

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

D 604693

08 JUL 2014

(1)

DETAILS OF INSTRUMENT IN SHORT

Nature of Property	: Residential [Group Housing]
Ward	: Bijli Paasi
Mohalla	: Aurangabad Khalsa

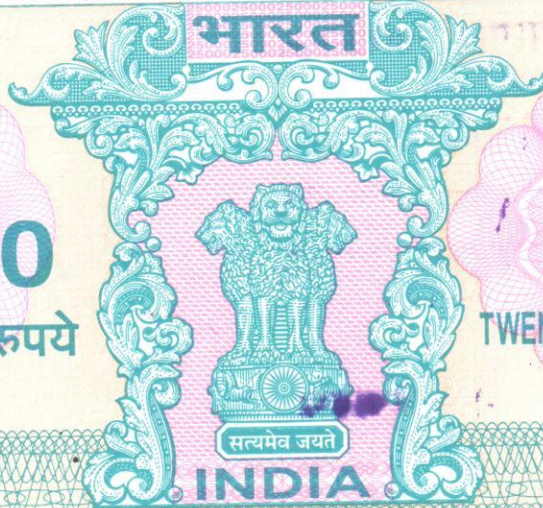
RAMNIYA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA REAL ESTATE PVT. LTD.

Contd....

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D 604694

08 JUL 2017

(2)

Standard of Measurement	: Sq. Mtr.
Area of Land	: 3910
Type of property	: Plot [Khasra No. 1315, Village Aurangabad Khalsa, Lucknow, (U.P.)]
Consideration	: Rs. 3,03,14,504/-
Valuation	: Rs. 2,97,32,230 /-
Stamp Duty Paid	: Rs. 21,22,100/-

BOUNDARIES :

East	-	9 Mtr. wide Road and Other's House
West	-	Other's Property
North	-	Other's Property
South	-	12 Mtr. wide Road

For LAKSHYA REAL ESTATE PVT. LTD.

Contd.....

RAJNIVA ESTATE DEVELOPERS (P) LTD.

Authorised Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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D 604695

08 JUL 2014

(3)

Details of Seller	Details of Purchaser
<p>RAMNIYA ESTATE DEVELOPERS PVT. LTD. a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019 through its Authorised Signatories Mr. Quazi Sayeed-ur-Rehman S/o Late Qazi Khaliqur Rahman jointly with Mr. Manoj Kumar Verma S/o Sh. S.P.Verma</p>	<p>LAKSHYA REALINFRA PVT. LTD. a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at C-1/64, First Floor, New Ashok Nagar , Delhi-110096 through its authorized Signatory Mr. Suresh Chandra Agarwal</p>

RAMNIYA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA

Contd.....

Authorized Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

D 604692

08 JUL 2014

(4)

SALE DEED

THIS SALE DEED is made and executed at Lucknow on this 21st Day of July, 2014

BY

RAMNIYA ESTATE DEVELOPERS PVT. LTD. a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10 , Local Shopping Centre, Kalkaji , New Delhi-110019 through its authorized Signatory Mr. Quazi Sayeed-ur-Rahman Jointly with Mr. Manoj Kumar Verma both are duly authorized by Board Resolution dated 17th July 2014 (hereinafter referred to as the "SELLER" which expression shall, unless excluded by or repugnant to the context or the

Contd.....

RAMNIYA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA REALINFRA PVT. LTD.



उत्तर प्रदेश UTTAR PRADESH

255490

AW 255490

(5)

meaning thereof be deemed to include its successors, assigns, legal and authorized representatives) of the FIRST PART.

In favor of

LAKSHYA REALINFRA PVT. LTD. a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at C-1/64, First Floor, New Ashok Nagar, Delhi-110096 through its authorized Signatory Mr. Suresh Chandra Agarwal, duly authorized by Board Resolution dated 16th July 2014 (hereinafter referred to as the "PURCHASER" which expression shall, unless excluded by or repugnant to the context or the meaning thereof be deemed to include its successors, assigns, legal and authorized representatives) of the SECOND PART.

For LAKSHYA REALINFRA PVT. LTD.

RAMNIYA ESTATE DEVELOPERS (P) LTD.

contd.....
Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

AW 255489

04 JUL 2014

(6)

(The expression Seller and Purchaser shall individually refer to as Seller and Purchaser and collectively referred to as "Parties").

The expressions Seller and Purchaser hereinbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

WHEREAS, the Seller is the absolute owner in possession with transferable rights in relation to the Land of Khasra No. 1315, measuring area 0.391 Hectare i.e. 3910 Sq.mtr. situated at Village-Aurangabad Khalsa, Ward-Raja Bijli Pasi, Pargana-Bijnaur, Tehsil & District Lucknow, (hereinafter referred to as the said 'Property'),

RAMNIYA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA REALINERA PVT. LTD.

