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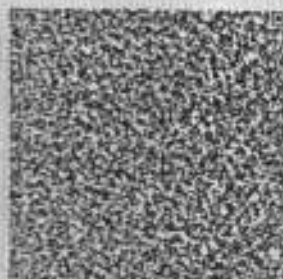
INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP00421863572981M
Certificate Issued Date : 17-Jun-2014 03:30 PM
Account Reference : SHCIL (FI) upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100501925357330M
Purchased by : BHAVISHYA BUILDCON PVT LTD
Description of Document : Article 23 Conveyance
Property Description : KHASRA NO 136 AND 137, SITUATED IN VILLAGE ARDONAMAU, TEH AND DIST LUCKNOW. ADMEASURING 0.537 HECTARE
Consideration Price (Rs.) : 0
(Zero)
First Party : CRYSTAL CONSTRUCTION
Second Party : BHAVISHYA BUILDCON PVT LTD
Stamp Duty Paid By : BHAVISHYA BUILDCON PVT LTD
Stamp Duty Amount(Rs.) : 5,30,500
(Five Lakh Thirty Thousand Five Hundred only)

19401



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nto
crystal
Limited
Auth. Signatory

Ash

Crystal Constructions

Partner/Authorized Signatory

XM 0000352946

SALE DEED

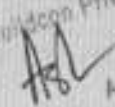
Valuation : Rs. 75,77,000 /-
Stamp Duty : Rs. 5,30,500 /-

BRIEF DESCRIPTION OF PROPERTY UNDER SCHEDULE-A

1. Type of Land : Agriculture
2. Ward/Pargana : Lucknow
3. Mohalla/Village : Ardonamau, Pargana, Tehsil
& District Lucknow
4. Detail of Property : Khasra No 136 and 137,
Khata Khatauni No 00020
situated in Ardonamau,
Pargana, Tehsil & District
Lucknow measuring 0.537
Hec
5. Unit of measurement : Hectare
6. Location of Road : More than 100 mts away
from Shaheed path and
Sultanpur road
7. Details of other : No
(9 mtr. wide Road/Comer)

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Auth. Signatory

Khasra No 136 and 137 area measuring 0.537 hect situated in
village Ardonamau, Pargana, Tehsil & District Lucknow.

Boudaries of Khasra No 136

East - Khasra No. 137
West - Khasra No.135
North - Khasra No.134
South - Khasra No.140

Boudaries of Khasra No.137

East - Khasra No 189
West - Khasra No 134, 136 and 140
North - Khasra No. 133 and 132
South - Khasra No 138 and 139

DETAILS OF SELLER

CRYSTAL Construction, having its registered office at . 57-Srijan Bihar, Vipul Khand, Gomti Nagar, Lucknow, through its Authorized Signatory, Mr. Nilendra Pandey S/o Late A. K. Pandey, duly authorized through a resolution passed on 13.06.2014 by the Board of the company (hereinafter referred to as the "SELLER/ FIRST PARTY" which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the SELLER/ FIRST PARTY.

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Auth. Signatory

DETAILS OF PURCHASER

BHAVISHYA BUILDCON PVT.LTD., having its registered office at 17-B, MGF House , Asaf Ali Road, New Delhi -110002, through its Authorized Signatory, Mr. Ashu Bajpai s/o Dr R.C.Bajpai, duly authorized through a resolution passed on 10.02.2014 by the Board of the company (hereinafter referred to as the "**PURCHASER/SECOND PARTY**" which expression unless repugnant to the context shall mean and always mean and include its successors, legal representatives, administrators, executors and assigns) of the **PURCHASER/SECOND PARTY**.

Seller and Purchaser shall be collectively referred to as Parties

WHEREAS the Seller has, after taking requisite approval from the statutory authorities purchased Khasra No. 136 and 137 ,Khata Khatauni No. 00020, Fasali year 1418 to 1423, situated in Village Ardaunamau, Tehsil and District Lucknow, measuring area 0.537 Hectare, from Bairagi Ram S/o Late Bechu through sale deed dated 26.07.2012 registered on Bahi No. 1, Zild No. 12852, on pages 101-122, at serial no. 13488 in the office of Sub Registrar-II, Lucknow (hereinafter referred to as the "Said Land"). By virtue of the aforesaid sale deed, the Seller has become the absolute owner and bhumidhar in possession of the Said Land. The name of the Seller has got mutated & endorsed in the revenue record i.e. Khatauni dated 17.12.2013, Fasli Year 1418 – 1423 vide order dated 21.11.2012, more clearly detailed and described in the **Schedule A** at the end of this deed.

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[Signature]

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[Signature]
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AND WHEREAS the Purchaser is in the business of construction and development of real estate projects and is currently developing an integrated residential township project by the name "Gomti Greens" on an area of 226.37 acres (approx.) of land situated at Village Sasawa, Ardonamau, Ahmamau and Pargana, Tehsil and District Lucknow, U.P (hereinafter referred to as the "Project").

