

T-28/24/12

ROOPALI PANDEY
Dep. Manager
LUCKNOW



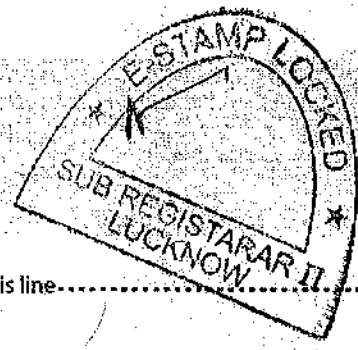
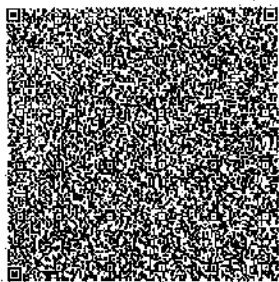
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

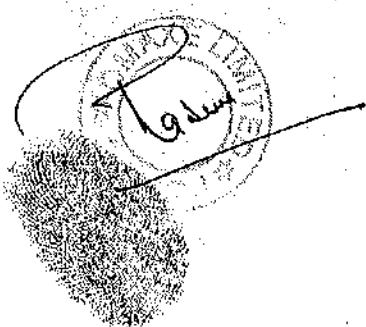
e-Stamp

Certificate No.	: IN-UP03404570722870P
Certificate Issued Date	: 05-Jul-2017 09:08 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104088064118124P
Purchased by	: RISHITA DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: PART OF UNDIVIDED SHARE OF LAND FOR PLOT NO.GH2,TOWER-B-5,B-6,OMAXE INTEGRATED TOWNSHIP,SARSAWAN,LKO
Consideration Price (Rs.)	:
First Party	: OMAXE LTD
Second Party	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 72,31,000 (Seventy Two Lakh Thirty One Thousand only)

19152



.....Please write or type below this line.....



For Rishita Developers Pvt. Ltd.
[Signature]
Authorised Signatory



VO 0006734415

परस्तुतवर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबंधक (द्वितीय)

कम सं० 19152

तखनाक

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06-Jul-2017

परस्तुतवर्ता या प्रार्थी का नाम रिश्ता डे०प्रा०लि० द्वारा अधि०हस्० सुधीर कुमार

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 84,821,928. / 103,295,768.0

1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुद्रांतरणा के अधिप्रमाणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

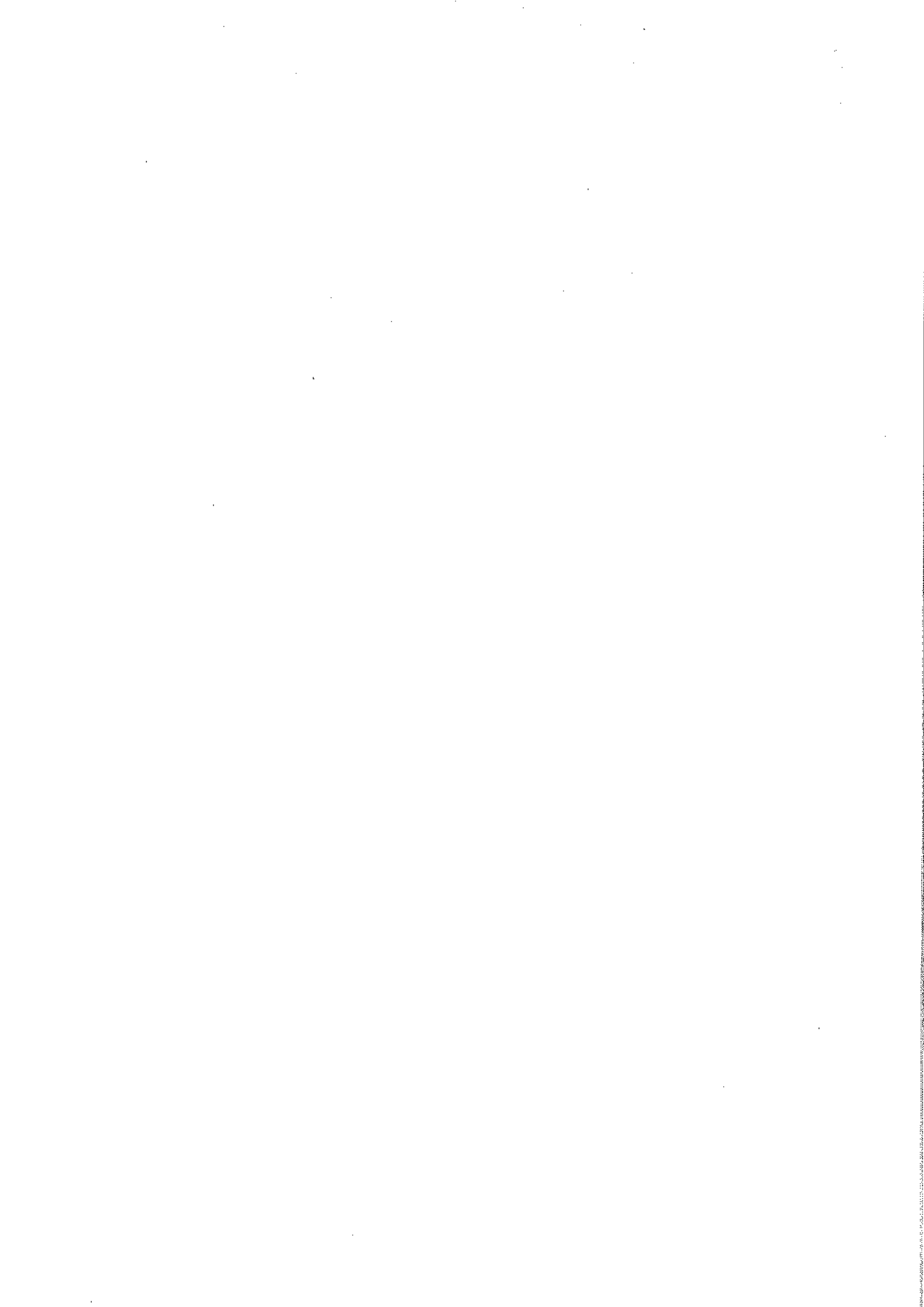
उरोरुतक कुरड डुरड 20,120.0





शुल्क वणुल करुने कुर डुरड 06-Jul-2017

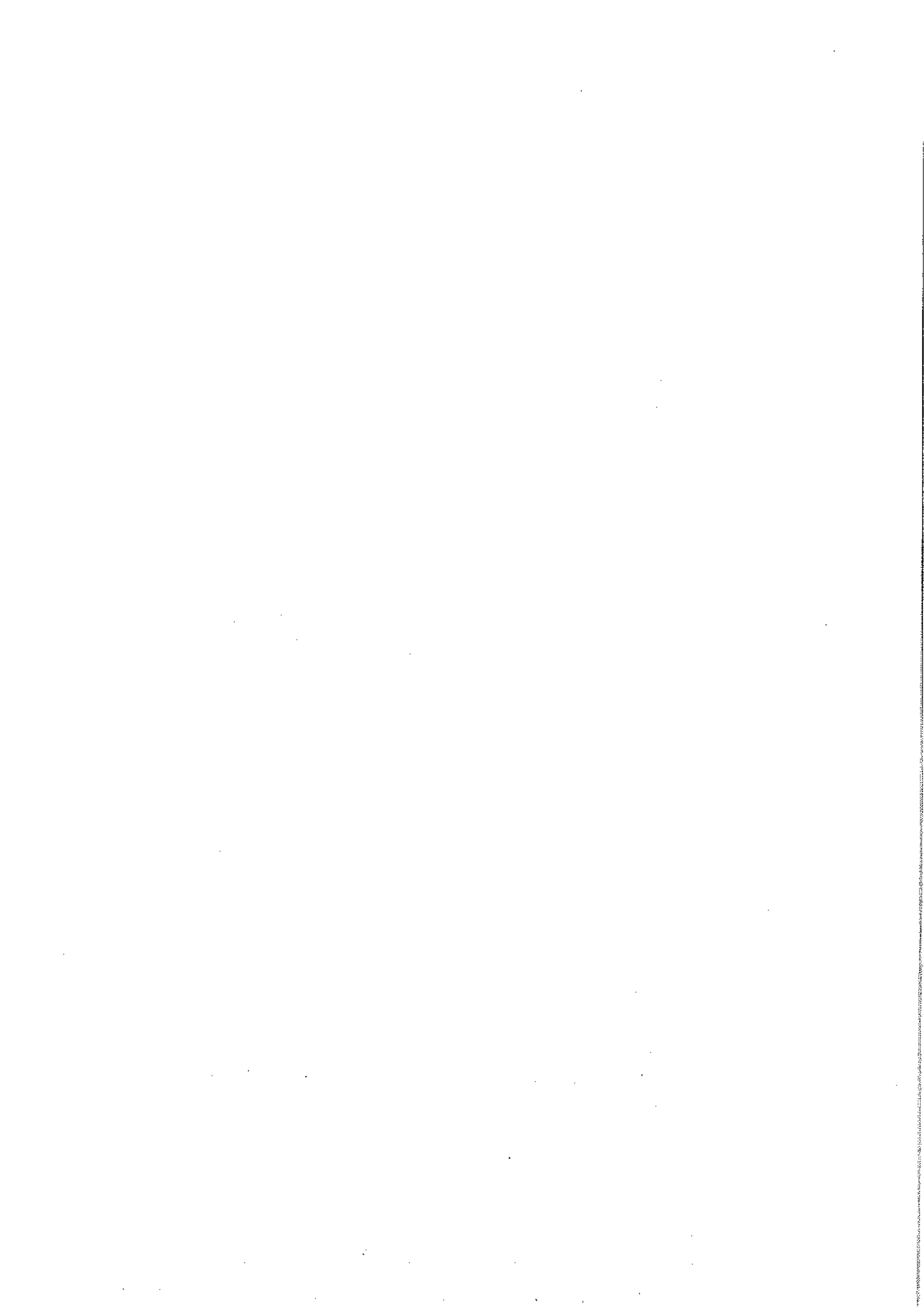
डुरडक डुरड लेख डुरडरुडरुड डुरड तलरुड डुरड डुरड

वरुडरुड करुने के लरुड तुरडरुड करुड 06-Jul-2017

रजिस्ट्रीकरण अधरुडरुड के हरुडरुडरुड



विवरण का नम्बर	वर्ग	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					Paddy Kishore Goel Oppr P.S. Goel JCB/DOF Sector 20, near Appan city, Public school farm club Harjiana - 121002	
					Sudhanshu Kumar Agarwal O/O Mahesh Chandra Agarwal D.O 3/166, Virek Kh-3 Gurgaon, Haryana	
					Santosh Kumar Singh Oppr V.P. Singh D.O 359, Jangraon East Sandhale, Bahawalpur Haryana	
					Qazi Sajjadur Rehman O/O Qazi Khaliqur Rehman	
					Fatah 203 Silka height approx 5'7" Wkcn Negro, he	





सर्वोच्च न्यायालय
Government of India



राधे कृष्ण गोयल
Radhey Krishna Goyal

जन्म वर्ष / Year of Birth : 1973

पुरुष / Male



9555 6934 6176

आधार - आम आदमी का अधिकार

97118
50106



भारतीय प्रतिष्ठान अनुसंधान संस्थान
Unique Identification Authority of India

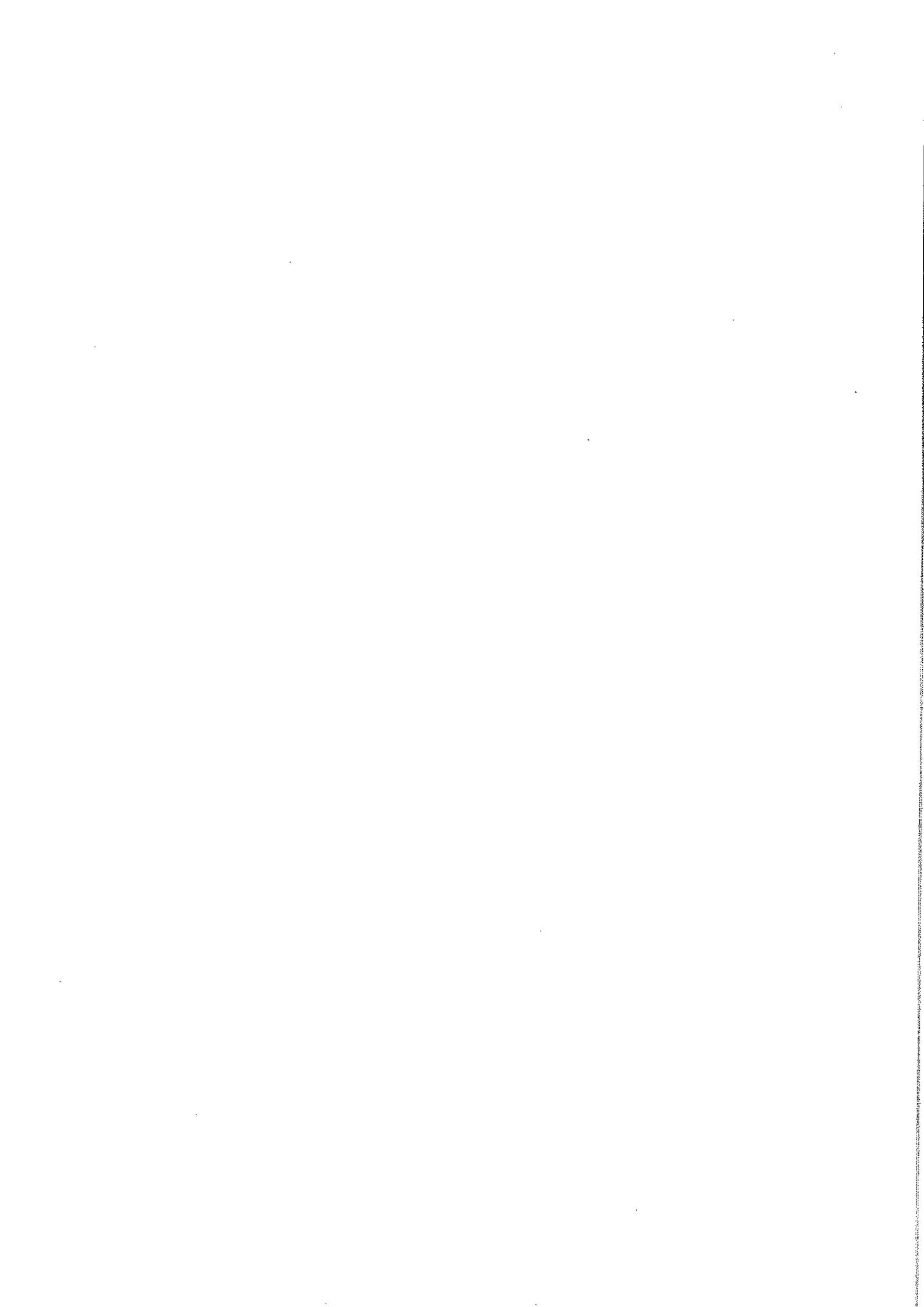
पता: S/O पी.एस.गोयल, १८०९, Address: S/O P.S.Goyal, 1809, Sector-28,
सेक्टर-२८, निकट ड्यनासिटी पब्लिक Near Dynasity Public school, Faridabad,
स्कूल, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