Contd.....

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

AW 267520
08 JUL 2014

(7)

AND WHEREAS, the Seller purchased the said property from its previous owner Sri Narain son of Sri Mangal R/o Village-Khwajapur, Pargana-Bijnaur, Tehsil & District Lucknow through a registered sale deed dated 09.12.2004, which is duly registered in the office of Sub Registrar-I, Lucknow, vide Book No. I, Khand 6581 Pages 204/264 at Serial No. 10662 dated 09.12.2004 and the name of seller has already mutated in land Revenue Records.

AND WHEREAS the said Property has been duly approved by the Lucknow Development Authority as a residential Group Housing Plot for development and construction of a Group Housing Project thereon as per sanctioned FSI in respect thereof.

RAMNIVA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA REAL ESTATE PVT. LTD.

Contd.....



उत्तर प्रदेश UTTAR PRADESH

AW 267519

08 JUL 2014

(8)

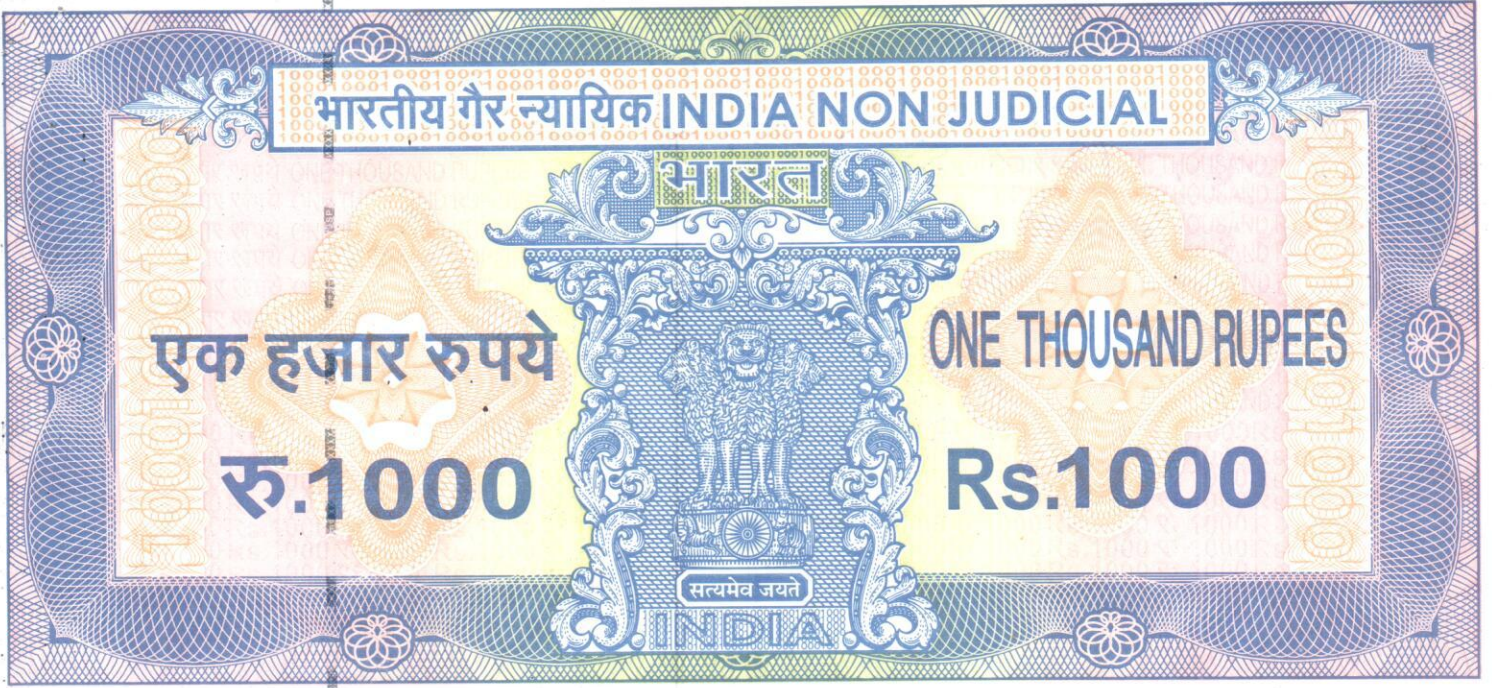
WHEREAS the Purchaser approached and offered the Seller to purchase and the Seller accepted to sell the sanctioned FSI admeasuring 5120.52 sq. mtrs. as against residential Group Housing plot on Khasra No. 1315 measuring 0.391 hect. i.e. 3910 Sq. Meter situated at Village Aurangabad Khalsa, Lucknow, shown in the plan annexed and detailed in the Schedule of Property given at the front of this deed to the Purchaser for a total sale consideration of Rs. 3,03,14,504/- only (Rupees Three Crores Three Lacs Fourteen Thousand Five Hundred and Four only) the receipt whereof the Seller hereby accepts and acknowledges.

