



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP07412486639288S

: 29-Feb-2020 03:06 PM

: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN

: SUBIN-UPUPSHCIL0108821349884959S

: ASHRAY VENTURES PRIVATE LIMITED

: Article 23 Conveyance

: UNDIVIDED SHARE OF LAND BLOCK-8,ITP-2,SUSHANT GOLF CITY,SULTANPUR ROAD,LUCKNOW.

: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

: ASHRAY VENTURES PRIVATE LIMITED

: ASHRAY VENTURES PRIVATE LIMITED

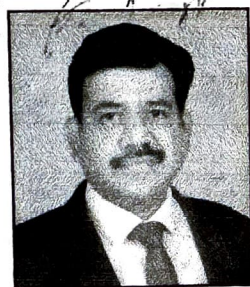
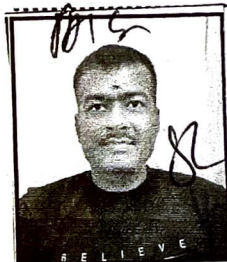
: 60,02,500

: (Sixty Lakh Two Thousand Five Hundred only)



प्रमाणित किया जाता है कि उपरोक्त प्रलेख संख्या 132001/18 अद्य दिनांक 29/02/2020 में समायाजित किया गया।
उप-निबंधक (सरोजिनीनगर)
लखनऊ

Please write or type below this line



Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Ansal Properties & Infrastructure Ltd.

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ASHRAY VENTURES PRIVATE LTD.

0001522947

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

Brief Detail of Sale Deed

1.	Type of Property	:	Commercial
2.	Mohalla	:	Sushant Golf City-Lucknow
3.	Property details	:	Undivided share of Land for Block-8, in International Trade Park-2 (ITP-2) Sushant Golf City Hi-Tech Township, Lucknow, Uttar Pradesh.
4.	Measurement unit	:	Square Meter
5.	Area of property	:	6757.76 Sq. Mtr. (undivided share of land)
6.	Situation of Road	:	Away from Amar Shaheed Path and Sultanpur Road.
7.	Other description	:	Situated at 18.00 meter wide road and at corner.
8.	Consideration	:	Rs. 12,00,45,752/-
9.	Market value	:	Rs. 11,89,69,717/-
10.	Stamp Duty	:	Rs. 84,03,500/-
11.	Stamp Duty already paid	:	Rs. 24,01,000/-
12.	Stamp duty paid with this deed	:	Rs. 60,02,500/-

No. of Vendor: 1 Details of Vendor

M/s Ansal Properties & Infrastructure Ltd., a company incorporated under the Companies Act, 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Squire, Sector-D, Sushant Golf City, Sultanpur Road, Lucknow through its authorized signatory its authorized signatories Mr. Abhishek Mishra & Anil Pandey, duly authorized by Board resolution dated 28.09.2019.

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Ansal Properties & Infrastructure Ltd.
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Sanjay Agarwal
Director

No of Vendee: 1 Details of Vendee

M/s. Ashray Infraventures Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 402, 4th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its **Director Mr. Janardan Agarwal son of Sri Raj Narain Agarwal**.

SALE DEED

This DEED OF SALE ("Deed") is made and executed at Lucknow on 29th day of February 2020.

BETWEEN

Ansal Properties & Infrastructure Ltd., PAN-AAACA0006D a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 and branch/local office at 2nd Floor, Shopping Squire, Sector-D, Sushant Golf City, Sultanpur Road, Lucknow through its authorized signatories **Mr. Abhishek Mishra & Anil Pandey**, duly authorized by Board resolution dated 28.09.2019 (hereinafter referred to as the "**VENDOR**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc, unless the subject and context requires otherwise) of the one part.

