

I 23463/9



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-UP29963989083543T  |
| Certificate Issued Date   | : 10-Aug-2021 04:07 PM  |
| Account Reference         | : NEWIMPACC (SV)/ up14351804/ LUCKNOW SADAR/ UP-LKN                                       |
| Unique Doc. Reference     | : SUBIN-UPUP1435180438817606534620T   |
| Purchased by              | : OMAXE LTD   |
| Description of Document   | : Article 31 Exchange of property   |
| Property Description      | : UDS OF LAND FOR TOWER C-1 IN GH-2 AND PLOT OVER KHASRA NO.468 MIN AT- SARSAWAN, LUCKNOW |
| Consideration Price (Rs.) | : 36,48,000   |
| First Party               | : OMAXE LTD   |
| Second Party              | : RISHITA DEVELOPERS PVT LTD  |
| Stamp Duty Paid By        | : OMAXE LTD   |
| Stamp Duty Amount(Rs.)    | : 36,48,000<br>(Thirty Six Lakh Forty Eight Thousand only)                                |



160



Please write or type below this line.....



Anil Kumar Singh  
Sachl  
UP-14351804



Anil Kumar Singh

OMAXE LTD.  
*Anil Kumar Singh*  
Authorized Signatory

For Rishita Developers Pvt. Ltd.

*Anil Kumar Singh*  
Authorized Signatory

0004548435

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.stampsamp.com](http://www.stampsamp.com) or using a Stamp Mobile App of Stamp India.
2. Any discrepancy in the details on this Certificate will be available on the website / Mobile App within 2 weeks.
3. The way of checking the legitimacy is on the basis of the certificate.
4. In case of any discrepancy please inform the Concerned Authority.



5112



PLATE 2000

भाग 1

प्रस्तुतकर्ता जयन्ता प्रार्थी द्वारा रखा जाने वाला

अतिरिक्त प्रवेशीकरण नम्बर क्रम 2021387031437

अपेक्षा संख्या: 202101041030611

सेवा या प्रवेशीकरण प्रस्तुत करने का तिथि 2021-08-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सुधीर कुमार अग्रवाल

सेवा का प्रकार विविध विधेय

शिक्षण की संख्या 52110000 / 0.00

1. रजिस्ट्रीकरण शुल्क 521100

2. प्रविष्टि शुल्क 80

3. निरीक्षण या उत्तर शुल्क

4. मुद्रा के जमापत्री करने लिए शुल्क

5. नवीकरण शुल्क

6. विविध

7. वार्षिक शुल्क

1 से 8 तक का योग 521180

शुल्क प्रस्तुत करने का तिथि 2021-08-11 00:00:00

तिथि तक सेवा प्रविष्टि या उत्तर

प्रमाण पत्र वापस करने के लिए तैयार होना 2021-08-11 00:00:00

रजिस्ट्रीकरण अधिसूचना के अनुसार



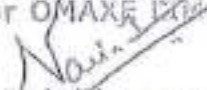
REF. NO: OL/AC/006/280721

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE ADMINISTRATIVE COMMITTEE OF THE COMPANY HELD ON 28<sup>TH</sup> DAY OF JULY, 2021 AT 7-LSC, KALKAJI, NEW DELHI-110019**

**"RESOLVED THAT** consent of the Administrative Committee of the Company be and is hereby accorded to enter into an Exchange Deed to be executed between **Omaxe Limited (The First Party)** and **Rishita Developers Private Limited (The Second Party)** for exchange of proportionate land admeasuring 2813.67 Sq. Mtr. underneath Tower C-1 situated in Plot GH-2 at Omaxe Integrated Township, Saraswan, Lucknow, owned by the First Party with land admeasuring 2880 Sq. Mtr. comprising in khasra no 468 situated at Village-Saraswan, Lucknow, owned by the Second Party.

**RESOLVED FURTHER THAT** Mr. Quazi Sayeedur Rehman S/o Late Quazi Khaliqur Rehman, be and is hereby authorized, for and on behalf of the Company, to execute and sign the aforementioned "Exchange Deed" and any other documents, application, affidavits, undertakings related to the exchange of aforementioned land and to present for registration and mutation the said deed before Sub-Registrar or any other registering authority and to do all such acts, deeds and things as may be required for aforementioned purpose and any other matter incidental thereto.

**RESOLVED FURTHER THAT** the aforesaid authorization given to Mr. Quazi Sayeedur Rehman shall be valid for aforementioned purpose only."

For Omaxe Limited  
For OMAXE LIMITED  
  
Navin Jhin  
(Company Secretary)

Date: 28.07.2021  
Place: New Delhi



"This is to inform that please make all correspondence with us on our Corporate Office Address only"

OMAXE LIMITED  
Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019



CERTIFIED TRUE COPY OF RESOLUTION ADOPTED AT THE MEETING OF THE BOARD OF DIRECTORS RISHITA DEVELOPERS PRIVATE LIMITED ON 05<sup>TH</sup> DAY OF AUGUST, 2021 AT 10:30 AM AT CORONATION ANAND TOWER, 1<sup>ST</sup> FLOOR, 116/117, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW - 226010.

