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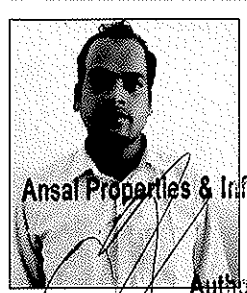
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INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

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|---------------------------|--|
| Certificate No. | : IN-UP06930743757748R |
| Certificate Issued Date | : 26-Nov-2019 12:49 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0108242087628236R |
| Purchased by | : ANSAL PROPERTIES AND INFRASTRUCTURE LTD. |
| Description of Document | : Article 23 Conveyance |
| Property Description | : UDS OF GH-1B, SEC-G, POCKET-5 SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW |
| Consideration Price (Rs.) | : |
| First Party | : ANSAL PROPERTIES AND INFRASTRUCTURE LTD. |
| Second Party | : MS PARDOS LUCKNOW DEVELOPERS PVT LTD |
| Stamp Duty Paid By | : ANSAL PROPERTIES AND INFRASTRUCTURE LTD |
| Stamp Duty Amount(Rs.) | : 85,68,000 (Eighty Five Lakh Sixty Eight Thousand only) |

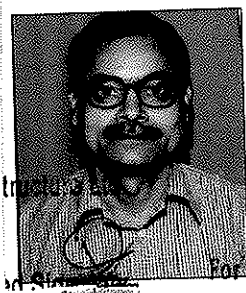


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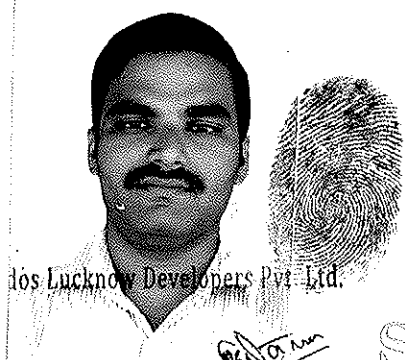


Ansals Properties & Infrastructure Ltd.

Author



For Pardos Lucknow Developers Pvt. Ltd.



Authorised Signatory / Director

SR 0004952464

Signature Alert:

The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as mentioned on the website renders it invalid.
The burden of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Brief Details of Sale Deed

| | | | |
|-----|-------------------------|---|---|
| 1. | Type of Property | : | Residential |
| 2. | Mohalla | : | Sushant Golf City-Lucknow, Hi-tech Township |
| 3. | Property details | : | Group Housing 1B, in Sector-G, Pocket-5 |
| 4. | Measurement unit | : | Square Meter |
| 5. | Area of property | : | An area of 6854.87 square meters as undivided, indivisible, impartible share in Plot GH 1B which admeasures 67,291.87 square meters |
| 6. | Situation of Road | : | Away from Amar Shaheed Path and Sultanpur Road. |
| 7. | Other description | : | Situated at 30.00 meter wide road. |
| 8. | Consideration | : | Rs. 12,24,00,000/- |
| 9. | Market value | : | Rs. 12,23,61,816/- |
| 10. | Stamp Duty | : | Rs. 85,68,000/- |
| 11. | E-stamp Certificate No. | : | [INUP-06930743757748R] |
| 12. | Boundaries | : | SOUTH WEST : 30 Mtr. Wide Road NORTH WEST : 12 Mtr. Wide Road NORTH EAST : Green SOUTH EAST : Other Property |

No. of Vendor: 1**No. of Vendee: 1:****Details of Vendor****Details of Vendee**

| | |
|---|---|
| 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 signatory Mr. Neeraj Jha & Mr. Kamlesh Singh | M/s. Pardos Lucknow Developers Private Limited , (PAN-AAKCP0174B) a company duly incorporated under the Companies Act, 2013 having CIN U45208DL2018PTC337507 and registered office at 61-63 Panchkuian Road, Second Floor, New Delhi-110001 represented through its authorised signatory Piyush Kumar Gautam son of Ram Krishna Singh |
|---|---|



Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.



Authorised Signatory/Director

SALE DEED

This **SALE DEED** ("Sale Deed") is made at Lucknow on this 26th day of November, 2019

BY

M/s Ansal Properties & Infrastructure Limited, a company incorporated under the provisions of the Indian Companies Act 1956, having CIN L45101DL1967PLC004759 its Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at Second Floor, Shopping Square, Sector D, Sushant Golf City, Lucknow, through its joint Authorised Signatories Mr. Neeraj Jha and Mr. Kamlesh Singh, duly authorized by the directors of the Company vide their resolution dated 28.9.2019, a copy of which is enclosed herewith as **Annexure 1** (hereinafter referred to as the "**Vendor/API**", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **FIRST PART**.

IN FAVOUR OF:

M/s. Pardos Lucknow Developers Private Limited, a company duly incorporated under the Companies Act, 2013 having CIN U45208DL2018PTC337507 and registered office at 61-63 Panchsuan Road, Second Floor, New Delhi-110001 represented through its Authorized Signatory Mr. Piyush Kumar Gautam, duly authorized vide board resolution dated October 9, 2019, a copy of which is enclosed herewith as **Annexure 2** (hereinafter referred to as the "**Vendee**", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

The Vendor and the Vendee are hereinafter also referred to individually as "**the Party**" and collectively as "**the Parties**".

RECITALS

- A. 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 22.11.2003 vide a G.O. No. 6087/9-A-2003-34 V/03 which was slightly modified vide G.O. No. 2626//9-A-04-33 Vividh/03 TC-1 dated 1.7.2004 and further modified vide G.O. No. 3872/8-1-07-34/vividh/03 dated 17.9.2007. The said G.O.s are more

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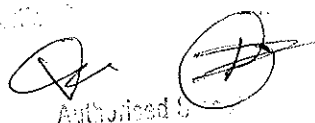
For Pardos Lucknow Developers Pvt. Ltd.

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commonly known as Hi-Tech Township Policy, which was promulgated by the Government of Uttar Pradesh for the promotion and facilitation of private sector participation in the development of Hi-Tech Township with world class infrastructure and pursuant to the aforesaid policy, the Government of Uttar Pradesh invited proposals for development of Hi-Tech Township in the State of Uttar Pradesh.

- B. AND WHEREAS** a High Power Committee was constituted in accordance with the guidelines and provisions of the Hi-Tech Township Policy and the said High Power Committee selected, vide G.O. No. 2712/8/1-05 dated 21.5.2005, M/s Ansal Properties & Infrastructure Ltd. (**the Vendor herein**) for the development of Hi-Tech Township on Sultanpur Road, Lucknow, which is known as Sushant Golf City (hereinafter referred to as "**Hi-Tech Township/ Sushant Golf City**") on land measuring 1765 acres (approx.) and a Memorandum of Understanding (MOU) dated 26.11.2005 to that effect was executed between M/s. Ansal Properties & Infrastructure Ltd. and Lucknow Development Authority ("**LDA**"), which is a statutory body constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act, 1973. Subsequently, a revised Memorandum of Understanding was signed on 29.12.2008 in pursuant of the government policy issued vide G.O. No. 3872/8-1-07-34 Vividh dated 17.9.2007 (collectively "**LDA MOU**").
- C. AND WHEREAS** in pursuance of the aforesaid LDA MOU, M/s. Ansal Properties & Infrastructure Ltd. has on different dates signed and executed Development Agreements with the LDA for development of Hi-Tech Township in the name and style of 'Sushant Golf City'.
- D. AND WHEREAS** in pursuance of the said LDA MOU, a conceptual Detailed Project Report (DPR) for development of Sushant Golf City was submitted by M/s Ansal Properties & Infrastructure Ltd., which has been approved by the LDA and thereafter development agreements were signed.
- E. AND WHEREAS** the detailed lay out plan of the aforesaid Hi-Tech Township has also been approved by the Lucknow Development Authority for DA-1 to DA-4 and the land use plan for 6465 acres along with its DPR (of which DA-1 to DA-4 is a part), has also been approved for the proposed site and the land use plan conforms to the land use as adopted in Lucknow Master Plan of 2031 for this Hi-Tech Township.

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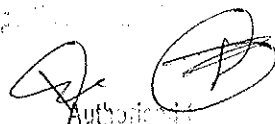

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- F. **AND WHEREAS** in Sector G Pocket 5 of the said Hi-Tech Township, there was a larger group housing plot of land admeasuring 152,624.60 square meters, which is identified and marked in the enclosed Layout Plan of Sushant Golf City at **Annexure 3A** and the said larger group housing plot was sub-divided into 3 (three) different group housing plots bearing numbers GH 1A, GH 1B and GH 1C pursuant to approval of part layout plan of Sector G Pocket 5, approved by LDA vide Permit No. 39667 dated 12.2.2016, copy of which is enclosed in **Annexure 3B**. **Plot GH 1B** admeasuring 67,291.87 square meters (16.62 acres) has been earmarked to be developed as group housing ("**the Project**") as per the approved layout plan of Sushant Golf City and its amendments till date.
- G. **AND WHEREAS** the Vendor has obtained the approval of the LDA vide Permit No. 41698 dated March 8, 2017 to develop on Plot GH 1B, a residential group housing comprising of 22 towers numbered as 1 to 12, 12A, 14 to 22 along with provision for a separate club cum shops and such other amenities as approved therein with a total approved sanctioned FSI of 178406.24 sq. meters. The said approval was partially modified by the Vendor and revised approval was granted by LDA vide Permit No. MAP20190325180001037 dated May 28, 2019 with a total sanctioned FSI of 176802.34 sq. m. The copy of Permit No. 41698 dated March 8, 2017 is annexed hereto as **Annexure 4A** along with the plans approved along with the said permit and the copy of Permit No. MAP20190325180001037 dated May 28, 2019 is annexed hereto as **Annexure 4B** along with the plans approved under the said permit. The permits at Annexure 4A and Annexure 4B shall collectively be referred to as "**LDA Approval**". *For ease of reference, the total area to be developed shall, hereinafter, be referred to as FSI.*
- H. **AND WHEREAS** the Vendor has approached the Vendee and offered the Vendee to purchase from the Vendor the exclusive right to develop, construct, build, market, sell and transfer Towers 21 and 22 of the Project.
- I. **AND WHEREAS** the Vendor has represented to the Vendee that Towers 21 and 22 of the Project currently have a sanctioned FSI of approximately 16,356.88 sq. meters and the Parties have mutually discussed and reviewed in detail the approved layout/foot print plan of the Project and have agreed that the LDA Approval shall require modification to accommodate higher FSI of 18198.02 square meters for Tower 21 & 22

Amal P. Singh


Authorised Signatory

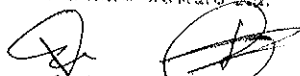
For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director

and it shall be the sole responsibility of the Vendor to get the foot print plan/layout plan of the Project modified from LDA. The Vendor has further represented and assured the Vendee that it is permissible for the Vendor to get the LDA approved foot print plan/layout plan of the Project further modified from the LDA in respect of Towers 21 and 22 as per the requirements of the Vendee.

