

I 7876 / 17

ROOPALI PANDAY



सत्यमेव जयते

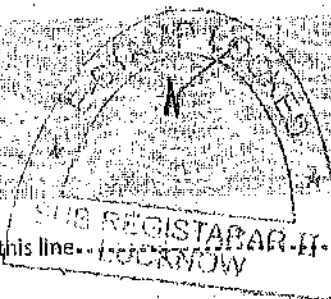
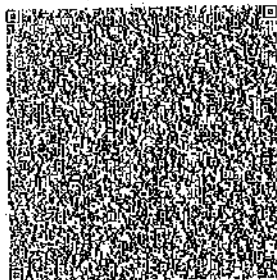
INDIA NON JUDICIAL

Government of Uttar Pradesh

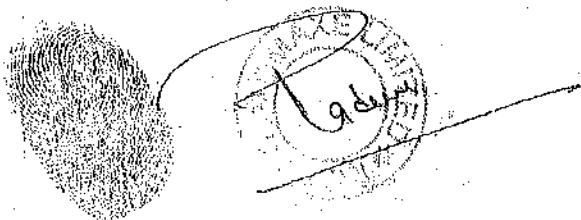
e-Stamp

Certificate No.:	IN-UP03388789304487P
Certificate Issued Date	30-Jun-2017 05:06 PM
Account Reference	SHCIL (FI)/upshcil017/QAISERBAGH/UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104065976377553P
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-A-3,A-4,OMAXE INTEGRATED TOWNSHIP,SARSAWAN,LKO
Consideration Price (Rs.)	:
First Party	: OMAXE LIMITED
Second Party	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	1,05,96,400 (One Crore Five Lakh Ninety Six Thousand Four Hundred only)

19154

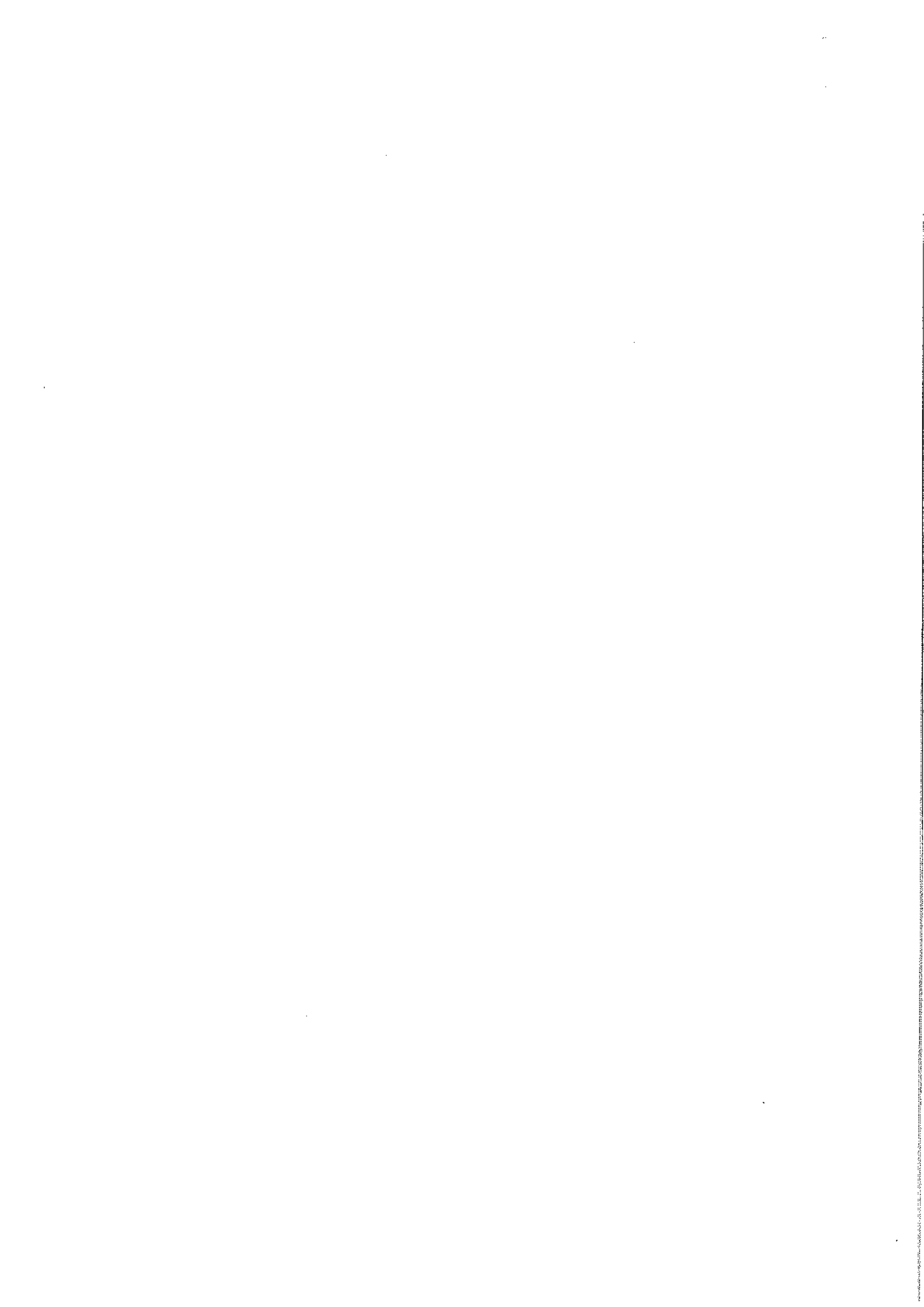


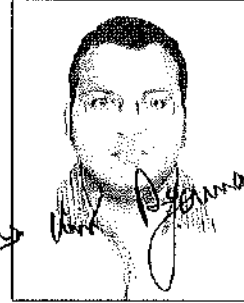
Please write or type below this line.



For Rishita Developers Pvt. Ltd.
Shri Kmr Agawal
 Authorised Signatory

VO 0006734312



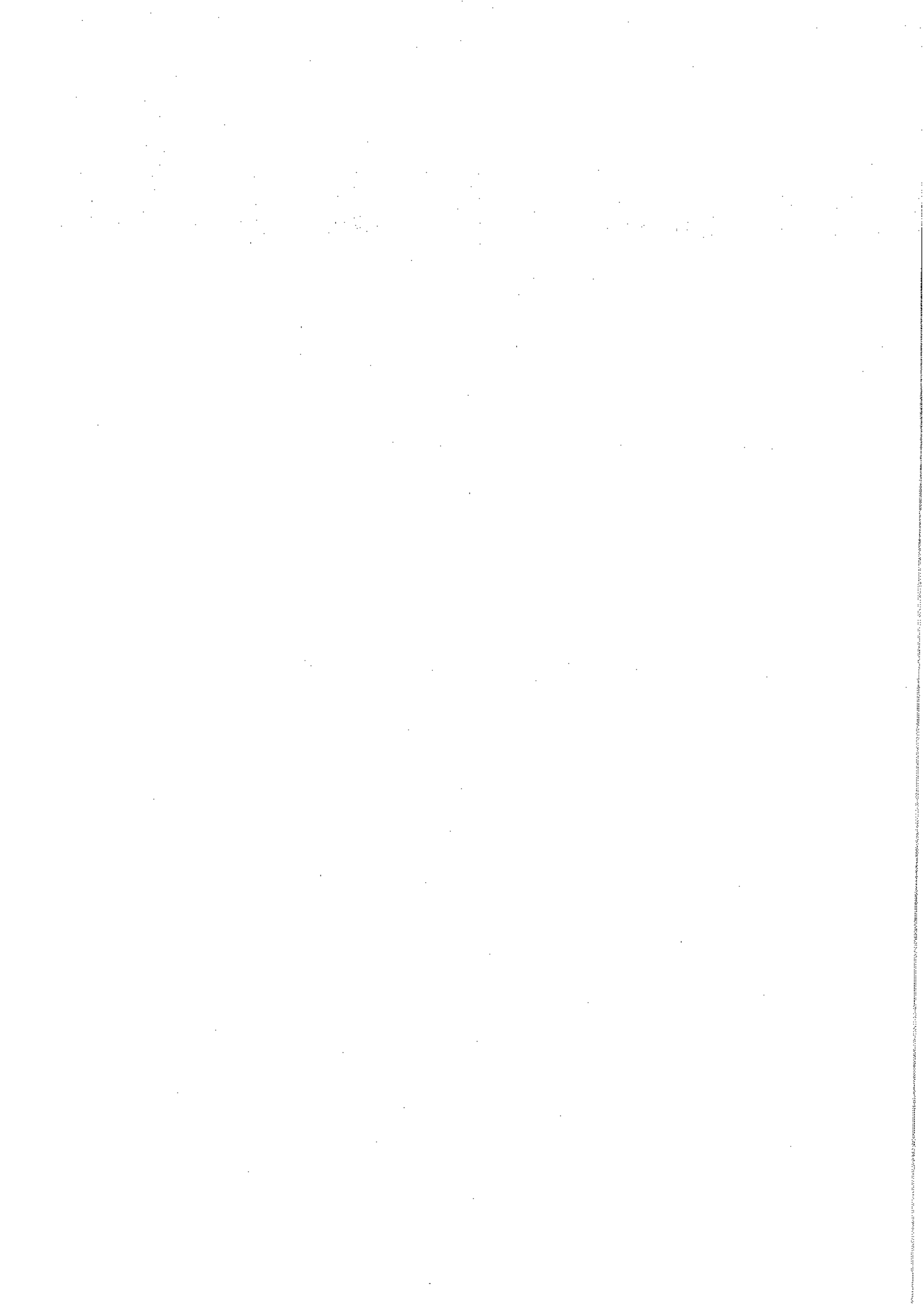


Brief Detail Of Sale - Deed



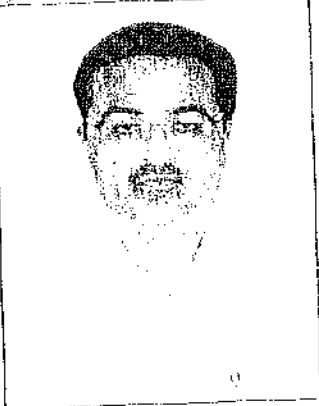

- | | | | |
|----|------------------------|---|---|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2
(Part) Proportionate land
admeasuring 8308.79 sq.mtrs of
Tower No.A3 & A4 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |

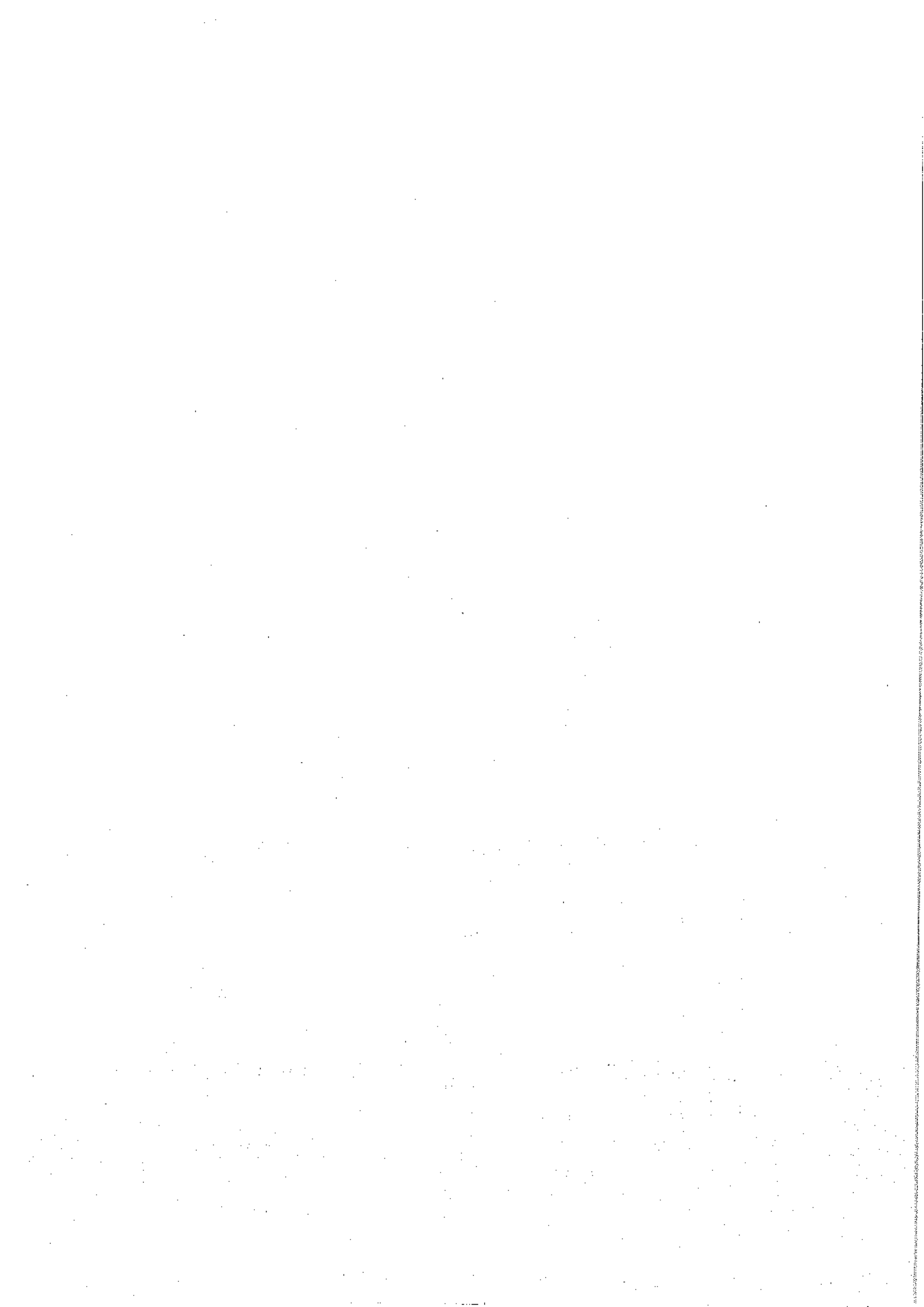
For Omaxe Developer Pvt. Ltd.

Khar Bhanu Singh
Authorized Signatory



(4)

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	
					<p>Padmy Kishore Goel Oppr P.S. Goel 96/109 Sector 20, Near Anandity Public School Faridabad Haryana - 121002</p>	
					<p>Sudhanshu Kumar Agarwal 90 Mahesh Chandra Agarwal Plot 3/166, Virek Khurd-3 Gurgaon Sector 14</p>	
					<p>Santosh Kumar Singh Oppr V.P. Singh Plot 359, Janjagan East Sandhale, Bawal Haryana</p>	
					<p>Dazi Sajeeb Rahman Oppr Dazi Khatiwara Rohman</p>	
					<p>Pataw 203 Silva height 170cm V.K. Nagar, He</p>	





भारत सरकार
Government of India



राधे कृष्णा गोयल
Radhey Krishna Goyal

जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



9555 6934 6176

आधार - आम आदमी का अधिकार

97118
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भारत सरकार
भारतीय पहचान प्राधिकरण
India
National Identification Authority of India

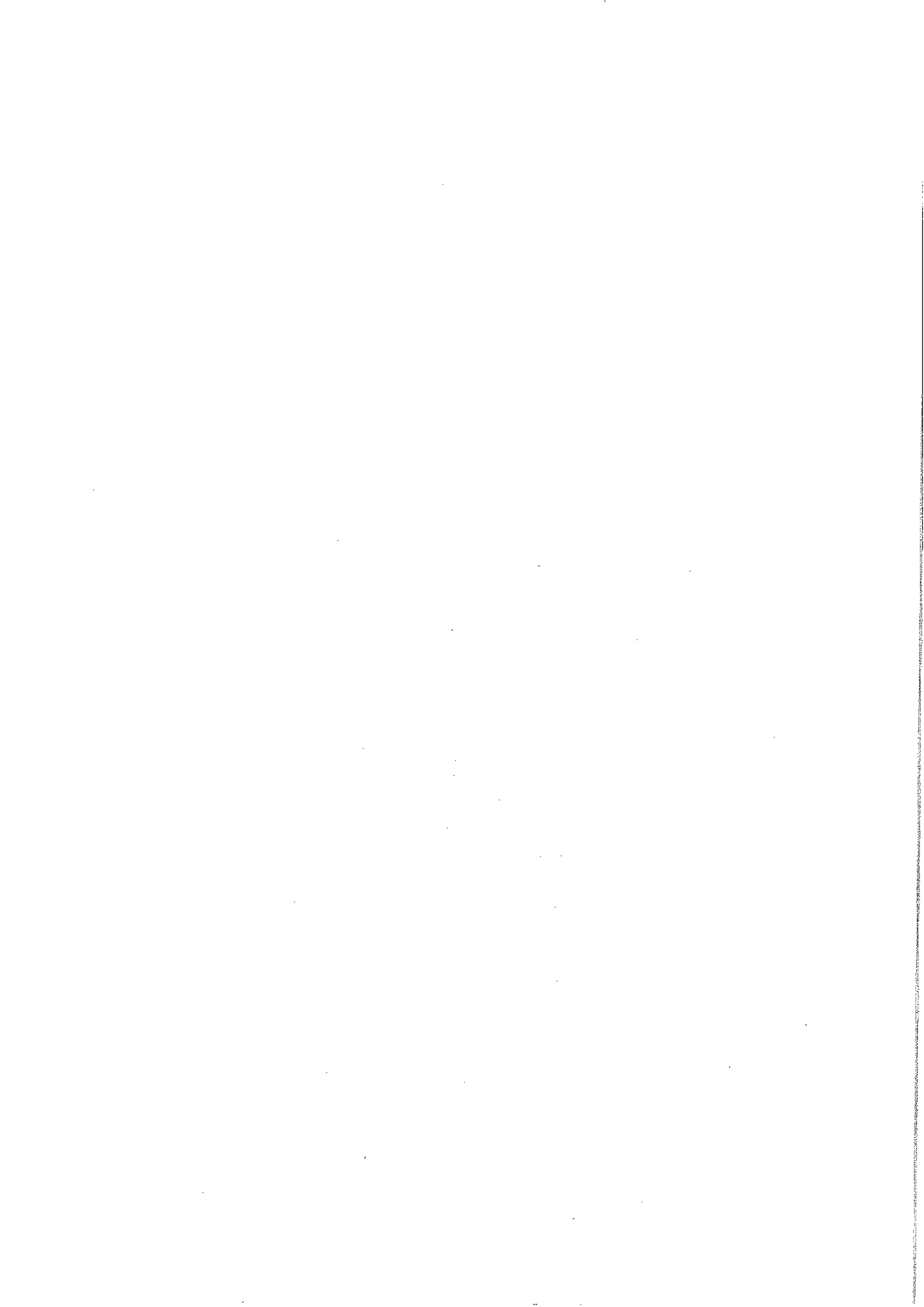
पता: S/O पी.एस.गोयल, १८०९, Address: S/O P.S.Goyal, 1809, Sector-28,
सेक्टर-२८, निकट द्युनासिटी पब्लिक Near Dynasity Public school, Faridabad,
स्कूल, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

9555 6934 6176

1947
1800 300 1947

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भारत सरकार
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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

आपका आधार क्रमांक/Your Aadhaar No.:

2248 9631 9397



आधार-आम आदमी का अधिकार



- 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 करवाएं इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

सूचना

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

INFORMATION

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

Sudhir Kumar Agarwal

Signature Not Verified
Digitally signed by Sudhir Kumar Agarwal
Date: 2015.05.29 16:10:44 IST

- 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



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



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

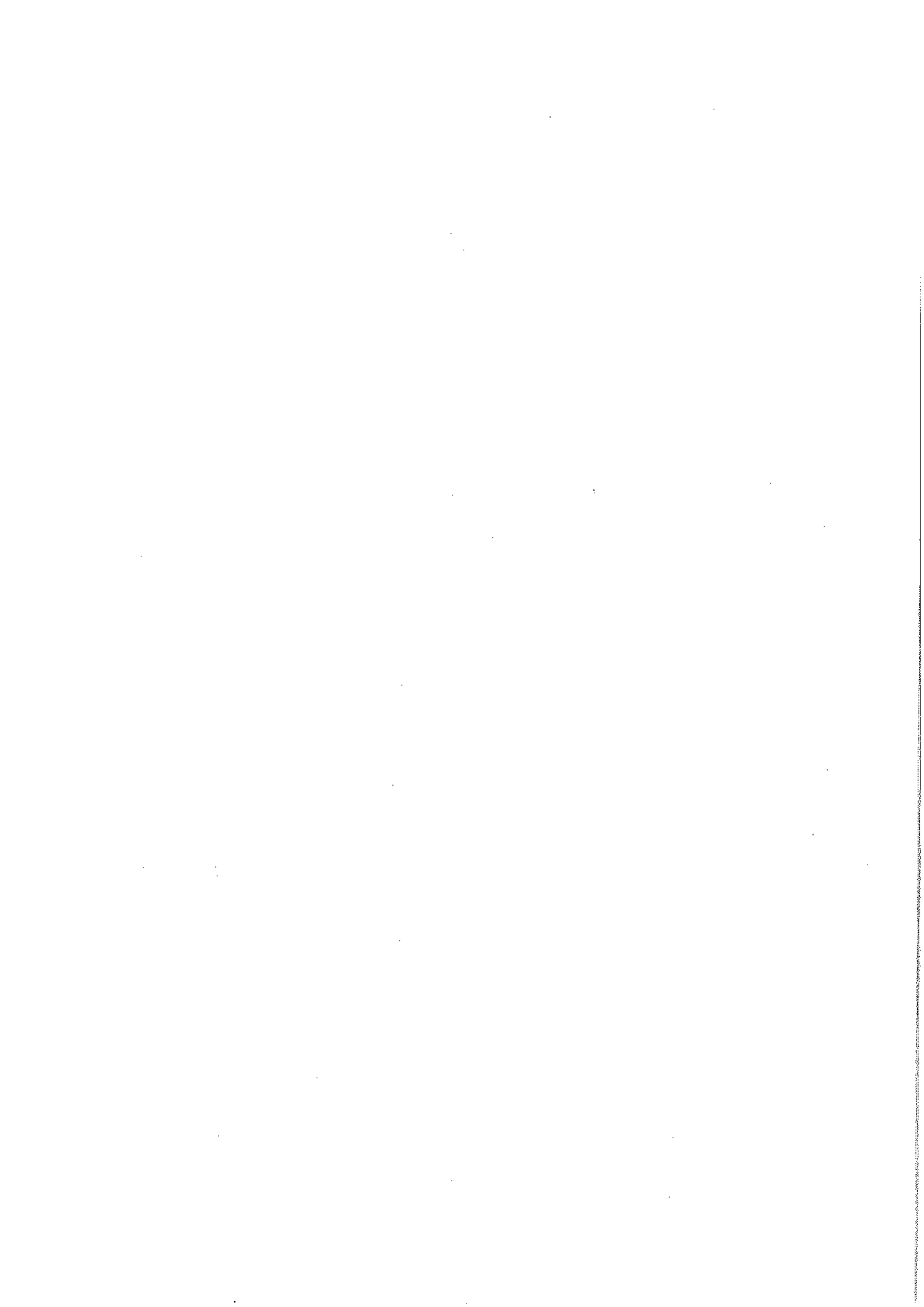
Address:
S/O: Mahesh Chandra Agarwal,
3/166, vivek khand-3, Gomtinagar,
Lucknow,
Uttar Pradesh - 226010