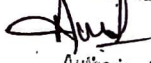
AND

M/s. Ashray Infraventures Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 402, 4th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its **Director Mr. Janardan Agarwal son of Sri Raj Narain Agarwal**, hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

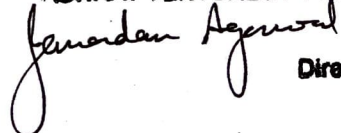
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Director

RECITALS:

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

Wherever the term land is used to denote the property it shall be read and construed as undivided share of land.

AND WHEREAS VENDOR REPRESENTS DECLAIRS AND ASSURES THE VENDEE AS UNDER:

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of The National And State Housing Policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

AND WHEREAS the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow (hereinafter referred to as township).

AND WHEREAS the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

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

AND WHEREAS pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

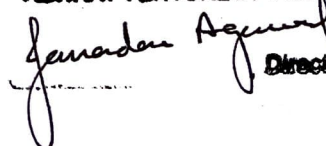
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AND WHEREAS a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow. Vendor shall be solely responsible to pay entire amount payable to LDA or any other authority on account of change of land use, free hold charge, development charge or any other charges.

AND WHEREAS the detailed layout plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow-2021.

AND WHEREAS in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its transferee/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and Practices.

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

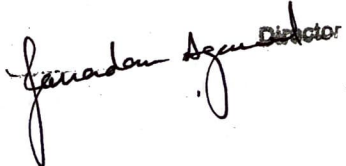
AND WHEREAS, the Promoter/Vendor has registered under the provisions of the Act with the Real Estate Regulatory Authority at Uttar Pradesh on 26.07.2017 under registration no. UPRERAPRM6378. The Vendee hereby represents to the Vendor that it shall follow all the rules and laws as may be set out by the RERA (Real Estate Regulatory Authority) and indemnifies the Vendor for the same.

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AND WHEREAS, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the registered Agreement executed between them which is registered in the office of concerned Sub Registrar at Serial No. 13875 on 24.05.2019. Due to some technical mistake the area mentioned in agreement has been wrongly mentioned and corrected undivided share of land is 6757.76 Sq. Mtr., which is the subject matter of this deed.

AND WHEREAS, the Vendee has expressed to Vendor its desire to purchase the **Undivided share of Land for Block-8, in International Trade Park-2 (ITP-2) admeasuring 6757.76 square meters situated at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow, Uttar Pradesh** detailed, identified and marked in the layout plan annexed herewith as **Annexure-A ("said undivided share of Land")** along with rights to construct and develop the building on the said Land for sale consideration of **Rs. 12,00,45,752/- (Rupees Twelve Crore Forty Five Thousand Seven Hundred Fifty Two Only)**.

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

AND WHEREAS, the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land to the Vendee for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In lieu of the total consideration of **Rs. 12,00,45,752/- (Rupees Twelve Crore Forty Five Thousand Seven Hundred Fifty Two Only)** paid by the Vendee as per payment schedule given at the end of this deed, the Vendor hereby sells, conveys and transfers absolutely the said freehold, fully developed **Undivided share of**

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[Signature]
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Aisal Properties & Infrastructure Ltd.
[Signature]
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[Signature]
Director

Land for Block-8, in International Trade Park-2 (ITP-2) admeasuring 6757.76 square meters situated at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow, Uttar Pradesh detailed & marked in layout plan annexed herewith as **Annexure-A** along with all rights appurtenant thereto, to the Vendee and the Vendee accepts and confirms the same, subject to the terms and conditions set out herein.