- J. AND WHEREAS** the Vendor assures and represents to the Vendee that pursuant to the modifications of the foot print plans for Towers 21 and 22, the said towers shall yield a total FSI of 18,198.02 square meters. The Vendor agrees and undertakes to get the foot print plans modified and amended from the LDA, to the satisfaction of the Vendee, within 30 days from the execution of providing the modified submission drawing of the Project to the Vendor by the Vendee. Pursuant to the modification of the LDA Plan, the total FSI of the Project shall be 178643.48 square meters.
- K. AND WHEREAS** pursuant to the foregoing representations, assurances and undertakings made by the Vendor, the Vendee has agreed to purchase from the Vendor the exclusive right to develop, construct, build, market, sell and transfer Towers 21 and 22 along with the FSI of 18198.02 sq. meters to be developed over the Development Area (as defined below), along with the pro rata undivided, indivisible, impartible rights on the land and facilities in Plot GH 1B and has agreed to exclusively allocate 240 (two hundred and forty) parking slots on the Project as demarcated and shown in the plan in **Annexure 5**. In addition to these car park slots a proportionate right on reserved 10% visitor parking slots in the complex.
- L. AND WHEREAS** the said Plot GH 1B is situated on the underlying revenue land, falling in the revenue estate of village Hasanpur Khewli, Tehsil Sarojini Nagar, District Lucknow. **Annexure 6** is the approved foot print plan of the Project superimposed on the revenue map of village Hasanpur Khewli. In the said Annexure 6, the boundaries of Plot GH 1B are outlined in **red colour** and the area within which the development of Towers 21 and 22 has to be undertaken is shown as hatched (hereinafter referred to as "**Development Area**"). The Development Area is situated on the underlying revenue land of village Hasanpur Khewli as outlined in the revenue map at **Annexure 6** and is situated over Khasra Nos. 307 and 323 of village Hasanpur Khewli.
- M. AND WHEREAS** the Vendor hereby also agrees and undertakes it shall

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facilitate and liaise for and on behalf of the Vendee with the LDA and/or such other government departments/authorities, including the Uttar Pradesh RERA Authority, as the Vendee may require in respect of the construction, development, sale of the said Property (as defined below).

- N. AND WHEREAS** based on the aforesaid and mutual discussions, the Vendor has agreed to sell to the Vendee the said Property, comprising of the exclusive right to develop, construct, build, market, sell and transfer Towers 21 and 22 along with the right to develop FSI of 18198.02 sq. meters to be developed over the Development Area, along with the pro rata undivided, indivisible, impartible rights on the land and facilities in Plot GH 1B admeasuring 67291.87 square meters (16.62 acres), which undivided, indivisible, impartible share in the total land shall be approximately 6854.87 square meters and exclusive allocation of 240 (two hundred and forty) parking slots on the Project as demarcated and shown in the plan in **Annexure 5** along with a proportionate right on reserved 10% visitor parking slots in the complex ("**the said Property**") and the Vendee has, based on the representations, warranties, declarations, assurances, covenants, undertakings made by the Vendor as above and as further contained in this Deed, agreed to purchase from the Vendor, the said Property free of all encumbrances and third party rights and subject to the terms and conditions as contained in this Sale Deed.
- O. AND WHEREAS** the Vendor is hereby selling, transferring and conveying the said Property and the Vendee is hereby purchasing and acquiring the said Property for a consideration of Rs. 12,24,00,000/- (Rupees twelve crores and twenty four lakhs only) and on the terms and conditions mentioned herein under.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. TRANSFER AND CONVEYANCE

- (a) That in consideration of the sum of Rs. 12,24,00,000/- (Rupees twelve crores and twenty four lakhs only) (hereinafter referred to as "**Sale Consideration**"), the Vendor does hereby irrevocably sells, conveys, assigns, alienates and transfers:
- (i) the exclusive right to develop, construct, build, market, sell and transfer an FSI of approximately 18198.02 sq. meters in

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Towers 21 and 22 (hereinafter referred to as "Sale FSI");

- (ii) exclusive allocation of 240 (two hundred and forty) parking slots on the Project as shown in **Annexure 5**, In addition to these car park slots a proportionate right on reserved 10% visitor parking slots in the complex ("Vendee's Parking"),

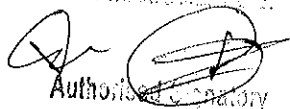
along with the pro rata undivided, indivisible, impartible rights on land and facilities in Plot GH 1B admeasuring 67291.87 square meters (16.62 acres) ("the said Property") along with the benefits of, as applicable, the permissions, approvals, no objections, consents, sanctions received by the Vendor in respect of the Sushant Golf City, Plot GH 1B and the Project, and all other estate rights whatsoever, including all easements, options, privileges, appurtenances to the said Property, in perfect and absolute ownership without any hindrance, disturbance, whatsoever ABSOLUTELY AND FOREVER without any claim of the Vendor or any person claiming under or through the Vendor.

- (b) That from date of execution of this Deed, the Vendee shall become the absolute owner of the said Property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits himself along with its heirs, successors and assignees forever, without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming through the Vendor.
- (c) The possession of the Property has been handed over by the Vendor to the Vendee.

2. SALE CONSIDERATION

- (a) That the entire Sale Consideration for the Sale FSI and the said Property of Rs. 12,24,00,000/- (Rupees twelve crores and twenty four lakhs only) has already been paid to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration as herein below, as full and final payment/settlement towards the sale price of the said Property:
 - (i) An amount of Rs. 6,00,00,000/- (Rupees Six Crores Only)

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paid on March 25, 2019 by RTGS vide UTR No. KKBKR52019032500635914 of Kotak Mahindra Bank;

(ii) An amount of Rs. 90,00,000/- (Rupees Ninety Lakh Only) paid on November 22, 2019 by NEFT vide UTR No. KKBK193262033296 of Kotak Mahindra Bank;

(iii) An amount of Rs. 2,16,14,475/- (Rupees Two Crores Sixteen Lakhs Fourteen Thousand Four Hundred And Seventy Five Only) paid on November 25, 2019 by RTGS from Kotak Mahindra Bank;

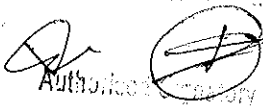
(iv) An amount of Rs. 3,05,61,525/- (Rupees Three Crore Five Lakhs Sixty One Thousand Five Hundred And Twenty Five Only) paid by Cheque No. 000080 drawn on Kotak Mahindra Bank dated November 25, 2019 in favour of Ansal Properties & Infrastructure Limited;

(v) An amount of Rs. 12,24,000/- (Rupees Twelve Lakh Twenty Four Thousand Only) paid towards 1% tax deducted at source for which the Vendor shall provide the certificate within reasonable time.

(b) That the Vendor hereby explicitly admits and declares having received the aforesaid Sale Consideration in full and final payment, now nothing is left due from the Vendee to the Vendor against Sale Consideration for the purchase of the said Property, as the aforesaid consideration represents the full and final consideration for the sale transaction contemplated hereunder.

3. SPECIAL COVENANTS RELATIING TO FAR/FSI

(a) The Vendor hereby confirms, assures and undertakes that except the changes in the LDA Approval envisaged herein, to be undertaken by the Vendor, there shall be no further modification or changes in the LDA Approval without the prior written consent of the Vendee. The Vendor further represents, covenants, assures and undertakes with the Vendee that save and except as stated in this Sale Deed, there shall not be any further increase in the FSI of the Project without the prior written consent of the Vendor.

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However, it is further provided that in case any additional FAR/FSI can be acquired by the Vendor with respect to the Project, then the area of land sold in Plot GH 1B to the Vendee as per Clause 17 (b) below shall be excluded for the purpose of such additional FAR/FSI. It has further been agreed and undertaken by the Vendor that there shall not be any change in any of the plans or approvals relating to the Project or the Hi-tech Township, which may in any manner prejudicially affect the rights of the Vendee.

- (b) The Vendor hereby represents, warrants and assures that upon modification of the LDA Approval, the total FSI of the Project over Plot GH 1B shall be sanctioned on the basis of basic FAR of 2.5 plus compensatory/purchasable FAR which is permissible to 0.25. The Vendor further represents, warrants and assures to the Vendee that the current FAR has been validly sanctioned and suffer from no infirmity, whether legal, procedural or regulatory. The Vendor also hereby represents, warrants and assures that as per the LDA Approval, the number of units sanctioned on Plot GH 1B are 1128 units. The said number of units are less than 2221 units, which otherwise are permitted to be constructed on Plot GH 1B based on the permitted unit density of 330 units per hectare. The Vendor further represents, warrants and assures to the Vendee that the said unit density of 330 units per hectare is valid, available and has not been breached whether in the Project or in the Hi-Tech Township. The Vendor further represents, warrants, assures to the Vendee that the Vendor shall, at its own cost, get the foot print plan for Towers 21 and 22 modified from LDA as per the requirements of the Vendee within 30 (thirty) days of providing the modified submission drawing of the Project to the Vendor by the Vendee.
- (c) The area of the said Property 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 Property may be used for installation or provisioning of common services and facilities of the Project like sewerage, drainage, water supply, irrigation/recycled water and electrical besides development of the greens/ parks and roads as shown in the layout, subject to prior consent of Vendee and the Vendee shall extend all co-operation and assistance as may be required by the

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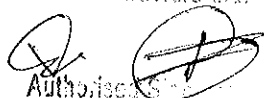
Vendor in this regard. All the services of the Vendee's property will be connected to the network to be laid by the Vendor within Plot GH 1B and subsequently will be also connected to the trunk services of the Township.

4. REPRESENTATIONS AND WARRANTIES OF VENDOR


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

- (a) That the Vendor has absolute right to sell, transfer and convey the Sale FSI of approximately 18198.02 sq. meters in Towers 21 and 22 in the Project, to be erected on the Development Area, along with the pro rata undivided, indivisible, impartible rights on land and facilities in the entire Plot GH 1B along with the exclusive right to build, construct, develop, market, sell and transfer the said Sale FSI along with Vendee's Parking without any restrictions to any Person, to the Vendee and except as explicitly disclosed in this sale deed: (i) no one else except for the Vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said Property and/or Sale FSI and/or Vendee's Parking and/or Development Area; and (ii) the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever with any party / person in respect of the said Property to any other person (s) / party / lies;
- (b) That the title of the Vendor over the said Property and/or Sale FSI and/or Development Area is freehold in nature and is absolutely clear and marketable and the said Property and/or Sale FSI and/or Development Area and/or Vendee Parking's is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations, liens or any other registered or unregistered encumbrances;
- (c) The Development Area is situated on the underlying Khasra Nos. 307 and 323 of village Hasanpur Khewli and the Vendor has absolute and exclusive ownership right, title and interest in the said land.
- (d) That neither Plot GH 1B nor the Project is encumbered with LDA in any manner whatsoever;

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- (e) That the Plot GH 1B has been earmarked for development of group housing in the detailed lay out plan of development agreement 3 (DA 3) of Sushant Golf City with its till date amendments approved and sanctioned by LDA.
- (f) That all the residential dwelling towers of the Project have been duly approved by the LDA under the Uttar Pradesh Urban Planning & Development Act, 1973, and are saleable.
- (g) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative / statutory attachment order or notification from entering into present transaction with the Vendee;
- (h) The Project or Plot GH 1B or the Development Area or any part thereof has not been recorded as "fixed asset" in the books of the Vendor;
- (i) That there are no high tension wires passing over/under Plot GH 1B or are proposed to pass over Plot GH 1B;
- (j) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the declarations as mentioned in this Sale Deed or any part thereof is found to be false or incorrect and / or otherwise, for any reason, whatsoever.
- (k) The Vendor has acquired the various revenue land parcels falling beneath the Development Area from the various land owners by either purchasing it for good and valuable consideration or by exchanging it with other land owners in accordance with applicable laws and the Vendor hereby represents, covenants, undertakes and warrants that it has a good, clear and marketable title over the Development Area with all rights, title, interest, liberties, privileges thereto.
- (l) That the Vendor has neither done nor been party to any act whereby the Vendor's rights and title in the said Property or on the Development Area or with respect to the Sale FSI may in any way be impaired or whereby the Vendor may be prevented from

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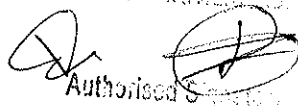
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transferring the said Property.

