaid Hi-Tech Township has also been approved by the Lucknow Development Authority.

AND WHEREAS the land use of the proposed site confirms to the development of Hi-Tech Township as per the Master Plan of Lucknow-2021.

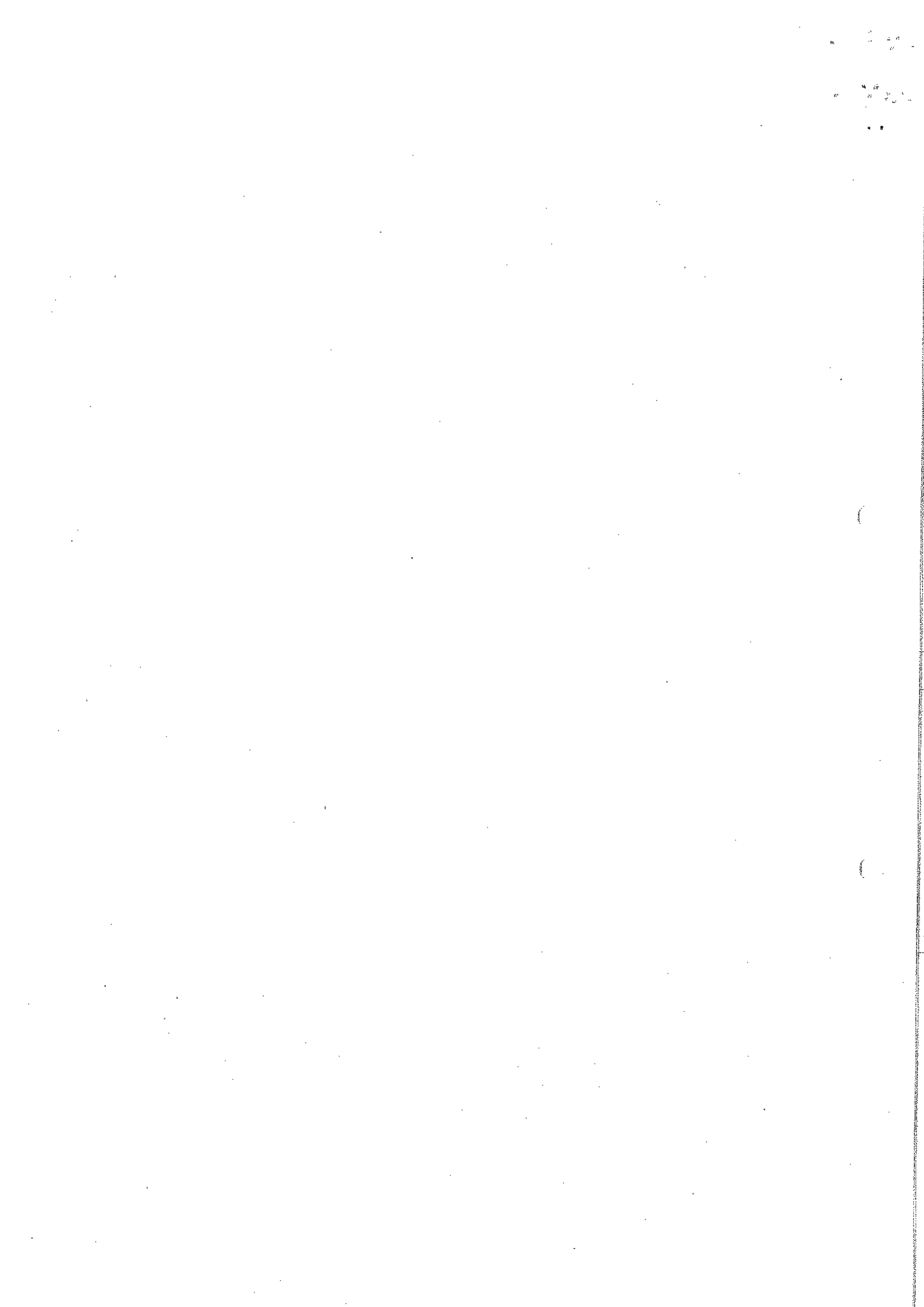
AND WHEREAS, the Vendor represents, declares and assures the Vendee as under:-

(a) That the Vendor has absolute right to sell, transfer and convey the Block No. A, B, C of Celebrity Greens in Group Housing-2 measuring proportionate Land Area 10,839.60 Sq. Meter, in Sector B, Pocket-1, Sushant Golf City, Sultanpur Road, Lucknow (hereinafter referred as the 'Said Property') and no one else except for the vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full rights and absolute authority to sell and transfer the same to

For Ansal Properties & Infrastructure Ltd.

For RISHITA DEVELOPERS PVT. LTD.

Director



the Vendee and the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever with any party / person in respect of the said Property to any other person (s) / party / lies.

- (b) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (c) That in the detailed lay out plan of DA-1 area of Sushant Golf City, the Hi-tech Township at Lucknow, above mentioned land has been approved for the group housing complex.
- (d) That all the group housing blocks has been duly approved under the urban planning & Development Act, 1973, and are salable.
- (e) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive, both.
- (f) That with these facts it is provided that the ground area covered by building of the blocks as well as the proportionate land appurtenant to it may be mortgaged for the benefit M/s Rishita Developers Pvt. Ltd. who is the sole purchaser of the said property with the condition that the

[Handwritten signature]

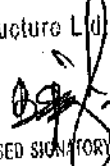
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

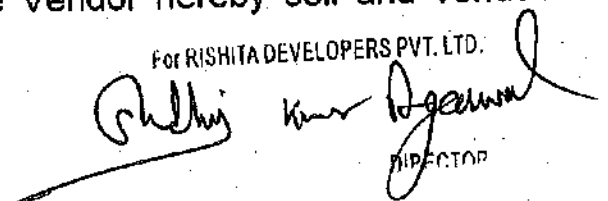
right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed blocks will also not be denied to the residents of all or any blocks located in this land. Also the first charge on the loans released due to the mortgaging of this property will be committed in favour of any dues payable by the purchaser to the developer i.e Ansal API. With this condition the proportionate land may be mortgaged, for which the developer has no objection. The mortgage deed will also be vetted by the Developer, Ansal Properties & Infrastructure Ltd.