9555 6934 6176

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





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



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1067/04952/31455

Sudhir Kumar Agarwal (सुधीर कुमार अग्रवाल)
S/O: Mahesh Chandra Agarwal, 3/166, Vivek Khand-3,
Gomtinagar, Lucknow,
Uttar Pradesh - 226010

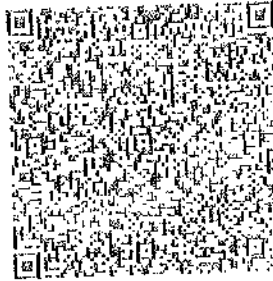
शुचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Char: 25/01/2015

आपका आधार क्रमांक/ Your Aadhaar No.:

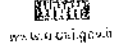
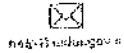
2248 9631 9397



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार



Signature Not Verified
Digitally signed by Sandeep Bhandari
Date: 2015.05.29 15:10:44 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सुधीर कुमार अग्रवाल
Sudhir Kumar Agarwal
जन्म तिथि/ DOB: 30/07/1977
पुरुष / MALE



पता:

आत्मज: महेश चन्द्र अग्रवाल,
3/166, विवेक खंड-3,
गोमतीनगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:

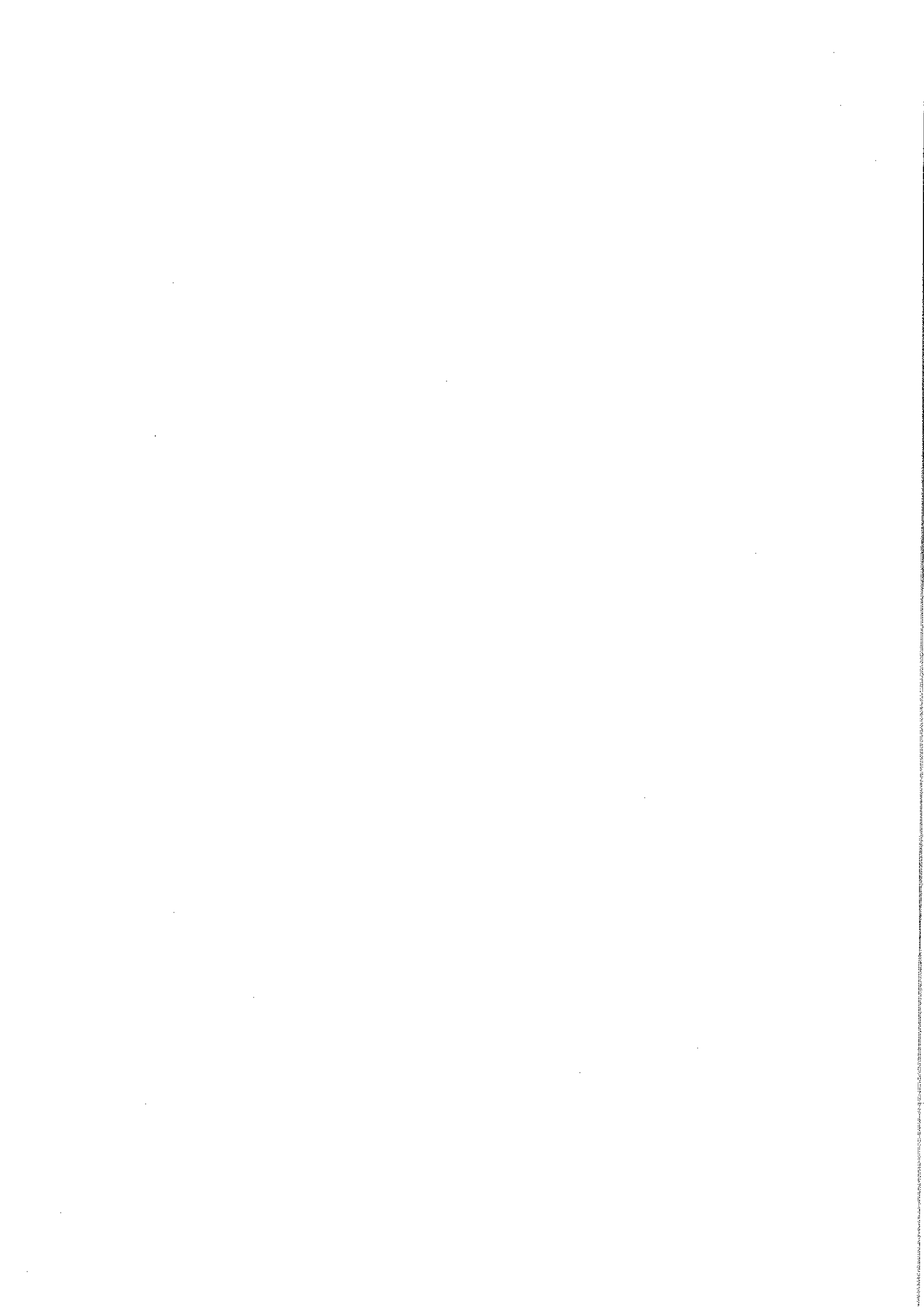
S/O: Mahesh Chandra Agarwal,
3/166, Vivek Khand-3, Gomtinagar,
Lucknow,
Uttar Pradesh - 226010

(Handwritten signature and date)
2248 9631 9397

2248 9631 9397

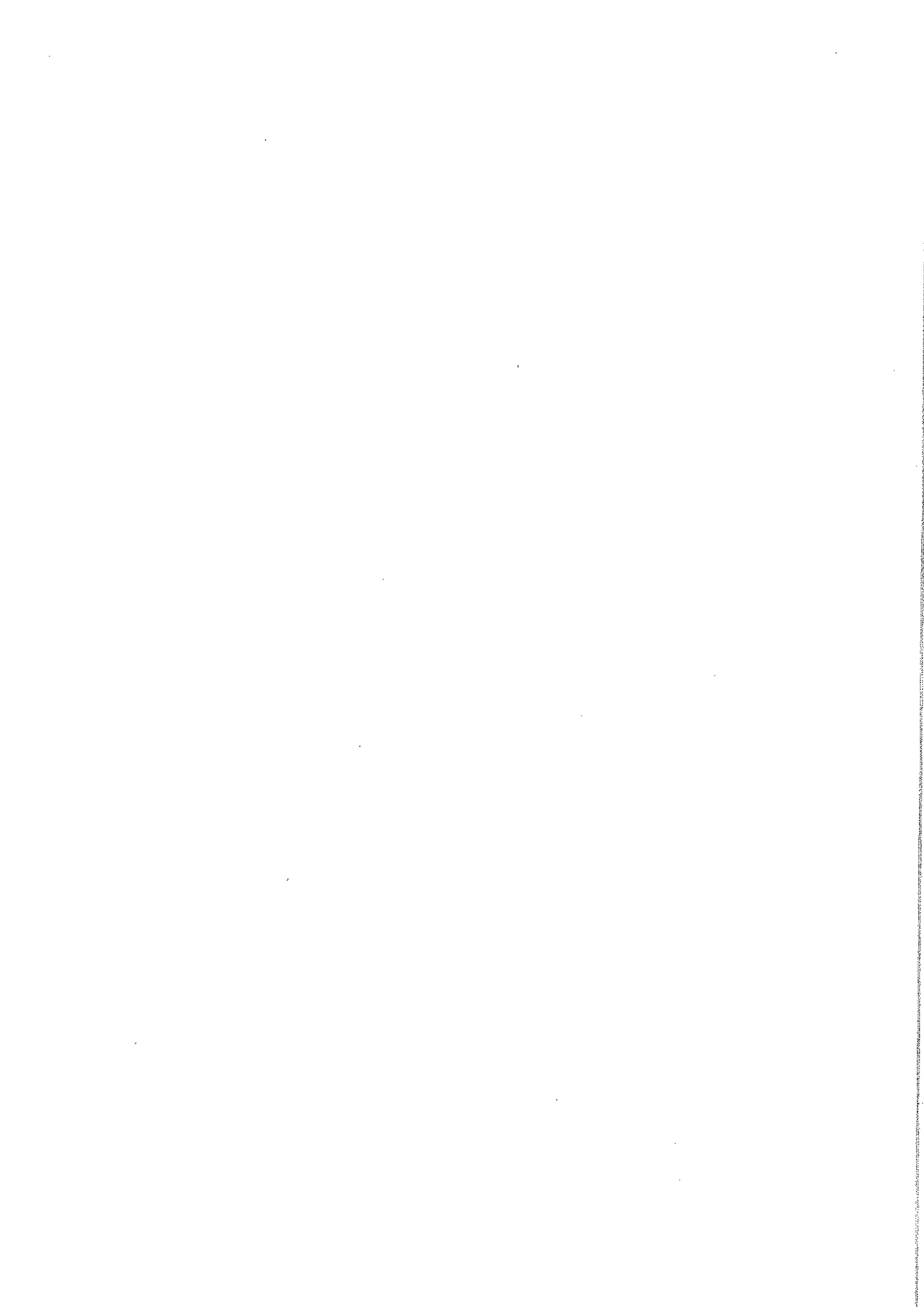
आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



02/09/2008
AABCR11912
31122015
RISHITA DEVELOPERS PRIVATE LIMITED
GOVT OF INDIA
INCORPORATED IN INDIA
REGD OFFICE
11/11/11

Shubh
for General





भारत सरकार
Government of India

संतोष कुमार सिंह
Santosh Kumar Singh
जन्म तिथि: DOB 05/01/1972
पुल्लिंग: Male



9354 5612 7223

आम आदमी का अधिकार

Santosh
9997410585



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

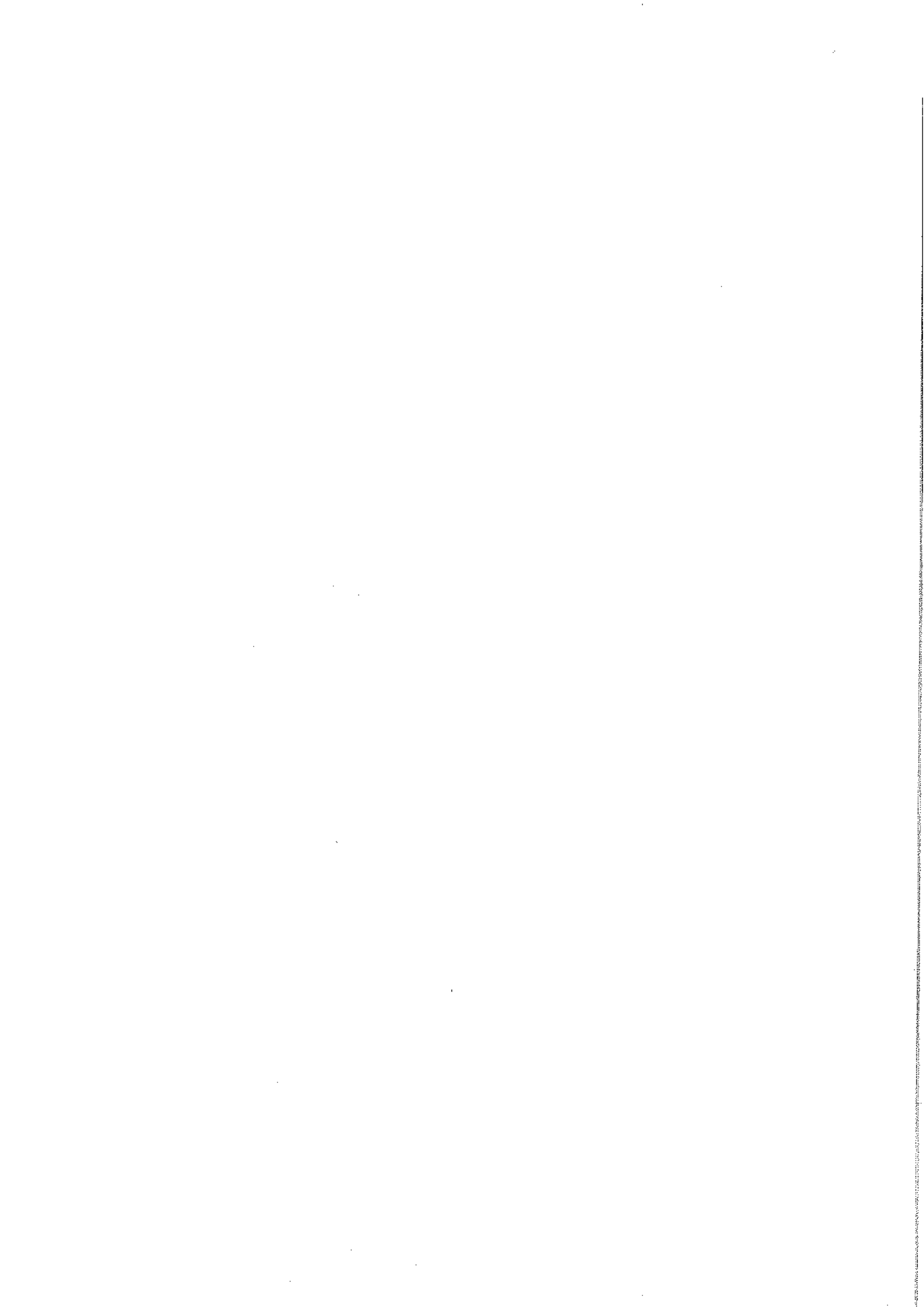
पता: सर्वोदित जी पी सिंह, 359, Address: S/O: V P Singh, 359, Janjagan
जान्जगांव ईस्ट सड़की, बनोजी, East-Sandila, Bangany Dehal, Haidar,
देश: भारत, पिनकोड: उत्तर प्रदेश, Banjjan, Uttar Pradesh: 241304
241304