- (m) That there is no breach, violation etc. including violation of any of the bye-laws, rules and regulations etc. or of any statute as applicable to the said Property which in any manner affects the title of the said Property and/or the ability of the Vendor to sell, transfer and convey the said Property.
- (n) That the Vendor has cleared all dues such as land revenue, property tax, water and electricity charges and interests/ penalties payable in relation thereto, if any, or any other dues and demands of the concerned authorities as per the bills received from the concerned authorities, in respect of the said Property, upto the date of execution and registration of the Sale Deed, and thereafter the same shall be paid and borne by the Vendee. However, if any aforesaid dues are found pending and/or payable for the period upto the date of the Sale Deed, even if the same are received/raised, at a later stage after execution of the Sale Deed, then the same shall also be borne and paid by the Vendor only;
- (o) That there are no agreements, prohibitory orders or any attachment orders in respect of the said Property or any part thereof;
- (p) That no power of attorney has been executed in favour of any third party granting or assigning any of the rights, title or interests in the said Property;
- (q) The said Property is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to a joint Hindu family and no part of the said Property is owned by any minor and/ or no minor has any right, title, interest and claim or concern of any nature whatsoever with the said Property;
- (r) That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending against the Vendor with respect to the said Property;

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- (s) That no consents, no objections or other permissions are required from any of the lenders to the Project or to the said Hi-Tech Township for transfer of the said Property in favour of the Purchaser.

5. VENDOR'S COVENANTS

- (a) That upon receipt and realization of complete Sale Consideration, the Vendor has now been left with no right, title, interest, claim or lien of any nature whatsoever in the said Property or any part thereof and the same has become the absolute property of the Vendee herein with full rights to construct, develop, sell, gift, mortgage, and transfer the same by whatever means the Vendee may like without any demand, objection, claim or interruption by the Vendor or any other person(s) claiming under or in trust for it or any of them.
- (b) That the Vendor assures the Vendee that the said Property is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, prior agreement to sell, tax demands etc., and if it is ever proved otherwise, or if the whole or any portion of the said Property is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee along with its directors, agents, representatives, nominees, employees (hereinafter the "**Indemnified Parties**"), indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Indemnified Parties. The Vendor further agrees and undertakes that it shall never in future create any kind of encumbrance whether in favour of any government authority or otherwise, over Plot GH 1B or the group housing envisaged on Plot GH 1B.
- (c) The Vendor further represents, assures and undertakes that, till the completion/occupancy certificates for Towers 21 and 22 are obtained, it shall ensure that the Layout Plan of Sushant Golf City is at all times, kept valid and subsisting. In case, the said Layout

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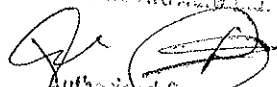
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Plan is about to expire, the Vendor shall seek approval appropriately in advance to ensure that the Layout Plan remains valid and subsisting.

- (d) The Vendor further represents, assures and undertakes that it shall before the end of March 2020, develop all the common/trunk services including roads, greens, sewerage, drainage, water lines, recycled water lines, visitor parking, H.T./L.T. cable network, street lights, roads with its shoulders in and around Plot GH 1B including township level services for the Project.
- (e) The Vendor confirms that pursuant to sale of the said Property, it shall not have any right or claim to the development, construction or commercial exploitation of the said Property or the Sale FSI or on the Development Area. That the Vendor further confirms and undertakes that it shall have no right to undertake any construction or development on the Development Area after the execution of the Sale Deed except for laying of infrastructure services, like sewerage, drainage, water supply, irrigation/recycled water and electrical besides development of the greens/ parks and roads as shown in the layout.
- (f) The Vendor assures and represents to the Vendee that it shall, at its own cost and expense, get the layout/foot print plan of the Project as contained in Annexure 4A and/or 4B modified by incorporating the changes made by the Vendee in Towers 21 and 22 within 30 (thirty) days of Vendee providing the modified submission drawing of the Project to the Vendor. The Vendor agrees to endorse or register the Vendee's name on the approved plans, as per the provisions of LDA, in respect of Towers 21 and 22 to be erected on the Development Area with the LDA or other authorities within 30 (thirty) working days of the execution and registration of this Sale Deed at the cost of the Vendor.
- (g) The Vendor hereby agrees and undertakes it shall facilitate and liaise for and on behalf of the Vendee with the LDA and/or such other government departments/authorities, including the Uttar Pradesh RERA Authority and Airport Authority of India, as the Vendee may require in respect of the sanction/ approval and

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construction, development, sale of the said Property.

- (h) The Vendor undertakes that the Vendor shall provide access to all utilities including water, electricity, sewerage, drainage, recycled water lines etc. to the said Property and integrate the said Property that is Towers 21 and 22 with the Project, at no extra cost by end of March, 2020. The Vendor further agrees and undertakes to provide a dedicated power connection of 1 MVA to the Vendee in respect of the Property at the costs of Vendee. The Vendor undertakes and assures to commission the nearest 33/11 kv substation from where the demand load of Tower 21 and 22 will be connected by the Vendor on an 11kv feeder within 30 (thirty) days of Vendee notifying the Vendor that the Vendee has completed its internal sub-station.
- (i) The Vendor represents and assures to the Vendee that with respect to the sewerage disposal of Towers 21 and 22, the Vendor has to set up a township level sewerage treatment plant (STP) of 23 MLD at the designated location earmarked in the approved D.A-1 – D.A-4 layout, and the sewerage disposal of Tower 21 and 22 shall also be carried to this township level STP via the trunk services network laid by the Vendor for Sushant Golf City. The Vendor is in the process of developing the first phase of this township level STP of 5 MLD and this shall be made operational by the Vendor by end of March, 2020. However, if for any reasons the said township level STP is not operational by end of March, 2020, the Vendor undertakes and confirms to the Vendee that it shall exclusively for the Group Housing at Plot GH 1B set up an interim package STP of required capacity before end of March, 2020.
- (j) The Vendor hereby represents, undertakes and confirms that after completion of construction of Towers 21 and 22, the electricity charges for the supply of electricity to Towers 21 and 22 shall be as per tariff determined by the tariff regulating authority.
- (k) The Vendor hereby represents and confirms that it had obtained environment clearance for an area of 1967.755 acres of the Township from the Ministry of Environment and Forests, Government of India vide their letter bearing number 21-

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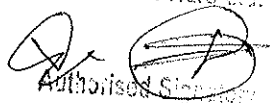
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549/2006-IA.III dated June 6, 2007. The Project falls in the area for which the said environment clearance was obtained. The Vendor has subsequently obtained the Consent to Operate under the Air (Prevention and Control of Pollution) Act 1981 from the office of Uttar Pradesh Pollution Control Board vide their letter bearing reference no. 37353/UPPCB/Lucknow (UPPCBRO)/ CTO / air/ Lucknow /2018 dated February 18, 2019 and the same is valid till December 31, 2020. Nothing has been done or shall be done by the Vendor, or any other person claiming through it, which may vitiate or violate the said consent. The Vendor undertakes and agrees to keep all the environment related compliances live till the time these are required to be kept as per the law of land / applicable law.

- (l) The Vendor has hereby granted and delegated certain rights, powers and authorisation to the Vendee to facilitate the Vendee for obtaining relevant approvals for construction, development of the said Property. The indicative list of such rights, powers and authorization is provided in **Annexure 7** hereto.
- (m) The Vendor confirms that the Vendee shall not have any obligation or liability in respect of the EWS component, community facilities etc., which are associated with the Project and any such requirement or liability on account of EWS & LIG component, community facilities etc., shall be solely taken care by the Vendor in the other parts of the Project. The Vendor shall have the obligation to undertake whether by itself or through its nominees the development of all external areas, common areas which are part of the Project. The Vendor shall develop all the abutting external areas, common areas around the Development Area before end of March 2020 or such extended period as mutually agreed upon by the Parties in writing. That no temporary or permanent construction upon any common areas of the Project shall be caused/raised by any Person.
- (n) For the purpose of undertaking construction, development of Towers 21 and 22, the Vendor shall make available to the Vendee an access road to the site which shall be a minimum of 12 (twelve) meters wide. It is agreed between the Parties that the vehicles including trucks, cranes, dumpers or other equipment and

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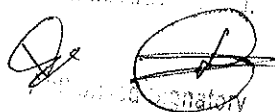
machinery shall be freely and without any restriction be moved to and from the site.

- (o) Within 15 (fifteen) days of execution of this Deed, the Vendor shall provide to the Vendee drawings with respect to services for storm water, drain water, potable water and electricity and their respective tapping points to enable the Vendee for designing its services and their connections. The Vendor undertakes to complete laying of these services on Plot GH 1B and also undertakes to complete the trunk services and all roads around the Plot GH 1B before end of March, 2020.
- (p) The Vendor agrees and undertakes to indemnify the Vendee and hold it harmless and protected from any claim arising out of any violation of any provisions of law by the Vendor (or any other person claiming through it) with respect to solid waste management, sewage disposal, pollution, environment, ground water.
- (q) That the Vendor may, upon reasonable request from the Vendee agree to, assist and cooperate with the Vendee and execute, do or cause to be done, such further acts, deeds and things, in connection with the transfer, grant, assignment or conveyance of the said Property under this Sale Deed. Notwithstanding the foregoing, if required under the applicable laws, the Vendor agrees and undertakes to execute, do or cause to be done, such further acts, deeds and things to give effect to this Sale Deed.
- (r) The Vendor undertakes and confirms that it shall cover the drain on or before January 2020 running within the plot along the North-West plot boundary so that proposed surface parking as shown in the approved layout are made available to the Vendee.

6. VENDEE COVENANTS

- (a) The Vendee irrevocably confirms, assures and represents to the Vendor that the construction and development of the Sale FSI shall be undertaken as per the approvals granted by LDA and other appropriate authorities.

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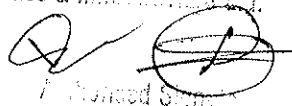

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- (b) That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of construction, development and sale of group housing in the Sushant Golf City as per approvals granted/to be granted by LDA and other appropriate authorities and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Group Housing purposes and if at any point of time, it is found that for reasons solely attributable to the Vendee, the use of the said Property is not in conformity with the purposes for which it is being sold then in such an event, the Vendor shall have the right 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.
- (c) That the Vendee hereby assures that Vendee and subsequent purchasers/allottees of the apartment shall abide by the terms and conditions mentioned in this Deed.
- (d) That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workman like manner in accordance with standard industry practices and in conformity with applicable laws, rules and regulations of the authorities concerned.
- (e) If the Vendee fails to complete or get completed the construction of Towers 21 and 22 within the time stipulated in its filings with the Uttar Pradesh RERA Authority, the Vendee itself shall be liable and bear the costs and consequences for such delay and shall keep the Vendor saved and protected from any liability arising due to such non-completion within the stipulated time.