2. The Vendee shall utilize the said Land for construction and development of Block-8 on the said Land as per approved/sanctioned building plans in concurrence to the approved layout (vide permit no: 41150, dated 23.02.2017) of International Trade Park-2 and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall comply with the building plans for the tower sanctioned/approved by the authorities and setbacks, ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the tower/building on the said Land. No alteration or modifications of building plans shall be permitted.
3. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction. Subject to the terms and conditions of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Land.
4. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or building or units therein as demanded/imposed by the Lucknow Nagar Nigam, Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Project/Township.
5. The Vendee shall at its own costs and expenses complete the construction of building on the said Land within 60 months from

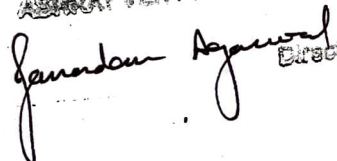
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- the date of sanction of plans of the building failing which the Vendee shall be liable and responsible for all consequences, whether penal or otherwise including, resulting from delay in completion of construction. In the event of delay in completion of construction of the tower/block on the said Land by the Vendee within the period stipulated above the Vendee shall be liable to pay to the Vendor compensation calculated at Rs. 5.00 (Rupees Five only) per square feet of the current permitted FSI per month till the completion of construction.
6. The Vendee understands that in order to maintain uniformity in the Project certain guidelines and specifications for construction and development of tower have been prescribed by the Vendor and the Vendee agrees to abide by them while undertaking construction on the said Land.
 7. The mining permissions and completion certificate in respect of construction of the tower on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of tower thereon as may be required by the Vendor/competent authority.
 8. The Vendee herein undertakes that all necessary approvals/sanctions/NOC from various departments including but not limited to Fire, Height, Pollution, Environment etc. required for the development and construction of the building at the subject land shall be obtained by it at its own costs and expenses. However, the Vendor undertakes to render all its assistance in process of getting sanctioned building plan.
 9. Basement of the tower shall be constructed by the Vendee in accordance with the sanctioned plans. The Vendee agrees to abide by the development plan formulated by the Vendor and agrees to extend all co-operation and assistance as may be required by the Vendor/other associate developers in this regard.
 10. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and

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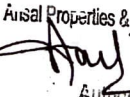
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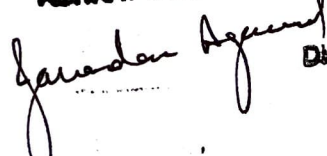
- facilities of overall complex. However the vendee has full right on the floor area sold to him with the land appurtenant.
11. Since the said Land is part of the Project and Township various service and facilities in the Project and Township will be interconnected. The Vendee agrees and confirms that right of interconnecting services and facilities through/from the said Land shall not be denied. In case any services / equipments which are required for Project are installed/erected/set-up by the Vendor/its nominee, then pro-rata costs/charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor/its nominee.
 12. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the tower/block constructed on the said Land and shall connect/join the same with the main lines/connections in the Project.
 13. The Vendee shall reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in installation of various common services and giving connection to the Vendee up to the said Land/building.
 14. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management in the development and construction of the building on the said Land. Further, the Vendee shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the building on the said Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.
 15. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land or hampers/obstructs other construction activities being carried out in the Project Township. Further, the Vendee shall not keep any material in the common areas of the Project and shall ensure disposal of all malba/ construction material as per instructions/guidelines of the Vendor.
 16. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all

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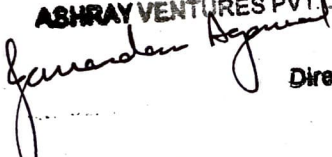
- hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction.
17. The Vendee shall be entitled to transfer its ownership rights derived to them on the said land through the present sale deed to any one as it is.
18. The Project comprised of various common areas, community areas and common facilities and the Vendor either itself or through its agencies shall be entitled to maintain and manage the same. The Vendee or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Vendor/ maintenance agency in the format prescribed by the Vendor/maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges/fess to the Vendor/ maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. The maintenance and management of common areas and amenities in the said undivided share of Land shall be the responsibility of the Vendee, 'The maintenance and management of other areas and amenities in the township (except that of the said property) shall be carried out by the Vendor/its nominees. Project/Township maintenance charges will also be paid by the Vendee or occupants /owners of the units to the Vendor or any agency/company nominated by the Vendor at the rates and the manner decided by the Vendor or its nominated agency. The Vendee will be liable to pay the maintenance charge to the nominated agency @ Rs 0.25 per sq. ft per every quarter (of every year) in advance for the Land area from the date of possession of the allocated site for construction of said property. A separate agreement shall have to be signed with the maintenance agency or any other agency as may be appointed by the Vendor for the specific purpose.
19. The said Land hereby sold to the Vendee is part of the Project and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Project regarding building layout, use and maintenance of common areas, community areas, construction and development, colour scheme of the tower/complex etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and