9354 5612 7223

1947
1947 300 1947

info@uidai.gov.in

www.uidai.gov.in





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



नामांकन क्रमांक/Enrolment No.: 14 18/20006/00205

Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O: Quazi Khaliqur Rahman, Flat no-203, Silver
Height Apartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

Date: 01/04/2016

सूचना

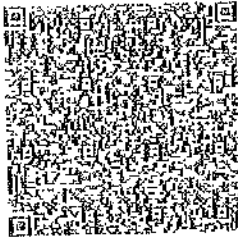
- अध्याय पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

आपका आधार क्रमांक/Your Aadhaar No.:

5307 3256 0633

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



मेरा आधार, मेरी पहचान

Signature valid
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.04.01 12:23:16 IST



1847



help@uidai.gov.in



www.uidai.gov.in

- अध्याय देश भर में मान्य है।
- अध्याय के लिए आपकी एक ही बार नमोकरण दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित्व होगा।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



काज़ी सईद उर रहमान
Quazi Sayeed Ur Rehman
जन्म तिथि/DOB: 06/10/1978
पुरुष / MALE



पता:

गंगोशिव काज़ी खलीकुर
रहमान, फ्लैट न-203,
गिल्डर हाइट अपार्टमेंट,
गुलशन इन्क्लेव, खुर्रम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:

S/O: Quazi Khaliqur Rahman, Flat
no-203, Silver Height
Apartment, Gulshan Enclave,
Khurram Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022

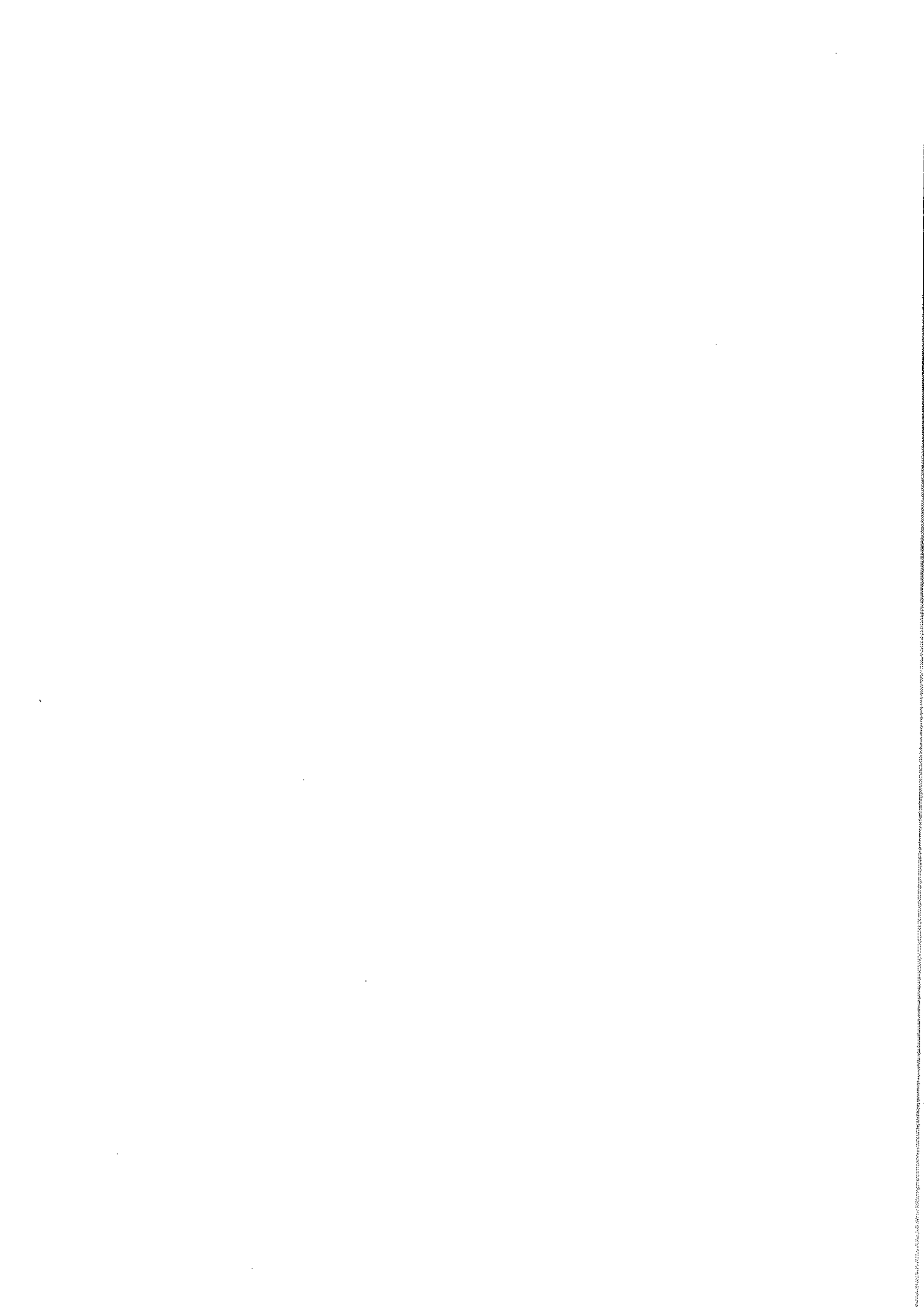
5307 3256 0633

5307 3256 0633

मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

Handwritten signature and number: 9936158762



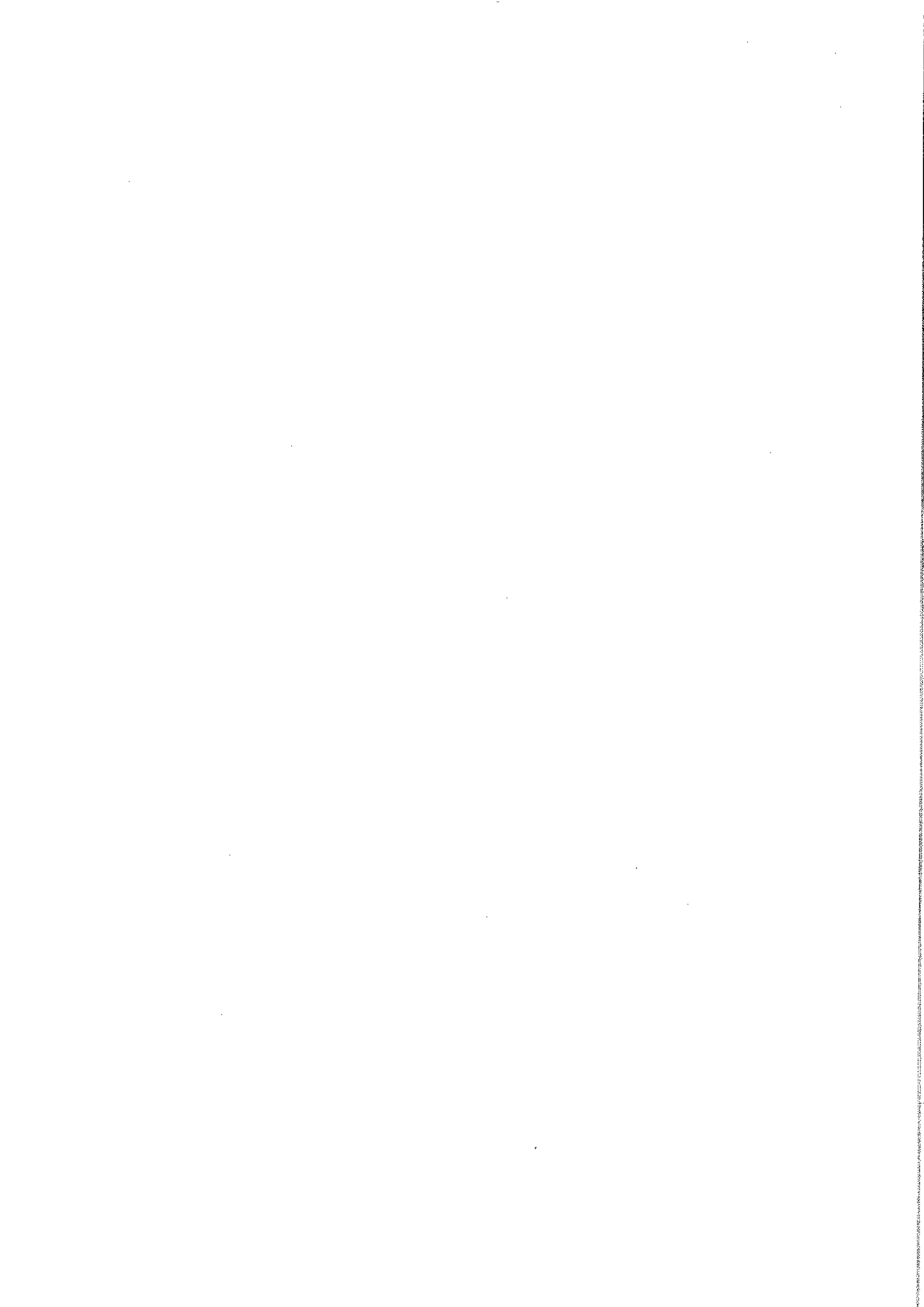


Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|---|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2
(Part) Proportionate land
admeasuring 6129.89sq.mtrs of
Tower No.B-5 & B-6 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |

P. G. S.

For Ricca Developers Pvt. Ltd.
[Signature]
Authorized Signatory



6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	6129.89
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	situated at 24 meter wide Road
	Sale Consideration	:	Rs. 8,48,21,928/-
	Valuation	:	Rs.10,32,95,768 /-
	Stamp Duty	:	Rs. 72,31,000 /-