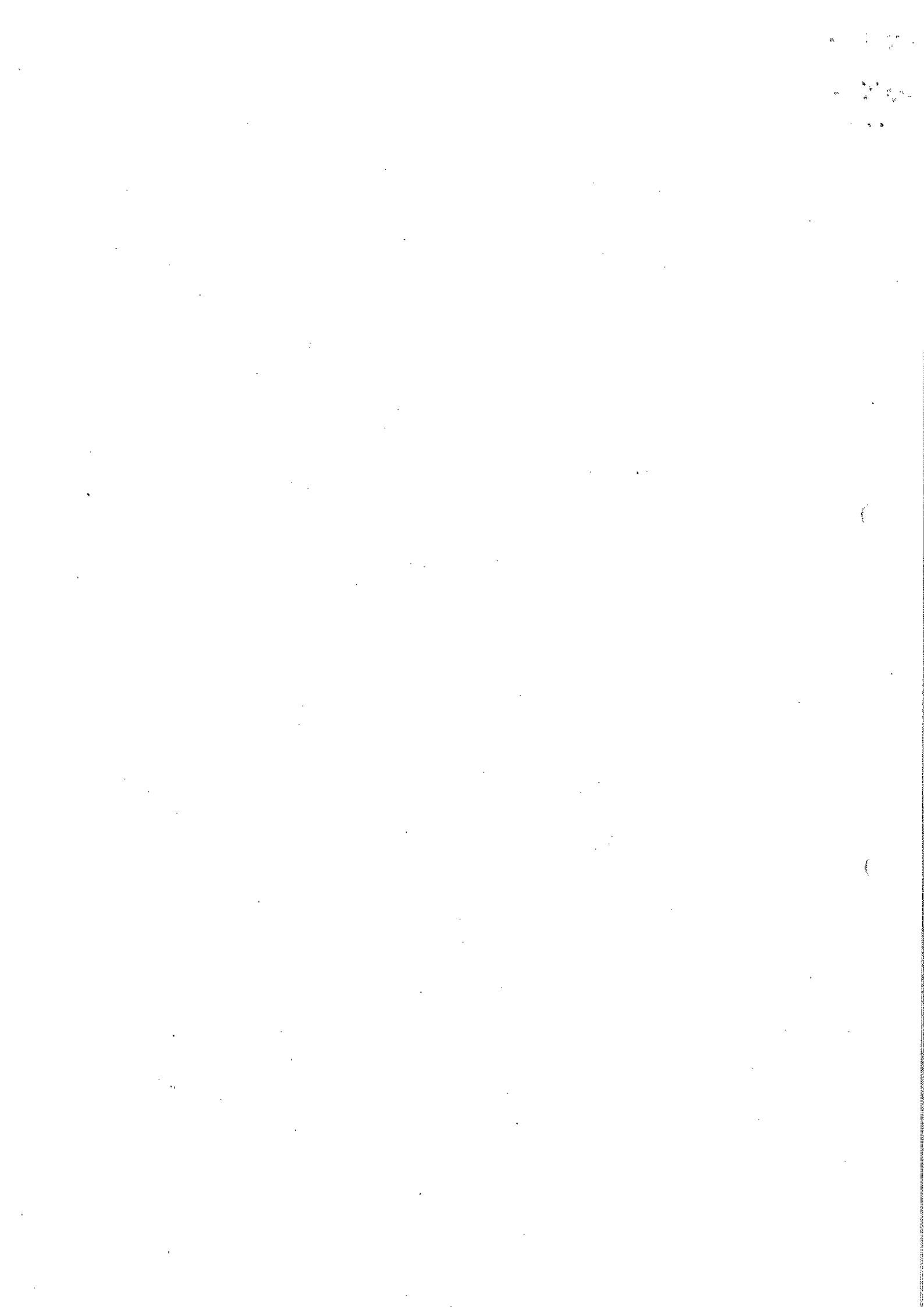
- (g) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative / statutory attachment order or notification from entering into present transaction with the Vendee.
- (h) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and / or otherwise for any reason, whatsoever.

AND WHEREAS, the Vendee has satisfied to the right, title and interest of the Vendor in the aforesaid Group Housing Plot of Land / Property.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sell and vendee

of Ansal Properties & Infrastructure Ltd

AUTHORISED SIGNATORY

FOR RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



hereby purchases the said Group Housing Plot of land/ Property for a consideration of Rs. 7,69,65,759/- (Rupees Seven Crore Sixty Nine Lacs Sixty Five Thousand Seven Hundred Fifty Nine Only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