AND WHEREAS in pursuance thereof the seller doth hereby executes this sale deed in favour of purchaser subject to the terms and conditions mentioned hereinafter.

RAMNIYA ESTATE DEVELOPERS (P) LTD.

Contd.....


Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

AG 059448

08 JUL 2014

(9)

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said amount of 3,03,14,504/- only (Rupees Three Crores Three Lacs Fourteen Thousand Five Hundred and Four only) the receipt whereof the Seller hereby accepts and acknowledges, the seller both hereby sells, conveys and assigns absolutely to the purchaser the said sanctioned FSI.
2. That the seller has handed over the vacant possession of the property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the seller.
3. That if any person claims through the seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal

RAMNIYA ESTATE DEVELOPERS (P) LTD.

Contd.....

For LAKSHYA REALINFRA PVT. LTD.



उत्तर प्रदेश UTTAR PRADESH

AG 059447

(10)

and void by the virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from its other moveable or immovable properties wherever found in existence at that time.

4. That all constructions pursuant to the said FSI shall be carried out by the Purchaser at its own cost and expenses and shall be made strictly in accordance with the sanctioned building plans and drawings in respect thereof by the competent Authority and that

MOT LANDSIA REALINTRA PVT. LTD.

RAJINIYA ESTATE DEVELOPERS (P) LTD.

Contd.....
Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

CC 766039

(11)

the Purchaser shall be exclusively and solely liable for any violations thereof.

5. That the purchaser shall be solely and exclusively responsible for the maintenance of the services and facilities within the complex comprising of individual flats/floors within the buildings and blocks so constructed pursuant to such FSI sale.
6. That for the purposes of calculation of stamp duty the subject matter of this sale deed may be considered to be the land measuring 0.970 Acres = 3910 Sq.mtr with an FSI of 5120.52 Sq.mtr. As per rate list notified for stamp duty/valuation by Collector, Lucknow for FSI, the valuation is to be taken on the basis of land. To

RAMNIYA ESTATE DEVELOPERS (P) LTD.

*01 LAKSHYA REALTY PVT. LTD. Contd.....

Authorised Signatory

(12)

avoid controversy total land area may be taken into consideration for valuation of this instrument.

That the area of residential Group Housing corner plot total area is 3910 Sq.mtr. valuation whereof for the first 1000 sq.mtrs. @ 8900/- per Sq.mtr comes to Rs.89,00,000/ and rest area is of 2910 Sq. Meter @ Rs.6230/per Sq. meter (30% @ Rs. 8900 /) comes to Rs.1,81,29,300/= the total valuation of the property comes to Rs.2,70,29,300/ and the land is situated at corner , hence the valuation enhanced by 10%. Thus the total valuation of the property comes to Rs.2,97,32,230/= (Rupees Two Crores Ninety Seven Lacs Thirty Two Thousand Two Hundred and Thirty Only) but the sale consideration is Rs.3,03,14,504/ (Rupees Three Crores Three Lacs Fourteen Thousand Five Hundred and Four Only.) as such the stamp duty of Rs.21,22,100/- (Rupees Twenty One Lacs Twenty Two Thousand and One Hundred Only) is being paid on consideration through following manner i.e. Rs. 20,00,000/- through e-Stamp Certificate No. IN-UP00352605700448M dt. 02.05.2014 & Rs. 1,22,100/- through General Stamp, as per[Article 23 of Schedule I-B of Stamp Act. It is situated at more than 100 Meters away from Raibareilly Road and Shaheed Path.

SCHEDULE OF PROPERTY

All the piece and parcel of land comprising of Khasra No. 1315 admeasuring approx 3910 Sq.Mtr. = 0.970 Acres situated Village Aurangabad Khalsa, Lucknow (U.P.) shown in the plan annexed and bounded as under –

East	-	9 Mtr. wide Road and Other's House
West	-	Other's Property
North	-	Other's Property
South	-	12 Mtr. wide Road

RAMNIYA ESTATE DEVELOPERS (P) LTD.

For LAKSHYA REALTY PVT. LTD.

Authorised Signatory
Authorised Signatory

Contd.....

(13)

IN WITNESS WHERE WE the above named seller and the purchaser have put their respective hands and finger prints to these presents on the date; month and year mentioned first above.

WITNESSES :

1.