Directors Present

1. Mr. Sudhir Kumar Agarwal
2. Mrs. Lavee Agrawal

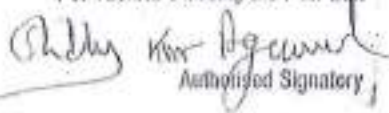
FOR REGISTRATION OF EXCHANGE DEED BETWEEN IMMOVABLE PROPERTY "LAND" PURSUANT TO KHASRA NO. 468 ADMEASURING AREA 2880 Sq. Mtr. SITUATED AT VILLAGE SARSAWAN, TEHSIL SAROJINAGAR & DISTRICT LUCKNOW, U.P. AND IMMOVABLE PROPERTY "LAND" PURSUANT TO UNDIVIDED SHARE OF LAND FOR GH-2 (PROPORTIONATE) ADMEASURING AREA 2813.67 Sq. Mtr. FOR TOWER - C1 SITUATED AT OMAXE INTEGRATED TOWNSHIP AT SULTANPUR ROAD, VILLAGE SARSAWAN, TEHSIL SAROJINAGAR & DISTRICT LUCKNOW, U.P.

"RESOLVED THAT Mr. Sudhir Kumar Agarwal S/o Mr. Mahesh Chandra Agarwal R/o 3/166, Vivek Khand - 3, Gomti Nagar, Lucknow - 226010 is hereby authorized on behalf of the Company to sign and execute exchange deed as captioned above and to deal with and represent the Company with the appropriate authorities and to do the following acts, deeds and things on behalf of the Company:

- a) To sign and execute and to lodge for registration with the offices of Registrar/Sub Registrar/any other competent authority, exchange deed and such other deeds & documents and to do such acts, things or deeds as may be required or incidental thereto;
- b) To lodge for registration such Transaction Documents/other documents, as may be required, in person or through his attorney and to receive back original documents after registration from the concerned offices of Registrar/Sub Registrar/ any other competent authority;
- c) To appear before the sub-register office, stamp authorities, government or local authority on behalf of the Company and represent the Company before all these authorities and to do all the things and deeds and take all the decisions for and on behalf of the Company as may be required or incidental thereto;
- d) And to do all such acts deeds/documents or such other things as may be necessary or incidental thereto for the purposes mentioned above.

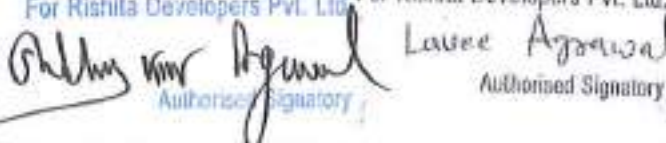
"RESOLVED FURTHER THAT the aforesaid powers granted to Mr. Sudhir Kumar Agarwal shall be valid and effective unless revoked earlier by the Board of the Company".

For Rishita Developers Pvt. Ltd.

  
Authorized Signatory

For Rishita Developers Pvt. Ltd.  
  
Authorized Signatory

For Rishita Developers Pvt. Ltd.

  
Authorized Signatory



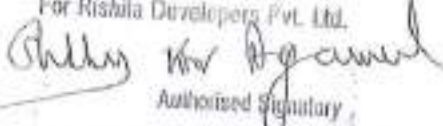
"RESOLVED FURTHER THAT a copy of this Resolution duly certified by any of the Directors of the Company be furnished to anyone concerned or interested in the matter."

*Specimen signature of Mr. Sudhir Kumar Agarwal,*



**FOR RISHITA DEVELOPERS PRIVATE LIMITED**

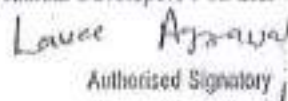
For Rishita Developers Pvt. Ltd.



Authorized Signatory

**Mr. SUDHIR KUMAR AGARWAL**  
(Director)  
Dir: 01783755

For Rishita Developers Pvt. Ltd.



Authorized Signatory

**Mrs. LAVEE AGRAWAL**  
(Director)  
Dir: 01836581

For Rishita Developers Pvt. Ltd.

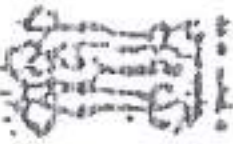


Authorized Signatory



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

OMAXE LIMITED

*Handwritten signature*

08/03/1989

Permanent Account Number

AAAC00171



18112006

*Faint text, possibly a date or reference number*





भारत सरकार  
GOVERNMENT OF INDIA



काजी सईद उर रहमान  
Quazi Sayeed Ur Rehman  
जन्म तिथि / DOB : 06/10/1978  
पुरुष / MALE



5307 3256 0633

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O: Qazi Khaliqur Rahman  
Flat no-203 Silver Height  
Appartment Khurram Nagar  
Gulshan Enclave Vikas Nagar  
Vikas Nagar Lucknow Uttar  
Pradesh - 226022

**पता:**

संबोधित: काजी खलीकुर रहमान,  
फ्लैट न-203, सिल्वर हाइट  
अपार्टमेंट, गुलशन ईन्क्लेव, खुर्रम  
नगर, विकास नगर, लखनऊ,  
उत्तर प्रदेश - 226022

5307 3256 0633



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RISHITA DEVELOPERS PRIVATE LIMITED



02/09/2008

Permanent Account Number

AAECR1191G

31122015

For Rishita Developers Pvt. Ltd.