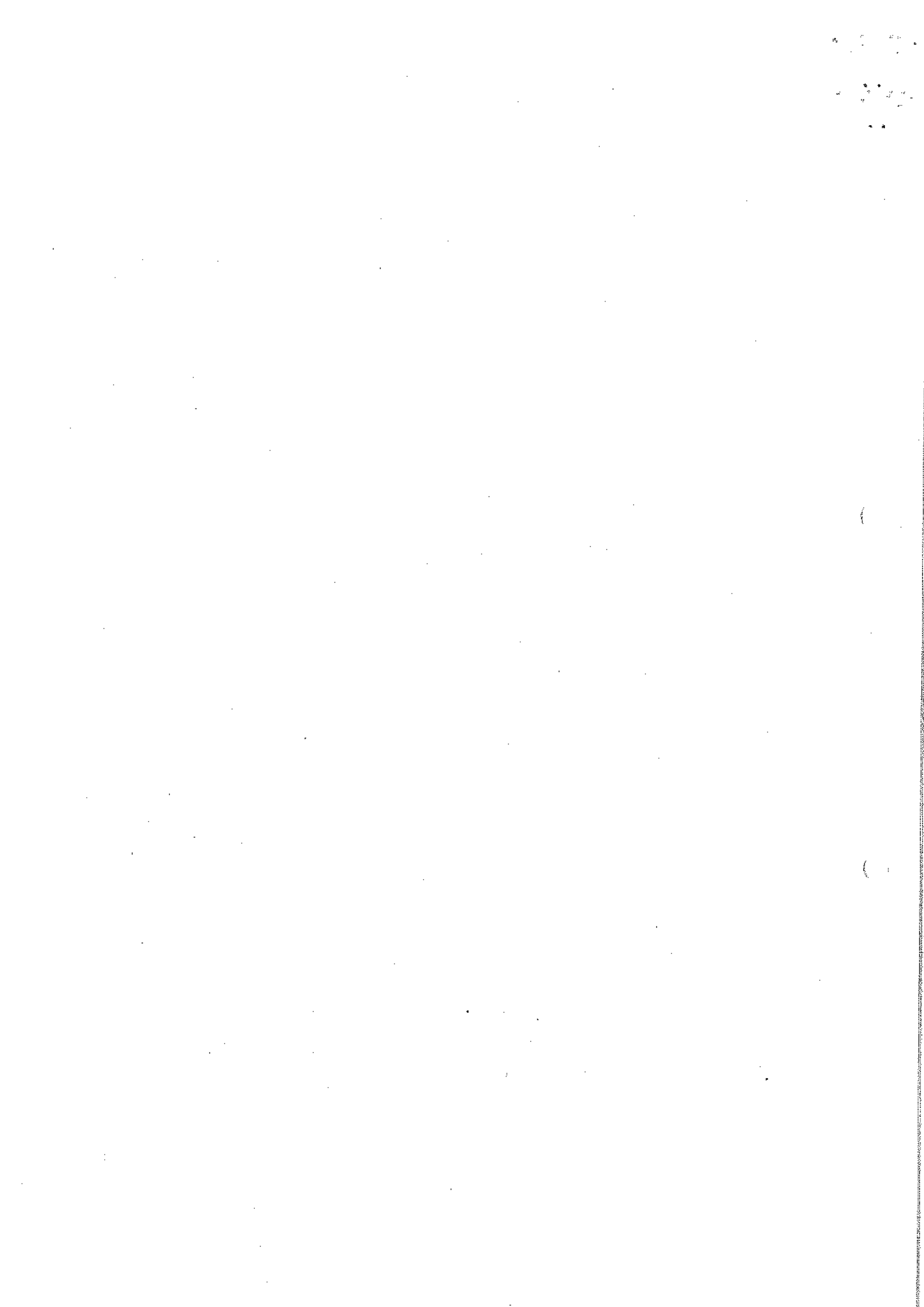
1. That the Vendee has paid the entire sale consideration of Rs. 7,69,65,759/- (Rupees Seven Crore Sixty Nine Lacs Sixty Five Thousand Seven Hundred Fifty Nine Only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration as per payment schedule given herein below.
2. That the Vendor doth hereby absolutely sell, conveys, transfers and assigns Block No. A, B, C of Celebrity Greens in Group Housing-2 measuring proportionate Land Area 10,839.60 Sq. Meter, in Sector B, Pocket-1, Sushant Golf City, Sultanpur Road, Lucknow along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FAR as per approved plan of Lucknow Development Authority. Further, the

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



vendee hereby assures that the vendee will develop as per the prescribed law governed by the controlling authority.

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it and before every subsequent transfer of the property hereby sold it shall be mandatory for the vendee to obtain a no objection certificate from the Vendor and all subsequent Vendees shall abide all the terms and conditions of the Sushant Golf City as laid down by the Lucknow Development Authority and the Vendor.
4. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
5. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated layout plan on which the building is or to be 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

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

Shelly Kumar Agarwal
DIRECTOR

overall complex. However the vendee has full right on the floor area sold to him with the land appurtenant.

6. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.
7. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing in the Sushant Golf City And the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes only and if at any point of time it is found that the use of the said Property is not in conformity with the purpose for which it is being sold then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.
8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workmanlike manner only through qualified/competent contractors/workmen and in

For Ansal Properties & Infrastructure Ltd.

AUTHORIZED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

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

conformity with applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all hours of the day and on all days (including Sunday's/Public Holidays) for inspection of the construction carried out over the said Property.

9. That the said Property which is being sold to the vendee is part of Hi-Tech Township of Ansal Properties & Infrastructure Ltd. All the rules & regulations framed by Ansal Properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, colour scheme, upkeep, maintenance etc. shall be strictly followed by the vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.
10. That the Vendor shall look after the maintenance and upkeep of the Common areas and facilities until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep,

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

repairs, security etc. of the building(s) including the landscaping and common area. However 'landscaping and common area' may be specified. The Vendee or its Prospective Apartment ALLOTTEE(S) unconditionally agrees and consents to the said arrangement and he/she/it shall pay interest free security deposit and maintenance charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. In addition to maintenance charges, there will be contribution to the Replacement Fund etc. Any delay in payments will make the Vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ 24% per annum. The Vendee or its Prospective Apartment ALLOTTEE(S) further unconditionally agrees that in the event of non-payment of any of the charges within the specified time shall also disentitle the Vendee or its Prospective Apartment ALLOTTEE(S) to the enjoyment of common services including lifts, electricity, water etc. and the Maintenance Agency shall be free to discontinue / disconnect the said services.

11. The Vendee hereby indemnify the Vendor i.e. to the developer company that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

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

101

due to these reasons then the Vendee only shall be responsible.

12. The Vendee shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including the financial and legal can be inflicted on the Vendor i.e. on the developer company if any such comes to the notice later on. The format of the instruments will be designed and approved accordingly.
13. The Vendee indemnify the Vendor that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the services of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees, assignees and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services.
14. That Vendee assures that as and when required the Vendee or its Prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency and the Vendee shall abide by all the terms and conditions of the allotment.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