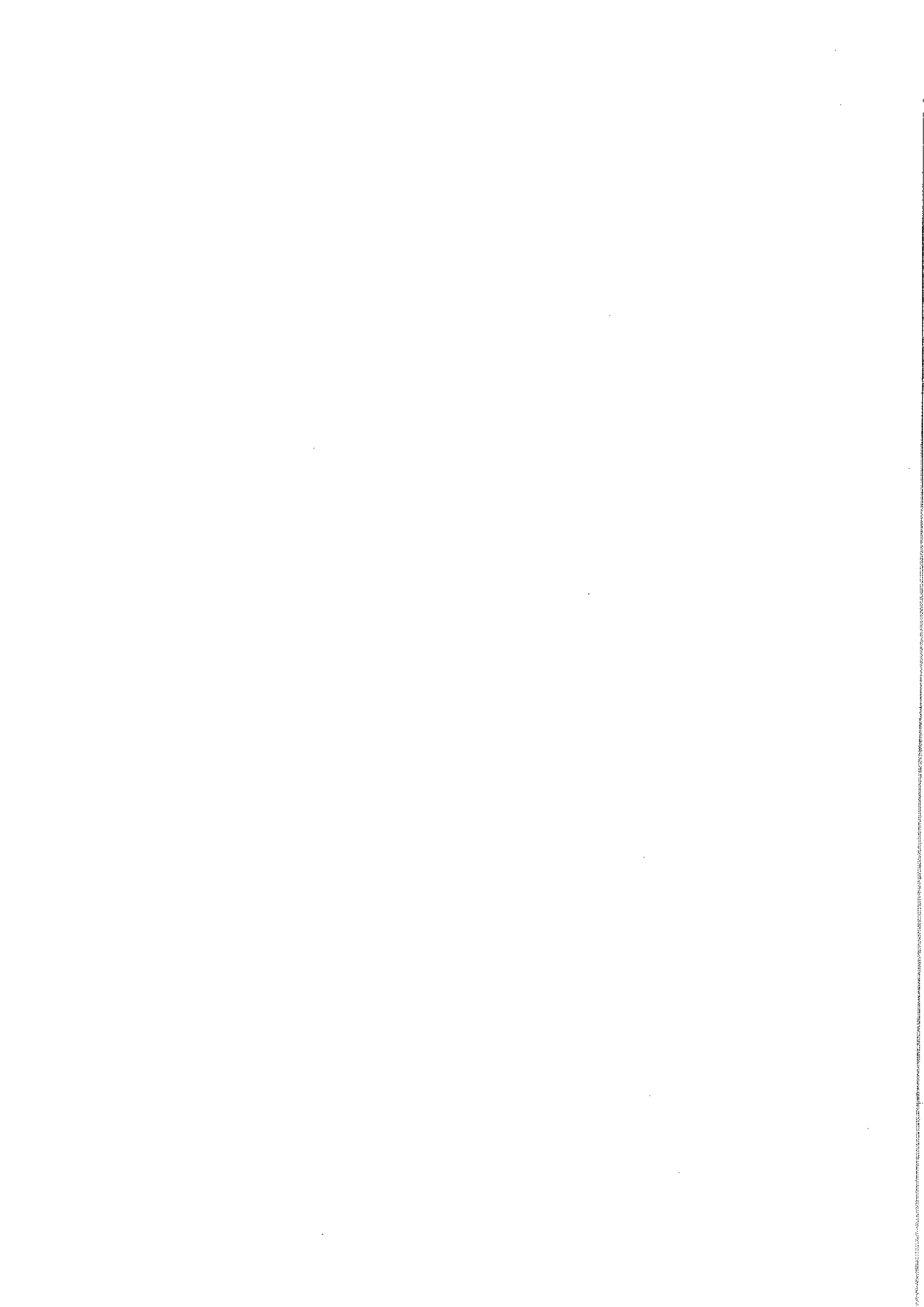
No. of Vendor - 1

No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S.Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>

[Handwritten Signature]

For Rishita Developers Pvt. Ltd.
[Handwritten Signature]
 Authorized Signatory



(4)

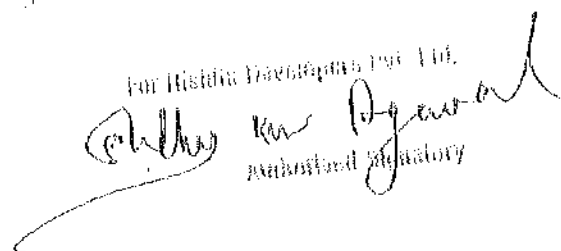
:- SALE DEED:-

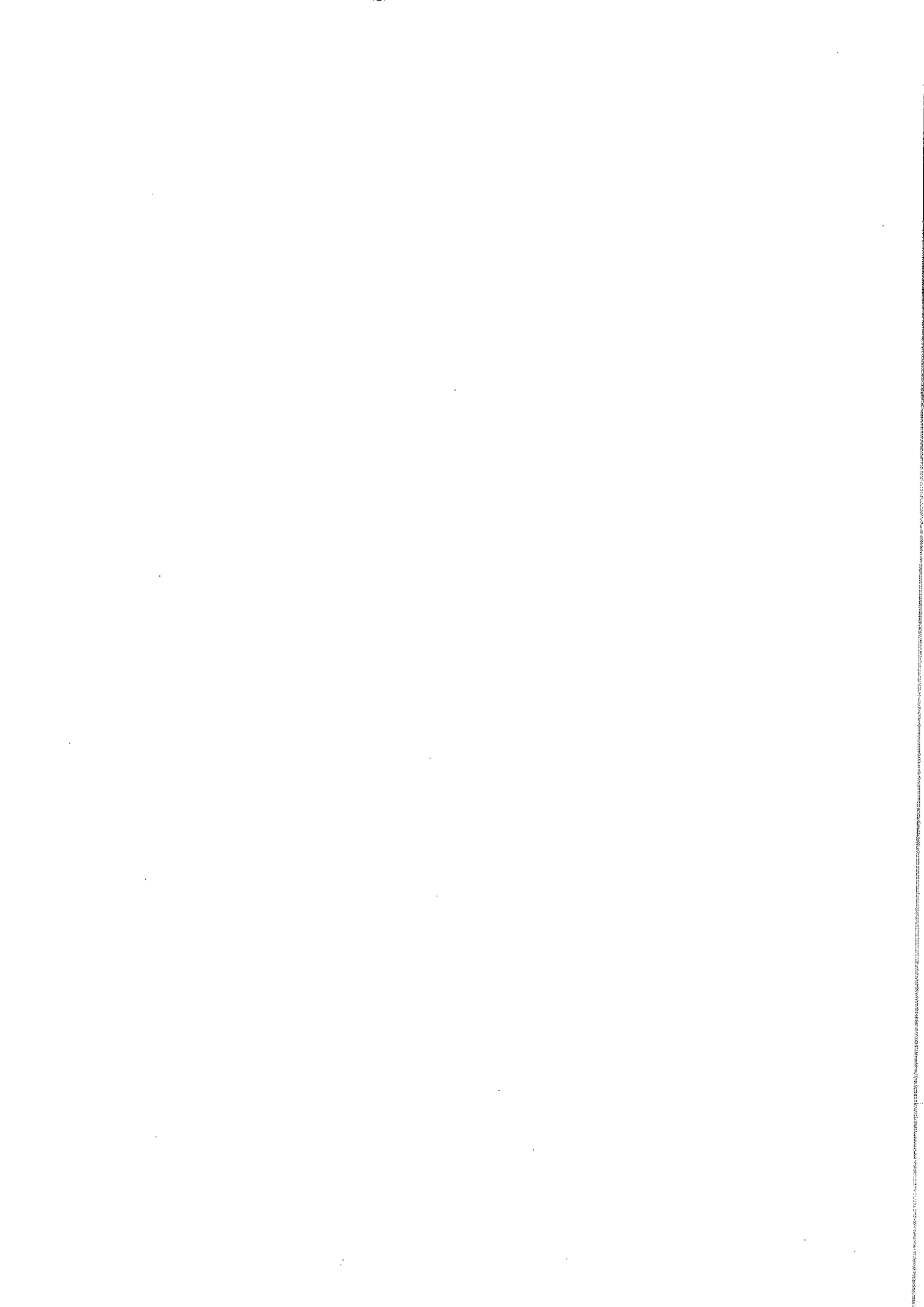
This DEED OF SALE made on this ^{05th} day of ^{July} 2017 by Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless.. the subject or context requires otherwise) of the other



For Rishita Developers Pvt. Ltd.

Authorized Signatory



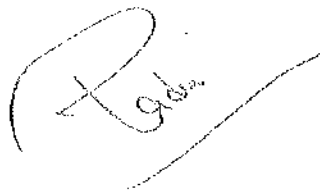
part.

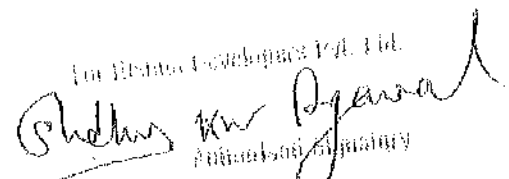
WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.

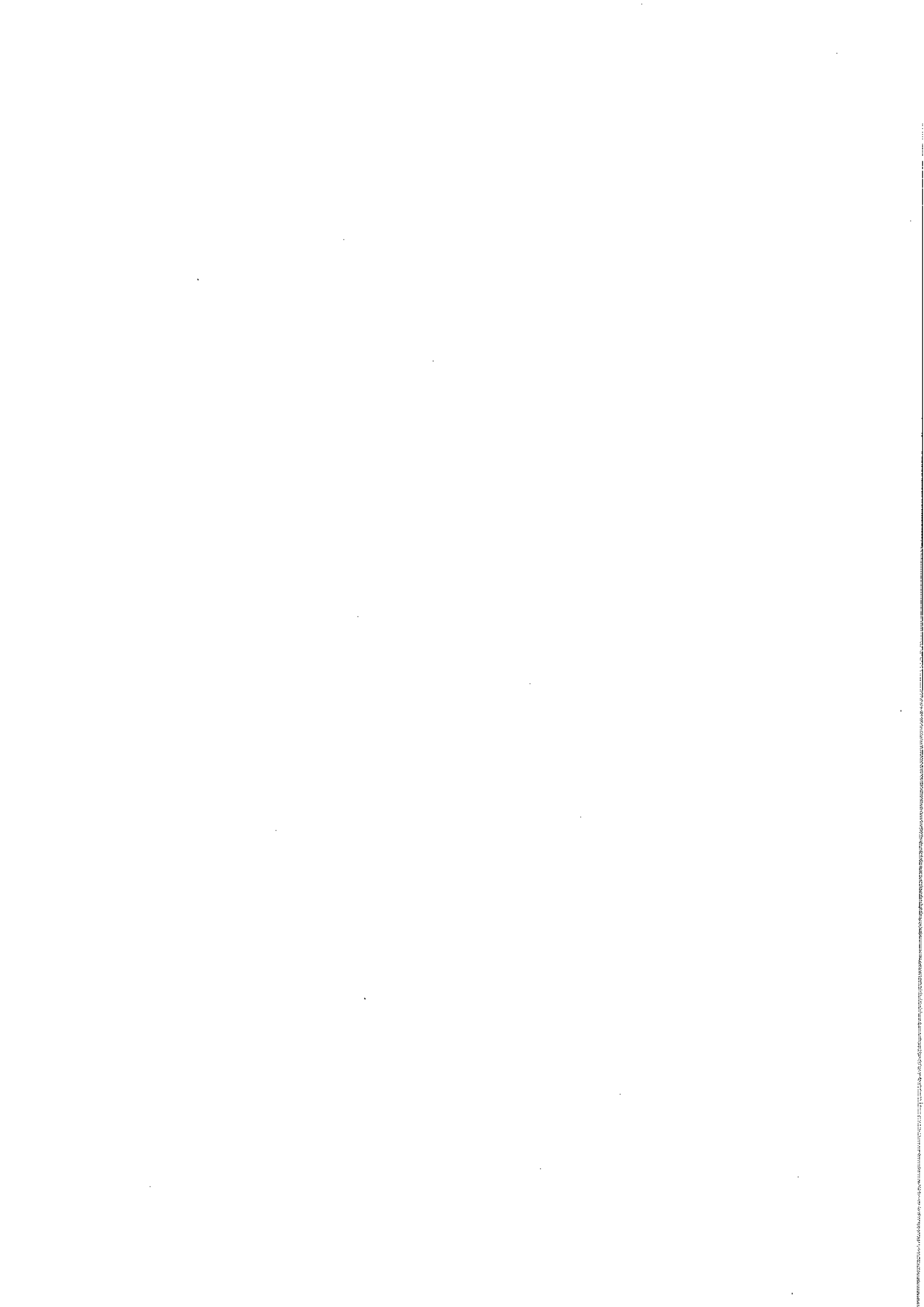
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on dated 16-02-2017.

AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted which includes Group Housing Plot No. GH-2.

AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.



For Lucknow Development Authority Ltd.

Authorized Signatory

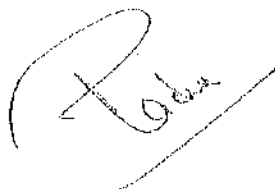


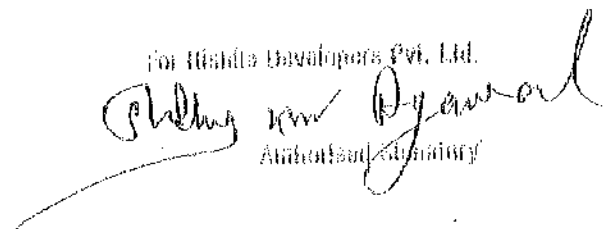
(6)

