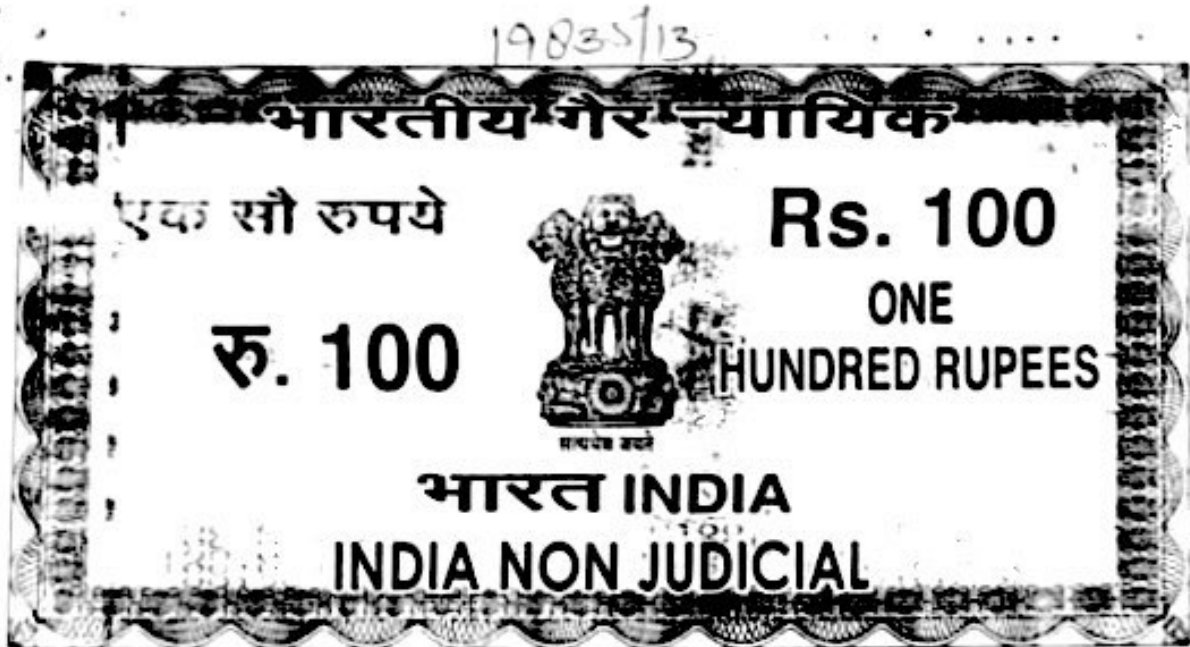




उत्तर प्रदेश UTTAR PRADESH

BU 308467



DETAILS OF INSTRUMENT IN SHORT

Nature of land	:	Commercial
Ward/Pargana	:	Sharda Nagar
Mohalla/Village	:	RatanKhand (Sharda Nagar Yojna)
Details of Property (Property No.)	:	Commercial Plot No. CP-2
Standard of measurement	:	Sq mtr

M/s A. J. Enterprises

Harsh

Harsh

For Ramsai Real Estate Pvt Ltd

Ramsai
Director

4594
 31/7/13
 11/11/13
 31/7/13

वी.के. सुमार पाण्डेय
 भा.सं. 176
 भा.सं. 31-3

Area of Property	: 2656.95
Location Road	: More than 100 mtr away from Rai Bareilly Road.
Type of Property	: Plot
Consideration	: Rs. 4,50,00,000/-
Valuation	: Rs. 3,69,90,000/-
Stamp Duty Paid	: Rs. 31,50,010/- already paid + 100
Boundaries	:
EAST	Plot No. CP-2/1
WEST	9 Meter Wide Road
NORTH	30 Meter Wide Road
SOUTH	Plot No. 1/10 to 1/14, 14-A, 1/15 and 1/36

No of First Party (1)

No of Second Party (1)

Details of Seller	Details of Purchaser
M/S AMBEY ENTERPRISES, a registered Partnership Firm, having its registered office at MM-D-1/571, L.D.A. Colony, Kanpur Road, Lucknow through its authorized partners (1) Harpreet Singh son of Sardar Kartar Singh, Permanent and Present resident of 551/GA/139, Purana Sardari Kheda, Alambagh, Lucknow (2) Triveni Prasad Dube son of Sri Baliram Dube, Permanent & Present resident of 559, K/70, Bahadur kheda, Alambagh, Lucknow	RAMSAAI REAL ESTATE PVT. LTD. a company registered in Companies Act 1956 having its registered office at Flat No. 404, Mukut Tower, Mama Chauraha, Sector-2, Vikas Nagar, Lucknow through its Director Mayank Agarwal son of Sri Dinesh Chandra Agarwal, Permanent and Present resident of 141, Eldeco Greens, Gomti Nagar, Lucknow