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allottees of the building follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in building. In the event the Vendee/any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor/its nominated agency shall have the right and power to take/initiate appropriate actions against the Vendee/ such allottee/occupants at cost and risk of the Vendee/ such allottee/occupants.

20. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Project at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Project including and not limited to environmental clearance, development agreement, license etc.
21. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
22. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
 - 22.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 22.2. delay in completion of construction; and/or
 - 22.3. use of the said Land/tower in contravention of the permissible use; and/or
 - 22.4. defective construction or use of material of inferior quality; and/or
 - 22.5. breach of applicable laws and policies; and/or
 - 22.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
 - 22.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - 22.8. non-payment of applicable charges, taxes, levies etc; and/or

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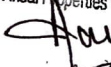
Director

- 22.9. disputes with any prospective allottees or its employees or any third party.
23. The Vendor shall indemnify the Vendee against any direct losses, damages, claims, cost, expenses, demands, liabilities etc., of any nature whatsoever that may be caused to or suffered by, the Vendee due to any defect in the title of the Vendor to the said Land.
24. The area of the said Land mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Land may be used for installation or provisioning of common services and facilities of the overall Project and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard.
25. The Vendor has handed over copies of all title related documents to the Vendee to its satisfaction.
26. All costs, charges and expenses towards this Deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Vendee.
27. If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.
28. It is hereby clarified that in addition to this Deed the Vendee shall be bound by all the terms and conditions of the documents which have been executed or may be executed between the parties and have not been specifically incorporated herein. Further, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the registered Agreement executed between them. The Vendee shall construct the Block-8 on the said Land by utilizing the current permissible FSI as approved by the competent authority. The vendee shall not construct the FSI area in excess to 26,000 Sq. Mt. without prior written consent from the vendor.
29. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the

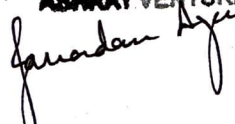
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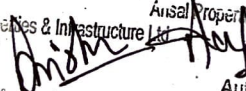
addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.

30. The parties agree that the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.
31. That the property is situated in the Sushant Golf City and is away from Sultanpur Road and Amar Shaheed Path. The said property is situated on 18.00 mtr. wide road for which the Circle Rate fixed as Rs. 21,500/- per sq.mtr. and the said property is exist at corner hence after enhancement of 10% in circle rate value comes to Rs. 23,650/-. The undivided share land area of the said property is 6757.76 (Six Thousand Eight Hundred Fifty Seven point Seven Six) sq.mtr. Market value of the land area 1000 sq.mtr. at the rate of Rs. 23,650/- comes to Rs. 2,36,50,000/-. Market value of remaining area 5757.76 sq.mtr., calculated @ Rs. 16555/- per sq. mtr. which comes to Rs. = 9,53,19,717/-. The total value of land comes to Rs. 11,89,69,717/-. Since the sale consideration is higher than the market value, therefore total stamp duty comes to Rs. 84,03,500/-. Stamp duty of Rs. 24,01,000/- has been paid with agreement to sale and Stamp duty of Rs. 60,02,500/- by the vendee through e-stamp accordingly.