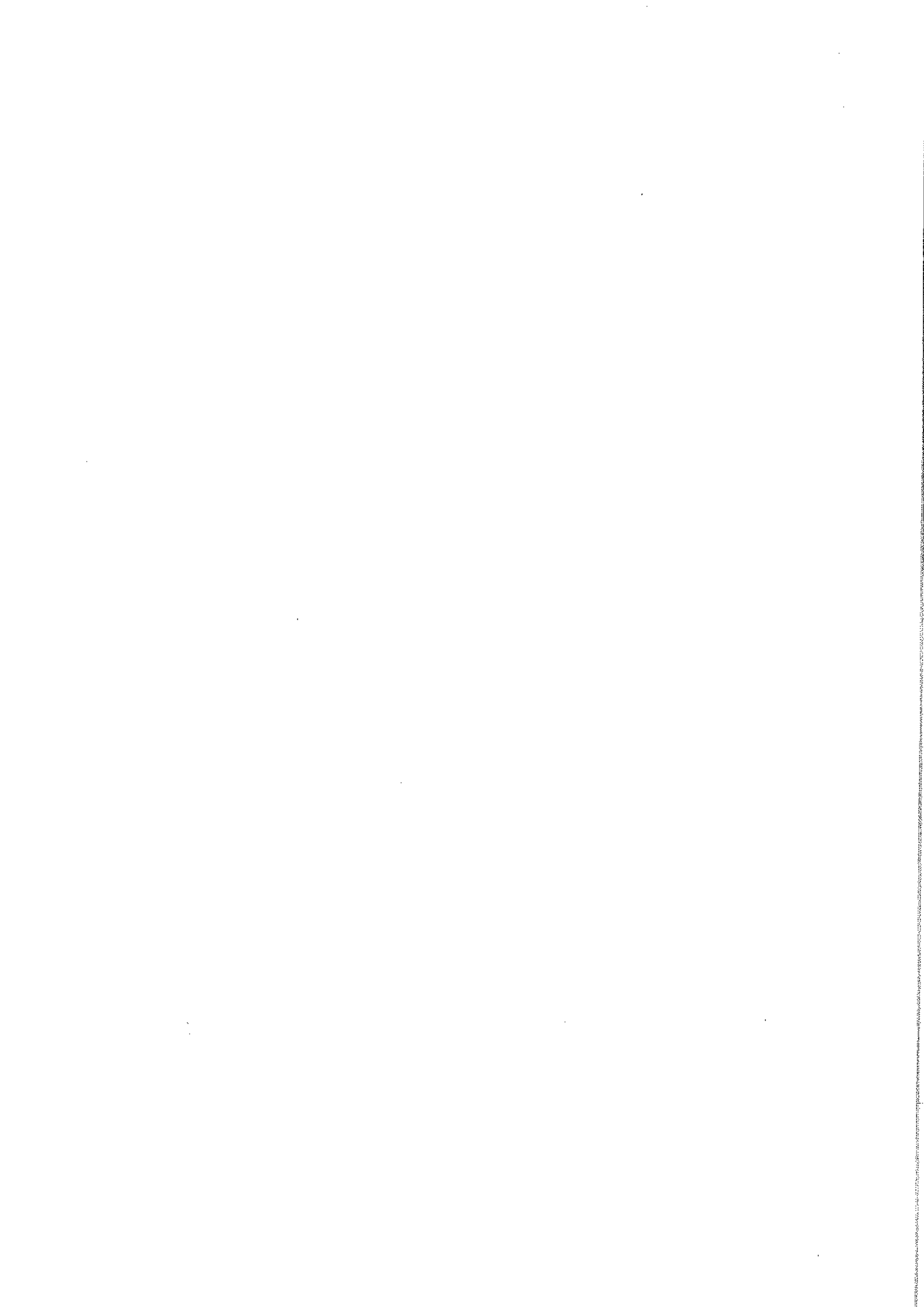
AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as GH -2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).

AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub – Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11-70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1, Zild No: 12888 pages 47 to 138, S.No; 13995 registered on 03-08-2012 and in pursuance of the JV a Power of attorney is also registered on dated 15-01-2013 vide Book No: 04 pages 227 to 256 , Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and



for Omaxe Developers Pvt. Ltd.

Authorized Signatory



(7)

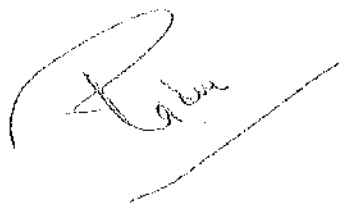
obtain the necessary permissions for development.

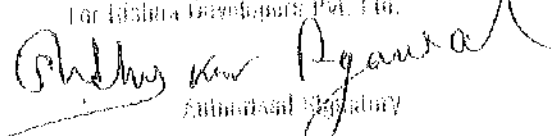
AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

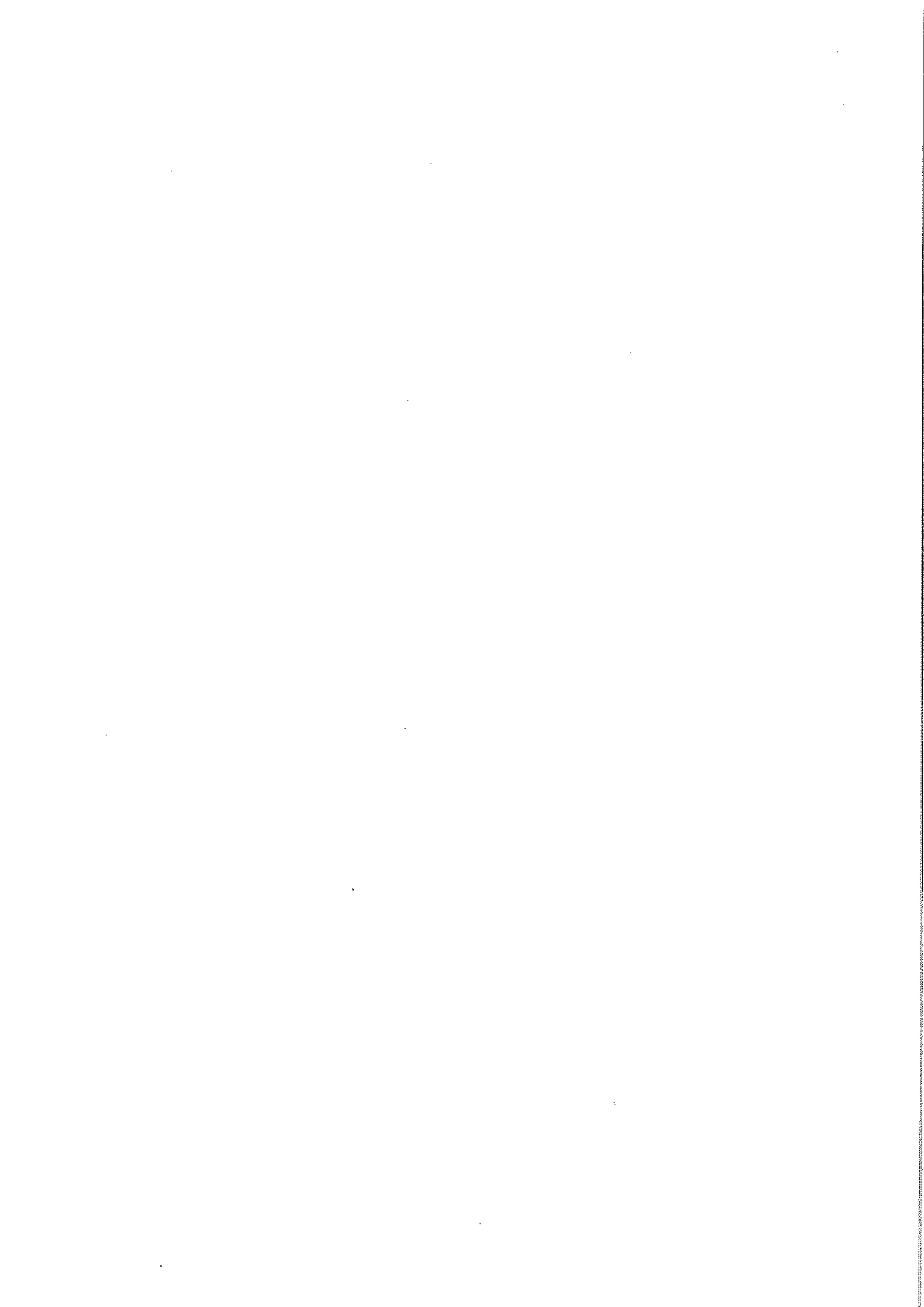
AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017.

AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No.GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2.



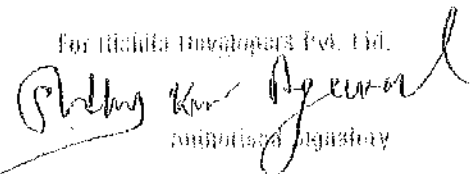
For Krishna Developers Pvt. Ltd.

Authorized Signatory

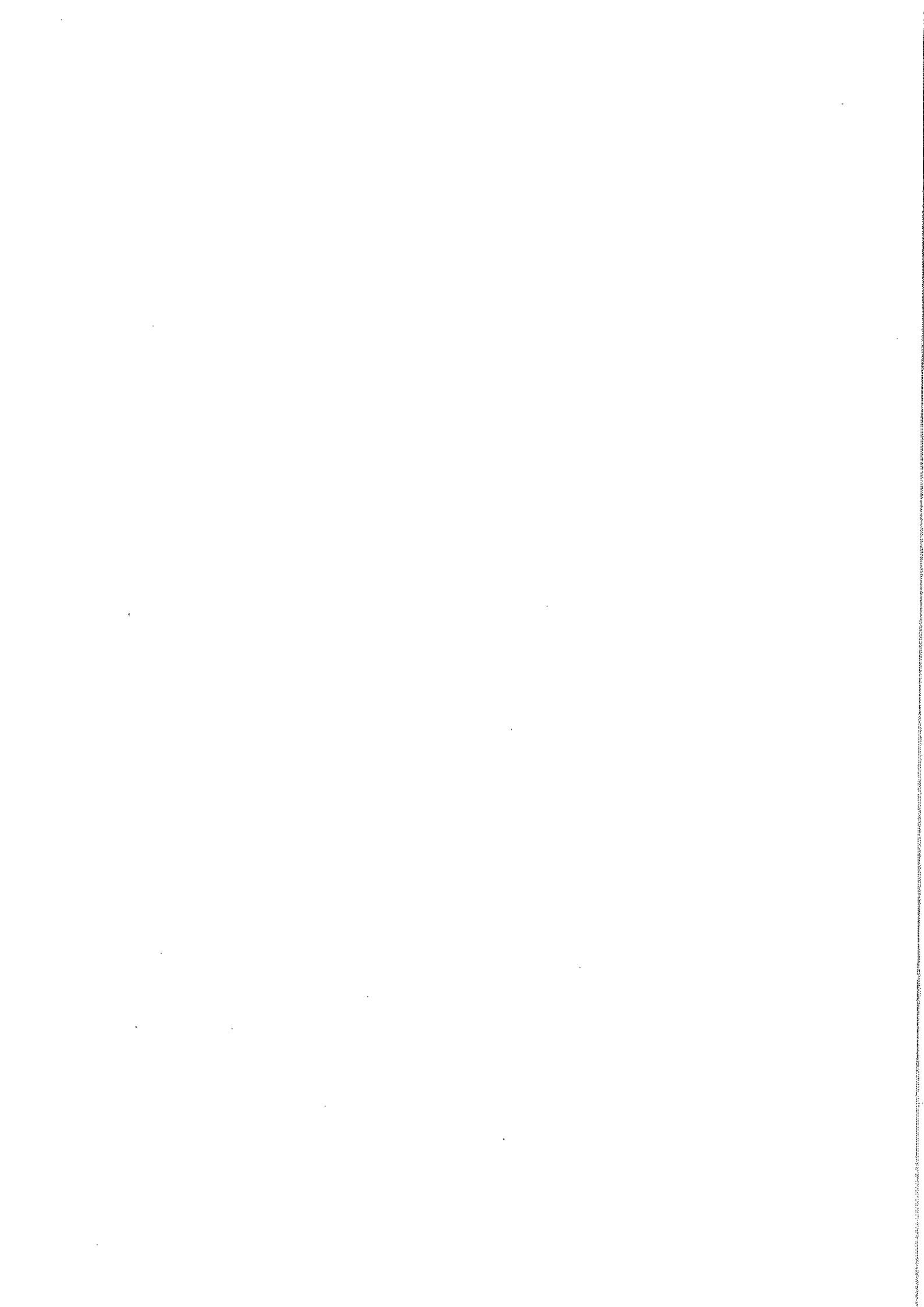


AND WHEREAS on the request of Vendee the Vendor agreed to transfer the FSI of Tower No.B-5 & B-6 on proportionate land area of 6129.89Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 8,48,21,928/- (Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only).

- (a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (b) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 6129.89Sq.Mtrsmay be pledged for the benefit Rishita Developers Pvt. Ltd., who is the sole purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the



For Rishita Developers Pvt. Ltd.

Authorized Signatory



(9)

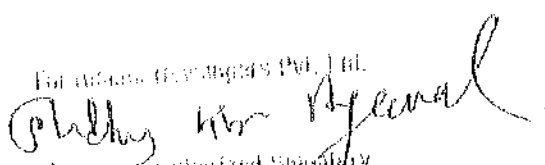
township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed Residential Complex will also not be denied to the Vendee or anybody.