*Shriy K. J. J. J.*  
Authorized Signatory





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

समावेश क्रम/ Enrolment No.: 1067/04862/31455

To  
सुधीर कुमार अग्रवाल  
Suchir Kumar Agrawal  
S/O: Meesh Chandra Agrawal  
3/106  
Vivek Khanda-3  
Gorinagar  
Gorinagar  
Lucknow Uttar Pradesh - 226010  
9955300234

Download Date: 20/08/2018



आपका आधार क्रमांक / Your Aadhaar No. :

**2248 9631 9397**

VID : 0192 0641 4146 1421

मेरा आधार, मेरी पहचान



सुधीर कुमार अग्रवाल  
Suchir Kumar Agrawal  
सम लिंग/DOB: 30/07/1977  
पुरुष MALE

Download Date: 20/08/2018

Download Date: 20/08/2018

**2248 9631 9397**

VID : 0192 0641 4146 1421

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन बायोमेट्रिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify Identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



पता  
सुधीर, नील चंद्र अग्रवाल, 3/106, वीक खंड 3,  
गोरिनगर, अग्रवाल,  
उत्तर प्रदेश - 226010

Address  
S/O: Meesh Chandra Agrawal, 3/106, Vivek  
Khanda-3, Gorinagar, Lucknow,  
Uttar Pradesh - 226010



**2248 9631 9397**

VID : 0192 0641 4146 1421

1067 | 0192 0641 4146 1421 | www.uidai.gov.in

For Rishita Developers Pvt. Ltd.

*Suchir Kumar Agrawal*  
Authorized Signatory





भारतीय विश्वैक पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

भाषात्मक कोड/Enrolment No.: 1477/97044/35007

To  
 मानव कुमार वर्मा  
 Manoj Kumar Verma  
 S/O Saryu Prasad  
 Kalyani Devi Civil line  
 957  
 Unnao  
 Unnao  
 Unnao Uttar Pradesh - 209001  
 9721578300

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आपका आधार क्रमांक / Your Aadhaar No. :

**2520 1174 7655**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



मानव कुमार वर्मा  
 Manoj Kumar Verma  
 जन्म तिथि/DOB: 21/10/1974  
 लिंग/ GALE

**2520 1174 7655**

मेरा आधार, मेरी पहचान



- सूचना
- आधार-संख्या का प्रयोग है, पहचान का नहीं।
  - संख्या का प्रयोग ऑनलाइन-वैधिकरण द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा बना हुआ है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार-संख्या केवल ही सरकारों और गैर-सरकारी सेवाओं का काम करने में उपयोगी होता है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
 Government of India

Address  
 S/O Saryu Prasad, Kalyani Devi  
 Civil line, 957, Unnao, Unnao,  
 Uttar Pradesh - 209001

पता:  
 S/O सयू प्रसाद, कल्याणी देवी सिविल लाइन,  
 957, उनाओ, उनाओ,  
 उत्तर प्रदेश - 209001

**2520 1174 7655**

*Handwritten signature*





*Midul*





Date of Execution : 11.08.2021  
 Place of Execution : Lucknow  
 Stamp Duty Paid : 36,48,000/-

**Short description of the Exchange deed**

|    |                                       |  |
|----|---------------------------------------|--|
| 1. | Nature of Property                    | Residential  |
| 2. | Ward/ Pargana                         | Lucknow  |
| 3. | Mohalla/ Village                      | Sarsawan<br>(Omaxe City)   |
| 4. | Details of Property<br>(First Party)  | Undivided share of<br>land for GH2 (Part)<br>Proportionate land<br>admeasuring 2813.67<br>sq mtrs for Tower C-1<br>situated at Omaxe<br>Integrated Township<br>at Sultanpur Road,<br>Sarsawan, Lucknow |
| 5. | Details of Property<br>(Second party) | Plot over Part of<br>Khasra No. 468 min<br>admeasuring 2880 sq<br>mts situated at Gram<br>Sarsawan, Lucknow  |
| 6. | Standard of<br>measurement            | sq. meter  |
| 7. | Area of First Party<br>Land           | 2813.67 Sq Mtr   |
| 8. | Area of Second<br>Party Land          | 2880 Sq Mtr  |
| 9. | Type of First Party<br>Property       | Residential  |

OMAXE LTD.  
  
 Authorized Signatory

For Rishita Developers Pvt. Ltd.  
  
 Authorized Signatory



|     |  |                 |
|-----|--|-----------------|
| 10. | Type of Second Party Property                            | Residential     |
| 11. | Consideration over excess land to be Paid by First Party | Rs. 10,44,697/- |

**Details of First Party:**

**Omaxe Ltd.**, a company incorporated under the companies Act, 1956, having its Registered office at 19 B first Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Lucknow (PAN No. AAACO0171H) through its authorized signatory **Mr. Quazi Sayeed ur Rehman** son of Late Mr. Quazi Khaliq Ur Rehman duly authorized vide Board Resolution dated 28.07.2021, hereinafter referred to as the "**First Party**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor, administrators, and permitted assigns).