M/s Ambey Enterprises

Harpreet Singh
Partner

Triveni Prasad Dube
Partner

For Ramsaai Real Estate Pvt Ltd

Mayank Agarwal
Director

SALE DEED

THIS SALE DEED MADE ON this 2nd day of August, 2013 BY **M/S AMBEY ENTERPRISES**, a registered Partnership Firm, having its registered office at MM-D-1/571, L.D.A. Colony, Kanpur Road, Lucknow through its authorized partners (1) Harpreet Singh son of Sardar Kartar Singh, Permanent and Present resident of 551/GA/139, Purana Sardari Kheda, Alambagh, Lucknow (2) Triveni Prasad Dube son of Sri Baliram Dube, Permanent & Present resident of 559, K/70, Bahadur kheda, Alambagh, Lucknow (hereinafter referred to as the Seller)

IN FAVOUR OF

RAMSAAI REAL ESTATE PVT. LTD. a company registered in Companies Act 1956 having its registered office at Flat No. 404, Mukut Tower, Mama Chauraha, Sector-2, Vikas Nagar, Lucknow through its Director Mayank Agarwal son of Sri Dinesh Chandra Agarwal, Permanent and Present resident of 141, Eldeco Greens, Gomti Nagar, Lucknow (hereinafter referred to as the Purchaser)

M/s Ambey Enterprises

Harpreet Singh
Partner

Triveni Prasad Dube
Partner

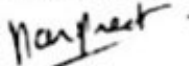
For Ramsai Real Estate Pvt Ltd

Mayank Agarwal
Director

WHEREAS the seller is the absolute owner of Commercial Plot No.CP-2/2 measuring 2656.95 Sq.Mtr , situated at Ratan Khand under Sharda Nagar Yojana of L.D.A., Lucknow, more specifically detailed in the Schedule of property given under this deed, having purchased the same from Lucknow Development Authority, Lucknow through a registered sale deed dated 25.11.2009, vide Book No. 1 Zild No. 10710, Pages 87 to 238 at Serial No. 14018 dated 25.11.2009 registered in the office of Sub-Registrar I Lucknow and Additional Sale Deed executed by Lucknow Development Authority, Lucknow dated 30.07.2010 in favour of seller vide Book No. 1, Zild 11838, Pages 317 to 336 serial No. 14175 registered on 31.07.2010 in the office of Sub-Registrar I Lucknow.

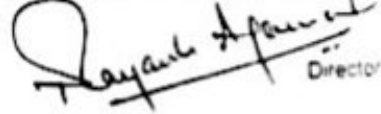
AND WHEREAS the seller as absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of Rs. 4,50,00,000 only (Rs. Four Crores Fifty Lacs only).

M/s Ambey Enterprises


Partner


Partner

For Ramsaa Real Estate Pvt Ltd


Director

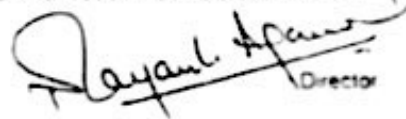
AND WHEREAS the seller has received the said consideration amount from the purchaser in the manner detailed below:-

- (i) Rs. 60,00,000/- through R.T.G.S. Vide U T R. No. PUNBH13142053850 dated 22.05.2013.
- (ii) Rs. 30,00,000/- through R.T.G.S. Vide U T R. No. PUNBH1313004450 dated 23.05.2013.
- (iii) Rs. 10,00,000/- through R.T.G.S. Vide U T R. No. PUNBH13150025871 dated 30.05.2013.
- (iv) Rs. 1,00,00,000/- vide cheque No. 557350 dated 01.08.2013 drawn on Punjab National Bank, Aliganj Branch, Lucknow.
- (v) Rs. 50,00,000/- vide cheque No. 557351 dated 01.08.2013 drawn on Punjab National Bank, Aliganj Branch, Lucknow.
- (vi) Rs. 50,00,000/- vide cheque No. 557352 dated 01.08.2013 drawn on Punjab National Bank, Aliganj Branch, Lucknow.
- (vii) Rs. 50,00,000/- vide cheque No. 557353 dated 02.08.2013 drawn on Punjab National Bank, Aliganj Branch, Lucknow.

M/s Anshu Enterprises


Anshu Enterprises

For Ramsaai Real Estate Pvt Ltd


Director

- (vii.) Rs. 50,00,000 vide cheque No. 557355 dated 02.08.2013 drawn on Punjab National Bank Aliganj Branch, Lucknow
- (ix) Rs. 46,50,000/- vide cheque No. 557356 dated 02.08.2013 drawn on Punjab National Bank Aliganj Branch, Lucknow
- (x) Rs. 3,50,000/- only deducted towards TDS
- Total Rs. 4,50,00,000/- only (Rupees Four Crore Fifty Lacs Only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

- 1 That having received the said consideration amount in the manner detailed above the seller doth hereby sell, convey and assigns absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever
- 2 That the seller had already handed over the vacant possession of the property mentioned

M/s Ambey Enterprises

Handwritten signature
Partner

Handwritten signature
Partner

For Ramsar Real Estate Pvt Ltd

Handwritten signature

above to the purchaser with all its rights and privileges so far held and enjoyed by the seller at the time of registered agreement at 05.06.2013.