2248 9631 9397

2248 9631 9397

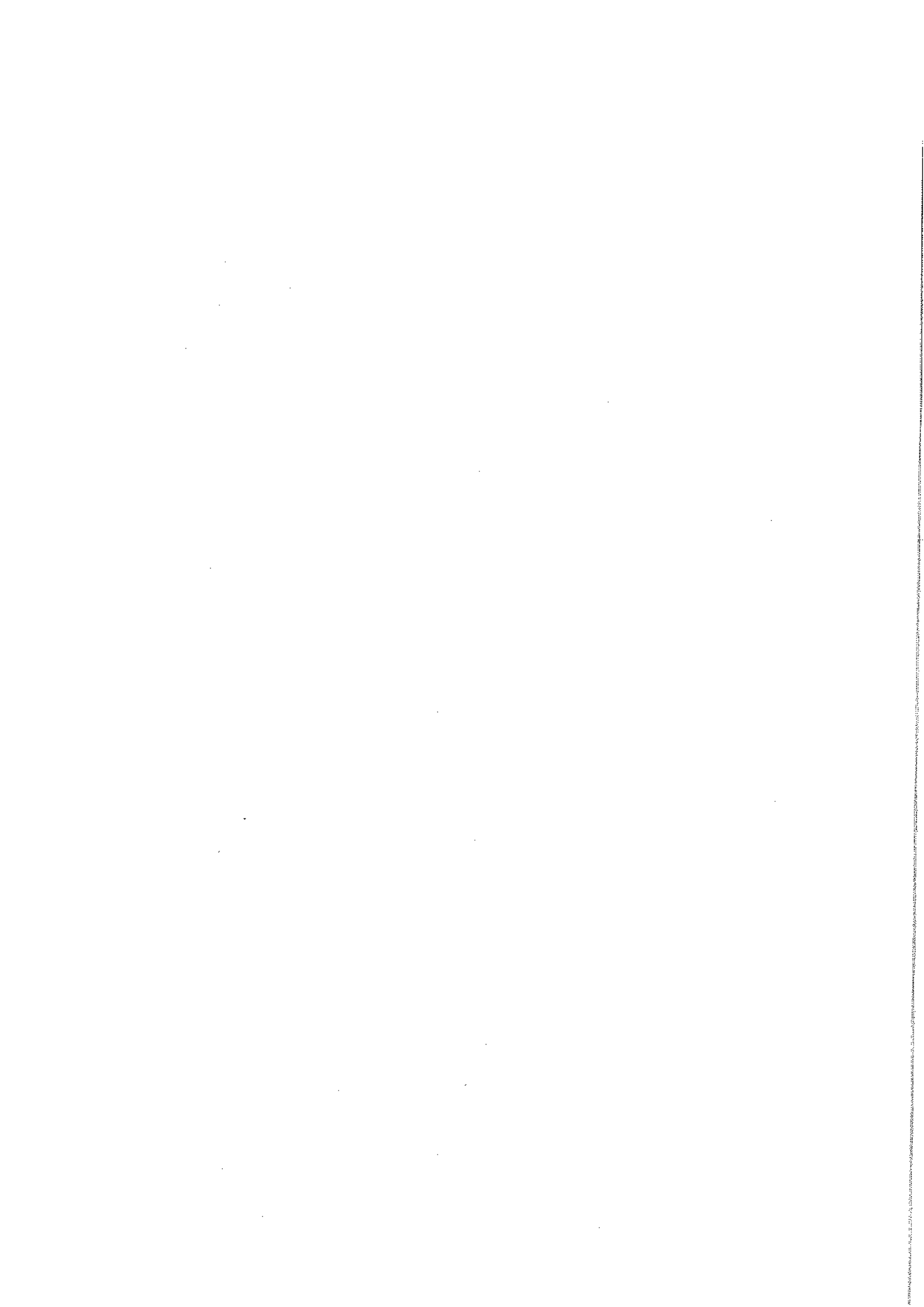
आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



शुद्ध रसिक शुद्ध रसिक
INCOME TAX DEPARTMENT GOVT OF INDIA
RISHITA DEVELOPERS PRIVATE LIMITED
02/09/2008
AAECR191G
31122015

Redms for Byggnad





भारत सरकार
Government of India

सन्तोष कुमार सिंह
Santosh Kumar Singh
जन्म तिथि / DOB 05/01/1972
पुरुष / Male



9354 5612 7223

- आम आदमी का अधिकार

Handwritten signature
9997418585



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: सन्तोष कुमार सिंह, 359, Address: श्री. V.P. Singh, 359, Janjagan
जानीगान इस्ट सडोला, बंगानु, East Sanola, Banganj, Dahan Haidou,
देहली, हरदोई, बंगानु उत्तर प्रदेश, Banganj, Uttar Pradesh 241304
241304

9354 5612 7223

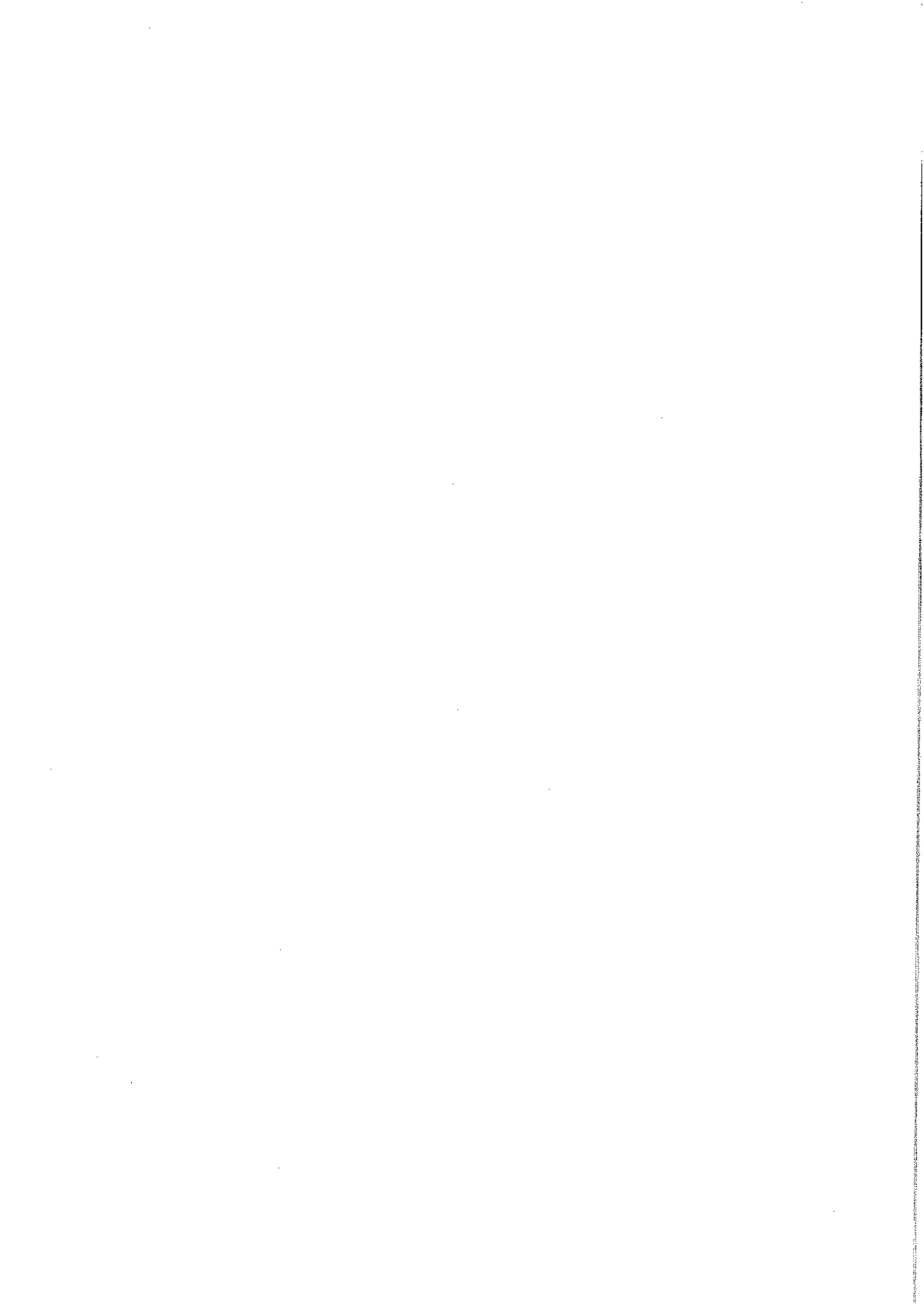
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1800 JUB 1947



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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: 01/04/2018

सूचना

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

INFORMATION

आपका आधार क्रमांक/Your Aadhaar No.:

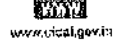
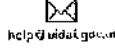
5307 3256 0633



मेरा आधार, मेरी पहचान

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.

Signature valid
Digitally signed by UIDAE
CENTRE FOR AUTHORITY OF INDIA
Date: 2018.04.01 12:23:46 IST



- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना मशीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करवाएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
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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:
संबोधित: काज़ी खलीकुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
गुलशन इन्क्लेव, खुर्रम नगर,
विक्रम 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

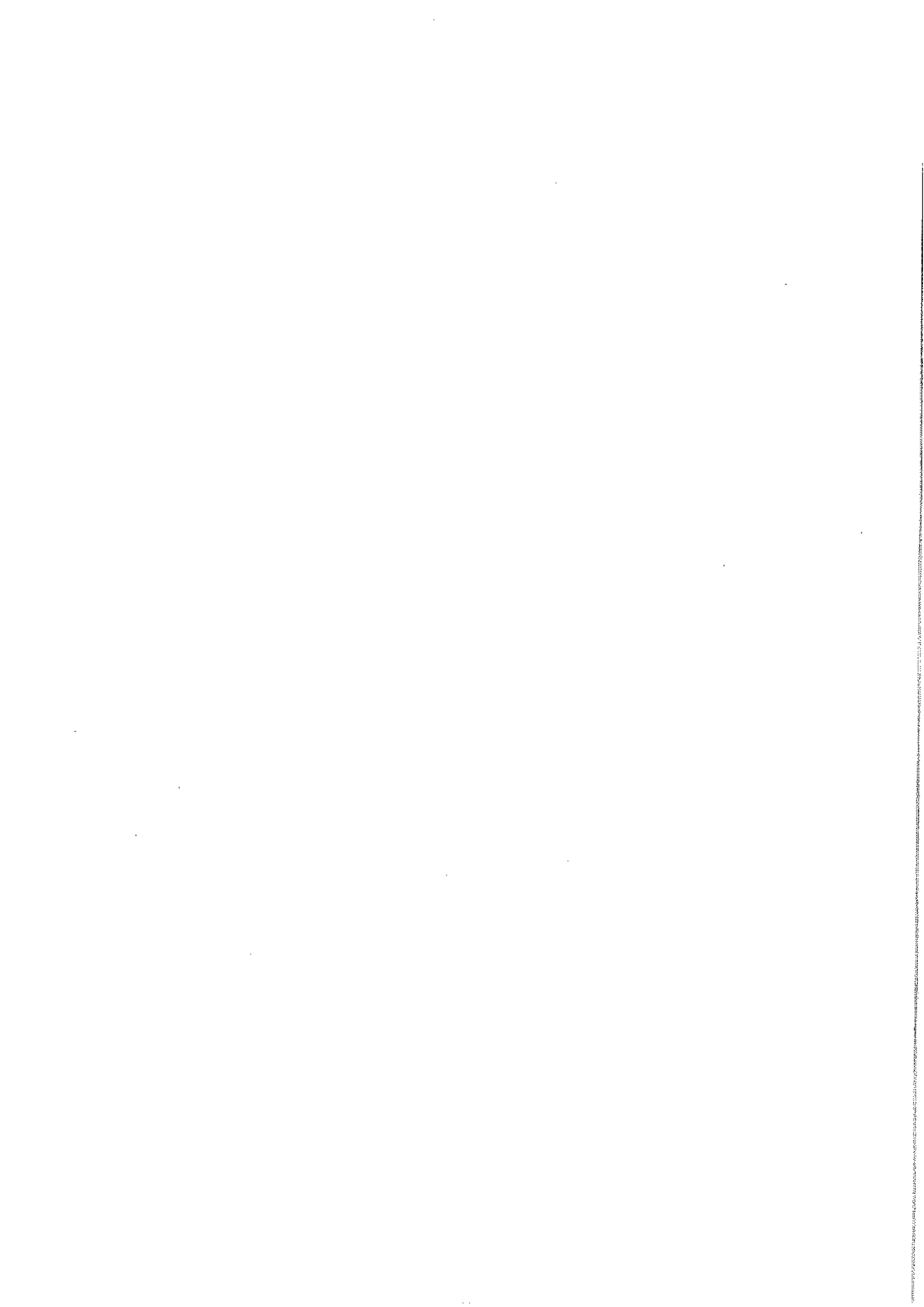
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मेरा आधार, मेरी पहचान