**Details of Second Party:**

**M/s Rishita Developers Pvt. Ltd.** (PAN No. AAECR1191G), having its registered Office at First Floor, Coronation Anand Tower, 116-117, Vijaipur, Faizabad Road, Vibhuti Khand, Opp. Sushma Hospital, Gomti Nagar, Lucknow through its authorized Signatory **Mr. Sudhir Kumar Agarwal s/o Mr. Mahesh Chandra Agarwal** duly authorized vide Board Resolution dated 05.08.2021, hereinafter called "**The Second Party**" which expression shall mean and include its successors, administrators and permitted assigns.)

OMAXE LTD.  
S. B.  
Authorized Signatory

For Rishita Developers Pvt. Ltd.  
Sudhir Kumar Agarwal  
Authorized Signatory



**DEED OF EXCHANGE**

**This Deed of Exchange is made on 11<sup>th</sup> day of August  
2021 at Lucknow**

**BETWEEN**

**M/s Omaxe Ltd.,** (hereinafter called "**THE FIRST PARTY**" which expression shall mean and include its successors, administrators and assigns.)

**AND**

**M/s Rishita Developers Pvt. Ltd.,**(hereinafter called the '**SECOND PARTY**' which expression shall mean and include its heirs, successors, administrators and assigns).

**HISTORY AND CHAIN OF FIRST PARTY PROPERTY**

**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 2005 more commonly known as integrated Township Policy for the promotion and facilitation of private sector participation of the development of integrated Township with world class infrastructure and in compliance of the aforesaid policy the Government invited proposals for development of integrated Township in the State of U.P.

**AND WHEREAS** a High Power Committee constituted as per the guidelines and provisions of the integrated Township Policy selected First Party/Omaxe Ltd. for the development of integrated Township on Sarsawan,

**OMAXE LTD.**  
  
Authorized Signatory

For Rishita Developers Pvt. Ltd.  
  
Authorized Signatory



Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between First Party/Omaxe Ltd. and Lucknow Development Authority on 28.02.2013 and revised on dated 16.02.2017.

**AND WHEREAS** in pursuance of the said development agreements a detailed project Report (DPR) was submitted which includes Group Housing Plot No. GH-2.

**AND WHEREAS** the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No.GH-2 has been approved by the Lucknow Development Authority.

**AND WHEREAS** the land use of the proposed site conforms to the development of integrated Township as per the Master Plan of Lucknow-2021.

**AND WHEREAS** the First Party on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all piece and parcel of land in Group Housing Project earmarked as "GH-2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh.

**AND WHEREAS** the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 duly registered in the office of Sub-Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at pages 11-70 on 11.08.2006 and duly executed joint Venture Agreement

OMAXE LTD.  
Authorized Signatory

For Rishita Developers Pvt. Ltd.  
Authorized Signatory



vide Book No.1, Zild No. 12888 pages 47 to 138, S.No. 13995 registered on 03.08.2012 and in pursuance of the Joint Venture a Power of Attorney is also registered on dated 15.01.2013 vide Book No. 4, pages 227/256, Zild No. 385 and S.No. 29 in the office of Sub Registrar II Lucknow, which Power of Attorney has not been revoked till date by virtue of which First Party/Omaxe Ltd. is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permission for development.

**AND WHEREAS** the First Party submitted plan(s) for the necessary development permission(S) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) and obtained the necessary development permission(s) vide Permit no. 41815 dated July 21, 2017.

**AND WHEREAS** the Second Party has already purchased the approved FAR existing and future with respect to the development of group housing on Plot No. GH-2(Part) admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in accordance with the acceptance of the request of Second Party to obtain the sale deed in parts of Plot No.GH-2.

**WHEREAS** accordingly the First Party i.e. **Omaxe Ltd.**, is the absolute owner in possession of a Property i.e. Proportionate land Area admeasuring 2813.67 sq. meter of tower C-1out of Plot No.GH2 (Part) situated within GH-2 in Omaxe integrated Township at Sultanpur Road, Sarsawan, Lucknow (**hereinafter called as First**

OMAXE LTD.  
Authorized Signatory

For Rishita Developers Pvt. Ltd.  
Authorized Signatory



Party land which is more Particularly described in "Schedule-A").

**HISTORY AND CHAIN OF SECOND PARTY PROPERTY**

**WHEREAS** One Shri Nanha Prasad alias Nanha Yadav s/o Shri Vasudev Yadav is the recorded owner and bhumidhar of the Land bearing Khasra number 468 min admeasuring 0.2880 hectares Situated at Village Saraswan, Tehsil Sarojni Nagar, Lucknow. The name of Shri Nanha Prasad alias Nanha Yadav is recorded in the khatauni as Bhumidhar with Transferable rights under Category 1 (Ka).

