9208/2017





Government of Uttar Pradesh



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-UP05862619626906R

30-Mar-2019 12:35 PM

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

: SUBIN-UPUPSHCIL0106988845192610R

KVG REALTECH PRIVATE LIMITED

Article 23 Conveyance

FREEHOLD COMMERCIAL PLOT NO.CP-5, INTERNATIONAL

BUSINESS BAY-3, SUSHANT GOLF CITY, SULTANPUR BOAD, LKO.

3.03.60.148

(Three Crore Three Lakh Sixty Thousand One Hundred And Forty

Eight only)

ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

KVG REALTECH PRIVATE LIMITEDS AR

KVG REALTECH PRIVATE LIMITED

: 21,25,500

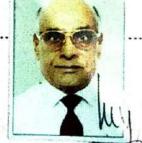
(Twenty One Lakh Twenty Five Thousand Five Hundred only)







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For KVG REALTECH EVT. LTD.

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BRIEF DETAIL OF SALE DEED

1. Type of Property :- Commercial Land.

2. Mohalla :- Sushant Golf City

3. Property details :- Commercial Freehold plot No.-CP-5, in

International Business Bay-3, Situated at Sushant Golf City, Sultanpur Road,

Lucknow, (U.P.)

4. Measurement unit :- Square Meter

5. Area of property :- 1725 Sq. Mtr.

6. Situation of Road :- 100 meter away from Amar Saheed

Path.

7. Other description :- Situated at 24 meter wide road.

8. Consideration :- Rs. 3,03,60,148/-

9. Value as per DM :- Rs. 3,01,50,000/-

circle rate

10. Stamp duty paid :- Rs. 21,25,500/-

No. of First Party: 1 (one) No. of Second Party: 1 (one)

Details of Vendor	Details of Vendee
M/s 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 Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatories Mr. Saubhagya Mishra & Mr. Neeraj Jha.	M/S K. V. G Realtech PVT. LTD. (PAN-AAECK1263C), having its registered office at, 9B, Atma Ram House, Tolstoy Marg, Connaught Place, New Delhi-110001 Through its Authorized Signatory/ Director Mr. Uday Kumar Agarwal son Late Man Mohan Garg resident of 1/42, Wazir Hasan Road, Lucknow 226001 through board resolution dated 11/03/2019.

Ansal Properties & logastructure Ltd.

For KVG REALTECH PVT. LTD.

Director

SALE DEED

This DEED OF SALE is made at Lucknow and executed on this 4th day of April 2019.

BETWEEN

(PAN-Ltd. Infrastructure **Properties** å M/s Ansal 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 Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatories Mr. Saubhagya Mishra & Mr. Neeraj Jha authorized vide resolution dated 10.11.2018 (hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators. permitted assignces, successors, representatives, etc., unless the subject and context requires otherwise), of the ONE PART,

AND

M/S K. V. G Realtech PVT. LTD. (PAN-AAECK1263C), having its registered office at, 9B, Atma Ram House, Tolstoy Marg, Connaught Place, New Delhi-110001 Through its Authorized Signatory/ Director Mr. Uday Kumar Agarwal son Late Man Mohan Garg resident of 1/42, Wazir Hasan Road, Lucknow 226001 through board resolution dated 11/03/2019. (hereinafter referred to as the "VENDEE", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the OTHER PART.

WHEREVER the Vendor/Vendee is a company the expression it, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read as the context requires.

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

EW.

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.

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.

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-

Ansal Properties &

FOR KVG REALTECH PYT. LTD.

MU

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 on 28.02.2015 and subsequently on 23.05.2015. Vendor shall be Solely responsible to pay all the amount payable to Lucknow Development Authority (LDA) or any other authority on account of charge of Land use, Freehold charge, Development charge or any other charges.

AND WHEREAS the detailed lay out 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 carry out and completes the internal and external specification confirming to the government policies and the relevant IS/BIS guidelines and practices.

and whereas, the Promoter/Owner has registered under the provisions of the Act with the Real Estate Regulatory Authority at Uttar Pradesh on 28.07.2017 under registration no. UPRERAPRM6378.