PROTAC

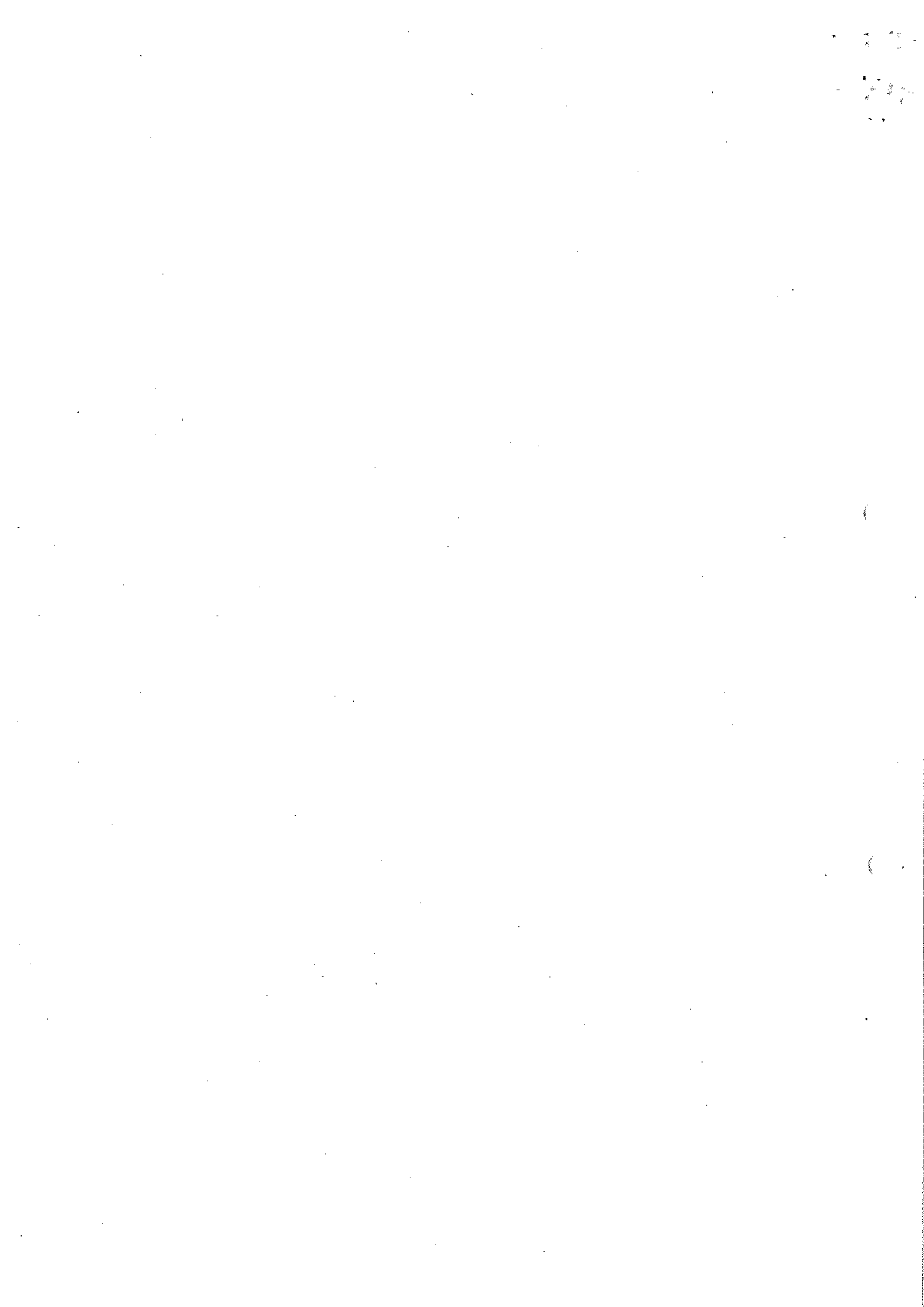
15. That the Vendor has handed over the vacant, peaceful possession of the said Property to the Vendee and the vendee assures that the Vendee shall develop and construct its Blocks-A, B, C of the Group Housing- 2 within a period of 36 months from the date of sanction of the plans and / or handing over the said FSI area / block to the vendee whichever is later, subject to four major circumstances and in event of default the vendee shall pay fine to the vendor imposed by the vendor.
16. That the Vendee can get the said Property under sale mutated, substituted and transferred in his name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor . The Vendor undertakes that it shall sign all other papers/documents required in this connection.
17. That the Vendor will provide services as per the term sheet/ agreements which has been duly executed between the parties and will be acceptable to both the parties wherever any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.
18. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



19. That as provided in earlier agreement the Vendor will be responsible to develop the area and obtain the completion certificate of the services from the Controlling Authority but it will be the responsibility of the Vendee to take completion certificate of the building and the services within this premises, and to, take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be responsible.
20. That the Vendee does hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it. The vendee further agrees that he/it shall abide by all the previous agreements entered upon between the vendor and vendee.
21. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat. If Apartment Act comes in force then the vendee shall follow the provisions, rules and regulations of the said Act and also the policy of the Vendor.
22. That the Vendor hereby agrees and covenant with the Vendee to indemnify and keep indemnified the Vendee

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title.

23. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Hi-tech policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc executed between Vendor and Vendee.
24. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
25. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Courts, the same shall be borne by Vendee upon receiving intimation from the Vendor.
26. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same, dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the

For Ansal Properties & Infrastructure Ltd.

AUTHORIZED SIGNATORY

FOR RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor. Subject to verification of date of possession, if that is prior to sale then payment should be undertaken by the Vendee from the date of possession.