**AND WHEREAS** Shri Nanha Prasad alias Nanha Yadav s/o Shri Vasudev Yadav executed and registered a sale deed dated 14.02.2020 in favour of Second Party **M/s Rishita Developers Pvt. Ltd.** which is duly registered in the office of Sub Registrar-Sarojini Nagar in book No.I, Zild No.3868 on pages 389/412 at Serial no.4552 and as such M/s Rishita Developers Pvt. Ltd is absolute owner & in possession of Land Khasra No.468 min, having area 2880 sq.mtr., Situated at village- Sarsawan, Tehsil-Sarojini Nagar & District- Lucknow. **(hereinafter called as Second Party land which is more particularly described in "Schedule-B").**

**AND WHEREAS** both the properties mentioned above are free from all encumbrances whatsoever.

**AND WHEREAS** both the parties have proposed and agreed to exchange their properties for the consideration of the other property in exchange along with their rights, title and interest to enjoy the same as

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absolute owner thereof, hence this exchange deed has been executed between both parties as per Following Terms & Conditions.

**NOW THEREFORE THIS EXCHANGE DEED WITNESSETH AS UNDER:-**

1. That in consideration of the property detailed in the **Schedule 'B'** the First party doth hereby transfer absolutely by way of exchange the property detailed in **Schedule 'A'** to the second party along with all the rights, so far held and enjoyed by the First party to hold and enjoy the same unto the Second party as absolute owner thereof free of all encumbrances whatsoever.
2. That in lieu of the excess land transferred by the Second Party in favour of First Party, the First Party is making the Payment of **Rs.10,44,697/- (Rupees Ten Lakh Forty Four Thousand Six hundred and Ninety Seven Only)**.
3. That the second party has handed over the vacant physical possession of its property as detailed in **Schedule 'B'** to the first party, at the time of execution of this deed.
4. That the first party has also handed over the vacant possession of its property as detailed in **Schedule 'A'** to the Second party, at the time of execution of this deed.

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5. That if any person claiming through either party, claims any right or privileges in respect of the properties referred to above it shall be rendered illegal and void by virtue of the present exchange deed.
6. That if either party is deprived of the property or any portion thereof by reason of any defect in the title, the other party undertakes to indemnify the same up to the extent of such loss from the person or moveable or immoveable properties of the other party wherever found in existence at that time.
7. That the Stamp duty, Court Fees and other expense in the process of execution and registration of these Present Deed is borne by the First Party exclusively. The Second Party hereby agrees to bear any future demand of stamp deficiency, penalties, interest, etc. made by the authority concerned any time after the execution of this exchange deed.
8. That the expressions "First Party" and the "Second Party" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective successors, legal representatives and permitted assigns.

**Valuation of Schedule 'A' Property:-**

That the property is situated at Omaxe City (Sarsawan). The subject land is situated more than 100 meters away from Amar shaheed Path. The circle rate fixed as Rs. 22,500/- per sq mtrs. Since the

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said land exists on 24 mtrs wide road. The land area for the FSI of said Tower is 2813.67 sq meter. Market value of the land area for first 1000 sq. Mtr at the rate comes to **Rs. 2,25,00,000/- (Rupees Two Crore and Twenty Five Lacs only)** and the Market value of remaining area of 1813.67 sq mtrs at the rate of Rs.15,750/- comes to **Rs.2,85,65,303/-(Rupees Two Crore Eighty Five lakhs Sixty Five Thousand and Three Hundred Three Only)**. Hence the market value of the Land comes to **Rs.5,10,65,303/- (Rupees Five Crore Ten lakhs Sixty Five Thousand and Three Hundred Three Only)** and accordingly Stamp Duty @ 7% on the market valuation comes to Rs.35,74,572/- say Rs.35,75,000/- as per government notification order no. S.V.K.N.-5-462/11-2006-500-(92)-2005 dated 23.02.2006 issued by Sansthatagat Vitt, Kar Evem Nibandhan anubhag-5.

However, other than exchange valuation there is a sale consideration of **Rs.10,44,697/- (Rupees Ten Lakh Forty Four Thousand Six hundred and Ninety Seven Only)** which is also involved in this present transaction.

Thus the **Total Valuation** of **Schedule 'A'** property comes to **Rs.5,21,10,000/=**

**Valuation of Schedule 'B' Property:-**

That the property is situated at (Sarsawan). The circle rate fixed as Rs. 22,500/- per sqmtrs having area 2880sq meter. Market value of the land area for first 1000 sq. mtr. at the rate comes to **Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lacs only)** and Market

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value of remaining area of 1880 sq mtrs at the rate of Rs.15,750/- comes to **Rs.2,96,10,000/- (Rupees Two Crore Ninety Six Lacs Ten Thousands Only)**. Hence the market value of the Land comes to **Rs.5,21,10,000/- (Rupees Five Crore Twenty One lacs and Ten Thousand Only)** and accordingly Stamp Duty @ 7% on the market valuation comes to **Rs.36,48,000/-** as per government notification order no. S.V.K.N.-5-462/11-2006-500-(92)-2005 dated 23.02.2006 issued by Sansthaat Vitt, Kar Evm Nibandhan anubhag-5.