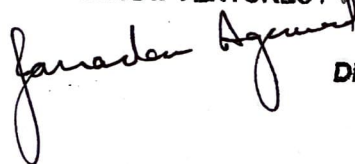
SCHEDULE OF PROPERTY

Undivided share of Land for Block-8, in International Trade Park-2 (ITP-2) admeasuring 6757.76 square meters situated at Sushant Golf City Hi-Tech Township, Sultanpur Road, Lucknow, Uttar Pradesh and bounded as under:

- (i) North East : Driveway/Block-7
- (ii) South West : Driveway/12 meter road
- (iii) North West : Driveway/6 meter road
- (iv) South East : Driveway/18 meter road

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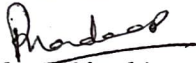
PAYMENT SCHEDULE

Vendor has received sale consideration of Rs. 12,00,45,752/- (Rupees Twelve Crore Forty Five Thousand Seven Hundred Fifty Two Only) from the Vendee and acknowledgement its receipts.

In witness whereof, each of the parties hereto has caused this deed to be executed by its duly authorised representatives as of the date first written above, in presence of the following witnesses.

WITNESSES:

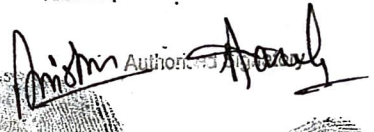
1.



(Pradeep Singh)
Son of Kuldeep Singh
R/o 551ka/349kha,
Azad Nagar, Alambagh, Lucknow

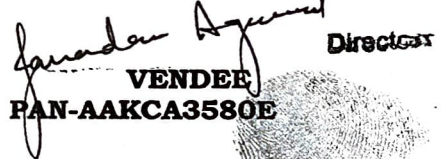


Ansal Properties & Infrastructure Ltd.

 Authorised Signatory

VENDOR
PAN-AAACA0006D

ASHRAY VENTURES PVT. LTD.

 Director
VENDEE
PAN-AAKCA3580E

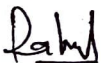
2.



(Surya Prakash Singh)
Advocate
Civil Court, Lucknow, U.P.



Typed by:


Rahul Singh)

Drafted by:


(Benkat Raman Singh)
Advocate
Civil Court, Lucknow

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B-3 (11-12)

B-4
B-4 (11-17)

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B-5 (10-10)

B-6A

B-6B

B-7
B-7 (11-17)

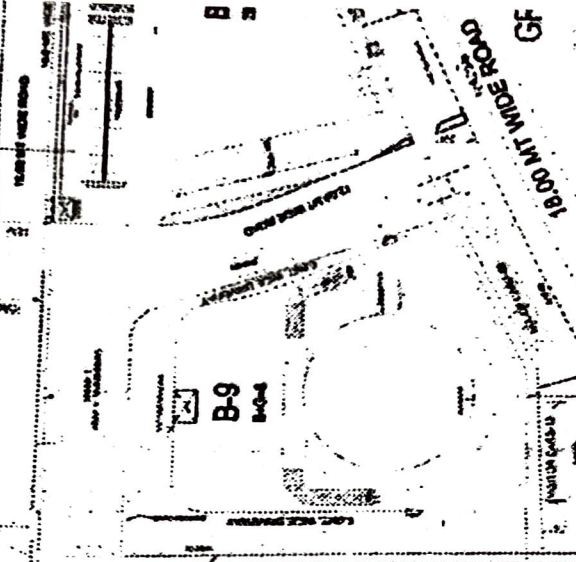
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B-8 (11-17)

B-9
B-9 (11-17)

residential
Aval Properties Infrastructure Ltd.
Approved Signatory

ASHLEY VENTURES INT LTD

18.00 MT WIDE ROAD



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2020367008826

आवेदन संख्या : 202001041009180

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-02-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम जनार्दन अग्रवाल

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 120045752 / 118969717

1. रजिस्ट्रीकरण शुल्क 1200460
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्राप्ती करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

1200540

शुल्क वसूल करने का दिनांक

2020-02-29 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2020-02-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Physical Possession