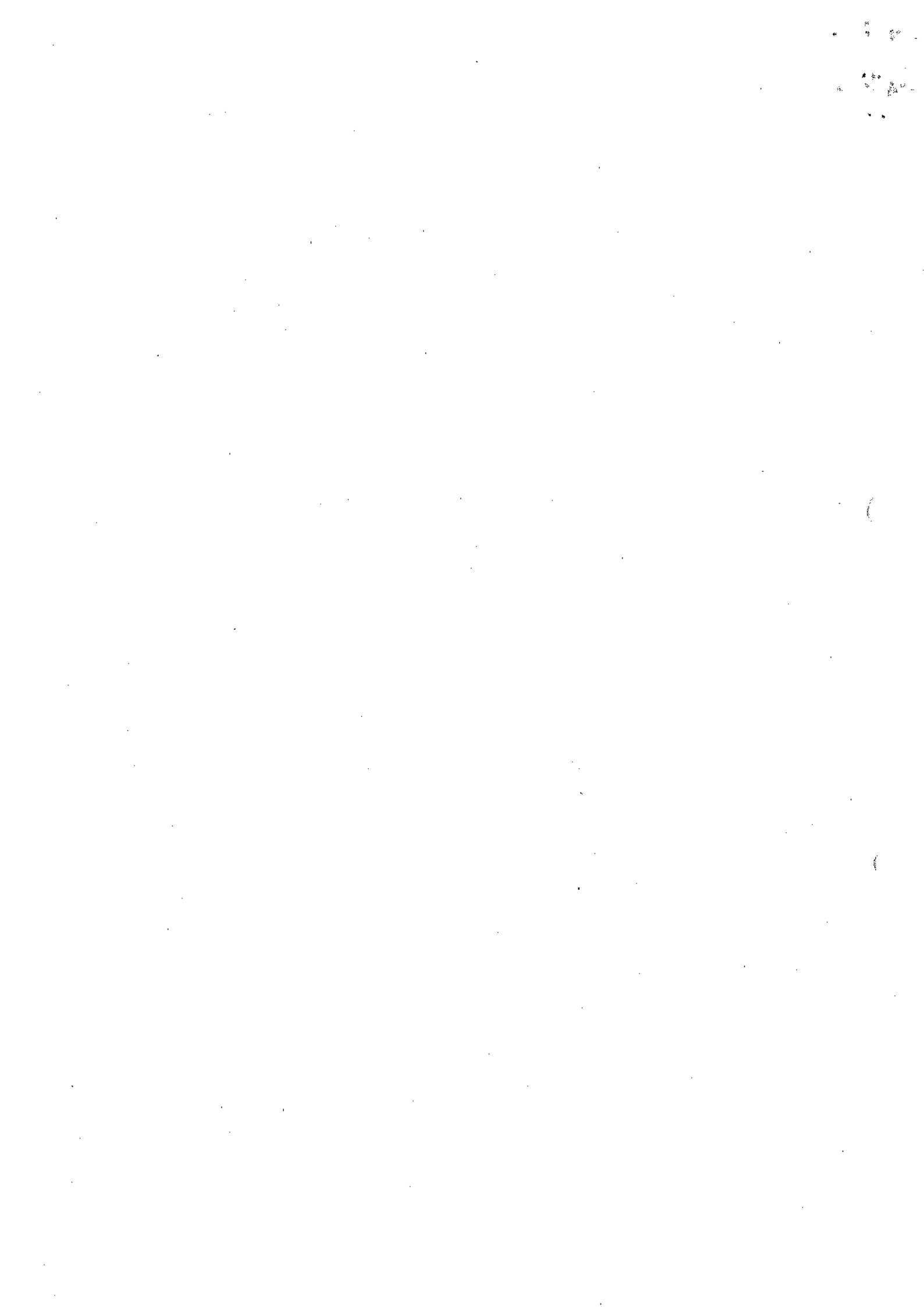
27. That from today the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself, their heirs, successors and assignees forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.
28. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.
29. That the property is situated in the Sushant Golf City and the property is situated more than 100 meter from Amar Shaheed Path and Sultanpur Road The said property is situated on 6 meter wide road and exist at two ways. For the purpose of calculation of the stamp duty the circle rate of the land is fixed Rs. 17,000/- per sq. mtr +10% comes to Rs. 18,700/-. The Plot area of

For Ansal Properties & Infrastructure Ltd.

AUTHORIZED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



the said Property is 10,839.06 Sq. mt. Market value of the land area 1000 Sq. Mt. at the rate of Rs. 18,700/- comes to Rs. 1,87,00,000/-. Market value of remaining area of 9839.60 Sq. Mt. at the rate of Rs. 13,090/- (18,700-30%) comes to Rs. 12,88,00,364/-. Hence the market value of the land comes to Rs. 1,87,00,000/- + 12,88,00,364/- = Rs. 14,75,00,364/-. There is construction of 1735 Sq. Mt. of Second Class, the market value of which @ of Rs. 10,000/- comes to Rs. 1,73,50,000/-. Thus the total market value of the property comes to Rs. 16,48,50,364/-. Since the Sale Consideration is lower than the Market Value therefore total stamp duty of Rs. 1,15,40,000/- has been paid on Market Value.

SCHEDULE OF PROPERTY

Block No. A, B, C of Celebrity Greens in Group Housing-2 measuring proportionate Land Area 10,839.60 Sq. Meter, in Sector B, Pocket-1, Sushant Golf City, Sultanpur Road, Lucknow delineated and marked in the annexed site plan which is bounded as under:-

Boundary of Block No. A, B, C

North East- Open Area

North West- Block-D

South East- 6 mt. wide Road

South West- 6 mt. wide Road

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR

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

SCHEDULE OF PAYMENT

1. Vendor has received Cheque No. 821508 amounting Rs. 223000.00/- from Vendee.
2. Vendor has received Cheque No. 821509 amounting Rs. 355924.00/- from Vendee.
3. Vendor has received Cheque No. 068918 amounting Rs. 2000000.00/- from Vendee.
4. Vendor has received Cheque No. 588103 amounting Rs. 66041.00/- from Vendee.
5. Vendor has received Cheque No. 588106 amounting Rs. 66041.00/- from Vendee.
6. Vendor has received Cheque No. 821507 amounting Rs. 1398865.00/- from Vendee.
7. Vendor has received Cheque No. 588114 amounting Rs. 199554.50/- from Vendee.
8. Vendor has received Cheque No. 588115 amounting Rs. 195631.50/- from Vendee.
9. Vendor has received Cheque No. 056504 amounting Rs. 2100000.00/- drawn on SBI Lucknow from Vendee.
10. Vendor has received Cheque No. 554754 amounting Rs. 1782000.00/- drawn on SBI Lucknow from Vendee.
11. Vendor has received Cheque No. 554764 amounting Rs. 1183481.60/- drawn on SBI Lucknow from Vendee.

For Ansal Properties & Infrastructure Ltd.