MEERA AADHAAR, MERI PEHACHAN

Handwritten signature and number: 90136156762

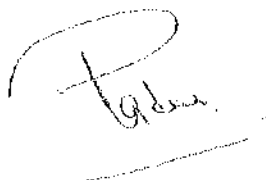


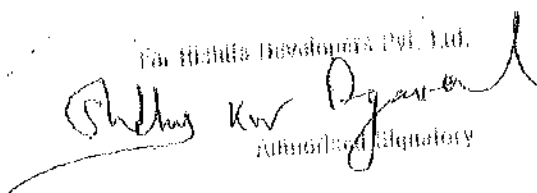
6. Unit of Measurement - Square Meter
7. Proportionate land - 8308.79
8. Location of Road - Not on any segment road.
9. Other description - situated at two side 24 meter wide Road
- Sale Consideration : Rs. 11,49,72,250/-
- Valuation : Rs.15,13,74,787 /-
- Stamp Duty : Rs. 1,05,96,400 /-

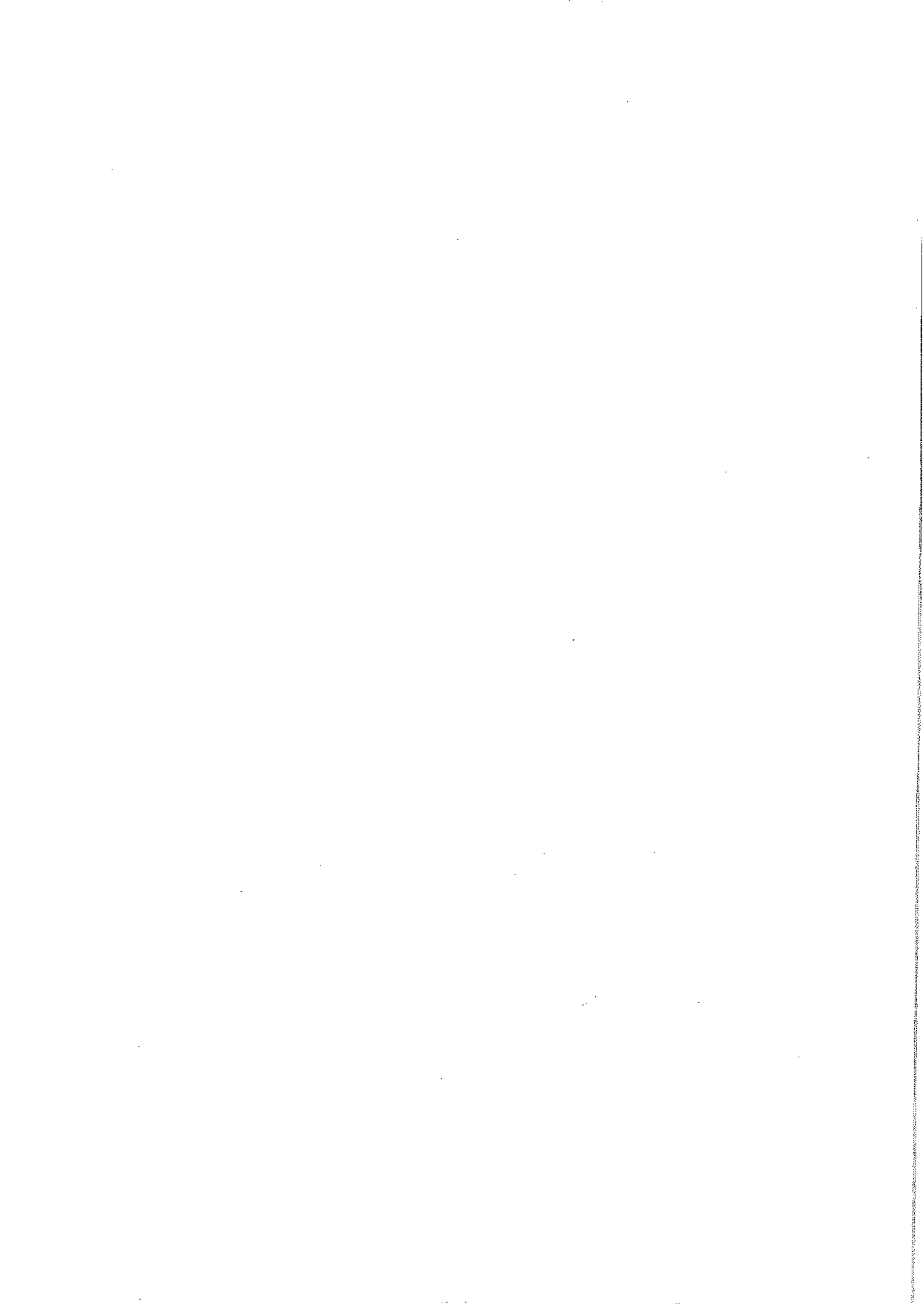
No. of Vendor - 1

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>



For Rishita Developers Pvt. Ltd.

 Authorized Signatory

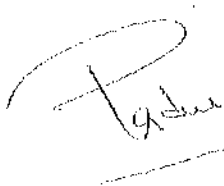


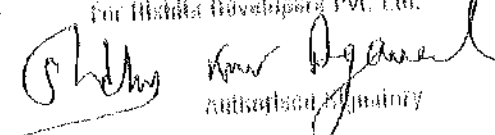
- : SALE DEED: -

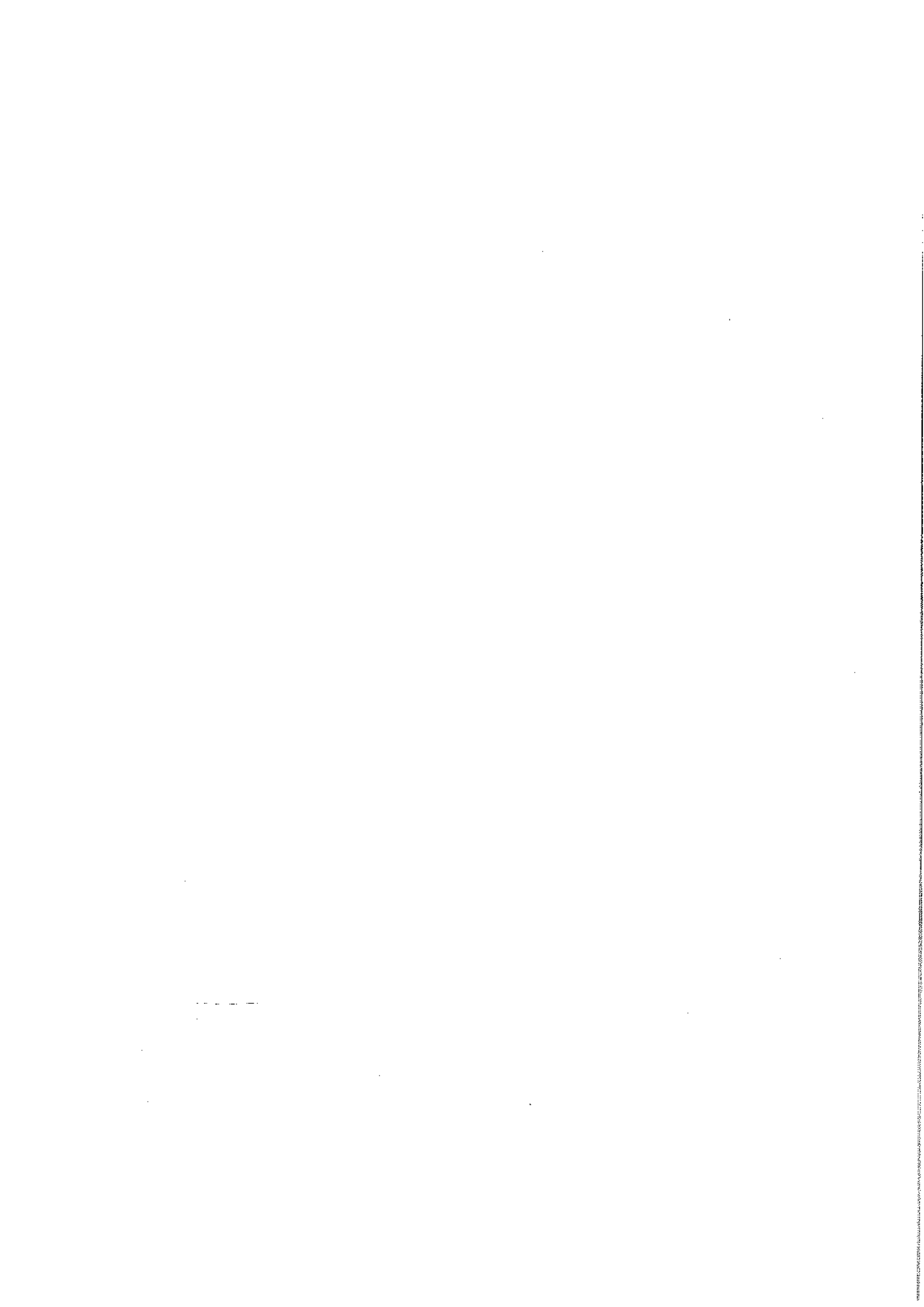
This DEED OF SALE made on this 6th day of July 2017 by **Omaxe Ltd.**, a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti 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



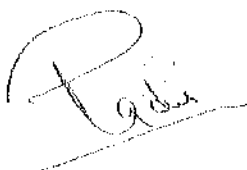
part.

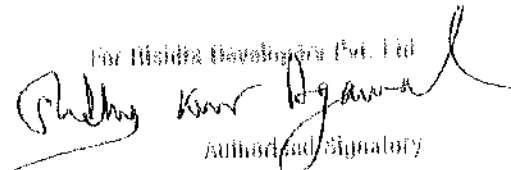
WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development 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.