This is to confirm that pursuant to the Registered Sale Deed dated 29th February 2020. we, **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.** a company incorporated and registered under the companies Act, 1956 having its registered office at **115 ANSAL BHAWAN, 16 KASTURBA GANDHI MARG, NEW DELHI-110001** (hereinafter referred to as the Company') which expression shall unless contrary to or repugnant to the context or meaning there of be deemed to mean and include its legal successors, liquidators, executors, Mr. Amit Malik (Sr. GM-Sales & Marketing) who has been duly empowered and authorized by the committee of Directors of the company vide dated 05th august 2020 to act for and on behalf of the company have given clear & peaceful physical possession of the Undivided share of Land for Block-8 in International Trade Park-2 (ITP-2) at Sushant Golf City, Lucknow. Admeasuring 6757.76 Sq. Mt. sold to **M/s. Ashray Ventures Pvt. Ltd.** through its authorized signatory Mr. Janardan Agarwal.

Place: Lucknow

Date: 30th December 2021

Ansal Properties and Infrastructure Ltd.

For Ansal Properties & Infrastructure Ltd.



Authorized Signatory

Authorized Signatory

Witnesses: 1. Pradeep Kumar ()

2. Binay Tiwari ()

Ansal Properties & Infrastructure Ltd.
(An ISO 9001:2000 Company)

2nd Floor Shopping Square-2, Sector-D, Sushant Golf City Lucknow - 226030

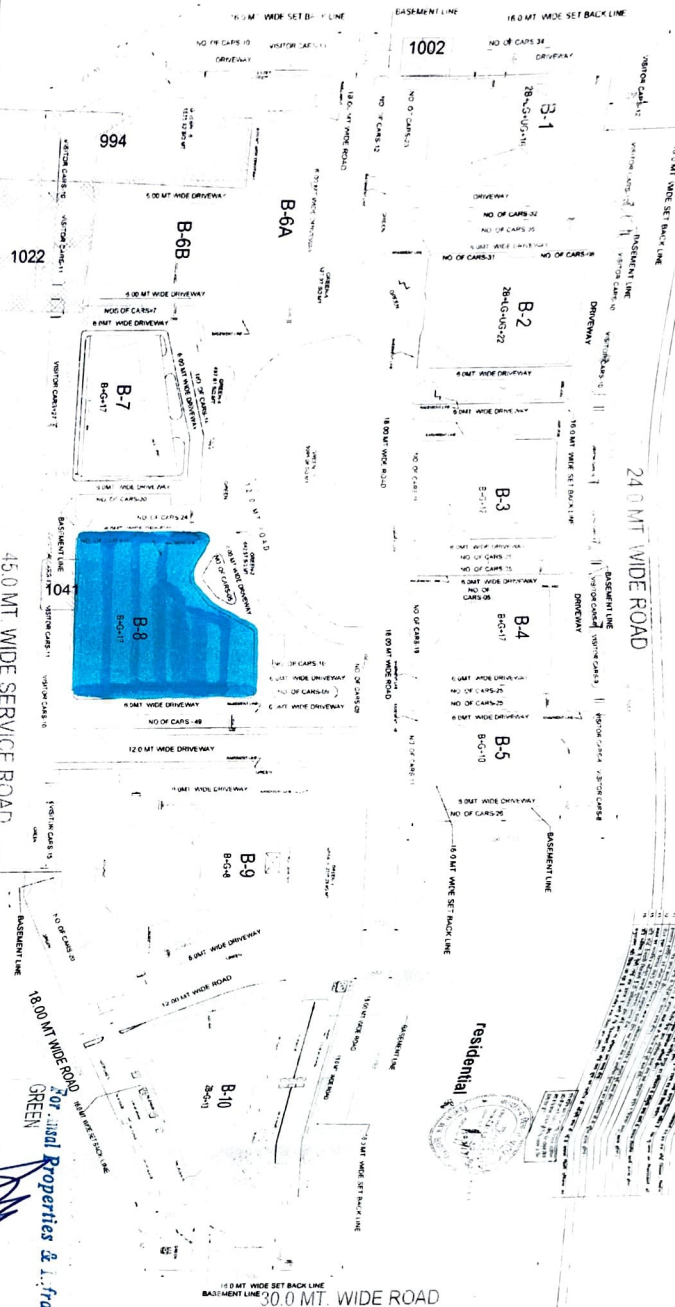
Ph.: 0522 7127800. Website : www.ansalapi.com