The **total Valuation of Schedule 'B' Property** comes to **Rs.5,21,10,000/-**

Since valuation of both the Properties are same hence in accordance with DM Circle Rate the stamp duty of **Rs.36,47,700/= say Rs.36,48,000/=** is being paid on the transaction by virtue of E-Stamp dated 10.08.2021 vide Number IN-UP29963989083543T

#### **SCHEDULE OF PROPERTY "A"**

Proportionate land Area 2813.67 sq. meter of tower C-1 out of Plot No.GH2 (Part) situated within GH-2 in Omaxe integrated Township at Sultanpur Road, Sarsawan, Lucknow.

#### **BOUNDARIES OF SCHEDULE "A" PROPERTY -**

East : 9mtrs Road thereafter other proposed site  
 West : Setback thereafter Tower No.B-1 & Green Area  
 North : Tower No.C-2  
 South : Setback area thereafter 24 mtr road

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For Rishika Developers Pvt. Ltd.  
  
 Authorized Signatory



**SCHEDULE OF PROPERTY "B"**

Plot over Khasra No.468 Min, having area 2880 Sq Mtr, situated at Village Sarsawan, Pargana-Lucknow, Tehsil-Sarojini Nagar, Distt – Lucknow.

**BOUNDARIES OF SCHEDULE "B" PROPERTY –**

East : Part of Khasra No.468  
West : Khasra No.467  
North : Road and Khasra No.445  
South : Part of Khasra No.468

**SCHEDULE OF PAYMENT**

1. An Amount of **Rs. 10,34,250/- (Rupees Ten Lakh Thirty Four Thousand and Two Hundred Fifty Only)** vide NEFT No. N219210700004300 dated 07.08.2021 drawn on Yes bank is being Paid by the First Party to second Party.
2. The First party and the Second Party will pay their respective TDS as applicable.

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Authorized Signatory

For Rishita Developers Pvt. Ltd.  
Authorized Signatory



In witness whereby the said First Party and Second Party have signed and executed this Deed of Exchange, without any pressure, coercion or undue influence whatsoever and put their hands to the contents of this Deed of Exchange & its Duplicate in presence of the following witnesses, on the day, month and year first above mentioned.

**WITNESSES:**

**1. Manoj Kumar Verma**  
S/o- Saryou Prasad Verma  
R/o- Kalyani Devi Civil Lines  
957, Unnao (U.P.)



OMAXE LTD.  
( *S.S.B.* )  
Authorized Signatory  
Omaxe Ltd  
First Party 

**2. Mridul Awasthi**  
S/o- Diwakar Awasthi  
R/o- 266/531, B, Bhadewa  
Khala Bazar, Lucknow (U.P.)



For Rishita Developers Pvt. Ltd.  
*Shubh Kumar*  
Authorized Signatory  
(  )  
Rishita Developers  
Pvt. Ltd  
Second Party

Typed by: -  
Riya Tandon Bhalia  
(Advocate)



*Charan D S Bedi*  
Charan D S Bedi  
Advocate  
(P.L.L.B.)  
Drafted by:  
Charan D S Bedi  
(Advocate)  
Mob No.9935717131

विनिमय विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 23463

वर्ष: 2021

प्रतिफल- 52110000 स्टाम्प शुल्क- 3648000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 521100 प्रतिलिपिकरण शुल्क - 80 योग : 521180

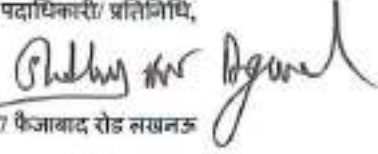
श्री रिश्मिता डेवलपर्स प्रा० लि० द्वारा

सुधीर कुमार अग्रवाल अधिवृत्त पदाधिकारी/ प्रतिनिधि,

पुत्र श्री महेश कुमार अग्रवाल

व्यवसाय : अन्य

निवासी: आनन्द टावर 110/117 कैजाबाद रोड लखनऊ



श्री, रिश्मिता डेवलपर्स प्रा० लि० द्वारा

सुधीर कुमार अग्रवाल अधिवृत्त  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक

11/08/2021 एवं 05:28:20 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उप निबंधक : सरौजनीनगर

लखनऊ

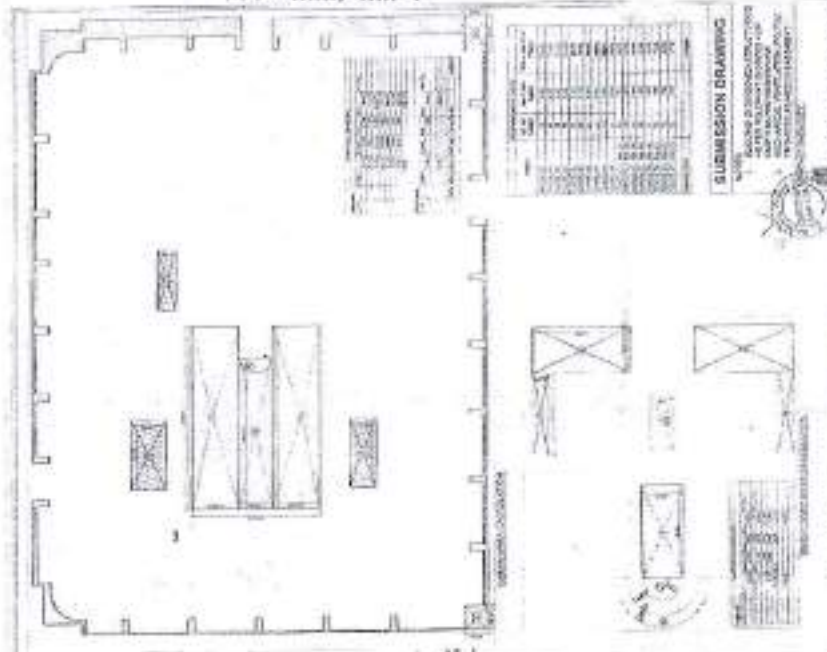
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ओम प्रदीप सिंह  
निबंधक लिपिक