3. That if any person claims through the seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from their other moveable or immoveable properties wherever found in existence at that time.
4. That the plot hereby sold is commercial admeasuring 2656.95 sq.mt. valuation whereof as per rates notified by the Collector @ Rs. 12000/- only per Sq.Mtr. Added with 35%~~ad~~ Rs. 16200/- only comes to Rs. 3,49,89,813/- only as per chart given below:-

M/s Amity Enterprises

Mayaest
Partner

Partner

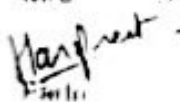
For Ramsaar Real Estate Pvt Ltd

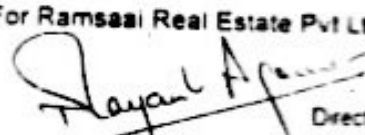
Director

- (i) For First 1000 Sq. Mtr $1000 \times 16200 = 1,62,00,000/-$
- (ii) For Balance 1656.95 Sq. Mtr reduced with 30% $1656.95 \times 11340 = 1,87,89,813/-$ - total Rs. 3,49,89,813/- only.

There is a room measuring 50 sq.mtr constructed alongwith boundary wall worth Rs. 20,00,000/- only Thus the total valuation comes to Rs. 3,69,89,813/- only say Rs. 3,69,90,000/- only It is more than 100 Meter away from Rae Bareilly Road.

5. That the parties have entered into a registered agreement to sell with possession on 03.06.2013 which is duly registered in Book No. 1, Jild 15784 Page 27/62 Serial No. 10277 on 05.06.2013 in the office of Sub-Registrar-I, Lucknow and proper stamp duty thereon has already been paid, which amount of stamp duty is accordingly adjusted as per Article 23 of Schedule 1- of Stamp Act.

M/s. V. Enterprises

For the

For Ramsai Real Estate Pvt Ltd

Director

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

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and thumb impression to these presents on the date, month and year mentioned first above

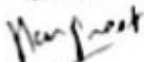
SCHEDULE OF PROPERTY

Commercial Plot No.CP-2/2 measuring 2656.95 Sq. Mtr. situate at Ratan Khand under Sharda Nagar Yojana of L.D.A., Lucknow (V-Code 0238) and bounded as below:-

EAST : Plot No. CP-2/1

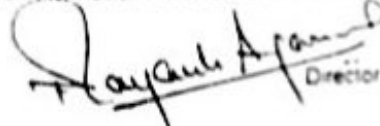
WEST : 9 Meter Wide Road

M/s Anshu Enterprises


Partner


Partner

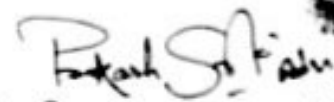
For Ramsaar Real Estate Pvt Ltd


Director

NORTH 30 Meter Wide Road

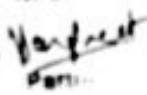
SOUTH Plot No. 1/10 to 1/14, 14-A, 1/15 and
1/36

WITNESSES:-

1. 
(Prakash Srivastava)
Civil Court Lucknow.



M/s / 3y Ent.


Parti...

SELLER

2. 
(Dush Deepak Singh Tomer)
To Hakim Singh Tomer.
R/o 78, Pina Ghat Dillwaha
colony Cantt Lucknow.

For Ramsaai Real Estate Pvt Ltd

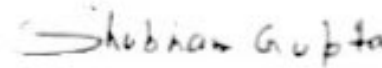

Director
PURCHASER

Drafted by .

 Ramdas

Advocate
Civil Court, Lucknow
Mob. No. 9450096917
Reg. No. 1320/1972

Typed by


(SHUBHAM GUPTA)
Civil Court, Lucknow.

दिनांक 22/10/2013 को

पृष्ठ नं 1 शिर्षक नं 16399

पृष्ठ नं 267 से 288 पर कर्मांक 19835

निजपट्टीकृत किया गया

निजपट्टीकृत अधिकारी के हस्ताक्षर

बी. सी. सिंह

उप निबंधक (प्रथम)

लखनऊ

22/10/2013



Registration No. 19835

Year 2013

Book No. 1

- 0101 40 અને કુલસચીવના ગ્રામ ભાંડાર - કાંઠાના તિલ
- ગ્રામ ભાંડાર તિલ
2013 સુધીના ગ્રામ ભાંડારી તિલ અનુસાર ગણતરી



- 0102 40 અને કુલસચીવના ગ્રામ ભાંડાર તિલની ગણતરી
- ગ્રામ ભાંડાર
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