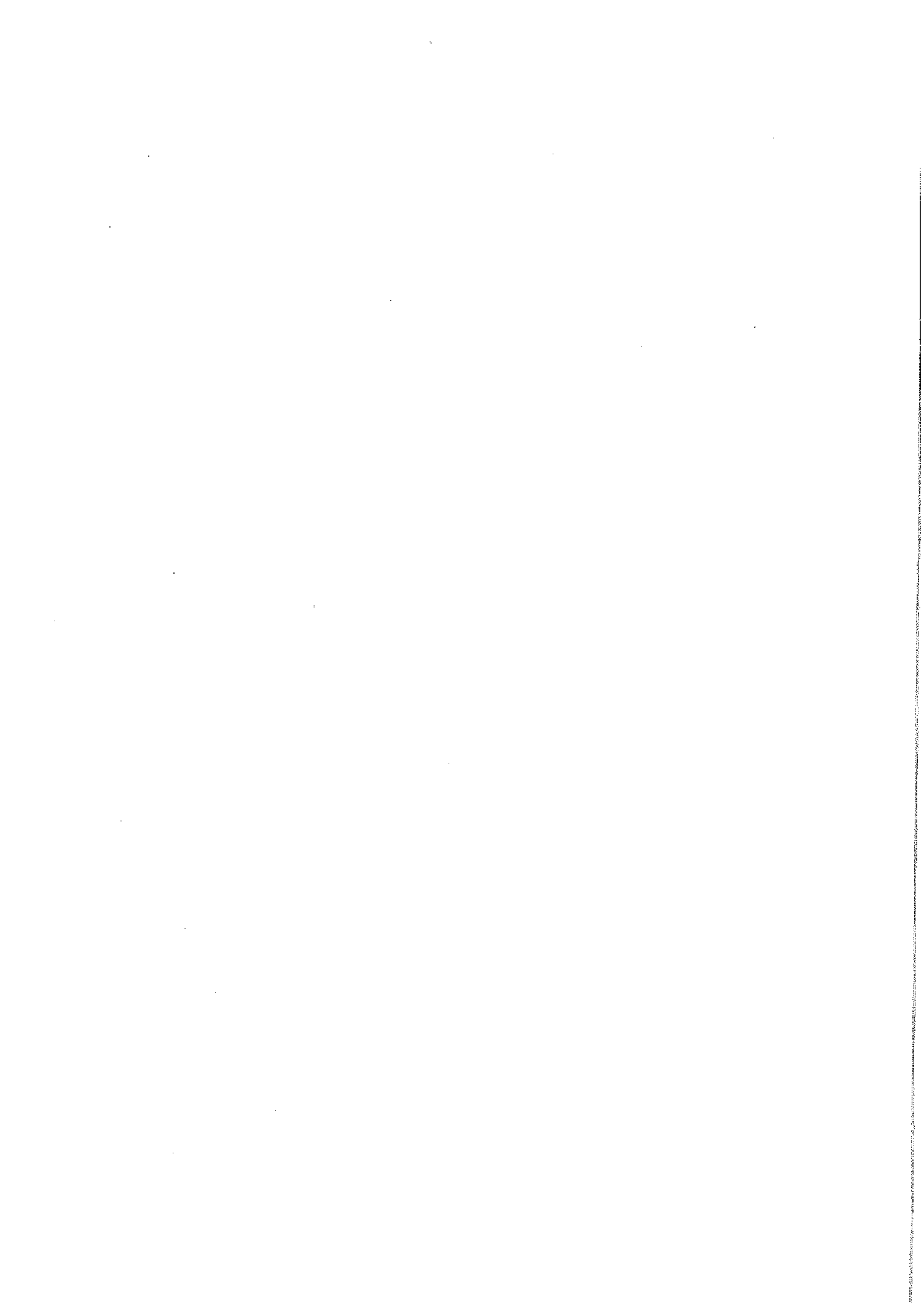
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. 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 by Omaxe Ltd. which included 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 Pvt. Ltd

Authorized Signatory

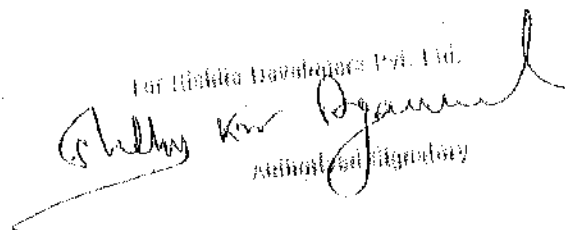


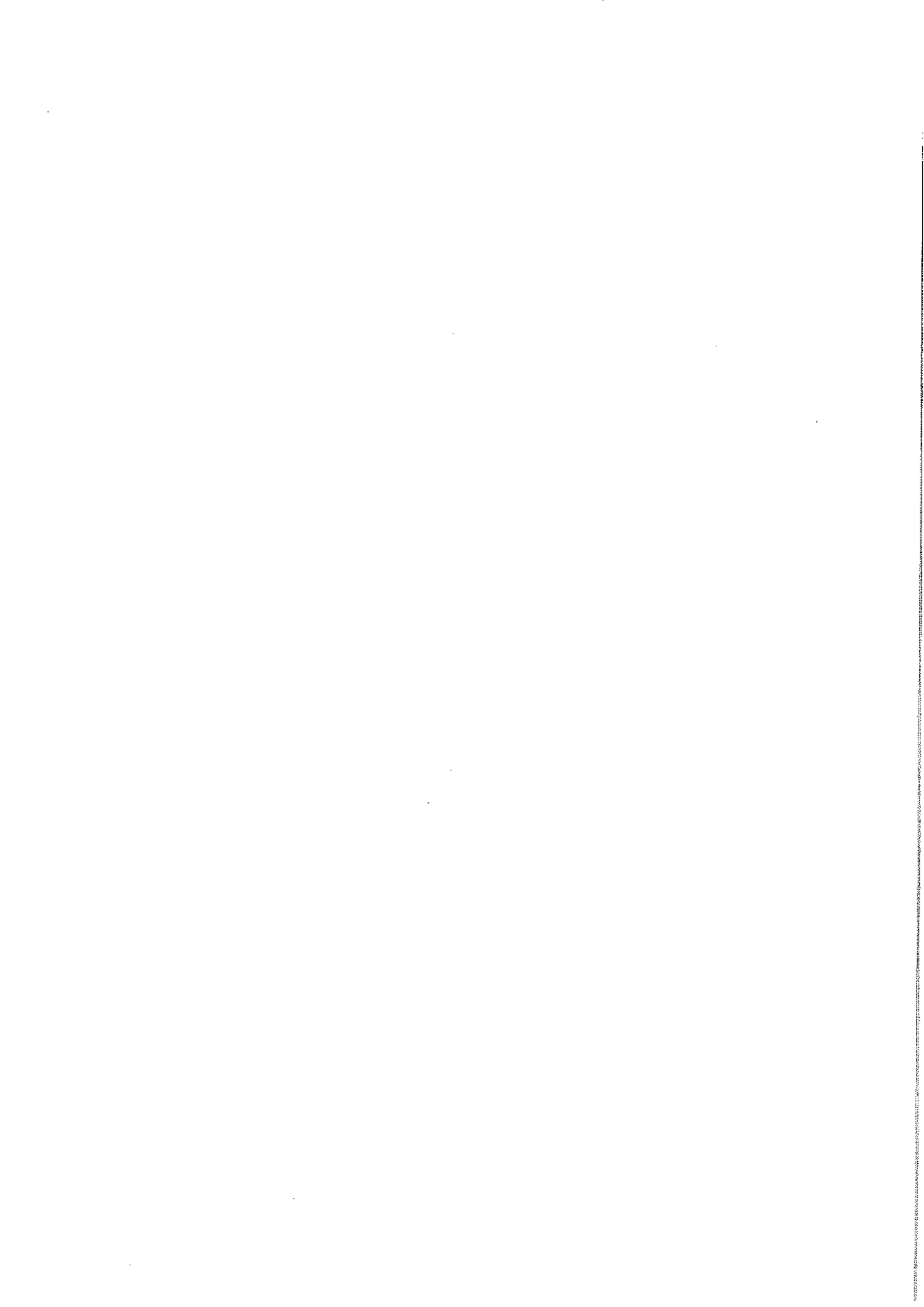
AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

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 obtain the necessary permissions for development.




For Omaxe Technologies Pvt. Ltd.
Authorized Signatory



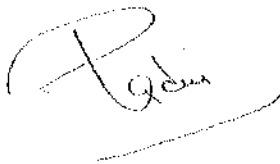
AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit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

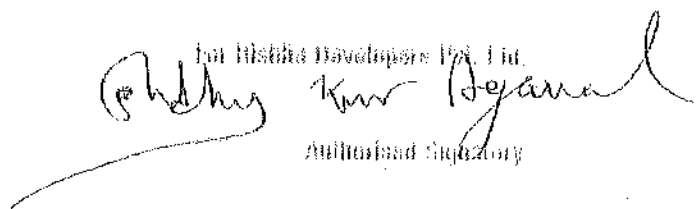
AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting 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.

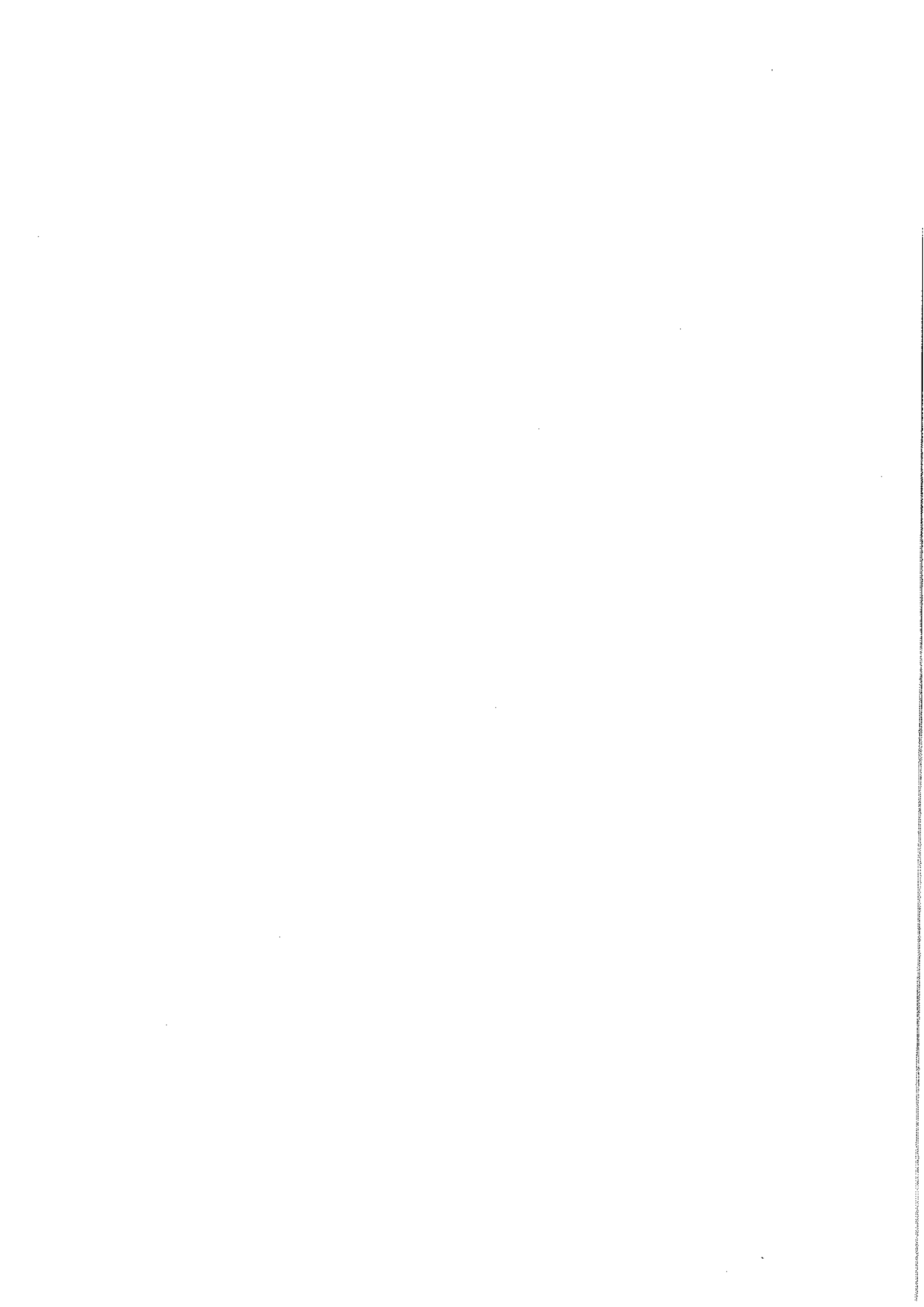
AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

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

AND WHEREAS on the request of Vendee the Vendor agreed to transfer the FSI of Tower No.A-3 & A-4 on

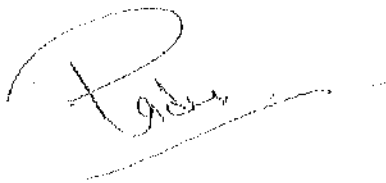


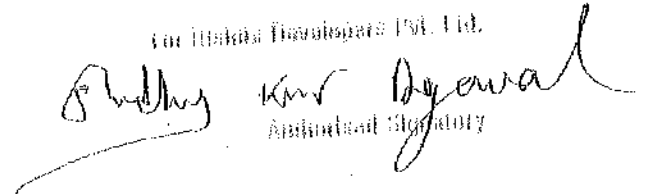

for Hishik Development Pvt. Ltd.
Authorized Signatory



proportionate land area of 8308.79 Sq. Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 11,49,72,250 /- (Rupees Eleven Crore Forty Nine Lacs Seventy Two Thousand Two Hundred Fifty 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 8308.79 Sq. Mtrs may 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 township to which it is serving, and similarly the services coming from other area to this part and extending the




Rishita Developers Pvt. Ltd.
Authorized Signatory



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.