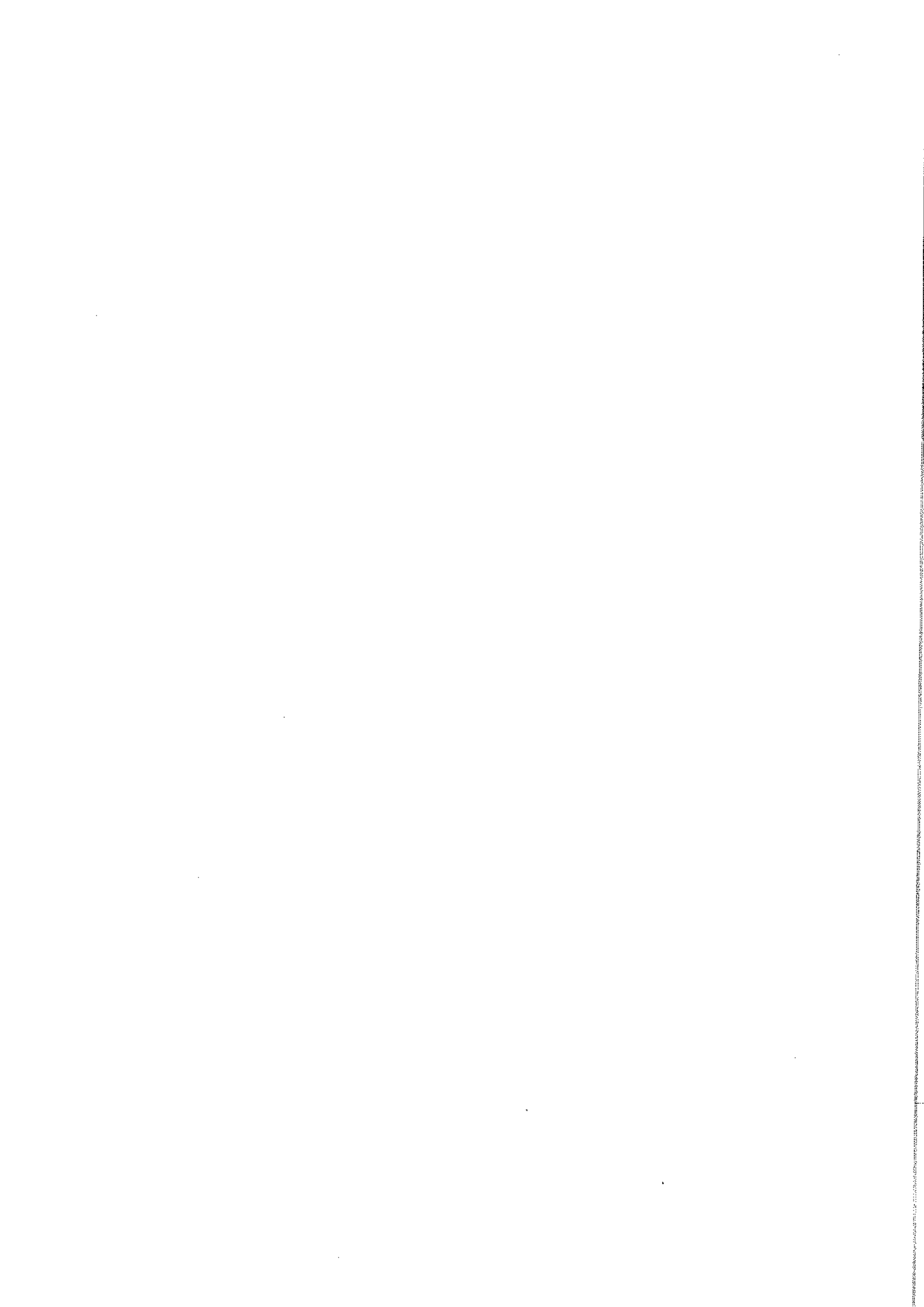
- (d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.
- (e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission: NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and vendee



For Vendor: 
Authorized Signatory



(10)

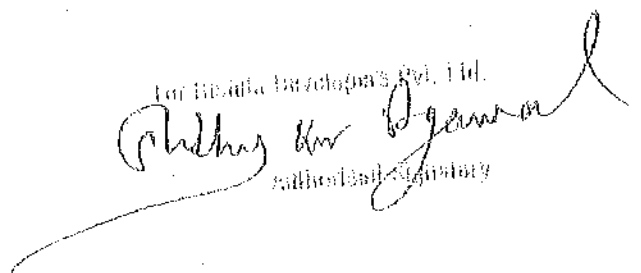
hereby purchases the said Property in consideration of Rs. 8,48,21,928 /-(Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only)on the terms and conditions mentioned herein under.

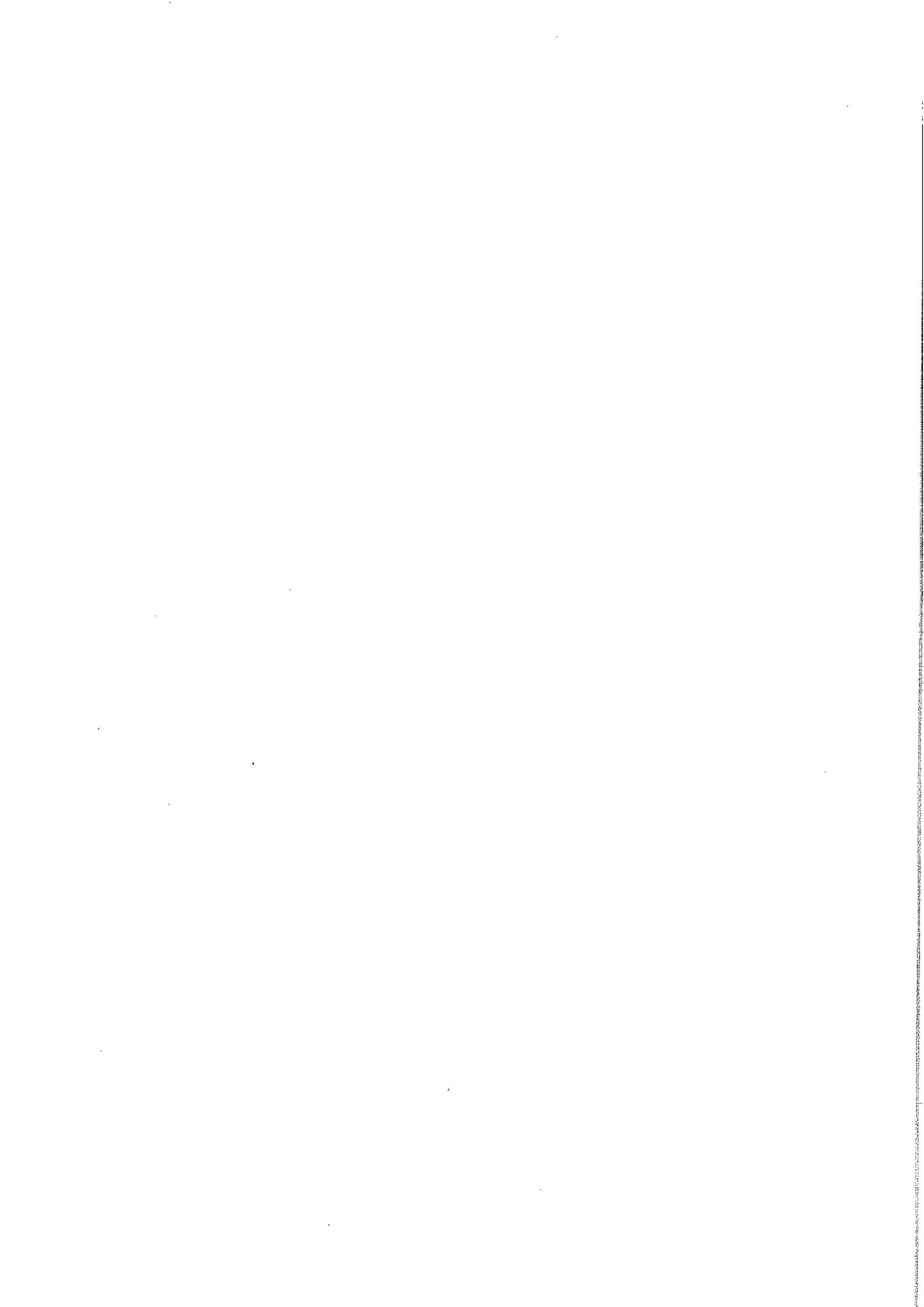
NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received the sale consideration as per payment schedule given here in below-

1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 6129.89 Sq. meter., relating to FSI of tower no. B-5 & B-6situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the



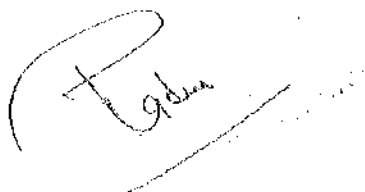

For the said Development's Pvt. Ltd.
Authorized Signatory

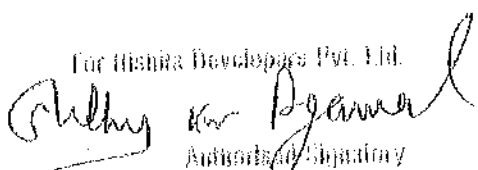


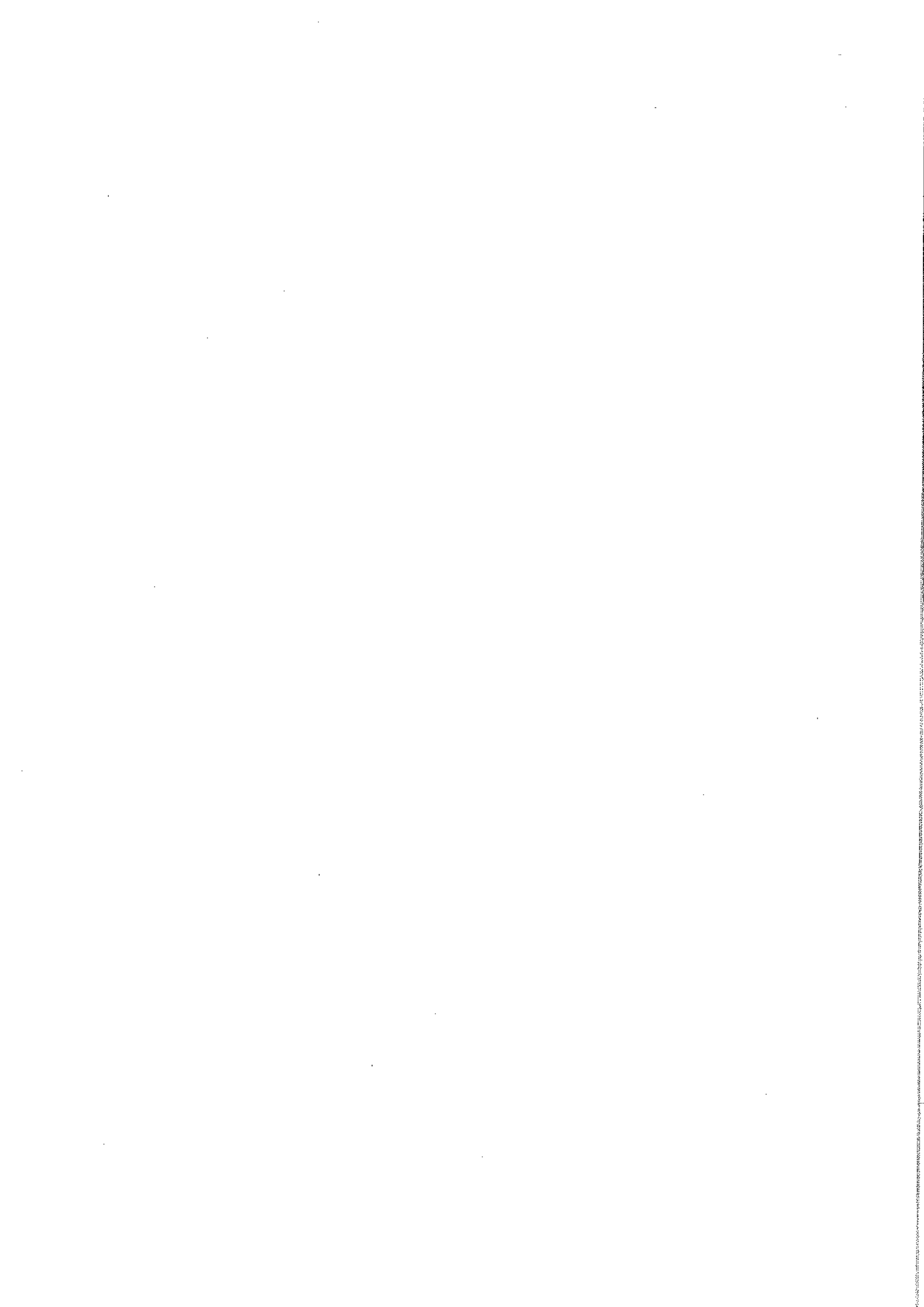
(11)

controlling authority.

2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it..
3. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.
5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the



For Hishra Developers Pvt. Ltd.

Authorized Signatory

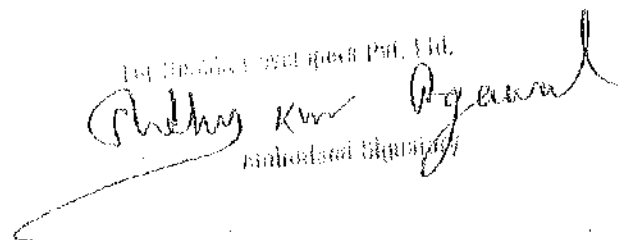


maintenance agency.