7. MUTUAL COVENANTS

- (a) The Vendee hereby confirms, assures and represents to the Vendor that the Vendee shall not carry out construction over the Development Area more than sale/sanctioned/to be sanctioned FSI. The construction and development shall be carried out as per plans approved by the LDA. The Vendor also undertakes and irrevocably confirms that it shall not and shall ensure that no

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person shall carry out the construction on the Project (other than the Property) which may, in any manner, violate the LDA Approval or any revision thereof.

- (b) The storm drainage water discharged from Towers 21 and 22 shall be disposed off into trunk storm network to be laid by the Vendor through rain water harvesting pits/directly as approved by the authorities concerned which the Vendor undertakes and assures to develop them before the end of March 2020. Further the Vendor undertakes and assures that the drainage network of Group Housing Plot 1B and the trunk storm around the said plot will be completed by it by end of March, 2020. Similarly, the recycled water network for Group Housing Plot 1B and the area around it shall also be completed by end of March, 2020. The Vendor further undertakes and assures that the complete water supply network of Group Housing Plot 1B and areas surrounding this plot including development of bore of the desired yield will be commissioned by end of March, 2020.
- (c) It has further been agreed between the Parties that the construction of internal roads, walkways, paths and greens to be developed on Plot GH 1B and lighting of such areas shall be undertaken by the Vendor before end of March 2020 or such further time as may be mutually agreed. Further, the maintenance and upkeep of such internal roads, walkways, paths and greens and the lighting shall be the responsibility of the Vendor.
- (d) The Parties agree and the Vendor undertakes to provide an exclusive water connection and an exclusive electricity connection at single point each for the construction and development on the Development Area at the cost of Vendee and on actual metered consumption basis till the completion of construction of Towers 21 and 22. The water and electricity connection shall be provided at the point specified by the Vendee on the Development Area or it's near about and consumption charges shall be metered and payable on monthly basis. The electricity connection shall have a minimum load of 25 KVA.
- (e) The Parties agree to comply with their respective obligations as enshrined in the Real Estate Regulation and Development Act,

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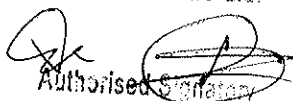
2016 and Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010.

8. RIGHTS OF VENDEE

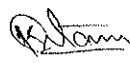
The Vendor hereby represents, warrants and assures the Vendee that pursuant to the execution and registration of the Sale Deed, the Vendee shall have all the rights to the Sale FSI, the Vendee's Parking and the said Property, which include, but are not limited to:

- (a) enter upon and take sole possession and control of the Development Area and every part thereof for the purpose of developing the Sale FSI;
- (b) full authority to plan, conceptualize, design and construct the Towers 21 and 22 to be erected on the Development Area;
- (c) right to build, construct, develop the buildings on the Development Area or get them contracted and developed by a third party;
- (d) exercise full, free, uninterrupted, exclusive and irrevocable marketing, allotment, leasing, licensing or sale rights in respect of the built-up apartments emerging from Sale FSI and Vendee's Parking by way of sale, allotment, lease or license or any other recognized manner of transfer, have the final authority and control with respect to the pricing of the Sale FSI and car parking spaces to be developed on the Development Area and enter into agreements with such purchasers/lessees as it deems fit and on such marketing, leasing, licensing or sale, receive full and complete proceeds as per the terms therein; and give receipts upon execution of the definitive agreements in favour of purchasers/lessees; hand over ownership, possession, use or occupation of the Sale FSI, car parking spaces and proportionate undivided interest in the underlying land and facilities of Plot GH 1B;
- (e) carry out the construction/development of Towers 21 and 22 to be erected on the Development Area, whether simultaneously or in a phased manner, and remain in sole possession, control of peaceful enjoyment of the Development Area or any part thereof;
- (f) to do all such acts, deeds and things that may be required for the construction and development of towers on the Development Area;

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- (g) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labours, workmen, personnel (skilled and unskilled) or other persons to carry out the construction and development work;
- (h) make applications to the concerned government departments, authorities or semi-government department, authorities for seeking consents, approvals any infrastructure work, including leveling, water storage facilities, electrical sub-stations and all other common areas and facilities for the proposed buildings to be constructed on the Development Area and to carry out the same in accordance with the approvals, sanctioned layouts and acquire all relevant approvals for cement, steel and other building materials, if any, as may be deemed fit and proper to the Vendee;
- (i) payment and/or receive the refund of all deposits or other charges to and from all public or government authorities or other private utility providers in relation to the construction, development of the said Property or any construction, development on the Development Area;
- (j) deal with, appear before and file applications, declarations, certificates and submit/receive information with, as may be required by and under the applicable laws, any government authority including LDA, Uttar Pradesh RERA Authority, in relation to and necessary for the full, free, uninterrupted and exclusive construction of the buildings on the Development Area;
- (k) sell, allot, lease, license, or otherwise dispose off or alienate the Sale FSI and Vendee's Parking as per the approved plans as the Vendee may deem fit;
- (l) create mortgage on the said Property or any part thereof and call upon the Vendor to execute documents, mortgage deeds, no objection certificates, declarations, affidavits, etc. as may be required by the Vendee in this regard;
- (m) launch the Towers 21 and 22 and issue advertisements in such mode as the Vendee may deem fit and inviting prospective purchasers, lessees, licensees etc. for allotment and sale of Sale FSI and Vendee's Parking;
- (n) set up, install, and make provisions for the various facilities/services at Towers 21 and 22 as may be required under applicable laws and to handover the maintenance thereof to a maintenance agency or to the association of apartment owners, as the case may be;

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- (o) to file and register the requisite deeds and documents under the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and Real Estate (Regulation and Development) Act, 2016 and such other acts, laws, regulations as may be applicable;
- (p) The Vendee shall be free to promote, brand, market, sell the Sale FSI as per its own discretion. The Vendee may decide such brands or logos for Towers 21 and 22 or as it may deem fit. The Vendee shall also be free to brand different towers differently as per its own free will. The Vendor or any person claiming through it shall have no objection to the branding of the Sale FSI and/or the Towers. The Vendee shall, subject to applicable laws, be free to draft, print, publish, brochures, advertisements, application forms, allotment letters, conveyance deeds, maintenance agreements and such other documents, deed etc. required for the sale and marketing of the Sale FSI, as the Vendee may deem fit.
- (q) The Vendor agrees to execute such further document, deed, attorney or authorization as may be required by the Vendee for vesting the said powers, authorisations in favour of the Vendee.
- (r) Right to sell, transfer and convey the said Property (both as built and unbuilt);
- (s) Assign all benefits, rights as may be available to the Vendee, generally and under this Sale Deed in respect of the said Property, the Sale FSI and the Development Area in favour of any nominee, transferee or assign provided such nominee, transferee or assign is also bound by the obligations as contained in this Deed.

9. MAINTENANCE

- (a) The Vendor represents and confirms that as on date of execution of this Deed no property tax is required to be paid by the residents of the Hi-Tech Township, however the Vendor or its designated agency shall be required to maintain the said Hi-Tech Township. The residents of the Hi-Tech Township shall be required to pay a monthly township maintenance charge to be decided at the time of handing over of possession by the Vendee to its allottees. The said maintenance charges shall be collected by the agency maintaining Towers 21 and 22 from the allottees of Towers 21 and 22 and shall be remitted to the Vendor or its designated agency.

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- (b) It is agreed between the Parties that the collection and disposal of solid waste from Towers 21 and 22 shall be the joint responsibility of the Vendor (or the maintenance or nominated agency) and the Vendee (or the maintenance or nominated agency). The Vendee shall make arrangements for collection of solid waste from each of the units in Towers 21 and 22. The collected waste shall thereafter be picked by the Vendor or its nominated agency on a daily basis from the designated spots in the basement of Towers 21 and 22 and dispose the same in accordance with applicable rules and regulations.
- (c) That the Vendor either directly or through its appointed/nominated agency, shall look after the maintenance and upkeep of the common areas and facilities of the Project and Township as a whole until these are handed over to some association of apartment owners/Resident Welfare Association of the Project. The maintenance of Towers 21 and 22 shall be the responsibility of the Vendee which it may do so through a maintenance agency or grant the maintenance to the association of apartment owners of Towers 21 and 22, or to a corporate body or other agency appointed by the Vendor itself for maintenance, upkeep, repairs, security etc. of the building(s) including the landscaping and common area of the Project. The Vendee or its prospective apartment allottee(s) unconditionally agrees and consents to the said arrangement and he/she/it shall pay maintenance charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost.
- (d) As per provisions of Hi-Tech Policy the township is to be maintained by the developer. However, if the township is handed over to local body or even if before it whenever any tax is imposed by any statutory authority, the same shall be payable by the vendee / allottee / occupant / owner of the apartments and in such event, the maintenance charges payable to the Vendor or its nominated agency shall cease to apply.

10. FURTHER ASSURANCES

- (a) The Vendor hereby represents, assures, confirms and undertakes to the Vendee that this Sale Deed shall be a valid and perfect

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document of title for the Vendee and based on the rights acquired by the Vendee under this Deed, it shall be able to execute and register the allotment letters, flat buyers agreements, sale deeds etc. in favour of third party allottees, purchasers of units and such third party allottees, purchasers of units shall acquire a valid title to their respective units.

- (b) The Vendee shall be entitled to raise funds, construction finance for the construction and development of the buildings on the Development Area. For the purpose of raising funds, construction finance, the Vendee shall be entitled to create mortgage and/or create charge on the said Property including the Development Area. If so reasonably required by the Vendee, the Vendor hereby undertakes to sign, execute and deliver all such documents and do all such acts, deeds and things as may be required for creation and/or perfection of security in favour of the lenders to the Vendee without undertaking any financial obligation.
- (c) That the Vendor, shall from time to time hereinafter, at the cost and expense of the Vendee and upon reasonable request of the Vendee, make, do, execute and perfect or cause to be made, done, executed and perfected and do all such acts, deeds, matters and things whatsoever for better and more perfectly assuring conveying and confirming the said Property and the rights assured herein unto and to the benefit of the Vendee forever in the manner aforesaid. The Vendor has separately executed a special power of attorney in favour of the Vendee to enable the Vendee to undertake the construction and development of Towers 21 and 22.
- (d) That the Vendee, at its own costs, can get the said Property mutated, substituted and transferred in its name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor. The Vendor undertakes that it shall sign all other papers/documents required in this connection.
- (e) The Vendor represents and affirms that the Vendee, at its own costs, shall be able to obtain part completion certificate / Occupation Certificate from the LDA for each of the Towers

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separately. It is further agreed that the responsibility of obtaining the completion certificate for the Project shall be on the Vendor. The Vendor undertakes to obtain the completion certificate for the Project before end of November 2023 subject to completion of development of the said property in all respect by Vendee/nominee.

- (f) The Vendor further agrees and undertakes that it shall facilitate the creation of a common association of apartment owners for all the residents of the Project within 3 months of completion of the Project.
- (g) The Vendor agrees and undertakes that the purchasers/allottees of units in Towers 21 and 22 shall be treated no differently from purchasers of any other unit in the Project and Sushant Golf City Township and shall have unfettered access and all rights in all the common areas of the Project and Sushant Golf City Township. The Vendor further agrees and undertakes that the said purchasers/allottees shall have the right to be member of any owner's association, if established, in respect of the Project. In case any club facility is developed by the Vendor/its nominee in the said Township then access to and usage of same shall be subject to payment of requisite charges and fees and execution of necessary forms, application and documents as the Vendor/its nominee or club management agency requires. The terms of membership shall be similar to the terms and conditions as applicable to the other residents of the Project and township.