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

a. That Vendor is absolute owner of Freehold Commercial
 Plot No.-CP-5, in International Business Bay-3,

Ansai Properties & Infrastructure Ltd.

For KVG REALTECH AVT. LTD.

admeasuring 1725.00 Sq. Mtr. situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) (herein after referred as the "said Plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said Freehold Plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement / arrangement whatsoever with any person in respect of the said Freehold Plot to any other person(s).

- b. That the title of the Vendor is absolutely clear and marketable and that the said freehold commercial Freehold Plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- C. The power connection from the nearest operational substation within Sushant Golf City will be taken by the Vendee on its own cost and the Vendor being the single point distributor shall provide the same after the expenses incurred in laying of cables /conductors. meters, and all the distribution network equipments etc. by the Vendor is paid by Vendee to the Vendor as per demand of the Vendor. Further Fire Clearances, completion certificate and other clearances required and No Objection Certificate from other departments/authorities shall be taken by the Vendee on its own cost and at its responsibility and liability.
- d. That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/ statutory attachment order or notification

Ansal Properties & Cazructure Ltd.

For KVG REALTECH PVT LTD.

from entering into the present transaction with the Vendee.

e. That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

AND WHEREAS, upon the aforementioned declaration and assurances of the Vendor, the Vendor hereby sells and the Vendee hereby purchases the said Freehold Plot for consideration of Rs. 3,03,60,148/- (Rupees Three Crore Three Lac Sixty Thousand One Hundred Forty Four Only) including all the charges on the terms and conditions mentioned herein under:

Now This Deed Of Sale Witnesseth As Under:-

- That the Vendee has paid the entire sale consideration of Rs. 3,03,60,148/- (Rupees Three Crore Three Lac Sixty Thousand One Hundred Forty Four Only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration including all the charges.
- 2. That the said Freehold Plot is allotted for Commercial Purpose and the vendee assures and undertakes to the vendor that the vendee shall always use the said freehold plot for the Commercial Purpose not otherwise or as per Land use allowed by the competent authority and Vendor has no affection to such Land use.
- 3. That the Vendor doth hereby absolutely sell conveys transfers and assigns the said Freehold Commercial Plot No.-CP-5, in International Business Bay-3, admeasuring 1725.00 Sq. Mtr. situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) along with all the rights of ownership, interest, easement and

Arisal Properties Circustructure Ltg.

For KVG REALTECH PYT. 17D.

privileges appurtenant to the said Freehold plot to have and to hold the same unto the Vendee absolutely and forever on freehold basis.

- 4. That the Vendee shall hereafter hold, enjoy, use and transfer the said Freehold plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it. If the Vendee transfers the freehold plot to anyone then the prospective Vendee shall abide all the terms and conditions of the Sushant Golf City developed by Ansal API.
- 5. That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Ansal API or its nominated agency. The payable maintenance charge as demanded by the Vendor shall include and comprise township and building maintenance.
- 6. That the Vendor has handed over the vacant, peaceful possession of the said Freehold plot to the Vendee & the vendee has taken over the vacant and peaceful possession of the said Plot.
- 7. That the Vendee shall abide by laws, byelaws, rules and regulations of Lucknow Development Authority/Local Bodies and the law of the land and shall also be responsible for all deviations, violations or breach of any of the conditions of prevailing law, bylaws, rules and regulations.
- 8. That the said Property which is being sold to the vendee is part of Hi-Tech Township of Ansal properties & Infrastructure Ltd. All the rules & regulations framed by Ansal properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, upkeep, maintenance etc. shall be strictly

Ansal Properties Prinastructure Ltd.

For KVG REALTECH PVT. LTD.

Director

followed by the vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified, the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust.

- 9. The Vendee hereby indemnify the Vendor i.e. to the developer company that for any liability on account of the structures raised buildings built services laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
- 10. That the Vendee is under the obligation to pay the Commercial Tax, Water Tax and Sewerage Tax and other necessary taxes and charges for carrying out the activities which will be levied on him by the local authority/body under the then prevailing law and rules of the land, when such maintenance services will be transferred to the local authority/body.
- 11. That the said Freehold plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisition etc. to the complete satisfaction of the vendee and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the

Ansai Properties Castructure Ltd.

Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said Plot, any legal defect in the title of the said commercial Plot, then the Vendor and the Vendee shall be mutually liable and responsible for the same and the both the parties hereby agrees to indemnify all such damages / losses suffered or sustained.

- 12. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation in respect to the said freehold plot under the orders of any Superior Court the same shall be borne by Vendee only upon receiving intimation from the Vendor.
- 13. That all the dues, demands, taxes, charges including property tax or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of registration of the sale deed of the freehold plot and thereafter the same shall be paid and borne by the Vendee.
- That the Vendee has become absolute owner of the said Plot.
- 15. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said Freehold plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
- 16. That the property is situated in the Sushant Golf City and more than 100 meter away from Amar Shaheed Path and nothing is constructed upon the plot. The total area of the said freehold plot is 1725.00 Sq. Mt. For the purpose of

Ansai Properties Playastructurs Lig.

FOR KVG REALTECT PVT LTD.

Director

the stamp duty, circle rate of the land is fixed Rs. 20,000/- per sq. mtr. as the said property is situated on 18.00 meter wide road. Accordingly market value of the freehold plot comes to:-

- a. Value of 1000 Sq. Mt. is $1000 \times 20,000 = Rs.$ 2,00,00,000/-.
- b. Since the area of freehold plot is more than 1000 Sq. Mtr. so taking depreciation of 30% in remaining area:-

Value of remaining area 725.00 sq. mtr is (725 X 14,000) = Rs. 1,01,50,000/-. Thus total market value of the freehold plot comes to Rs. 3,01,50,000/-. Since the sale consideration of the freehold plot is more than the market value hence the stamp duty @ 7% on the market value i.e. Rs. 21,25,500/- has been paid Through e-stamp Certificate No-IN-UP05862619626906R dated-30.03.2019 by the vendee accordingly.

SCHEDULE OF PROPERTY

Commercial Freehold plot No.-CP-5, in International Business Bay-3, admeasuring 1725.00 Sq. Mtr. situated at Sector-F, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) which is bounded as under:

Boundaries

North- East : Commercial Plot No.-CP-4

North-West : Commercial Plot No.-CP-6

South- East : 24.00 Meter wide Road

South- West : Commercial Plot No.-CP-9

Ansal Properties & Mastructure Ltd.

For KVG REALTECH RVT. LTD.

Director

आवेदन सं•: 201901041013037

बही स॰: ।

रजिस्ट्रेशन स॰: 9208

वर्ष: 2019

प्रतिफल- 30360148 स्टाम्प शुल्क- 2125500 बाजारी मूल्य - 30150000 पंजीकरण शुल्क - 20000 प्रतिसिपिकरण शुल्क - 80 योग : 20080

श्री के वी जी रियलटेक प्राइवेट लिमिटेड द्वारा उदय कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि, पुत्र श्री मनमोहन गर्ग

व्यवसाय : व्यापार

निवासी: 9बी आत्माराम हाउस, टॉलस्टॉय मार्ग, कनाट प्लेस, न्यू दिल्ली

श्री, के वी जी रियलटेक प्राइवेट लिमिटेड द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 05/04/2019 एवं 02:50:22 PM बजे निबंधन हेतु पेश किया।

उदय कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताध्य

निर्मल सिंह उप निबंधक :सरोजनीनगर

> लखनङ 05/04/2019

प्जेश्व्यादव .

SCHEDULE OF PAYMENT

Vendor has received Rs. 3,03,60,148/- (Rupees Three Crore Three Lac Sixty Thousand One Hundred Forty Four Only) from the Vendee and Vendor has acknowledged this receipt.

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

WITNESSES: Vitendir

Mr. Visiendra Kumon Mahra
Slo Mr. Kai'lghh Nath Mishra
Rlo 564/112, hum Nanak Nagar.
Alambag, hukhow.
0512 910700, Job

VENDOR
PAN-AAACA0006D



nr many Euman singh so 2. Mr. Rajash singh Rlo 545 K/AS, 262, Ashok Vihar, News Pandey quyt Nouse Para, Rajaji Linam Liko. 0423207906, Job For KVG REALTECH PVI LTD.