Cin : L45101DL1967PLC004759

customer@ansalapi.com | Toll Free No. 18001206809

Commercial-1(ITP-2)

30.0 MT WIDE ROAD



Detailed Calculation of COMMERCIAL-1 (ITP-2) (Areas in sq.mt)

Sl No	Building Type	No of Floors	Basement	Ground	FAR Area as per Proposed	Parking Required	Parking Provided in Basements	On ground
			(Level-1)	(Level-2)		@ 135 car/sq. mt. (Level-1)	(Level-2)	
1	BLOCK-1	28-LG-UG-1	5385.52	2000.00	12000	120	0	142 @ 32 sq.mt/cap
2	BLOCK-2	28-LG-UG-2	5700	3000.00	22000	300	142	32 sq.mt/cap
3	BLOCK-3	B-G-12	4400	1200.00	12000	150	120	32 sq.mt/cap
4	BLOCK-4	B-G-17	3800	1000.00	10000	120	115	32 sq.mt/cap
5	BLOCK-5	B-G-10	3070	1850.00	1192.82	150	90	32 sq.mt/cap
6	BLOCK-6	B-G-17	3375	1500.00	9800	130	75	32 sq.mt/cap
7	BLOCK-7	B-G-17	4975	2100.00	10000.00	120	100	32 sq.mt/cap
8	BLOCK-8	B-G-17	8000	3570.04	20000.00	230	340	32 sq.mt/cap
9	BLOCK-9	B-G-8	8662	5433.45	11145.61	139	139	32 sq.mt/cap
10	BLOCK-10	28-LG-13	9004.00	4200.04	20800.00	270	150	32 sq.mt/cap
11	Sub Total (B1 to B10)		72916.82	27140.13	173116.528	2164	714	500
Grand Total			72916.82	27140.13	173116.528	2164	714	500
TOTAL PARKING PROVIDED						100		220
REQUIRED VISITOR PARKING								220
TOTAL PARKING PROVIDED								220

Sl. No	DESCRIPTION	Area	Area
1	NET AREA OF COMMERCIAL-1 (ITP-2) (A+B)	109,128.73	26,96
2	NET AREA OF COMMERCIAL-1 (ITP-2) (A+B)	10,000.00	2,52
3	PERMISSIBLE GROUND COVERAGE (50% OF NET AREA)	54,564.37	24,46
4	PERMISSIBLE FAR OF NET AREA	17,115.38	4,27
5	REQUIRED NO. OF PARKING ON PROPOSED FAR @ 1:100.00	171	171
6	REQUIRED NO. OF TREES @ 50 NOS/HA	34	34
7	ACHIEVED GROUND COVERAGE	22%	22%
8	ACHIEVED FAR	1.25	1.25
9	PROVIDED NO. OF TREES	70	70
10	PROVIDED GREEN AREA	10914.18	10914.18
11	PROVIDED NO. OF PARKING	100	100
12	ON SURFACE	100	100
13	IN BASEMENT AND LOCHS	100	100
14	TOTAL NO. PROVIDED PARKING	100	100

Sl. No	DESCRIPTION	Area	Area
1	NET AREA OF COMMERCIAL-1 (ITP-2) (A+B)	109,128.73	26,96
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13	IN BASEMENT AND LOCHS	100	100
14	TOTAL NO. PROVIDED PARKING	100	100

Authorised Signatory

30.0 MT WIDE ROAD

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