AND WHEREAS, the Seller, being the absolute owner of the said Land has agreed to sell and transfer the said Land to the Purchaser and the Purchaser has agreed to purchase the said Land for the consideration as mentioned thereof and execute and register present sale deed and to deliver actual physical possession of the said Land to the Purchaser.

**NOW THEREFORE THIS SALE-DEED WITNESSETH AND IT IS
HEREBY MUTUALLY SETTLED & AGREED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS**

1. That in consideration of the Purchaser issuing allotment letter and executing Agreement for the allotment of 2000 Sq mtrs of developed plots/ land in the Project in favour of the Seller, the Seller hereby sell/ transfer the rights, title and ownership of land admeasuring 0.537 hectares under Khasra No. - 136 and 137 situated in village Ardonamau, Tehsil and District - Lucknow ("Said Land") in favour of Purchaser. Consideration has been detailed and described in the **Schedule B** of this Sale Deed.
2. That the Seller declares that the Seller is the lawful owner in possession of the said Land along with all rights appurtenant thereto and that the Seller has got a clear marketable title in respect of the Said Land. The Seller further assured the Purchaser that the

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said Land is free from all types of encumbrances, mortgages, acquisition proceedings, charges, taxes, liens, restrains, orders, gift, security, attachments etc and no litigation or dispute whatsoever is pending in respect of the same before any court or authority


3. That the Seller do hereby sell, transfer, convey and assign absolutely to the Purchaser the Said Land and all that it has including all rights of easements attaching in favour thereof and other things which may be already recoverable in relation to the said Land, to the Purchaser, to hold and possess the same unto and use and enjoy the same as absolute owner thereof. The Seller further confirms that the Seller is not left with any right, interest or title in the land in question which has now become the absolute Land of the Purchaser.
4. That the Seller has handed over the vacant possession of the said Land to the Purchaser with all its rights and privileges so far held and enjoyed by the Seller for ever free from all encumbrances whatsoever.
5. That if any person claims through the Seller any right or privileges in respect of the said Land, it shall be rendered illegal and void by virtue of the present sale-deed and if the Purchaser are deprived of the said Land or any portion of the said Land, by reasons of any defect in the title or area, the Seller undertakes to indemnify to the Purchaser to the extent of such loss or losses as the case may be, from his other movable or immovable properties or from both, found in existence at that time.

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Auth. Signatory

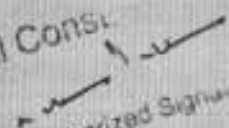
6. That the Seller has assured that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the said Land sold to the Purchaser, till the date of the execution of the sale-deed and in case any outstanding amount of dues, taxes, charges or liens etc are subsequently discovered unpaid, the same shall be payable by the Seller and the Purchaser shall have no concern with the same.
7. That the Purchaser will get its name mutated in the records of the concerned departments at its own costs and the Seller will cooperate with the Purchaser for the same. The Seller further covenants to the Purchaser to do all future acts as may be required for the mutation in favour of the Purchaser in respect of the said Land.
8. That the Purchaser shall bear all expenses of stamp duty, registration charges/fee and all other misc. expenses in connection with the execution and registration of the sale deed.
9. That the Seller confirms that the said Land does not belong to Scheduled Caste/ Scheduled Tribe Land.
10. That the Seller confirms that the said Land is not part of or under any land acquisition proceedings with any authority or Court and does not belong to Graam Sabha and is not under Patta.
11. That the Seller confirms that there is no well, hand pump or construction on the said Land.

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Auth. Signatory



For Bhavishya Builders Private Limited

Auth. Signatory

Crystal Const.

Partner/Authorized Signatory

विक्रय पत्र

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प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शुल्क लगभग

क्रिस्टल कां० द्वारा अधि०हस्० निलेन्द्र पाण्डेय

पुत्र श्री

स्व० ए० के० पाण्डेय

व्यवसाय- व्यापार

निवासी स्थायी 57 सृजनं बहार विपुल खण्ड गोमती नगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 17/6/2014 समय 4:55PM
बड़े निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

17/6/2014

निष्पादन लेखपत्र वाद सुनने व समझने मनुमन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता केता

क्रिस्टल कां० द्वारा अधि०हस्० निलेन्द्र पाण्डेय
पुत्र श्री स्व० ए० के० पाण्डेय
पेशा व्यापार
निवासी 57 सृजनं बहार विपुल खण्ड गोमती
नगर लखनऊ



भविष्य बिल्डकॉन प्रा०लि० द्वारा आशु बाजपेयी
पुत्र श्री का० आर० सी० बाजपेयी
पेशा नौकरी
निवासी 17- बी एम०जी०एफ० हाउस असफ अली
रोड न्यू दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री मनीष पाण्डेय