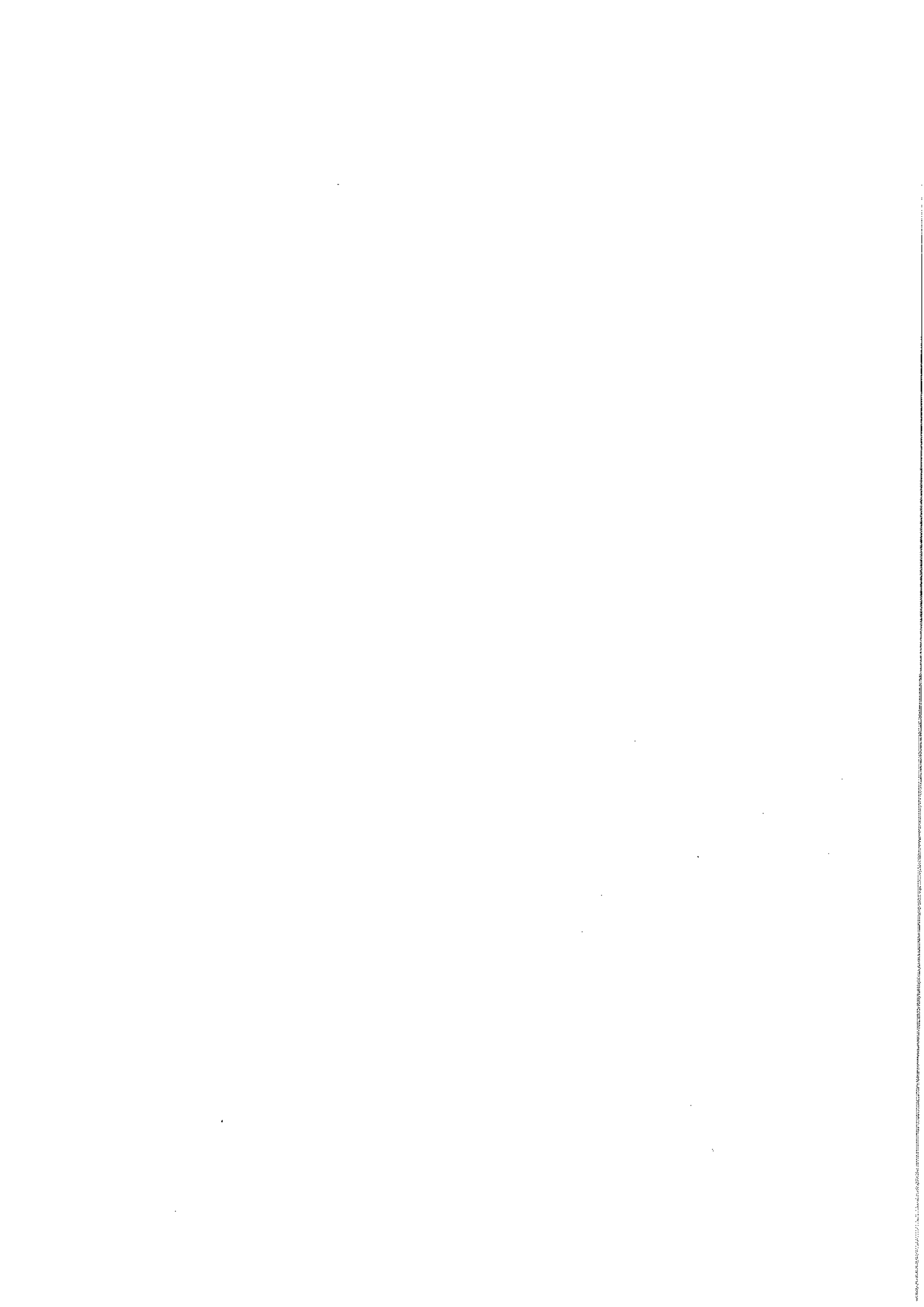
(e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern 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 hereby purchases the said Property in consideration of Rs. 11,49,72,250 /-(Rupees Eleven Crore Forty Nine Lacs

Padi

For Ashika Development Pvt. Ltd.
Ashika K. V. S.
Authorized Signatory

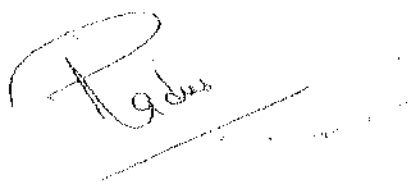


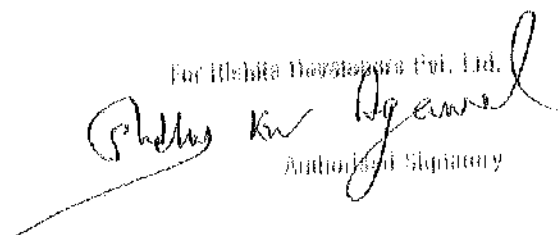
Seventy Two Thousand Two Hundred Fifty only) on the terms and conditions mentioned herein under.

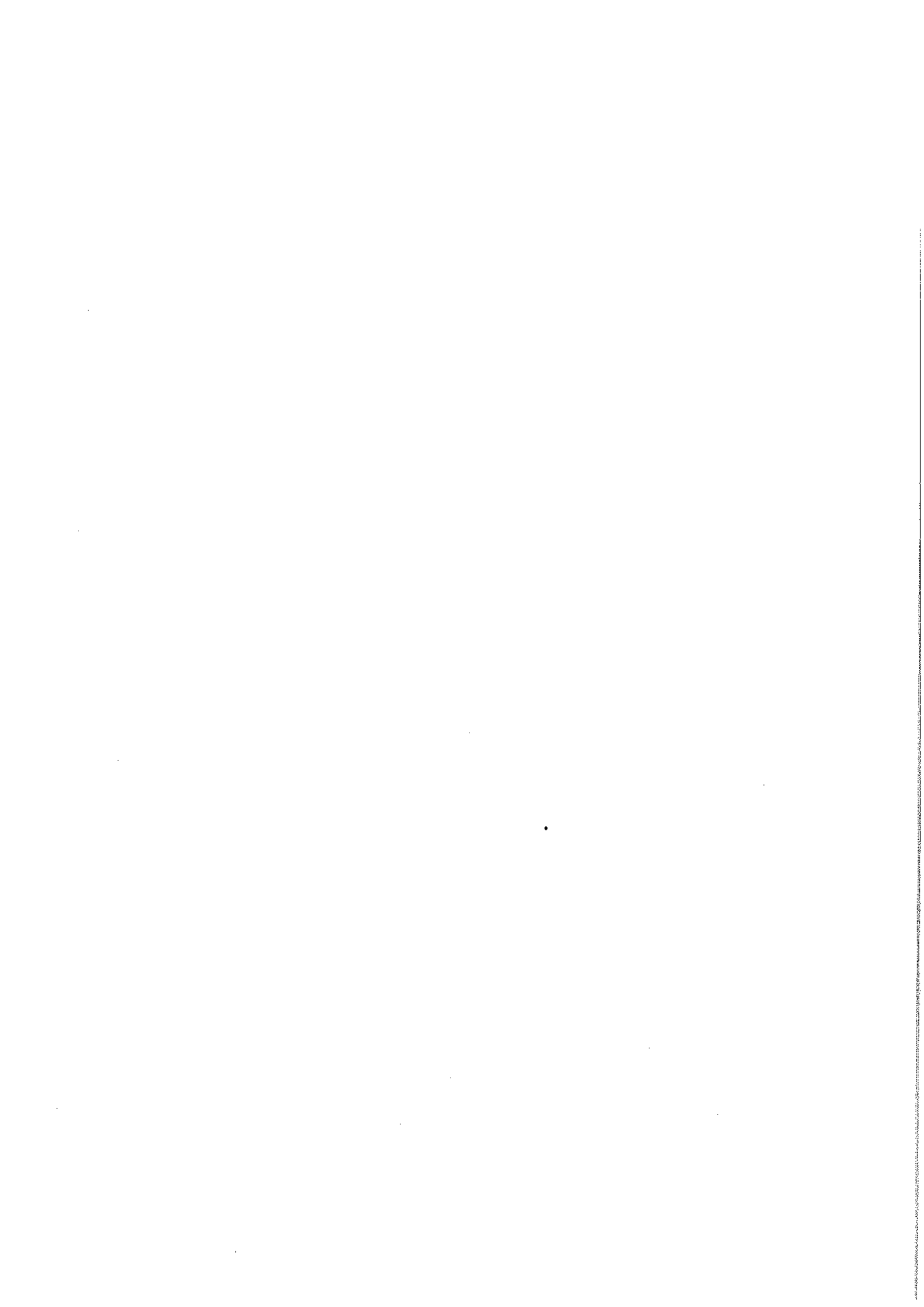
NOW THIS SALE DEED WITNESSETH AS UNDER:-

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

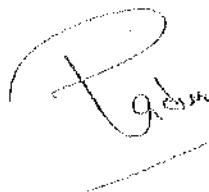
1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 8308.79 Sq. meter., relating to FSI of tower no. A-3 & A-4 situated 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 controlling authority.