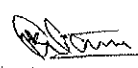
11. MISCELLENEOUS

- (a) That it is clarified that the Vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors, only the Vendee shall be responsible.
- (b) The Vendor shall not be liable for any claims or suits relating to Towers 21 and 22, which claims are not attributable to the Vendor.
- (c) That the Vendee confirms that no part of this transaction falls within the definition of 'Benami transactions' as given in amended section 2(9)(A) of the Benami Transactions (Prohibition) Act 1988 and that the purchase is well within the purview of the permitted

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transactions defined thereunder.

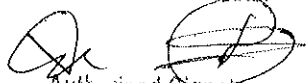
- (d) The Vendee shall not do or suffer anything to be done in or on the said Property which may tend to cause damage to any other structures in the land parcels adjacent to the said Property or hampers/obstructs other construction activities being carried out in the Project. Further, the Vendee shall 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.
- (e) The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Property/township 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 Property/township including and not limited to environmental clearance, development agreement, license etc.
- (f) The recitals and background given in this Deed form an integral part of this Deed and constitute the representations made by the Vendor to the Vendee.
- (g) Wherever the term land is used to denote the Property it shall be read and construed as undivided share of land.

12. INDEMNITY

That the Vendor hereby agrees and covenants with the Vendee to indemnify and keep indemnified the Vendee and its officers, directors, personnel, employees from and against all losses or damages or claims which the Vendee is made liable on account of any legal defect in the title of the said Property.

The Vendor also agrees and acknowledges that an irretrievable loss shall be caused to the Vendee if the Vendor fails to or delays in getting the foot print plan/layout plan of the Project, by incorporating the changes made by the Vendee in Towers 21 and 22, approved from the LDA within 30 (thirty) days of Vendee providing the modified submission drawing of the Project to the Vendor. The Vendor agrees to indemnify and hold the Vendee and its officers, directors, personnel, employees protected from and against all losses, costs, expenses which the Vendee may suffer because of failure of the Vendor in performing its foregoing obligation.

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13. COSTS, CHARGES AND EXPENSES

Save and except the consideration paid to the Vendor and the applicable fees payable to the authorities in respect of the construction and development of Towers 21 and 22, no other charges shall be payable by the Vendee to the Vendor or to any other person or authority in respect of the of Towers 21 and 22 or the said Property or the Development Area towards any dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing.

14. SEVERABILITY

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.

15. ASSIGNMENT

It is further been agreed between the Vendor and the Vendee and is hereby clarified that the Vendee shall have the exclusive right to assign all its rights, title, interest in the said Property including the right to build, construct, develop, market, sell and transfer the said Sale FSI(both as built up and unbuilt) along with the pro rata undivided, indivisible, impartible rights on land and facilities in Plot GH 1B along with the Vendee's Parking to any Person, without any restrictions whatsoever.

16. GOVERNING LAW AND JURISDICTION

(a) This Agreement shall be governed by Indian laws and courts in Lucknow shall have jurisdiction on the subject matter of this Agreement.

(b) Each Party shall have the right to seek specific performance of this Deed.

17. STAMP DUTY AND REGISTRATION

(a) That Vendor shall bear all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.

(b) The Plot GH 1B measures 67291.87 square meters or 16.62 acres. It is expected that an FSI of 178643.48 sq. meters would be sanctioned by LDA on the said plot. Out of the total sanctioned

Ansul Properties & ...


Authorised Signatory

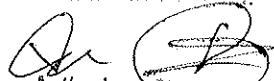
For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director

FSI, the Sale FSI of approximately 18198.02 sq. meters (approximately 195882 sq. feet) is being transferred and conveyed by the Vendor to the Vendee as per this Sale Deed along with the pro rata undivided, indivisible, impartible rights in the underlying Plot GH 1B. The Sale FSI would constitute 10.19% of the total sanctioned FSI on Plot GH 1B, thus the plot area under transfer constitutes to 6854.87 square meters (or 1.69 acres). The collector rate of the said 6854.87 square meters (or 1.69 acres) is Rs. 12,23,61,816/-. The stamp duty has been paid on the consideration of Rs. 12,24,00,000/- which is above the aforesaid collector rate.

- (c) That the said Property is situated in the Sushant Golf City and the said Property is situated more than 200 meters from Amar Shaheed Path and Sultanpur Road. The said Property is situated on 30 meter wide road and exits at two ways. For the purpose of calculation of the stamp duty, the circle rate of the land is fixed Rs. 20,000/- per sq. mtrs.+ 20% comes to Rs. 24,000/-. The Plot area of the said Property is approximately 6854.87 Sq. mt. Market value of the land area 1000 Sq. Mt. at the rate of Rs. 24,000/- comes to Rs. 2,40,00,000/-. Market value of remaining area of 5854.87 sq. meters at the rate of Rs. 16,800/- (24,000-30%) comes to Rs. 98,36,18,16/-. Hence the market value of the land comes to Rs. 2,40,00,000/- + Rs. 9,83,61,816/- = Rs. 12,23,61,816/-. Thus the total market value of the property comes to Rs. 12,23,61,816/-. Since the Sale Consideration is higher than the Market Value therefore total stamp duty of Rs. 85,68,000/- has been paid on the Sale Consideration.
- (d) Notwithstanding anything contained in this Deed, if at the time of sanction of building plans for Towers 21 and 22 to be erected on the Development Area, with the LDA or other authorities, the authority sanctions/authorizes an FSI for the said towers, which varies from the Sale FSI of approximately 18,198.02 sq. meters, then the Parties shall accordingly amend and the consideration paid on this Deed shall accordingly be adjusted dependent on FSI approved by the authorities for Towers 21 and 22. The Parties agree to get the modification/amendment to this Deed registered in accordance with applicable laws.

Anand Properties & Infrastructure Pvt. Ltd.


Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON SATURDAY, THE 28TH SEPTEMBER, 2019.

"RESOLVED THAT approval of the Directors be and are hereby accorded to sell FSI not less than 18,200 square meters or such area as agreed between the Company and Pardos Lucknow Developers Private Limited ("the Purchaser") in Group Housing 1B, Sector G, Pocket 5, Sushant Golf City, Lucknow, Uttar Pradesh along with the pro-rata undivided, indivisible, impartible rights, being not less than 6850 square meters, in the plot GH 1B.

RESOLVED FURTHER THAT the drafts of the sale deed, power of attorney, services agreement to be executed in favour of the Purchaser be and are hereby approved.

RESOLVED FURTHER THAT the approval of the Directors be and are hereby accorded to authorize and empower Shri Neeraj Jha, (Executive (Record) jointly with Shri Kamlesh Singh (Assistant Manager (Accounts)) (hereinafter referred as "Authorised Persons"), to finalise, sign and execute the Sale Deed in favour of the Purchaser for sale and transfer of FSI not less than 18,200 square meters or such area as agreed between the Company and the Purchaser in Group Housing 1B, Sector G, Pocket 5, Sushant Golf City, Lucknow, Uttar Pradesh along with the pro-rata undivided, indivisible, impartible rights, being not less than 6850 square meters, in the plot GH 1B ("Sale Property").

RESOLVED FURTHER THAT Shri Neeraj Jha, (Executive (Record) jointly with Shri Kamlesh Singh (Assistant Manager (Accounts)) (hereinafter referred as "Authorised Persons"), is also authorized to appear / present the sale deed(s) / correction deed(s) / transfer document(s) / other document(s) before the concerned Registry/ Sub-Registrar/ any registering authority, for registration, under any statute, and, to admit/verify execution thereof.

RESOLVED FURTHER THAT Shri Neeraj Jha, (Executive (Record) jointly with Shri Kamlesh Singh (Assistant Manager (Accounts)) (hereinafter referred as "Authorised Persons"), is also authorized to do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

RESOLVED FURTHER THAT the approval of the Directors be and is hereby accorded to severally authorize and empower Shri Neeraj Jha, (Executive (Record) jointly with Shri Kamlesh Singh (Assistant Manager (Accounts)) (hereinafter referred as "Authorised Persons") to sign and execute the Services Agreement, Power of Attorney etc. in favour of the Purchaser.

RESOLVED FURTHER THAT the approval of the Directors be and are hereby accorded to severally authorize and empower Shri Neeraj Jha, (Executive (Record) jointly with Shri Kamlesh Singh (Assistant Manager (Accounts)) (hereinafter referred as "Authorised Persons") to handover the possession of the Sale Property to the authorised nominee of the Purchaser and further authorized

Ansal Properties & Infrastructure Ltd.

Ansal Properties & Infrastructure Ltd.
(An ISO 14001 : 2004 OHSAS 18001 : 2007 Certified)
115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001
Tel: 23353550, 66302268 / 69 / 70 / 72
Website: www.ansalapi.com
CIN: L45101DL1967PLC004759
Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565

For Pardos Lucknow Developers Pvt. Ltd.

Authorized Signatory/Director

to sign and execute the possession letter/possession certificate in respect of the foregoing.

RESOLVED FURTHER THAT all acts, things or deeds, done or caused to be done, by the aforesaid authorized persons, for the above matters, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.

RESOLVED FURTHER THAT all such acts, deeds, matters and things to be done by the aforesaid authorized persons, in connection with and to safeguard the interest of the Company, shall be binding on the Company and deemed to have been done by the Company itself.

RESOLVED FURTHER THAT above authorization in favor of the aforesaid authorized persons, shall remain in force till the date they remain in the employment or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.

RESOLVED FURTHER THAT a certified true copy of this Resolution be forwarded wherever required, duly certified under the signatures of any Director or Company Secretary of the Company."

.....
Certified to be correct
for Ansal Properties & Infrastructure Limited

Abdul Sami
General Manager (Corporate Affairs) &
Company Secretary
FCS-7135

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director

PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED

CIN: U45208DL2018PTC337507

Registered Office: Punjabi Bhawan first floor, 10, Vishnu Digamber Marg, New Delhi 110002

Email: info@ctcgeo.in

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED ("COMPANY") HELD ON WEDNESDAY THE 09th DAY OF OCTOBER 2019 AT 61-63, PANCHKUIAN ROAD, SECOND FLOOR, NEW DELHI 110001

AUTHORIZATION FOR EXECUTION OF SALE DEED

"RESOLVED THAT consent of the Board of Directors be and is hereby accorded to severally authorize Mr. Piyush Kumar Gautam and Mr. Ashwin Sharma, Authorised Signatories of the Company, to sign and execute the Sale Deed/s, possession letter/ certificate and any other documents on behalf of the Company with regard to purchase of approximately 18,200 square meters of FSI along with pro-rata land in Group Housing 1B, Sector G, Pocket 5, Sushant Golf City, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Piyush Kumar Gautam and Mr. Ashwin Sharma be and are hereby severally authorized to take possession of the aforesaid land located at Group Housing 1B, Sector G, Pocket 5, Sushant Golf City, Lucknow, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Piyush Kumar Gautam and Mr. Ashwin Sharma be and are hereby further severally authorized to be present and appear before the Registrar or the concerned Sub-Registrar as may be necessary to cause the said Sale Deed to be duly registered and to do all such act, things and deeds which may be deemed pertinent or necessary to give effect to the resolutions above."

Ansal Prop. & Infrastructure Ltd.