AUTHORIZED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



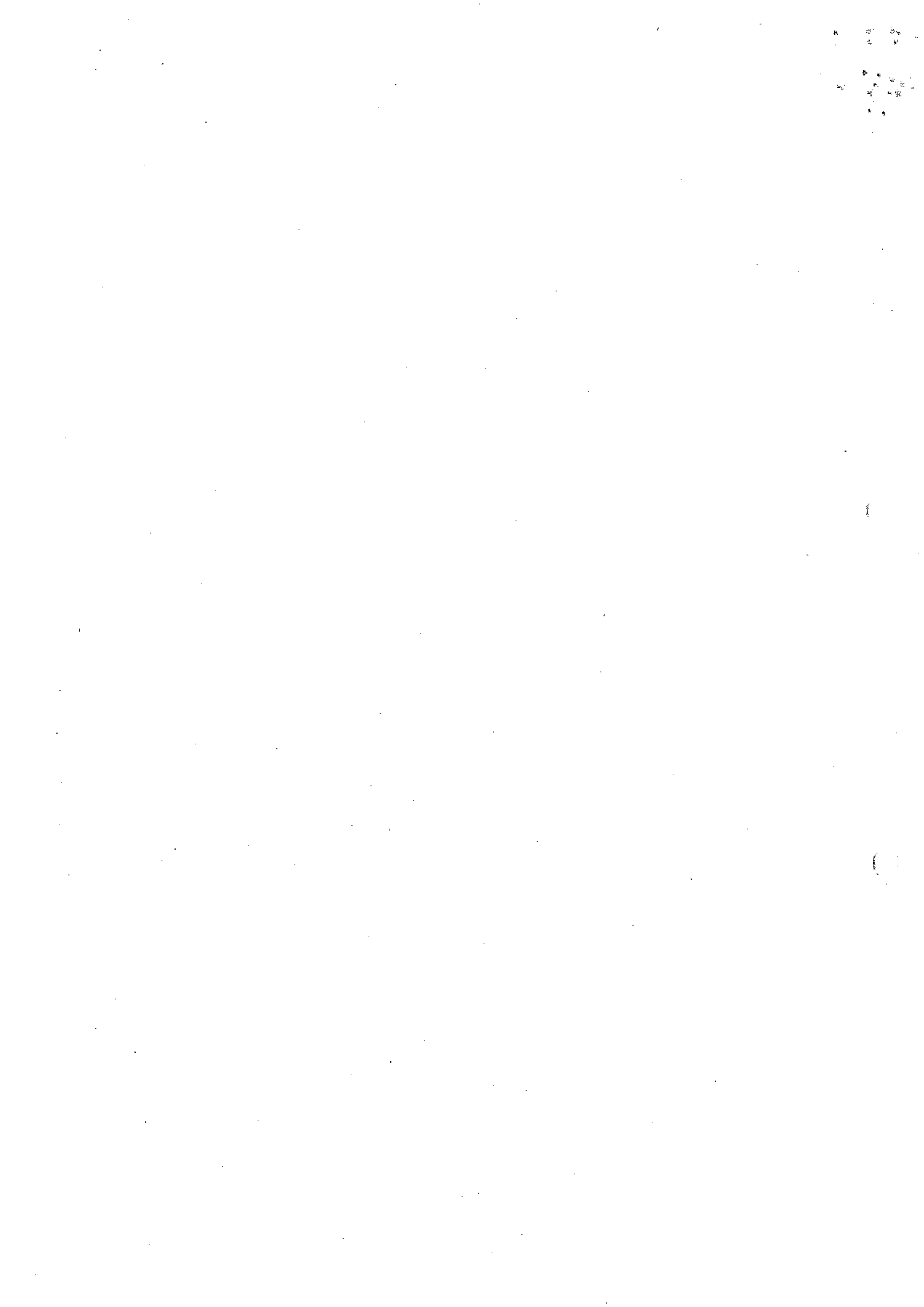
12. Vendor has received Cheque No. 554759 amounting Rs. 4000000.00/- drawn on SBI Lucknow from Vendee.
13. Vendor has received Cheque No. 554755 amounting Rs. 1584000.00/- drawn on SBI Lucknow from Vendee.
14. Vendor has received Cheque No. 554761 amounting Rs. 4000000.00/- drawn on SBI Lucknow from Vendee.
15. Vendor has received Cheque No. 554762 amounting Rs. 4000000.00/- drawn on SBI Lucknow from Vendee.
16. Vendor has received Cheque No. 554765 amounting Rs. 1072518.40/- drawn on SBI Lucknow from Vendee.
17. Vendor has received Cheque No. 554775 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.
18. Vendor has received Cheque No. 554776 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.
19. Vendor has received Cheque No. 554777 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.
20. Vendor has received Cheque No. 554778 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.
21. Vendor has received Cheque No. 554779 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.
22. Vendor has received Cheque No. 554780 amounting Rs. 2079337.28/- drawn on SBI Lucknow from Vendee.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATURE


For RISHITA DEVELOPERS PVT. LTD.