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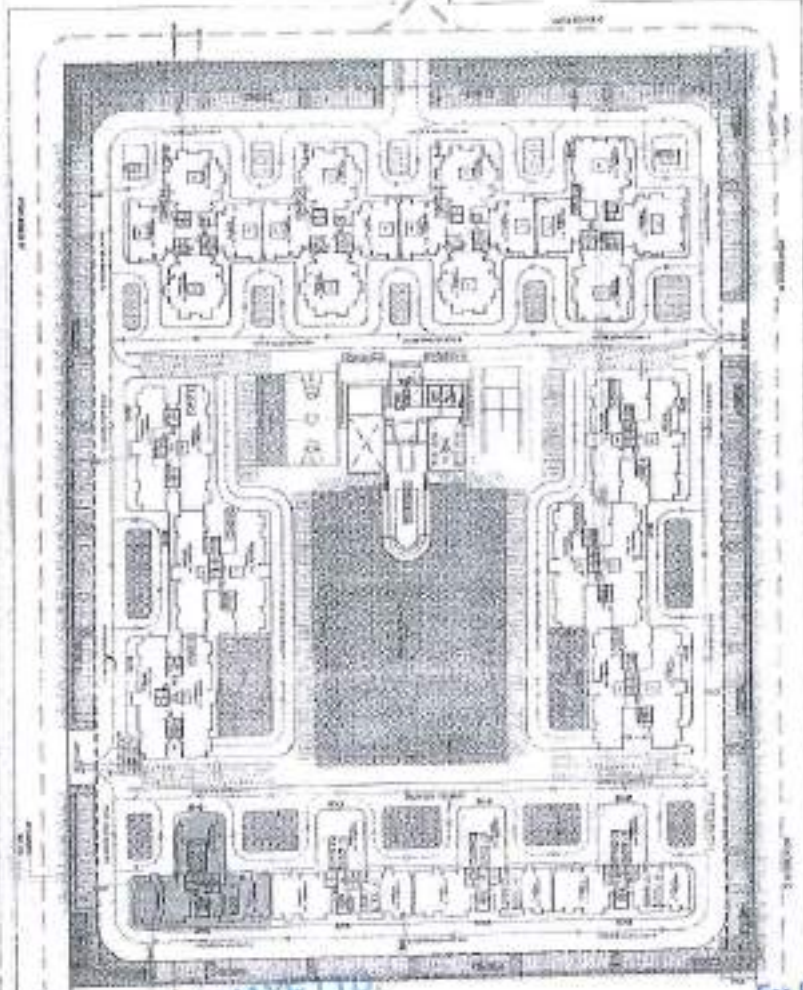
NOTES:  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.  
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.



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| NO. | REVISIONS         | DATE       |
|-----|-------------------|------------|
| 1   | ISSUED FOR PERMIT | 10/10/2023 |
| 2   | ISSUED FOR PERMIT | 10/10/2023 |
| 3   | ISSUED FOR PERMIT | 10/10/2023 |
| 4   | ISSUED FOR PERMIT | 10/10/2023 |
| 5   | ISSUED FOR PERMIT | 10/10/2023 |
| 6   | ISSUED FOR PERMIT | 10/10/2023 |
| 7   | ISSUED FOR PERMIT | 10/10/2023 |
| 8   | ISSUED FOR PERMIT | 10/10/2023 |
| 9   | ISSUED FOR PERMIT | 10/10/2023 |
| 10  | ISSUED FOR PERMIT | 10/10/2023 |

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| NO. | REVISIONS         | DATE       |
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| 9   | ISSUED FOR PERMIT | 10/10/2023 |
| 10  | ISSUED FOR PERMIT | 10/10/2023 |

FOR PERMIT TO CONSTRUCT

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**OMAX LTD.**  
*[Signature]*  
 Authorized Signatory

For Rishita Developers Pvt. Ltd.