Certified True Copy

For Pardos Lucknow Developers Private Limited

Authorised Signatory

Punjet Kakker
Director

DIN: 08118727

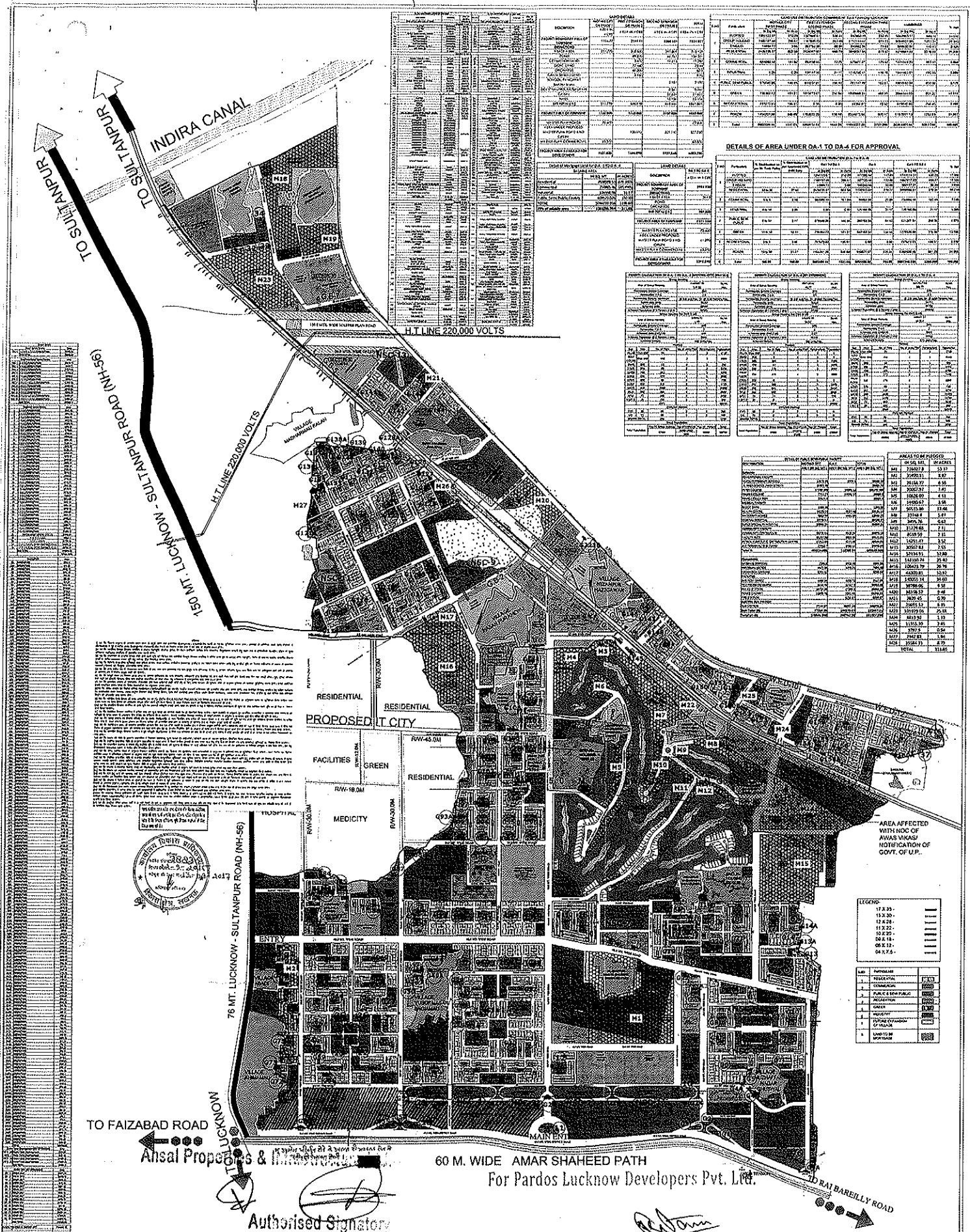
Address: C-16, Second Floor Shivalik,
Malviya Nagar, New Delhi 110017



For Pardos Lucknow Developers Pvt. Ltd.

Authorised Signatory/Director

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DETAILS OF AREA UNDER DA-1 TO DA-4 FOR APPROVAL

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ANSAI PROPERTIES & INFRASTRUCTURE LTD.
GROUND FLOOR, PLAZA BANGALORE COMPLEX
100A, RAJIV GANDHI MARG, NEW DELHI

PROPOSED LAYOUT PLAN OF SUBSANT GOLF CITY, 16-TECH TOWNSHIP AND ITS EXTENSION, AT SULTANPUR ROAD, LUCKNOW.

SCALE: 1:5000

CHECKED: VIRESH KUMAR

ARCHITECT: VIRESH KUMAR

ASSISTANT ARCHITECTS: BALNEET KAUR, SHALENDRA SHUKLA

REVISION: DATE: JULY 2015

Authorised Signatory/Director: [Signature]

OWNER'S SIGN: [Signature]

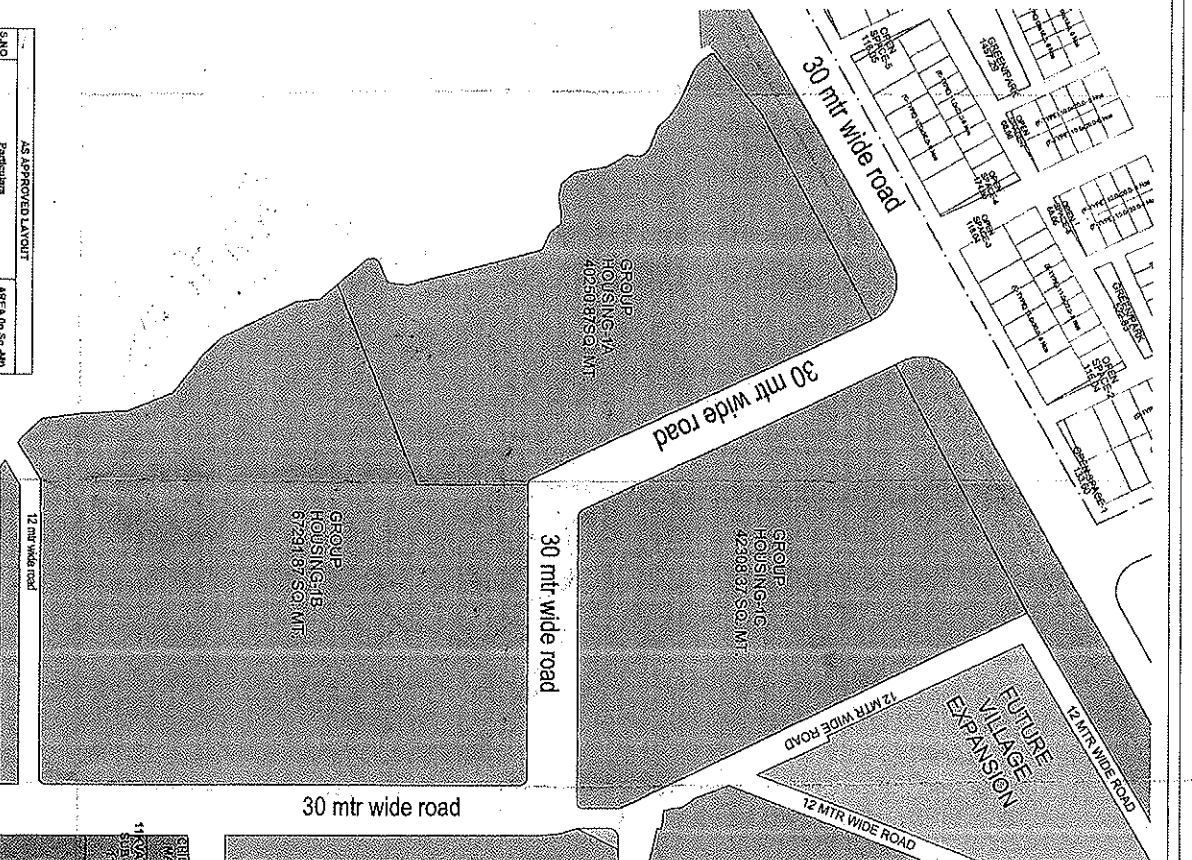
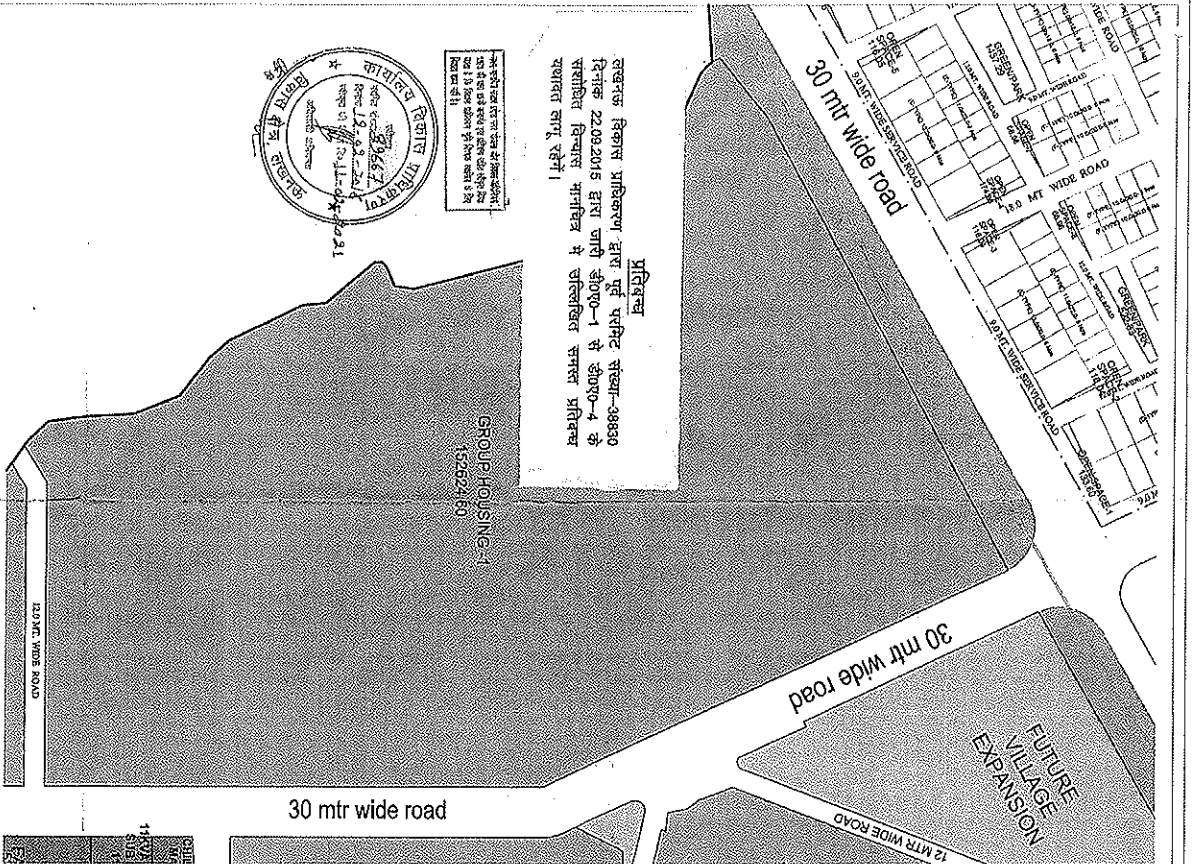
ARCHITECT'S / TOWNPLANNER'S SIGN: [Signature]