DIRECTOR



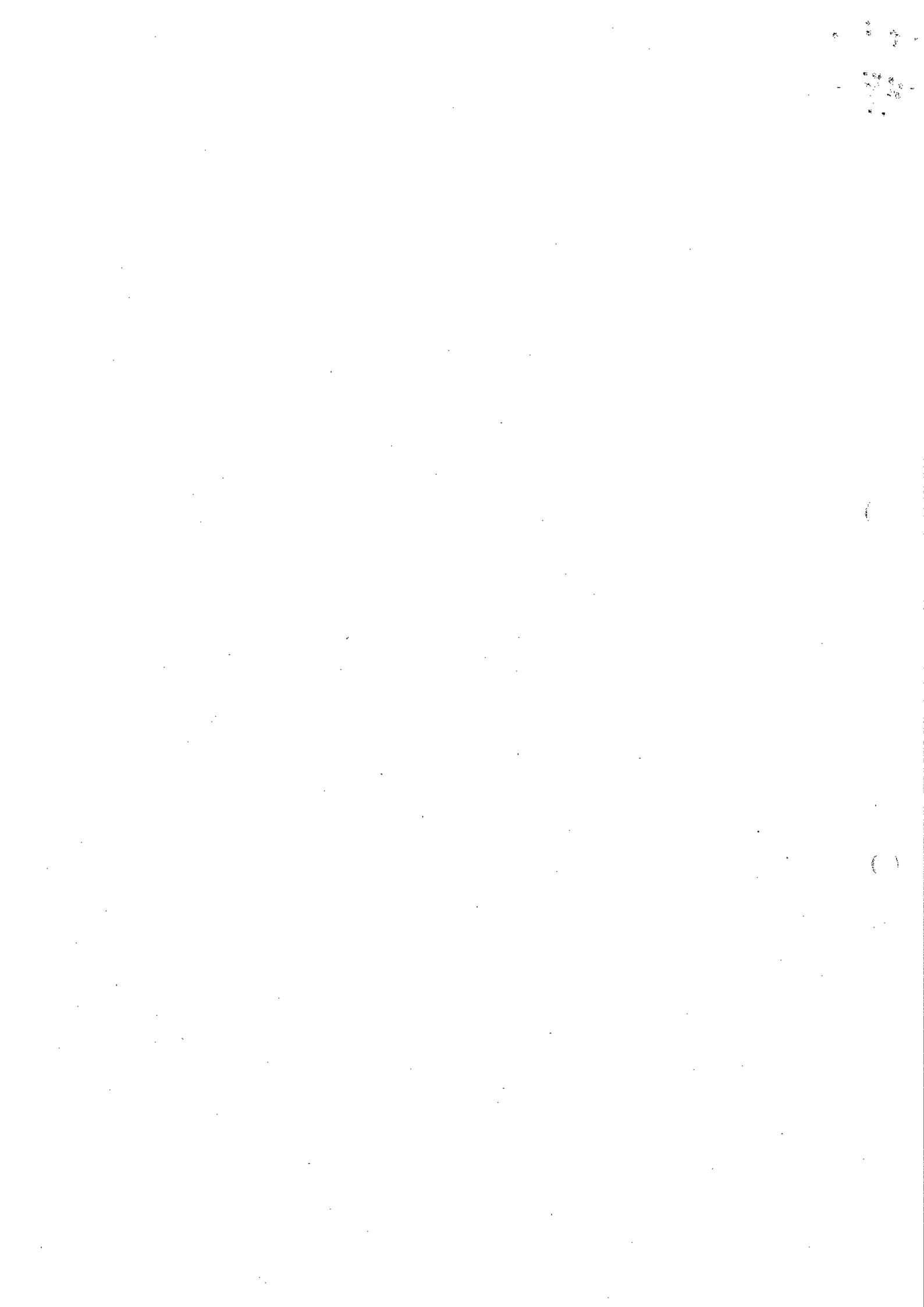
23. Vendor has received Cheque No. 554782 amounting Rs. 3686999.05 /- drawn on SBI Lucknow from Vendee.
24. Vendor has received Cheque No. 554783 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
25. Vendor has received Cheque No. 554784 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
26. Vendor has received Cheque No. 554785 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
27. Vendor has received Cheque No. 554786 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
28. Vendor has received Cheque No. 554787 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
29. Vendor has received Cheque No. 554788 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
30. Vendor has received Cheque No. 554789 amounting Rs. 3686999.05/- drawn on SBI Lucknow from Vendee.
31. Vendor has already received Rs 10144726.13 from vendee and vendor has acknowledged this received.
32. Vendee shall deposit 1% Property tax amounting to Rs 6,21,959.79 and provide certificate to the Vendor within reasonable time.

For Ansal Properties & Infrastructure Ltd.


ANSAI USED MENTORY

For RISHITA DEVELOPERS PVT. LTD


DIRECTOR




Thus Vendor has received sum of Rs. 7,69,65,759/- (Rupees Seven Crore Sixty Nine Lakh Sixty Five Thousand Seven Hundred Fifty Nine Only) from the Vendee the receipt of which is acknowledged by the Vendor.

IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

WITNESSES:

1. Benkat Raman Singh
Advocate
Civil Court Lucknow

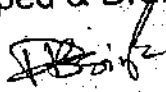
2. Surje Prakash Singh
Advocate
Civil Court Lucknow