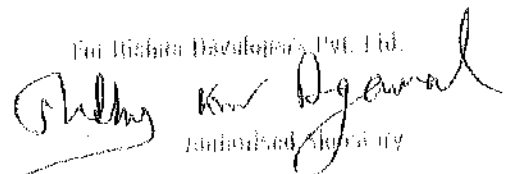


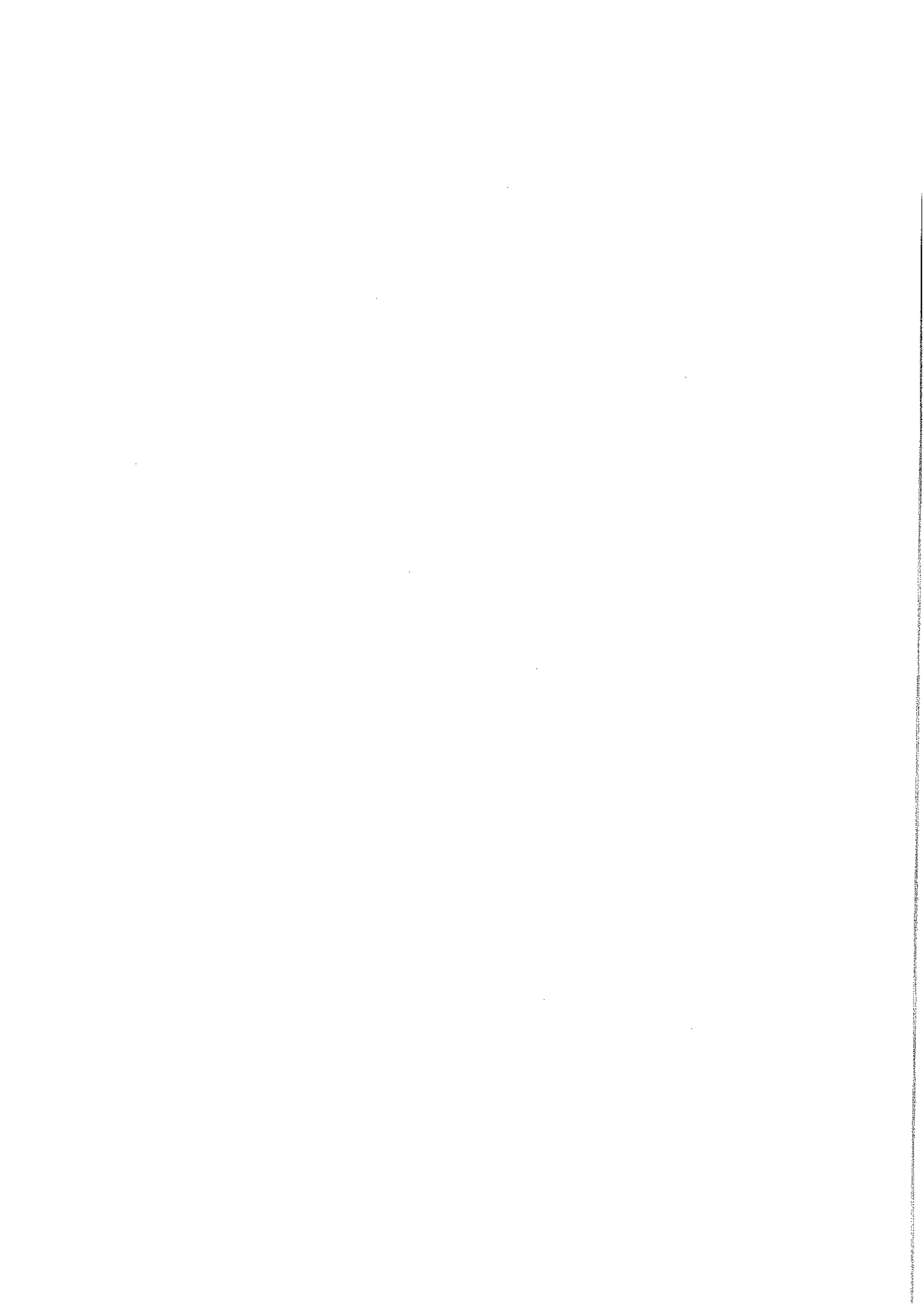
For Itshita Development Pvt. Ltd.

Authorized Signatory



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 maintenance agency.



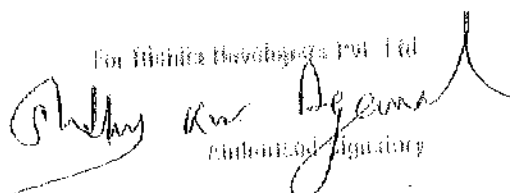
For Vishva Developers Pvt. Ltd.

Authorized Authority

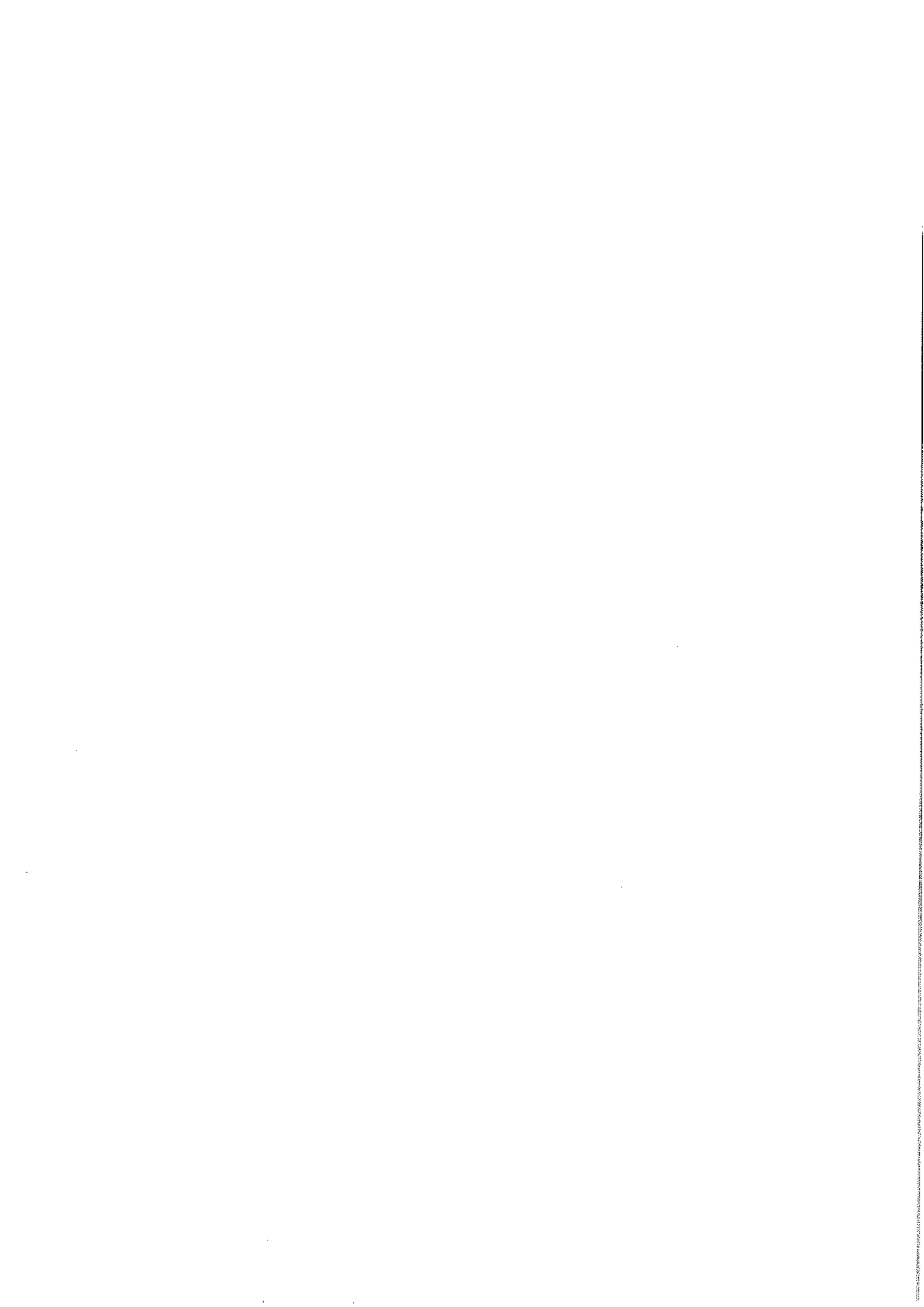


6. That the said Property which is subject matter of this sale deed is a part of Plot No. GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for 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 and regulations of the Authorities concerned.



For Mithra Developers Pvt Ltd

Authorized Signatory



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

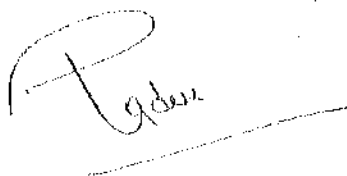
P. S. S.

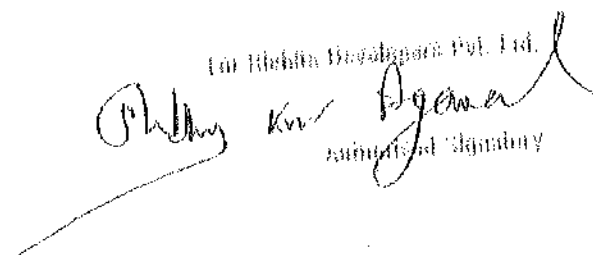
For Khatola Development Pvt. Ltd.
Shilpy K. Agarwal
Authorizing Signatory

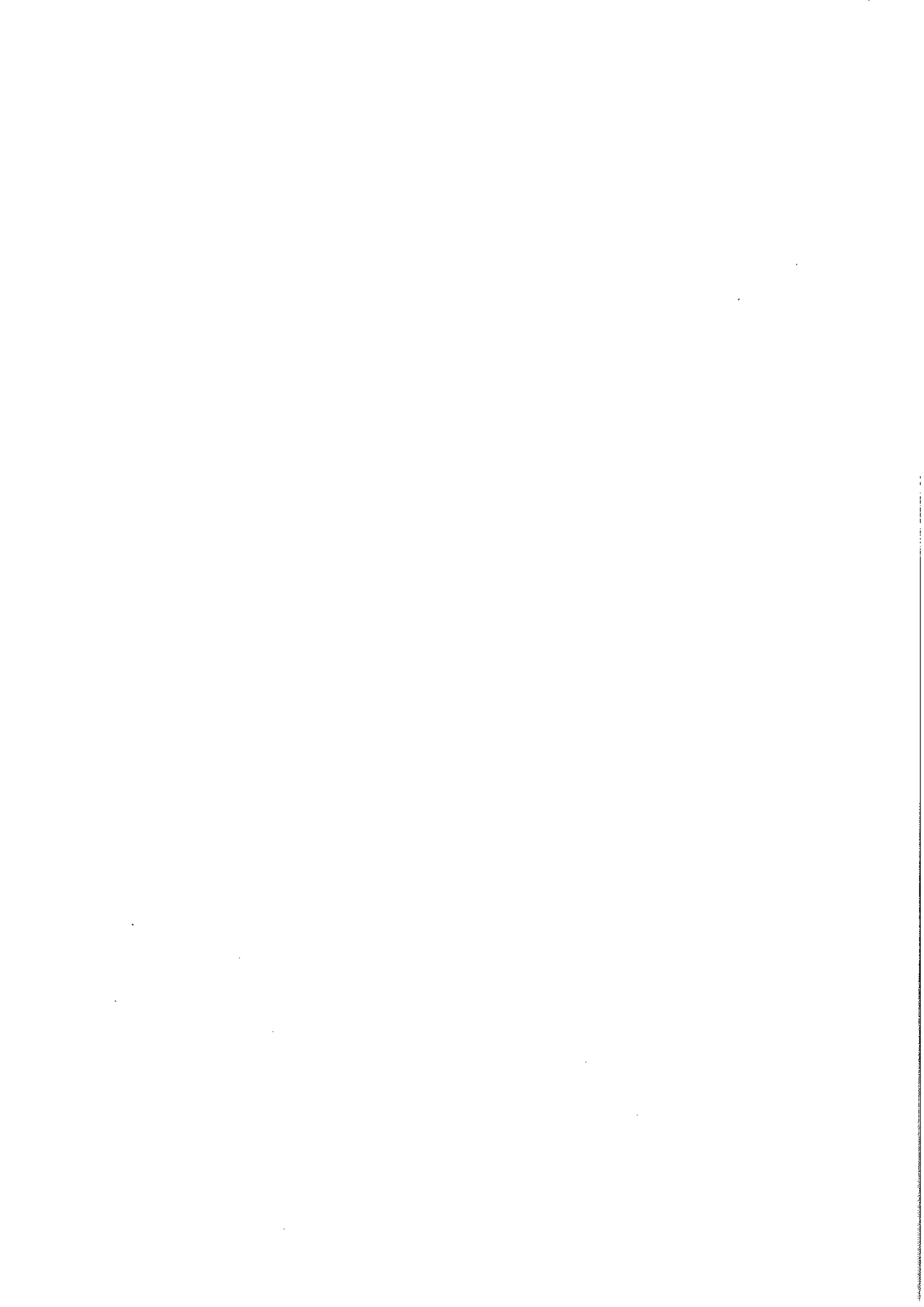


statutory period.