6. That the said Property which is subject matter of this sale deed is a part of Plot No. GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.
7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/ competent contractors/ workmen and in conformity with applicable laws, rules



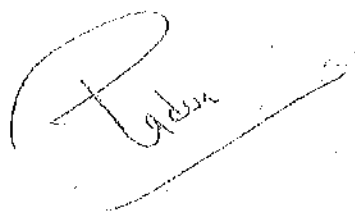
1st Director and Genl. Mgr. Ltd.
Rohini Kumari Agarwal
Authorized Signatory

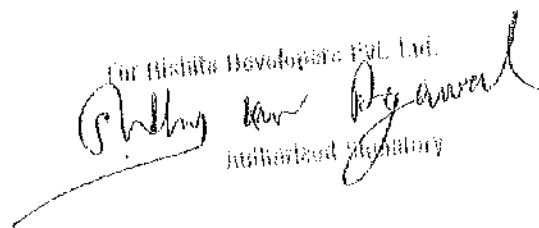


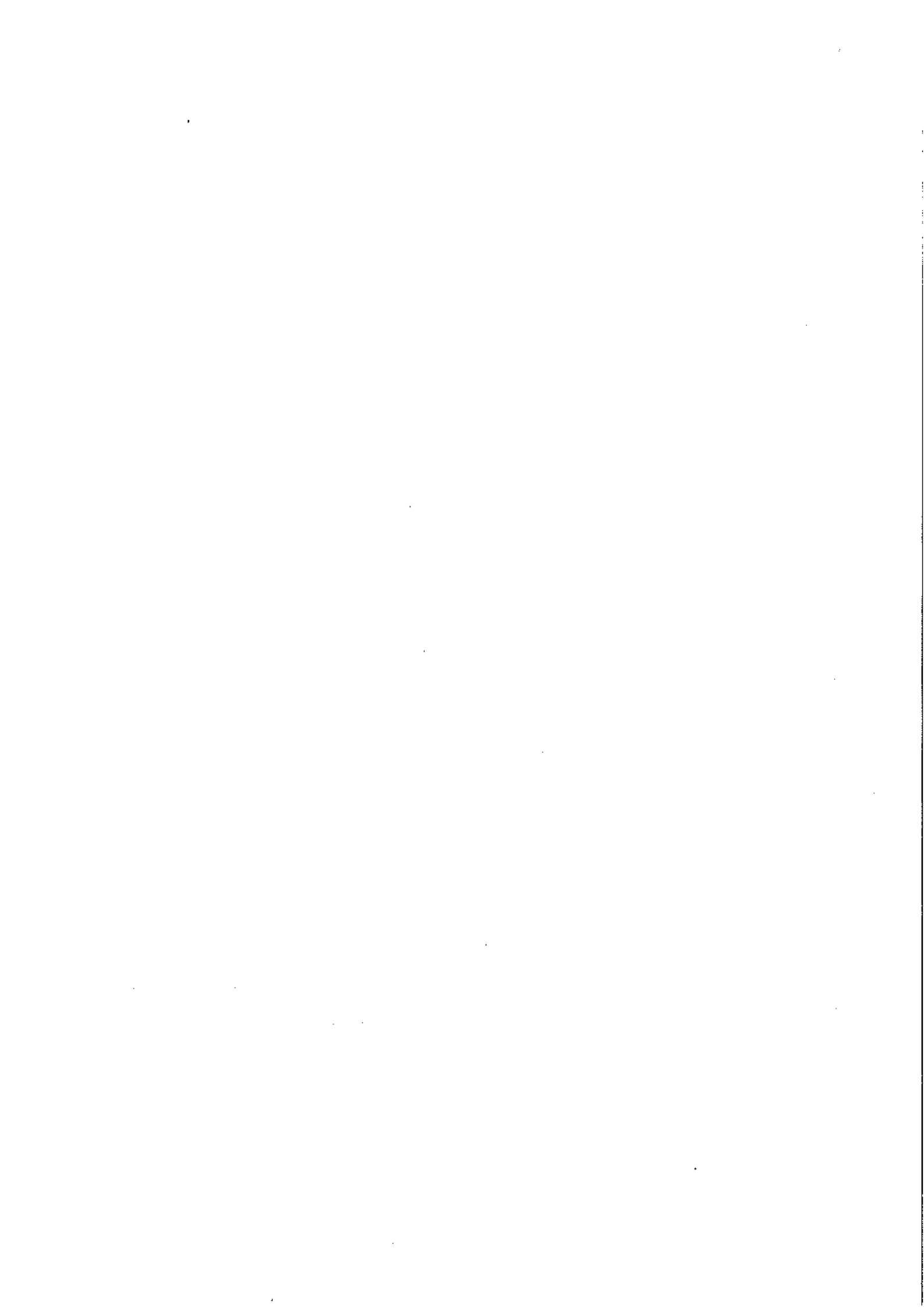


and regulations of the Authorities concerned.

8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor.
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.
11. That the Vendor had handed over the vacant, peaceful possession of the said land to the Vendee immediately



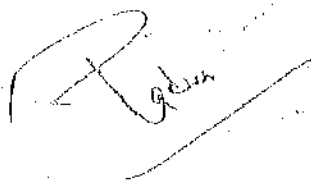
for Hishita Developments Pvt. Ltd.

Authorized Signatory

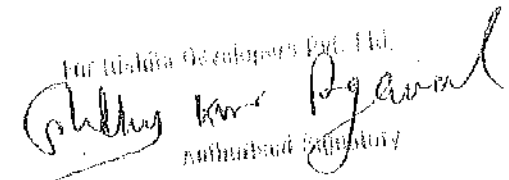


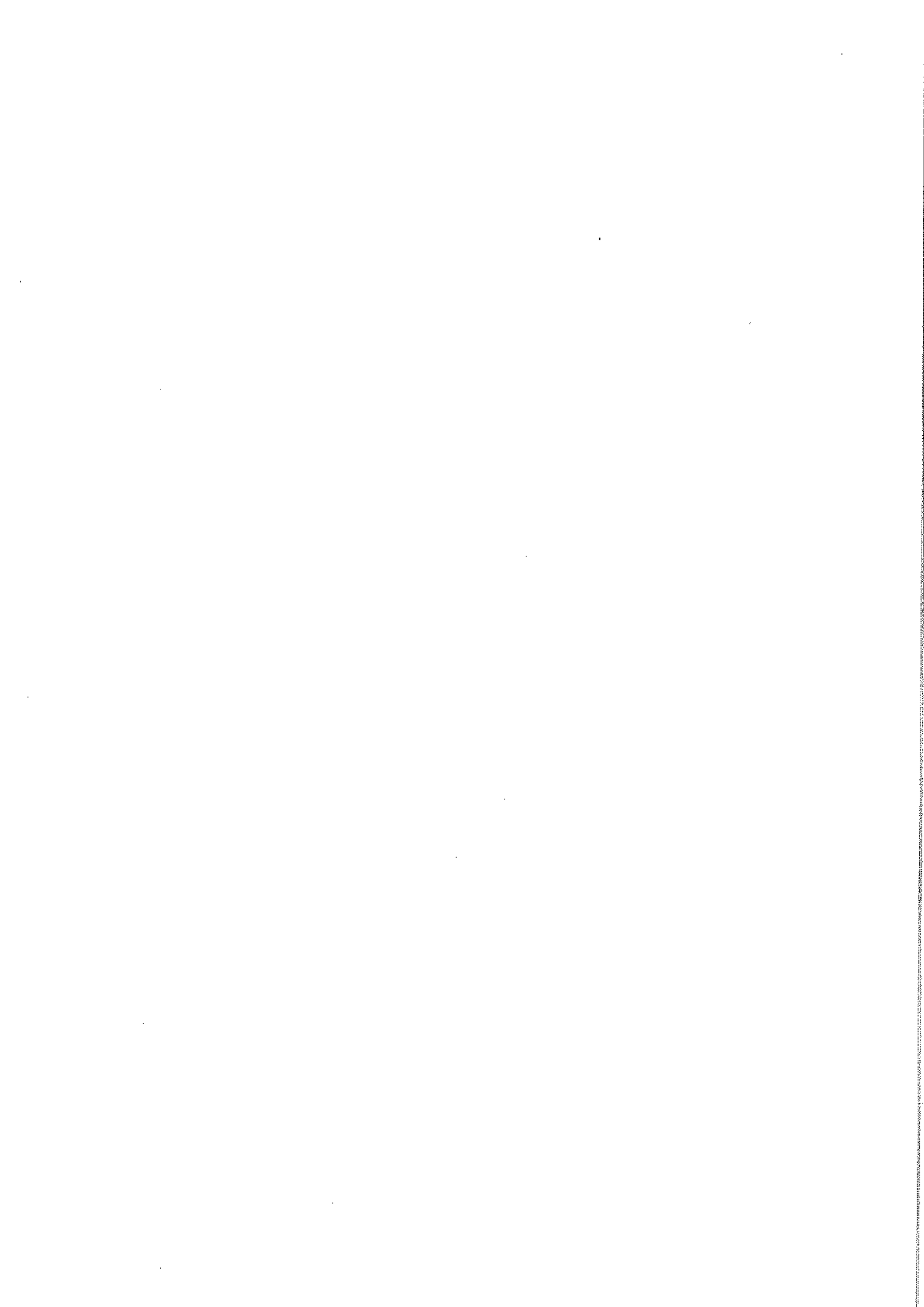
(14)

on receipt of consideration and the Vendee assures that the Vendee shall complete the construction within the statutory period.

12. 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 Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road , point for connection of sewer line and water line upto the said plot no: GH-2 And the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be exclusively responsible.
14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow



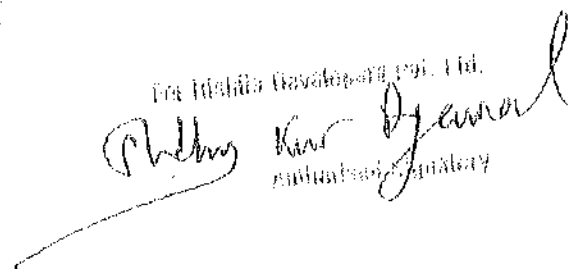
For Master Developer Part III

Authorised Signatory



the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.

16. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. executed between Vendor and Vendee.
17. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
18. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, CLU, CIC etc. or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
20. That from today the Vendee shall become the absolute



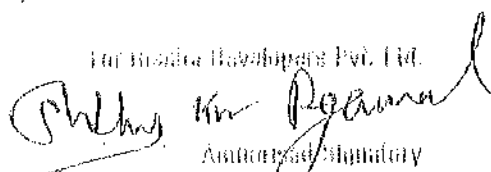

For M/s. Gyanendra Pvt. Ltd.
M/s. Gyanendra Pvt. Ltd.
M/s. Gyanendra Pvt. Ltd.



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 forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.

21. That the property is situated in the Omaxe City (Sarsawan). The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22500 per sq.mtr. since the said land exists on 24 mtrs road. The land area for the FSI of said Tower is 6129.89Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,25,00000/- (Rupees Two Crore Twenty Five Lacs only) Market value of remaining area of 5129.89 Sq. Mtr. at the rate of Rs. 15750/- comes to Rs.8,079,5,768/- (Rupees Eight Crore Seventy Nine Lacs Five Thousands Seven Hundred Sixty Eight only) Hence the market value of the land comes to Rs.10,32,95,768/- (Rupees Ten Crore Thirty Two Lacs Ninety Five Thousand Seven Hundred and Sixty Eight Only) thus the stamp duty of Rs. 72,31,000 /-(Rupees Seventy Two Lacs Thirty One Thousand Only) has been paid on Market Value. The subject matter of this sale deed is FSI relating to open Plot No. GH2 having no construction thereon.



For Omaxe Developers Pvt. Ltd.

Authorized Signatory



SCHEDULE OF PROPERTY

Proportionate land Area 6129.89 Sq. meter of tower B-5 & B-6 out of Plot No GH2 (Part) situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

Boundary of said Property

East --Internal road(setback) thereafter Tower No. C-4 .

West --Internal road (setback) and Tower No.B-4.

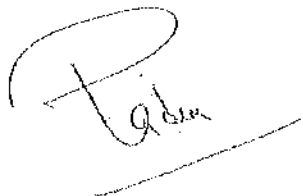
North --Internal road (setback) there after 24 mtr wide road.

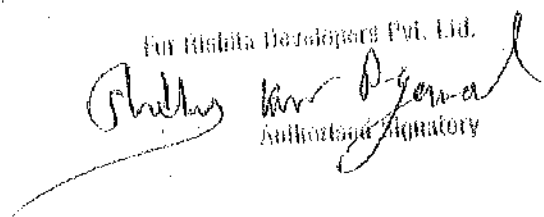
South - Internal road (setback) thereafter green area.

SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 8,48,21,928/-** (Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only)to the promoter/vender in the following manner:-

1. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514342 drawn on State Bank of India, Ismailganj Branch, Lucknow
2. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514343 drawn on State Bank of India, Ismailganj Branch, Lucknow




For Omaxe Developers Pvt. Ltd.
Authorized Signatory

विक्रय पत्र

84,821,928.00 / 103,295,768.00 20,000.00 120 20,120.00 44
प्रतिफल मासियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

पुत्र श्री गहेश चन्द्र अग्रवाल
व्यवसाय नौकरी
निवासी स्थायी आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखनऊ
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 6/7/2017 समय 4:49PM
बजे निबन्ध हेतु पेश किया।

Shri Gaur Agrawal



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह
उप-निबन्धक (द्वितीय)

लखनऊ
6/7/2017

निष्पादन लेखपत्र वाद सनने व समझने मजबूत व प्राप्त धनराशि रु. प्रलेखानुसार उचित
विवेचना केता

ओमेवस लि0 द्वारा अधि0हर0 राधे कृष्ण गोयल
पुत्र श्री स्व0 पी0 एस0 गोयल
पेशा नौकरी
निवासी 19 बी प्रथम तल ओमेवस विभूति खण्ड
गोमती नगर लखनऊ

Radhe Krishna Goel



रिषिता डे0प्रा0लि0 द्वारा अधि0हर0 सुधीर कुमार
अग्रवाल
पुत्र श्री गहेश चन्द्र अग्रवाल
पेशा नौकरी
निवासी आनन्द टावर प्रथम तल 116-117 विभूति
खण्ड गोमती नगर लखनऊ