*[Signature]*  
 Authorized Signatory

FOR PERMIT TO CONSTRUCT

वही सं०: 1

रजिस्ट्रेशन सं०: 23463

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रत्येकानुसार उक्त

प्रथम पक्ष: 1

श्री ओमेक्स लि० के द्वारा काजी सईदउर रहमान, पुत्र

श्री काजी खालिकउर रहमान

निवासी: द्वितीय तल टी सी 34/वी 2 सय्कर टावर  
लखनऊ

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री रिषिता डेवलपर्स प्रा० लि० के द्वारा सुधीर कुमार

अग्रवाल, पुत्र श्री महेश कुमार अग्रवाल

निवासी: आनन्द टावर 116-117 फैजाबाद रोड लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1



श्री मनोज कुमार वर्मा, पुत्र श्री सरयू प्रसाद वर्मा

निवासी: 957 कल्याणी देवी सिविल लाइन उन्नाव

व्यवसाय: अन्य

पहचानकर्ता: 2



श्रीमती अदुल अवस्थी, पुत्री श्री दिवाकर अवस्थी

निवासी: 266/531बी खाला बाजार लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः अद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी:

निर्मल सिंह

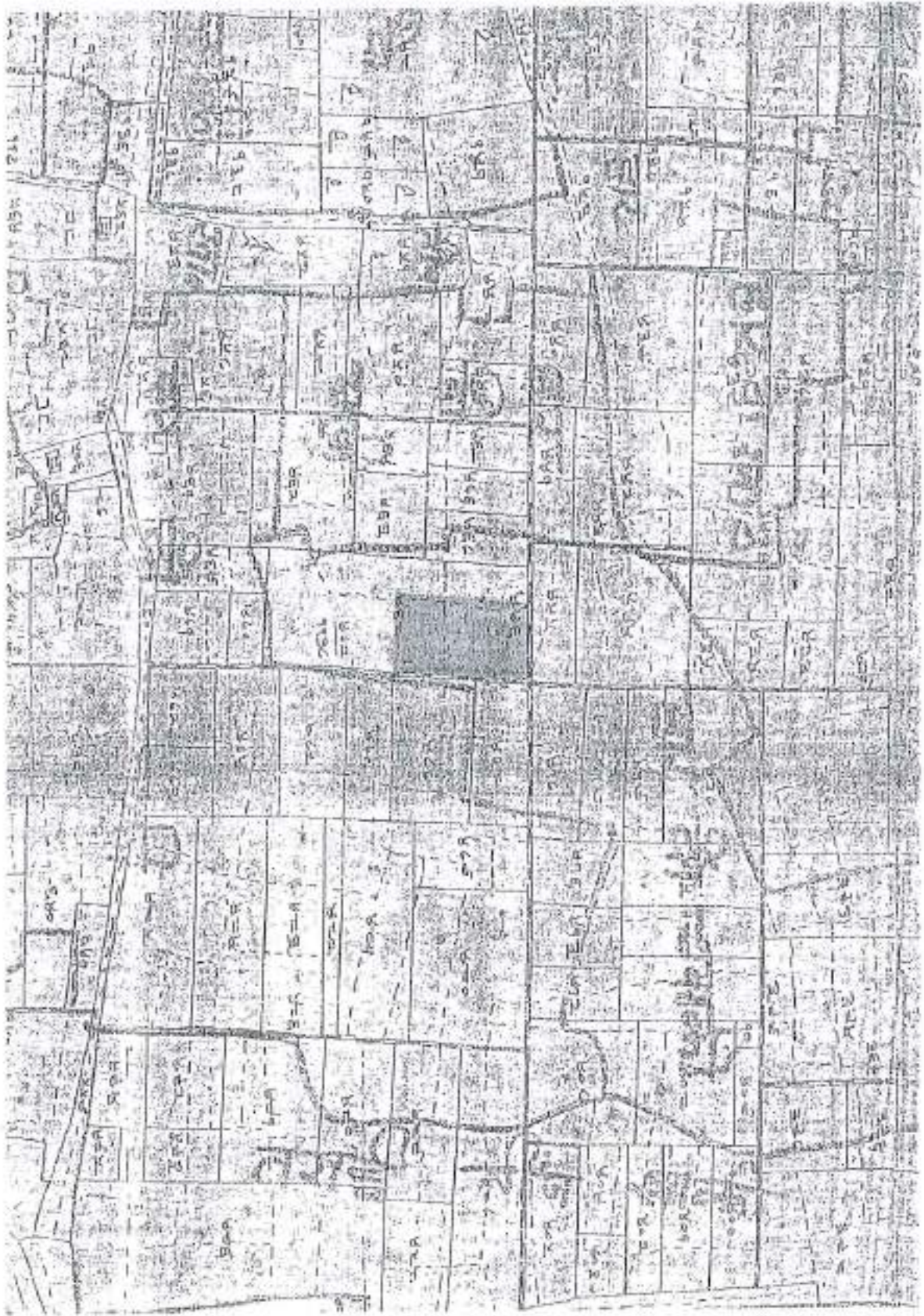
उप निबंधक - मरोजनीनगर

लखनऊ

ओम प्रतीप सिंह

निबंधक लिपिक

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OMAXE LTD.  
S.O.  
Authorized Signatory

For Rishita Developers Pvt. Ltd.

*Shubhendra Kumar Agarwal*  
Authorized Signatory

आवेदन सं०: 202101041030611

बही संख्या 1 जिल्द संख्या 6885 के पृष्ठ 283 से 312 तक क्रमांक  
23463 पर दिनांक 11/08/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

11/08/2021