प्रतिपक्ष
लखनऊ विकास प्राधिकरण द्वारा पूर्व परमिट संख्या-38830
दिनांक 22.09.2015 द्वारा जारी डीओ-1 के डीओ-4 के
समाहित विचारों के अनुसार चर्चित विचारों के अनुसार
समाप्त कर दिया गया है।

APPROVED PART LAYOUT PLAN OF SEC-G, POCKET-5

Note -
Due to some temporary construction on 30 mt. wide road, a new
alignment of road has been proposed for immediate connectivity of
township. By opting this alignment residential area has decreased
by 2773.49 sq. mt. and road area has increased by 2773.49 sq. mt.



| AS APPROVED LAYOUT | | Particulars | AREA (in Sq.Mt) |
|--------------------|--------------------------------|-------------|-----------------|
| 1 | RESIDENTIAL (GROUP HOUSING-1) | 152624.60 | |
| 2 | ROAD (30.00 MT WIDE) | 19198.50 | |
| 3 | Total | 171823.10 | |
| AS PROPOSED LAYOUT | | Particulars | AREA (in Sq.Mt) |
| 1 | RESIDENTIAL (GROUP HOUSING-1A) | 40250.87 | |
| 2 | RESIDENTIAL (GROUP HOUSING-1B) | 87291.87 | |
| 3 | RESIDENTIAL (GROUP HOUSING-1C) | 42308.07 | |
| 4 | ROAD (30.00 MT WIDE) | 21971.59 | |
| 5 | Total | 171823.10 | |

PROPOSED PART LAYOUT PLAN OF SEC-G, POCKET-5

| | | | |
|--|------------------|--|--|
| Ansal Properties & Infrastructures Ltd. Authorized Signatory | | For Pardon Lucknow Developers Pvt. Ltd. Authorized Signatory | |
| DRAWING TITLE PART LAYOUT PLAN OF SEC-G, POCKET-5 | | NORTH | |
| SCALE 1:1000 | DATE OCT-2015 | DRAWING NUMBER - H/TECH/KOL/04/01/01 | |
| PREPARED BY S. K. SINGH | | CHECKED BY S. K. SINGH | |
| APPROVED BY S. K. SINGH | | APPROVED BY S. K. SINGH | |



35

LUCKNOW DEVELOPMENT AUTHORITY, UTTAR PRADESH
VIPIN KHAND, GOMTINAGAR, LUCKNOW
PERMIT TO BUILD WITHIN THE DEVELOPMENT AUTHORITY AREA-
LUCKNOW

PRINT DATE :- 06/07/2017

APPLICATION NO: 50550

FILE NO : 145/EE/HTIG/2017

WARD:

SCHEME : NonScheme-Map/Approval

PERMIT NO: 41698

SITE OF GROUP HOUSING

SECTOR :

PROPERTY NO GH-1-B, SECSTOR-G, SUSHANTI
GOLF CITY

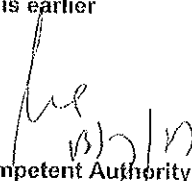
NAME: ANSAL PROP & INFRA LTD

Address: YMCA BUILDING, 13 RANA PRATAP MARG, LUCKNOW

Sanction vide order dated 08/03/2017 of prescribed Authority permission to build granted as per sanctioned building plan enclosed subject the conditions mentioned on it and if noted below.

Date of Validity: 07/03/2022 or expiry date of Lease deed whichever is earlier

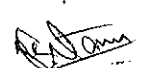
Restriction If Required:

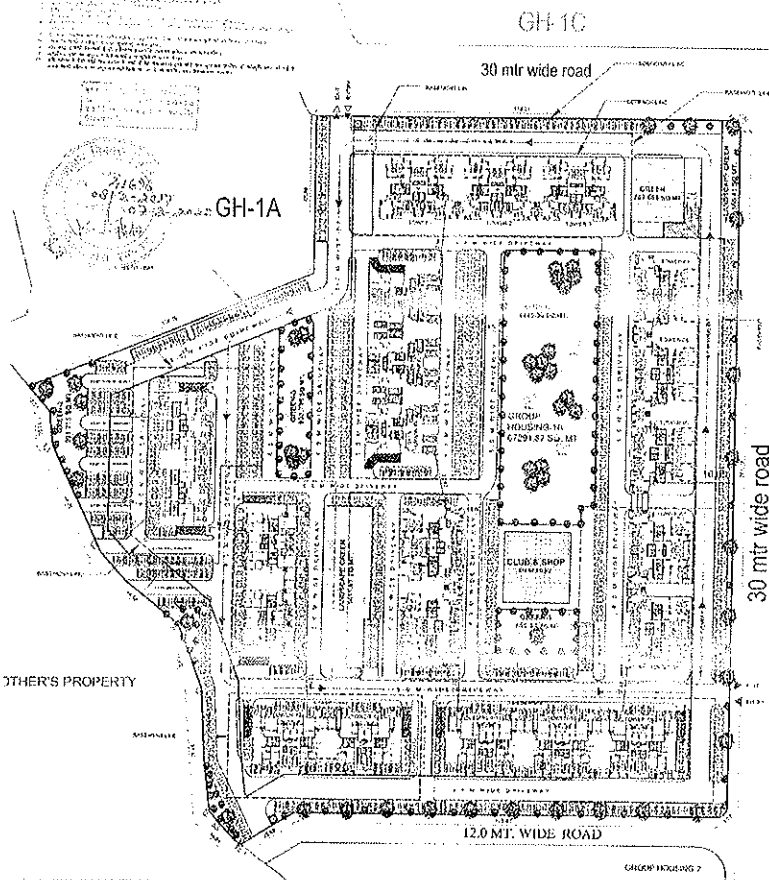

Signature of Competent Authority (BHAWAN)
Under the U.P.

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director



LAYOUT PLAN

[illegible]

Ansal Properties & Infrastructure Ltd.

For Pardos Lucknow Developers Pvt. Ltd.

Authorized Signatory/Director



**LUCKNOW DEVELOPMENT AUTHORITY, UTTAR PRADESH
VIPIN KHAND, GOMTI NAGAR, LUCKNOW**

PERMIT TO BUILD WITHIN THE DEVELOPMENT AUTHORITY, AREA LUCKNOW

| | | |
|---------------------------------|--------------|--|
| WARD : | PRINT DATE : | 27-08-2019 |
| PERMIT NO MAP-20190325180001037 | FILE NO. : | 210/EE/HTTG/2019 |
| SITE OF : | SCHEME : | SUSHANT GOLF CITY |
| GROUP HOUSING | PROPERTY : | SECTOR- G. POCKET-1-5 (GROUP HOUSING -1B) |

NAME : M/S. ANSAL PROPERTIES & INFRASTRUCTURE LTD.

ADDRESS : M/S. ANSAL PROPERTIES & INFRASTRUCTURE LTD.
2ND FLOOR, SHOPPING SQUARE, SECTOR-D,
SUSHANT GOLF CITY, SULTANPUR ROAD,
LUCKNOW.

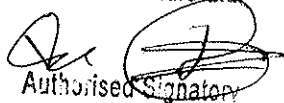
Sanction vide order dated 28-05-2019 of prescribed Authority permission to build granted as per sanctioned building plan enclosed subject the conditions mentioned on it and if noted below

Date of Validity : 27-05-2024


Restriction If Required :

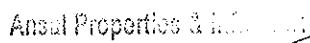

 Signature of Competent Authority (BHAWAN)

Ansal Properties & Infrastructure Ltd


 Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.


 Authorised Signatory/Director



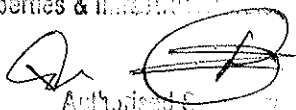
Authorised Signatory/Director

Annexure 7

(Rights, powers and authorization granted by Vendor to Vendee)

1. To approach to any designated/non designated official of any of the government /semi- government / non-government authorities/department/board/ministry including but not limited to Government of the state of Uttar Pradesh; Central Government; Department of Environment, Fire Department, Lucknow Development Authority (LDA); and/or the concerned electricity and water supply & distribution agency for the Project; Local Authority or any other Ministry or Department of the Central Government/State Government and/or the Government of Uttar Pradesh and/or allied office or any other Authority/Department/Corporation/Ministry/Board in respect of and in connection with the aforesaid Sale FSI (**hereinafter referred to as "aforesaid authorities"**) for obtaining any license, certification, recognition, acknowledgement, authorization, accredit, consent, certificate, document, warrant, sanction, permit, permissions, approvals of any nature, kind, sort, type, variety, class, category (**hereinafter referred to as "aforesaid permission/approvals"**) for zoning, erecting, raising, constructing, digging, developing, mounting, selling, advertising, manufacturing, assembling, Promoting, plowing, cultivating, modernizing or for any other land related purpose (**hereinafter referred to as "aforesaid purpose"**) on, for and in connection with the aforesaid Sale FSI as and when required under the provisions of the byelaws, acts, rules, regulations, announcement, notifications, circulars, guidelines, procedures, declaration, pronouncement, clarifications, policy, convention either at state level or central level as and when applicable to the aforesaid Sale FSI (**hereinafter referred to as "applicable laws"**).
2. To plan, prepare and make necessary applications with the aforesaid authorities for obtaining the aforesaid approvals for the aforesaid purpose for and in respect of the aforesaid Sale FSI as and when required under the provisions of the applicable laws;
3. To make necessary payment and pay other fees and charges to the aforesaid authorities and incur all such necessary expenditure as and when required to be done for making the necessary applications and for obtaining the aforesaid approvals and shall also be entitled to be reimbursed for all the expenses paid/incurred on behalf of the company in relation to the aforesaid Sale FSI;
4. To engage, appoint or hire surveyors, architects, contractors or such other consultants and experts as and when required for planning,

Ansal Properties & Infrastructure Ltd.



Authorized Signatory

For Pardos Lucknow Developers Pvt. Ltd.



Authorized Signatory/Director

- preparing, applying and obtaining the aforesaid approvals for aforesaid purposes in respect of the aforesaid Sale FSI;
5. To invite tenders and offers for the purpose of construction on the aforesaid Sale FSI, to accept such tenders or offers on such terms and conditions as the Vendee may in his absolute discretion deem fit, to give construction contract to such contractors/person(s)/agencies and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development on the aforesaid Sale FSI wholly or partly or in stages and for construction of building or structures thereon and/or furnishing/cladding the premises therein as the Vendee may in his absolute discretion deem fit and to pay the cost of the construction and development of the proposed building or structure and for furnishing of the same, to such contractor and other persons or bodies and to obtain valid receipts and discharges therefore to enter into contracts for the supply of materials, labor and for all other services as may be required for development and construction of the building or structure on the aforesaid Sale FSI on such terms and conditions as the Vendee may in discretion deem fit and proper;
 6. To engage various agencies and persons in connection with the construction/development/execution/completion of the proposed structure/building;
 7. To hire any consultant, advocate or any other professional and take the necessary consultancy and opinion before or after the making of the necessary application or modification thereto for obtaining the aforesaid approvals from the aforesaid authorities for and in relation to the aforesaid Sale FSI;
 8. To appear, represent for and on behalf of the Company before the aforesaid authorities in respect of the aforesaid Sale FSI or/and proposed structure/building under the provisions of the applicable laws for and in relation to the obtaining of the aforesaid approvals for the aforesaid purposes and with regard to the construction of the proposed building or structure with respect to the aforesaid Sale FSI;
 9. To do all acts, deeds and things required for amending/rectifying and making entries in respect of the aforesaid Sale FSI in the land revenue records;
 10. To do all acts, deeds, things relating to the aforesaid Sale FSI and/or proposed structure/building including but not limited to obtaining electricity, water, sewer and other connections from the municipal and other authorities and to do all necessary actions in connection therewith;

Ansal Properties & Infrastructure Ltd.

 Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.

 Authorised Signatory/Director

आवेदन सं०: 201901041044265

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 31688

वर्ष: 2019

प्रतिफल- 122400000 स्टाम्प शुल्क- 8598000 बाजारी मूल्य - 122361816 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 200 योग : 20200

श्री मे० पडोस लखनऊ डेवलपर्स प्राइवेट लि० द्वारा
पियूष कुमार गौतम अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राम कृष्ण सिंह
व्यवसाय : नौकरी
निवासी: 61-63 पंचकुनिया रोड द्वितीय तल नई दिल्ली

(Signature)



पियूष कुमार गौतम अधिकृत पदाधिकारी/
प्रतिनिधि

श्री, मे० पडोस लखनऊ डेवलपर्स प्राइवेट लि० द्वारा

वे यह लेखपत्र इस कार्यालय में दिनांक 26/11/2019 एवं 04:12:30

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)
निर्मल सिंह

उप निबंधक सरीजनीनगर

लखनऊ

26/11/2019

मेसर्स. गुप्ता
निबंधक लिपिक



11. To make necessary modifications, alterations and corrections in the original application made with the aforesaid authorities as and when required for obtaining the aforesaid approvals as and when required under the provisions of the applicable laws;
12. To make, affirm, present, execute, and register any letter, applications, forms, documents, deeds, affidavits, indemnities, undertakings, guarantees, representations and petitions for obtaining the aforesaid approvals;
13. To receive at any time hereinafter any of the aforesaid approvals from any of the aforesaid authorities and give effective receipt for the same;
14. To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other person(s) with all or any of the said powers and to cancel withdrew and/or revoke the powers conferred upon such person;

Ansal Properties & L.


Authorised Signatory

For Pardos Lucknow Developers Pvt. Ltd.


Authorised Signatory/Director

बही सं०: 1

रजिस्ट्रेशन सं०: 31688

वर्ष: 2019

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

विक्रेता: 1

श्री अंसल प्रॉपर्टीज एण्ड इंफ्रास्ट्रक्चर लि० के द्वारा कमलेश सिंह, पुत्र श्री राम जन्म सिंह

निवासी: 115 अंसल भवन 16 कस्तूरबा गाँधी मार्ग नई दिल्ली

व्यवसाय: नौकरी



विक्रेता: 2

श्री अंसल प्रॉपर्टीज एण्ड इंफ्रास्ट्रक्चर लि० के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: 115 अंसल भवन 16 कस्तूरबा गाँधी मार्ग नई दिल्ली

व्यवसाय: नौकरी

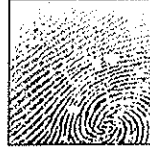


क्रेता: 1

श्री मे० पडॉस लखनऊ डेवलपर्स प्राइवेट लि० के द्वारा पियूष कुमार गौतम, पुत्र श्री राम कृष्ण सिंह

निवासी: 61-63 पंचकुनिया रोड द्वितीय तल नई दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री संदीप कुमार, पुत्र श्री ओम प्रकाश

निवासी: उदयगंज लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अजमत अली, अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

निर्मल सिंह

उप निबंधक, सरोजनीनगर
लखनऊ

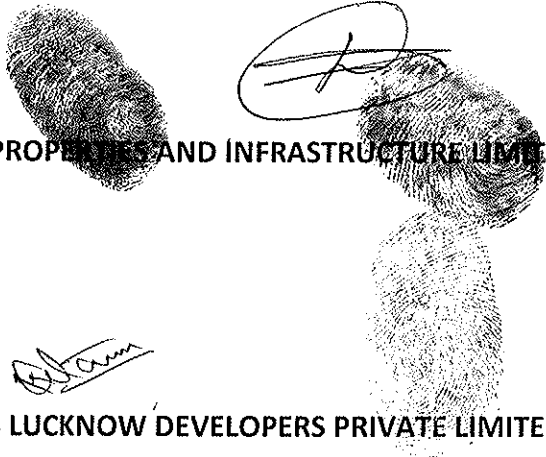
मस्तीराम गुप्त
निबंधक लिपिक

IN WITNESS WHEREOF, the Vendor and the 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:-

VENDOR



FOR ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED



VENDEE



FOR PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED

WITNESSES



Samet Ali
Samet Ali
 (Adv)
 Civil Court
 Lucknow.

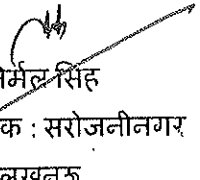



Bandeep Kumar
 S/o Om Ballesh
 R/o Vday gang
 Lucknow.

आवेदन सं०: 201901041044265

बही संख्या 1 जिल्द संख्या 3283 के पृष्ठ 1 से 88 तक क्रमांक 31688 पर दिनांक
26/11/2019 को रजिस्ट्रीकृत किया गया।

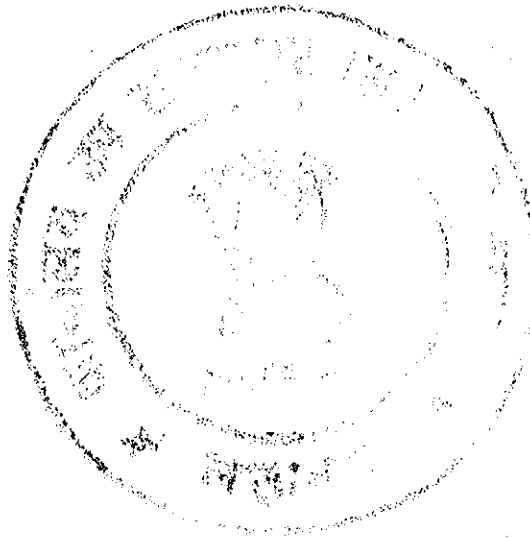
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

26/11/2019



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP0174B

नाम / Name
PARDOS LUCKNOW DEVELOPERS
PRIVATE LIMITED



16/08/2018

संस्था/मंडल की तारीख
Date Of Incorporation/creation
13/08/2018



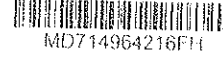
भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

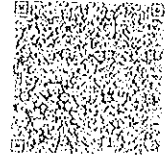
संभावित क्रम / Enrollment No. 0000/00280/65062

To
पियूष कुमार गौतम
Piyush Kumar Gautam
S/O Ram Krishna Singh
C/o Ranveer Singh, K-316/8, 2 Floor Peer Khichadi,
Lado Sarai
Cable Wali Gali, Behind Punjab National Bank Lado
Sarai
Mohrauli
South Delhi
Delhi 110030
9953328211

71496421
12/04/2014



MD714964216FH



आपका संभावित क्रमांक / Your Possible No.:

5450 5309 3437

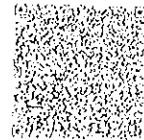
मेरा संभावित, मेरी पहचान



भारत सरकार

Government of India

पियूष कुमार गौतम
Piyush Kumar Gautam
जन्म तिथि / DOB : 21/11/1988
पुरुष / Male



5450 5309 3437

मेरा संभावित, मेरी पहचान

Piyush



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



पता:
संकोधित: कृष्ण प्रसाद सिंह, 1/84,
विवेक खंड, गोमतीनगर, लखनऊ,
गोमतीनगर, उत्तर प्रदेश 226010

Address:
C/O: Krishna Prasad Singh, 1/84,
Vivek Khand, Gomtinagar,
Lucknow, Gomtinagar, Uttar
Pradesh, 226010

9595 5753 2481

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/93116/19609

To
कमलेश सिंह
Kamlesh Singh
C/O: Krishna Prasad Singh
1/84 Vivek Khand
Gomtinagar
Gomtinagar
Bakshi Ka Talab Lucknow
Uttar Pradesh 226010
9621120248

04/09/2014
188247065

ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No. :

9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



कमलेश सिंह
Kamlesh Singh
जन्म तिथि / DOB : 05/12/1967
पुरुष / Male



9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

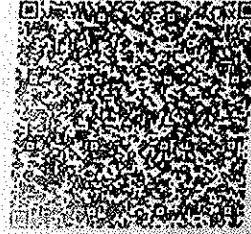


नीरज झा
Neeraj Jha
जन्म तिथि/DOB: 04/08/1987
पुरुष/ MALE

Mobile No: 7753001200

3789 8795 4800

VID : 9137 0156 5515 8517



आधार - आम आदमी कार्ड

भारतीय विानध
UNIQUE IDENTIFICATION

पता:

S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, बियामा,
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226001

Address :

S/O: Ram Naresh Jha, JAGANNATHPURI COLONY
BIYAMAU, NEAR RADHA KRISHNA MANDIR,
Lucknow, Lucknow,
Uttar Pradesh - 226001


3789 8795 4800

VID : 9137 0156 5515 8517


1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

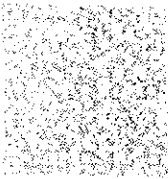
P.O. Box No. 1947,
Bhim Nagar, New Delhi - 110047



भारत सरकार
GOVERNMENT OF INDIA




नाम: सन्दीप कुमार
Sandeep Kumar
जन्म तिथि: 05/07/1987
पिन: 456789



6340
05 7526

आपका अधिकार ... आप आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Sec-3, गांधी नगर, नई दिल्ली-110029
ईमेल: uai@uaid.gov.in, uai@uaid.org
फोन: 7260001

आधिकारिक वेबसाइट: uaid.gov.in
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उपस्थिति: नए दिल्ली, भारत



पिन: 6340 05 7526
हिंगोली 456789

Pb b+





भारत निर्वाचन आयोग
पहचान पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TDQ0271981



निर्वाचक का नाम : अजमत अली
Elector's Name : Ajamat Ali
पति का नाम : हाशिम अली
Husband's Name : Hashim Ali
लिंग / Sex : पुरुष / Male
जन्म की तारीख : XX/XX/1986
Date Of Birth : XX/XX/1986

TDQ0271981

पता : 458/62, हातामिर्जा अली खां मुर्गा

लखनऊ

तहसील -

जिला - लखनऊ (उ.प्र.)-

Address : 458/62, Hatamijar Ali Khan Murga

Lucknow

Tehsil -

Distt. Lucknow (UP)-

Date : 27/12/2008

172-लखनऊ उत्तर निर्वाचन क्षेत्र के

निर्वाचक रजिस्ट्रीकरण अधिकारी के

हस्ताक्षर की अनुकृति

Facsimile Signature of Electoral
Registration Officer

for 172- Lucknow Uttar

43/146S

पता बदलने पर, नये पते पर आपका नाम निर्वाचक नामावली
वर्ज करवाने तथा उस पते पर इ-प्री-नम्बर का कार्ड पाने के
लिए सम्बन्धित फॉर्म में यह कदम बंधन अवश्य लिखें
In case of change in address, mention this
Card No. in the relevant Form for including
your name in the roll at the changed address
to obtain the card with the same number.