Shri Gaur Agrawal



ने निष्पादन स्वीकार किया।

गिनकी पहचान काजी सइदुरहमान
स्व0 काजी खलीकुरहमान

पेशा नौकरी

निवासी विभूति खण्ड गोमती नगर लखनऊ

व संतोष कुमार सिंह
वी0 पी0 सिंह

पेशा नौकरी

निवासी 359 जनी गांव हरदोई

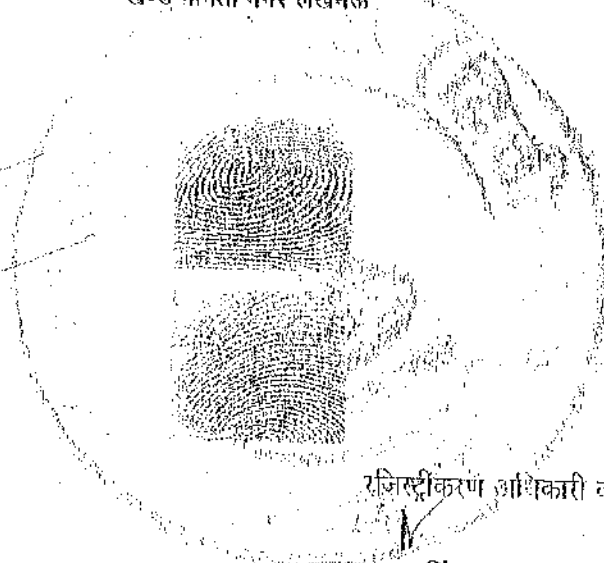
ने की।

प्रत्यक्षतः चद साक्षियों के विशान अंगूठे नियमानुसार लिये गये हैं।

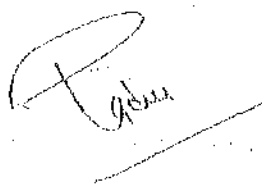
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

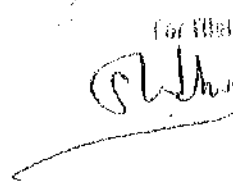
अनुपम सिंह
उप-निबन्धक (द्वितीय)

लखनऊ
6/7/2017



3. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514344 drawn on State Bank of India, Ismailganj Branch, Lucknow
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514345 drawn on State Bank of India, Ismailganj Branch, Lucknow
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514346 drawn on State Bank of India, Ismailganj Branch, Lucknow
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514347 drawn on State Bank of India, Ismailganj Branch, Lucknow
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514348 drawn on State Bank of India, Ismailganj Branch, Lucknow
8. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514349 drawn on State Bank of India, Ismailganj Branch, Lucknow
9. **Rs. 27,50,056 /-** (Rupees Twenty Seven Lacs Fifty Thousand and Fifty Six Only) vide cheque No. 514350 drawn on State Bank of India, Ismailganj Branch, Lucknow
10. **Rs. 12,23,652 /-** (Rupees Twelve Lacs Twenty Three Thousand Six Hundred and Fifty Two Only) vide cheque No.



For Shri. K. K. Singh

Kumar Singh
Authorized Signatory

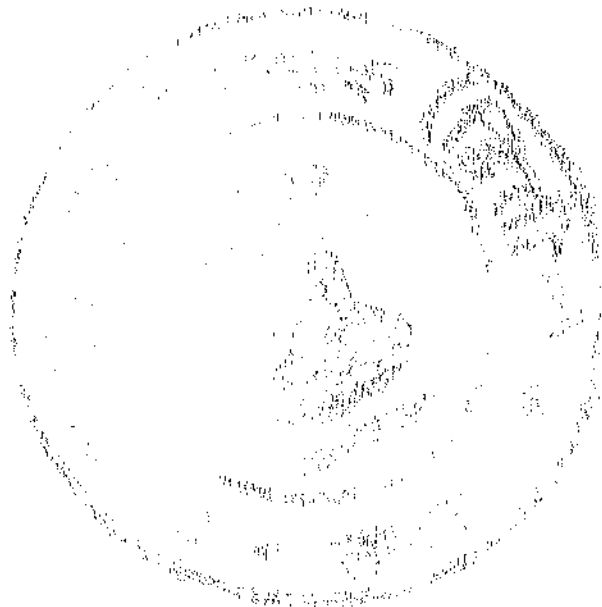
विश्रेता

Registration No.: 7874

Year : 2,017

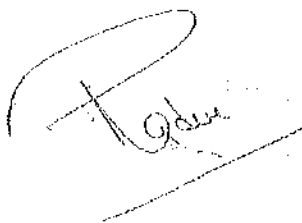
Book No. : 1

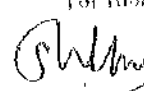
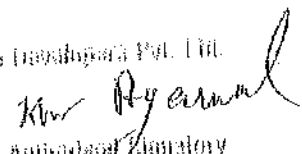
0101 ओभेवस लि0 द्वारा अधि0हर0 राधे-कृष्ण गोयल
स्व0 पी0 एस0 गोयल
19 वी प्रथम तल ओभेवस सिमूति खण्ड गौमती नगर लखनऊ
नीकरी



637038 drawn on State Bank of India, Ismailganj Branch,
Lucknow

11. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637039 drawn on State Bank of India, Ismailganj Branch, Lucknow
12. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637041 drawn on State Bank of India, Ismailganj Branch, Lucknow
13. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637042 drawn on State Bank of India, Ismailganj Branch, Lucknow
14. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637043 drawn on State Bank of India, Ismailganj Branch, Lucknow
15. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637044 drawn on State Bank of India, Ismailganj Branch, Lucknow
16. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637045 drawn on State Bank of India, Ismailganj Branch, Lucknow
17. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637046 drawn on State Bank of India, Ismailganj Branch, Lucknow
18. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 637047 drawn on State Bank of India, Ismailganj Branch, Lucknow
19. **Rs. 8,48,220/-** (Rupees Eight Lacs Forty Eight Thousand Two Hundred and Twenty Only) is deduction towards TDS



For Vishal's Investment Pvt. Ltd.
 
Authorized Signatory

केता

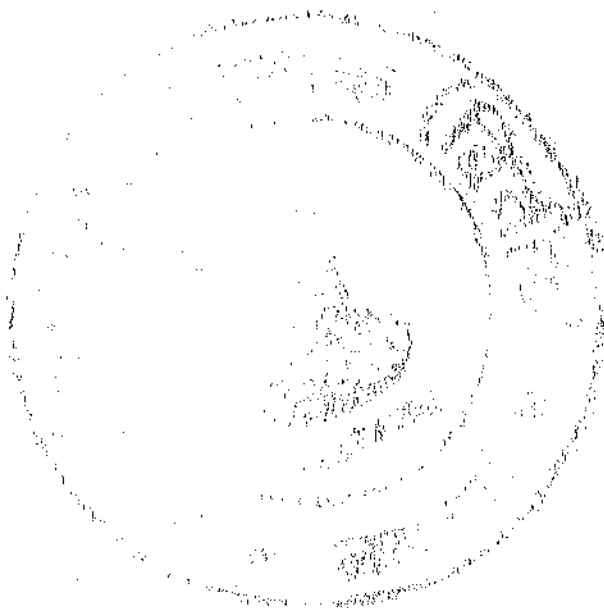
Registration No. : 7874

Year : 2,017

Book No. : 1

0201 रिषिता डे0प्रा0लि0 द्वारा अधि0हस0 शुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
आनन्द टावर प्रथम तल 116-117 विभूति खण्ड मोमली नगर लखन
चौकरी

Shri R. Agwal



IN WITNESS WHEREOF We the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year mentioned first above in presence of the following

WITNESSES:

1. *[Handwritten signature]*
असि एसि एसि
203, 1111111111
20/11/11

[Handwritten signature]

VENDOR
(PAN- AAACO0171H)

2. *[Handwritten signature]*
Santosh Kumar Singh
s/o V.P. Singh
G/P. Jaulgaon
Dist. Haridwar

[Handwritten signature]
for Mithila Development Pvt. Ltd.
Authorized Signatory

VENDEE
(PAN - AAECR 1191G)

Drafted by
[Handwritten signature]
Advocate
Civil Court, Lucknow
Mob. No. 9452296817
Regn. No. 1320/1072

Typed by
[Handwritten signature]
(Shubham Maurya)
Civil Court, Lucknow

गवाह

Registration No.: 7874

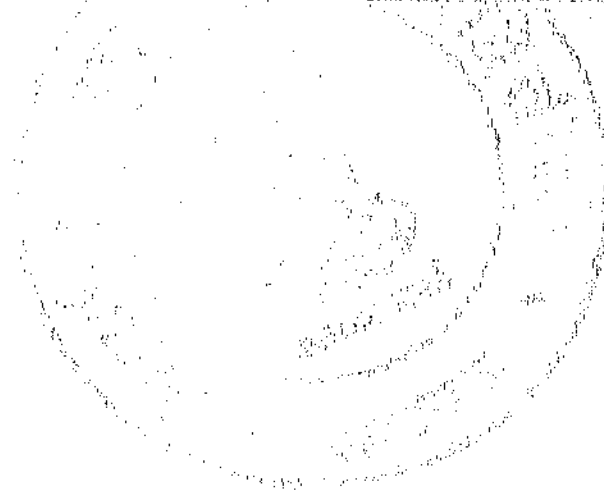
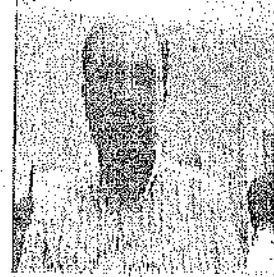
Year: 2017

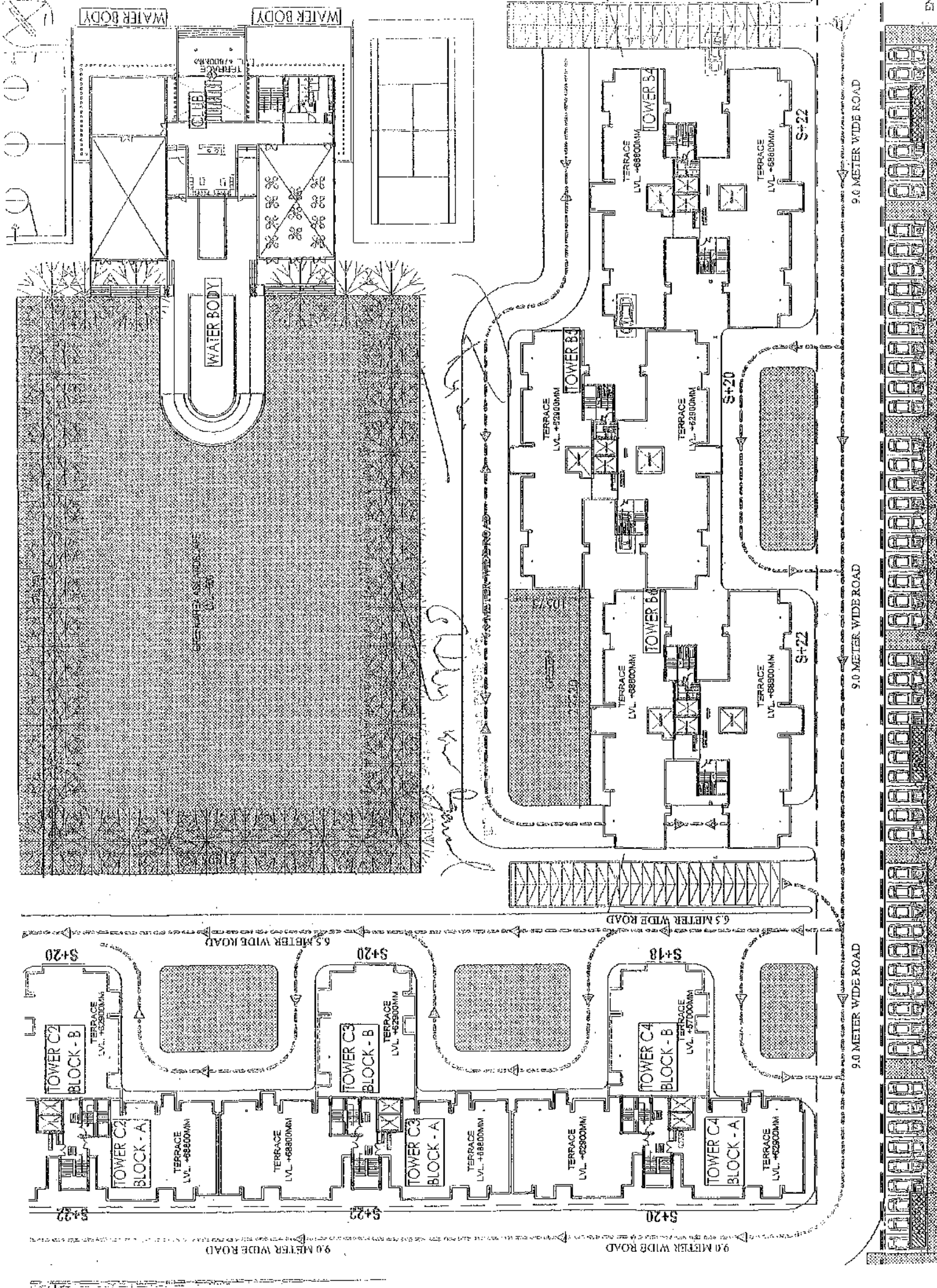
Book No. : 1

W1 काजी सइदुरहमान
रव0 काजी खलीकुरहमान
विभूति खण्ड गोमती नगर लखनऊ
नौकरी




W2 संतोष कुमार सिंह
वी0 पी0 सिंह
359 जनी मांव हरदोई
नौकरी





आज दिनांक 06/07/2017 को
वही सं. 1 जिल्द सं. 19823
पृष्ठ सं. 61 से 104 पर क्रमांक 7874
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अनुपम सिंह

संपन्नियन्धक (द्वितीय)

लखनऊ

6/7/2017