Santosh Singh
S/o Shri V. P. Singh
Lakshya Realinfra Pvt. Ltd.
Asok marg, Hazratganj
Lucknow

SELLER

Authorized Signatory
RAMNIA ESTATE DEVELOPERS (P) LTD.
(Quazi Sayeed-ur-Rahman)
RAMNIA ESTATE DEVELOPERS (P) LTD.

(Manoj Verma)

RAMANIA ESTATE DEVELOPER PVT. LTD.
PAN NO. AACCR 7901E

2.

Ashwani Sanyal
S/o Sri Aditya Kumar
F-9062
Rajgiri Park
Lucknow

PURCHASER

Authorized Signatory
For LAKSHYA REALINFRA PVT. LTD.
(Suresh Chandra Agrawal)
LAKSHYA REALINFRA PVT. LTD.
PAN NO. AABCL5225G

Typed by

(Sonu Balaji)

Collectorate, Lucknow.

Drafted by -

(Sarvesh Kumar Gupta)

Advocate

Collectorate, Lucknow.

Mob.No. 9839011727

Contd.....

मानचित्र - भूखण्ड

एक किता प्लाट संख्याX..... खसरा संख्या1315.....

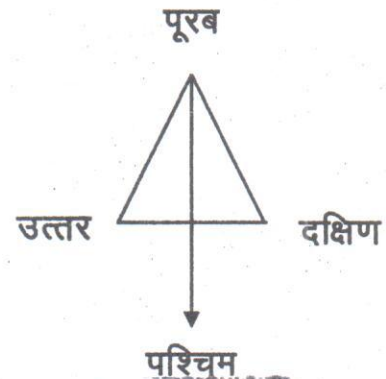
क्षेत्रफल3910..... वर्गमीटर स्थित Vill. Aurangabad Khals 9
ward Raja Bijli pari Lucknow

चौहद्दी

पूरब : 9 Mtr Road and other House
पश्चिम : other property
उत्तर : other property
दक्षिण : 12 Mtr wide Road.

प्लाट क्षेत्रफल

.....3910..... वर्गमीटर



RAJAWASTATE DEVELOPERS (P) LTD.

[Signature]

हस्ताक्षर विक्रेता

For LAKSHYA REALINFRA PVT. LTD.

[Signature]

हस्ताक्षर विक्रेता

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निबन्धक (प्रथम)

कम सं० 28499

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

21-Jul-2014

प्रस्तुतकर्ता या प्रार्थी का नाम

रमनिया इस्टेट डेव, प्रा० लि० द्वारा अध, ह, का

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

30,314,504 / 29,733,000.00

1. रजिस्ट्रीकरण शुल्क 10,000.0

2. प्रतिलिपिकरण शुल्क 40

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिपमाणी करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योग

10,040.0

शुल्क वसूल करने का दिनांक

21-Jul-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

21-Jul-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

15598/15

MANTU SUBARNO
DY. MANAGER
PNB HG LUCKNOW

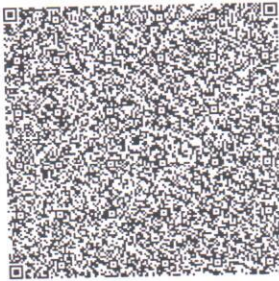


सत्यमेव जयते

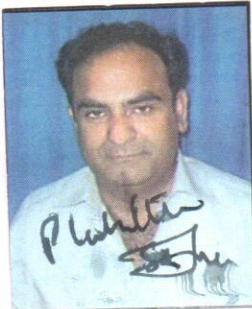
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

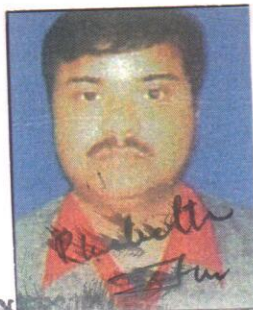
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Certificate Issued Date : 02-May-2014 05:18 PM
Account Reference : NONACC (BK)/ uppnbbk02/ HAZRATGANJ/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPPNBBK0200417228309123M
Purchased by : LAKSHYA REALINFRA PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT KHASRA NO 1315 VILLAGE AURANGABAD KHALSA LUCKNOW.
Consideration Price (Rs.) : 3,03,14,504
(Three Crore Three Lakh Fourteen Thousand Five Hundred And Four only)
First Party : RAMANIA ESTATE DEVELOPERS PVT LTD
Second Party : LAKSHYA REALINFRA PVT LTD
Stamp Duty Paid By : LAKSHYA REALINFRA PVT LTD
Stamp Duty Amount(Rs.) : 20,00,000
(Twenty Lakh only)



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RAMANIA ESTATE DEVELOPERS



For LAKSHYA REALINFRA PVT. LTD.

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