VENDEE

PAN-AAECK1263C

Typed by:

(Rahul Singh)

Drafted by:

Ball

(Benkat Raman Singh)
Advocate

Civil Court, Lucknow

बही स॰: ।

रजिस्ट्रेशन स॰: 9208

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेताः 1

श्री अंसल प्रॉपर्टीज एंड इन्फ्रास्ट्रक्चर लिमिटेड के द्वारा सौभाग्य मिश्रा , पुत्र श्री महेंद्र कुमार मिश्रा

निवासी: दूसरा तल, शापिंग स्क्वायर २, सुशांत गोल्फ सिटी, सुल्तानपुर

रोड, लखनऊ

व्यवसाय: नौकरी

विक्रेताः 2





श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा , पुत्र श्री राम नरेश झा

निवासी: दूसरा तल, शापिंग स्क्वायर 2, सुशांत गोल्फ सिटी, सुल्तानपुर रोड, लखनऊ

व्यवसायः नौकरी

क्रेताः 1





श्री के वी जी रियलटेक प्राइवेट लिमिटेड के द्वारा उदय कुमार अग्रवाल . पुत्र श्री मनमोहन गर्ग

निवासी: 9बी आत्माराम हाउस, टॉलस्टॉय मार्ग, कनाट प्लेस, न्यू दिल्ली

व्यवसायः व्यापार





ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ताः ।

श्री वीरेंद्र कुमार मिश्र , पुत्र श्री कैलाश नाय मिश्र

निवासी: 564/112, गुरुनानक नगर, आलमबाग लखनङ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मनोज कुमार सिंह , पुत्र श्री राजेश सिंह

निवासी: 545 क/ऐ एस 262, अभोक विहार, निकट पाण्डेय गेस्ट हाउस,

पारा, राजाजीपुरम लखनऊ

व्यवसायः नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

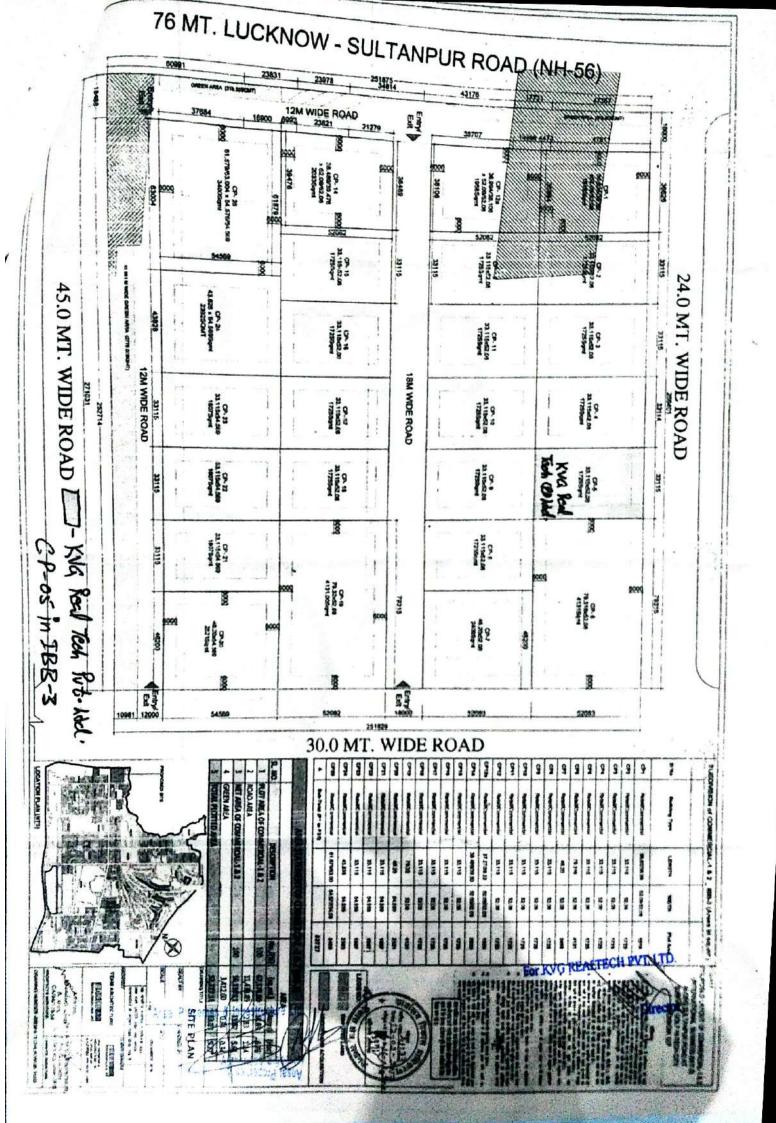
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टिप्पणी:

निर्मल सिंह उप निबंधक : सरोजनीनगर

लखनङ

राजेश यादव नेबंधक लिपिक



आवेदन सं॰: 201901041013037

बही संख्या । जिल्द संख्या 1711 के पृष्ठ 241 से 266 तक क्रमांक 9208 पर दिनाँक 05/04/2019 को रजिस्ट्रीकृत किया गया।

> रजिस्ट्रीकरण अधिकारी के हस्ताक्षर भि) निर्मेल सिंह उप निबंधक : सरोजनीनगर लखनऊ 05/04/2019





सौभाग्य मिश्रा Saubhagya Mishra जन्म वर्ष / Year of Birth : 1985 पुरुष / Male



7159 7175 4317

आधार - आम आदमी का अधिकार

Mo= 8090646608





पनाः SIO मर्तद् कुमार सिंधा, हाउस Address SIO Mahendra Kumar Mishra, नः अभ द्वारिका विदार, विस्मापुर, House no. 85 Dyanika Vinar, Kharagpur, Indira Nagar, Lucknow, Ultar Pradesh,

7159 7175 4317













नीरज झा Neeraj Jha जन्म तिथ/DOB: 04/08/1987 पुरुष/ MALE

Mobile No: 7753001200

3789 8795 4800

VID: 9137 0156 5516 8517

आधार - आम आदमी का अधिकार

Mo> 7753001200





प्राचित्रकामा प्राधिकरण

पताः

S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, जियामक, निकट राघा कृष्ण मंदिर, लखनक, लखनक, उत्तर प्रदेश - 226001

Address:

AUGUSS:
5/O Ram Naresh Jha, JAGANNATHPURI COLONY,
JIYAMAU, NEAR RADHA KRISHNA MANDIR,
Lucknow, Lucknow,
Uttar Pradesh - 226001



3789 8795 4800 D: 9137 0156 5516 8517





www.uidai.gov.in

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

COME TAX DEPARTMEN

COVIL OF INDIA



उत्तर प्रदेश - 226005

पता:

S/O Kailash Nath Mishra, 564 / 112, S/O कैलाश नाथ मिश्र, 564 / 112, गुरुनानव नगर, आलमबाग, लखनऊ, Gurunanak Nagar, Alambagh,

Lucknow,

Uttar Pradesh - 226005



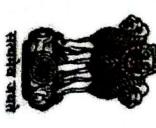




www.uidai.gov.in

P.O. Box No.1947,







राकरार गरकार

वीरेंद्र कुमार मिश्र पाRENDRA KUMAR MISHR,

GOW MALE

Vinendra Mes 16. Es 729/10 x00

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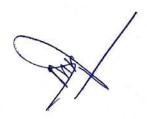


भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पताः S/O राजेश सिंह, 545क/एएस-262, अशोक विहार, नियर पाण्डे गेस्ट हाउस, पारा राजाजीपुरम, লखनऊ, লखनऊ, **उत्तर प्रदेश - 226017**

2549 0545 1206

MERA AADHAAR, MERI PEHACHAN









मनोज कुमार सिंह Manoj Kumar Singh जन्म तिथि/ DOB: 05/10/1977 पुरुष / MALE



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मेरा आधार, मेरी पहचान