पुत्र श्री की० के० पाण्डेय

पेशा नौकरी

निवासी एम०आर०एम०जी०एफ० पैपर मिल लखनऊ

व श्री आलोक श्रीवास्तव

पुत्र श्री स्व० के० एन० वर्मा

पेशा नौकरी

निवासी एल०आई०जी-27 सेक्टर जी जानकीपुरम लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के विज्ञान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

12. That the Seller confirm that in case any approval or permission is required from any statutory authority for the execution of this Sale Deed or the Said land being purchased, it shall be the responsibility of the Seller to get the approval from the said statutory authority at its own cost and expense.
13. That the Said Land is not situated at corner side or two side road and is also not situated at 9 mtr. wide road.
15. That the Said Land is more than 100 mtr. away from Shaheed Path or any other prescribed highway in parishisht Ka, and said Plot under the sale deed is in shape of a plot of land, having no construction thereon.
15. That the total land area of Khasra No.- 136 and 137 is 0.537 Hect., situated at Village - Ardonamau, Tehsil and District - Lucknow and circle rate of the land of the area is fixed at Rs. 1,12,00,000/- per Hect. (as the land is situated within 100 mtr. radius of development area) as fixed by the Collector, Lucknow. Total area 0.537 Hect. = 0.063 Hect. + 0.474 Hect., the value of 0.063 Hect. which is calculated @ Rs. 3600 per sq. mtr., which comes to Rs. 22,68,000/- and the value of 0.474 Hect., which is calculated @ Rs. 1,12,00,000 per Hect., which comes to Rs. 53,08,800/-. Thus the total valuation of the said land comes to Rs. 75,76,800/- and the sales consideration paid to the aforesaid plot is as per mention page 04 para 01. The stamp duty of amounting to Rs. 5,30,500/- is being paid on the market value through e-Stamp bearing certificate no. IN-UP00421863572981 dated. 17.06.2014.

Crystal Constructions
Partner/Authorized Signatory

For Bhavishya Buildcon Private Limited

ASL

Auth. Signatory

विक्रेता

Registration No.: 9766

Year: 2,014

Book No.: 1

0101 क्रिस्टल काँठ द्वारा अधि०हस्० निलेन्द्र पाण्डेय

स्व० ए० के० पाण्डेय

57 सृजनः बहार विपुल खण्ड गोमती नगर लखनऊ
व्यापार



SCHEDULE A

SCHEDULE OF THE LAND

("SAID LAND")

Plot khasra no.136 admeasuring 0.129 Hect. having Khata khatauni no.00020 Fasli Year 1418 to 1423 situated Village Ardaunamau, Tehsil and District Lucknow bounded as below:

East	-	Khasra No. 137
West	-	Khasra No.135
North	-	Khasra No.134
South	-	Khasra No.140

Plot khasra no.137 admeasuring 0.408 Hect. having Khata khatauni no.00020 Fasli Year 1418 to 1423 situated Village Ardaunamau, Tehsil and District Lucknow bounded as below:

East	-	Khasra No 189
West	-	Khasra No 134, 136 and 140
North	-	Khasra No. 133 and 132
South	-	Khasra No.138 and 139

Crystal Constructions
Partner/Authorized Signatory

For Bhavishya Buildcon Private Limited
Auth. Signatory

क्रेता

Registration No. : 9766

Year : 2,014

Book No. : 1

0201 भविष्य बिल्डयॉन प्रा0लि0 द्वारा आशु बाजपेयी
डा0 आर0 सी0 बाजपेयी
17- बी एम0जी0एफ0 हाउस असफ अली रोड न्यू दिल्ली
नौकरी



SCHEDULE B

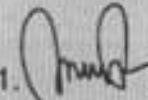
CONSIDERATION DETAILS

In lieu of sales consideration amount the purchaser/second party is providing allotment of 2000 sq mtrs of developed plots/ land in the Project in favour of the Seller by way of issuance of :

1. Allotment Letter dated 17.06.2014 issued by Emaar MGF Land Limited in the name of the Seller;
2. Agreement executed between the Parties for the Developed plots/ Land

IN WITNESS WHEREOF, we, the above named SELLER and the PURCHASER, without any pressure, coercion or undue influence whatsoever, put their respective hands & seal to the contents of this sale-deed in presence of the following witnesses on this 17th day June of 2014 at Lucknow.

WITNESSES

1.  (Monish Pandey)
90 Shri B. K. Pandey
Rajpur Mill compound, Lucknow
2. Alok Srivastava
ALOK SRIVASTAVA
S/o Late Sri K. N. VERMA
H.F.G-27, Sec-G, Janakipuram
Lucknow-21.

SELLER
Crystal Constructions
Partner/Authorized Signatory

PURCHASER
For Bhavishya Buildcon Private Limited
 Auth. Signatory

आज दिनांक 17/06/2014 को

वही सं. 1 जिल्द सं. 15446

पृष्ठ सं. 187 से 212 पर कमांक 9766

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

17/6/2014