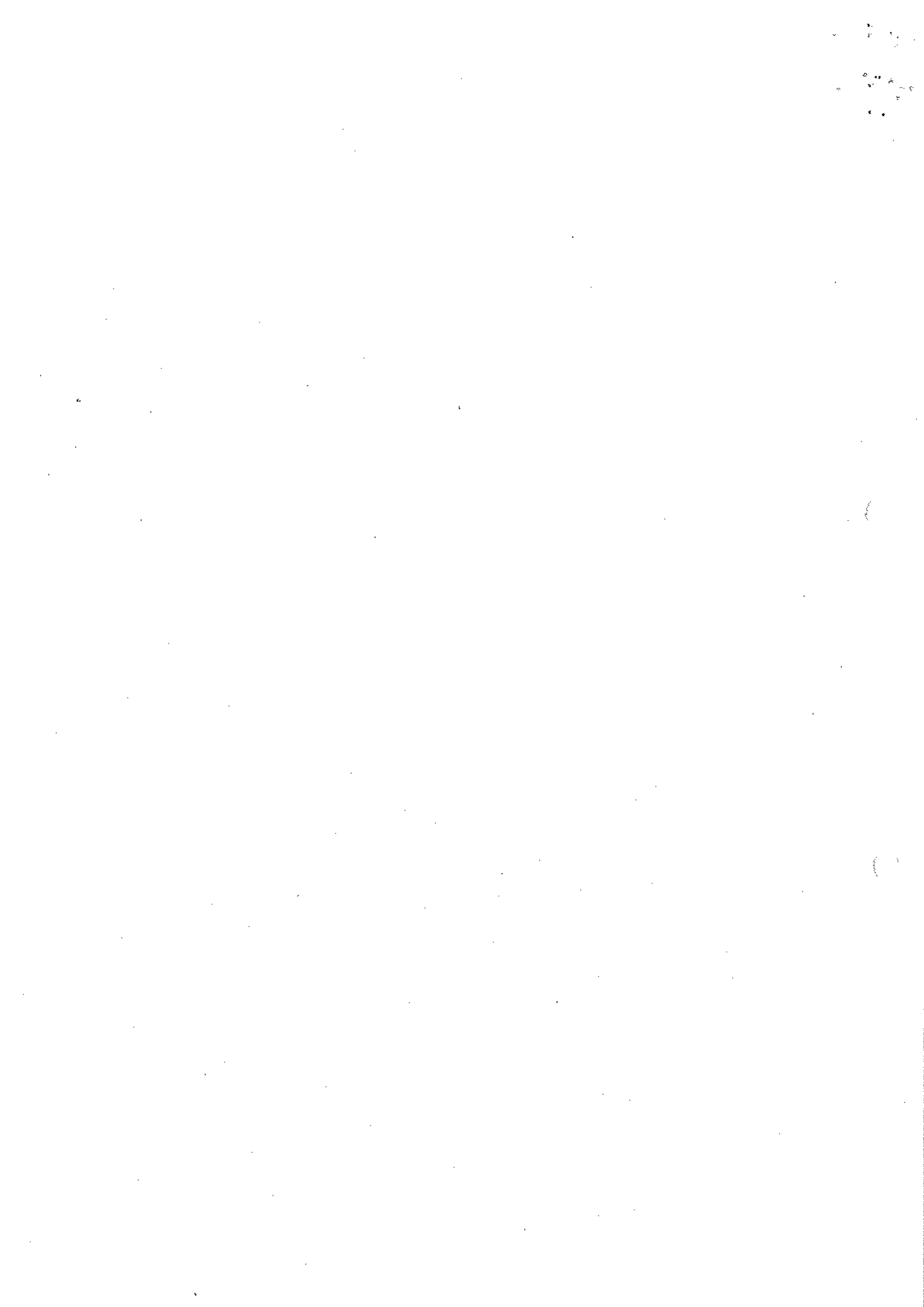
For Ansal Projects Infrastructure

AUTHORISED SIGNATURE

VENDOR
For RISHI INFRASTRUCTURE DEVELOPERS PVT. LTD.

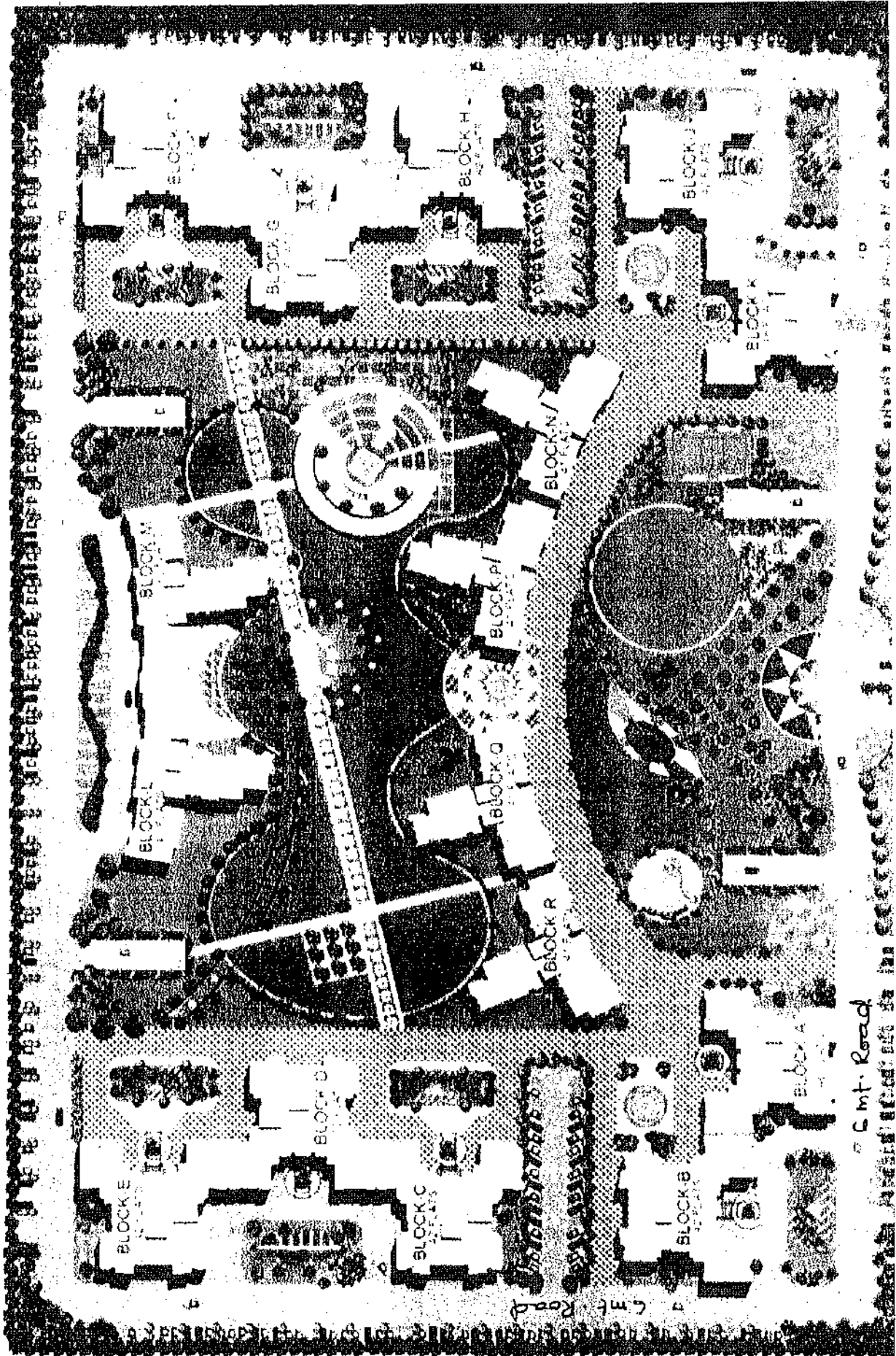
VENDEE
DIRECTOR

Typed & Drafted by


(Benkat Raman Singh)
Civil Court, Lucknow
Advocate



SITE PLAN - CELEBRITY GREENS



For Ansal Properties & Infrastructure Ltd.

[Signature]
 AUTHORISED SIGNATORY

For RISHITA DEVELOPERS PVT. LTD.

[Signature]
 RISHITA DEVELOPERS PVT. LTD.

30-3-15

संख्या 18758

पृष्ठ संख्या 371/428 पर क्रम संख्या 5489

संशोधित किया गया।

उप विभाग-1121
राजपट



संशोधित