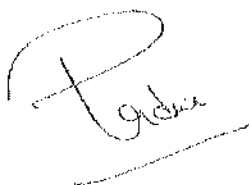
12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area 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 the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.

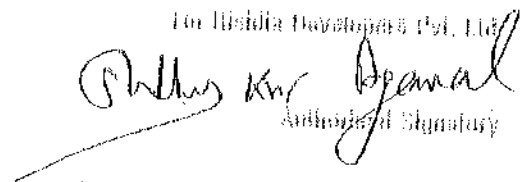


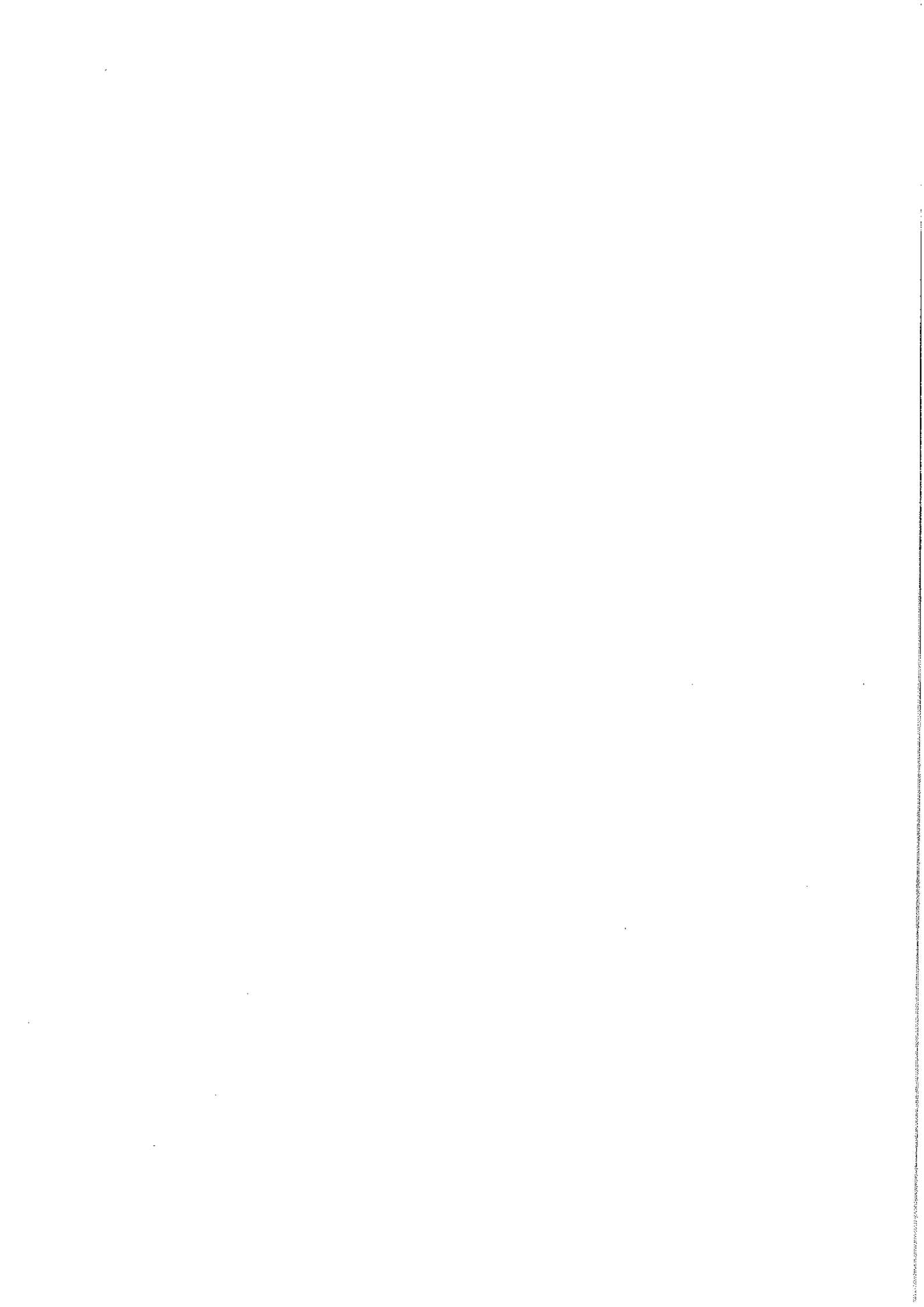

For Himata Development Pvt. Ltd.
Authorized Signatory



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 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




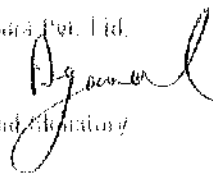
For Lucknow Development Auth. Ltd.

Authorised Signatory



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 two roads hence by enhancement of 10% the circle rate comes to Rs. 24750/- The land area for the FSI of said Tower is 8308.79 Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,47,50,000/- (Rupees Two Crore Forty Seven Lacs and Fifty Thousand only) Market value of remaining area of 7308.79 Sq. Mtr. at the rate of Rs. 17325/- comes to Rs.12,66,24,787/- (Rupees Twelve Crore Sixty Six Lacs Twenty Four Thousands Seven Hundred Eighty Seven only) Hence the market value of the land comes to Rs.15,13,74,787/- (Rupees Fifteen Crore Thirteen Lacs Seventy Four Thousand Seven Hundred Eighty Seven Only) thus the stamp duty of Rs. 1,05,96,400/- 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 Hishita Developers Pvt. Ltd.
 
Authorized Signatory



SCHEDULE OF PROPERTY

Proportionate land Area 8308.79 Sq. meter of tower A-3 & A-4 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:

East –Internal road thereafter Tower No. B-4 and club area.

West –Internal road thereafter 24 mtr.wide road.

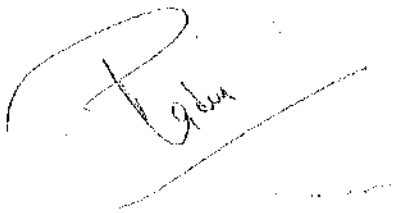
North –Internal road through 24 mtr wide road.

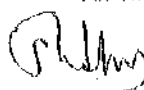
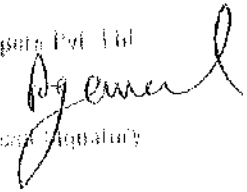
South - Tower No. A-2

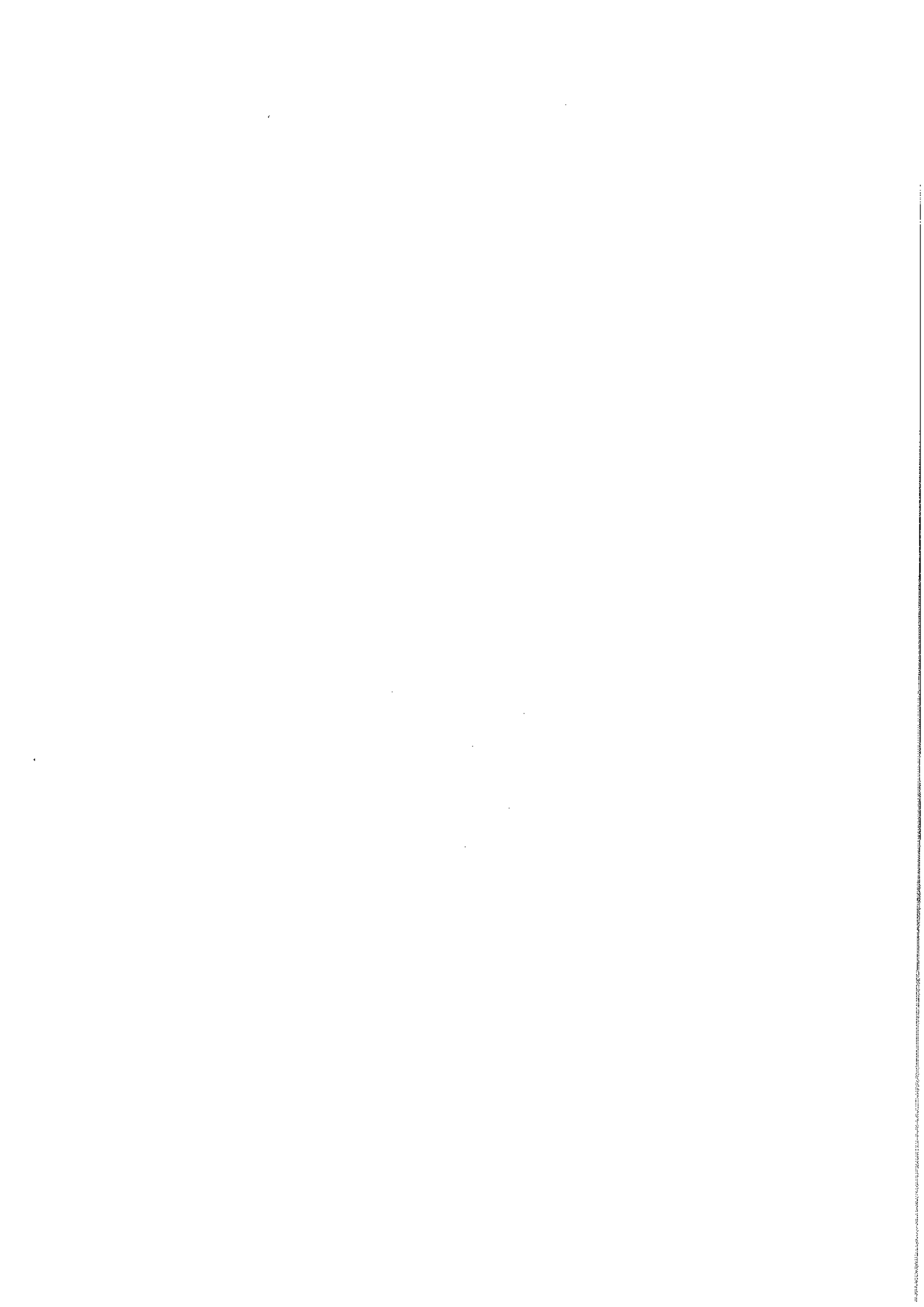
SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 11,49,72,250/-**(Rupees Eleven Crore Forty Nine Lacs Seventy Two Thousand Two Hundred Fifty only)to the promoter/vender in the following manner:-

1. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514256 drawn on State Bank of India, Ismailganj Branch, Lucknow.
2. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514257 drawn on State Bank of India, Ismailganj Branch, Lucknow.

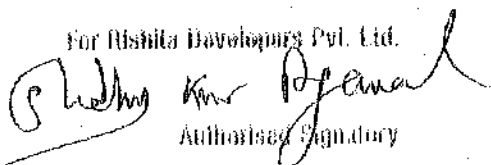


For Uchita Developers Pvt. Ltd
 
Authorizing Signatory



3. **Rs. 12,75,229/-** (Rupees Twelve Lacs Seventy Five Thousand Two Hundred Twenty Nine Only) vide cheque No. 514258 drawn on State Bank of India, Ismailganj Branch, Lucknow.
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514259 drawn on State Bank of India, Ismailganj Branch, Lucknow.
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514260 drawn on State Bank of India, Ismailganj Branch, Lucknow.
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514265 drawn on State Bank of India, Ismailganj Branch, Lucknow.
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514266 drawn on State Bank of India, Ismailganj Branch, Lucknow.
8. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514267 drawn on State Bank of India, Ismailganj Branch, Lucknow.
9. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514268 drawn on State Bank of India, Ismailganj Branch, Lucknow.
10. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514269 drawn on State Bank of India, Ismailganj Branch, Lucknow.



For Rishita Developers Pvt. Ltd.

Authorised Signatory

विक्रय पत्र

114,972,250.00 / 151,374,787.00 20,000.00 120 20,120.00 44
प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

पुत्र श्री महेश चन्द्र अग्रवाल
व्यवसाय व्यापार
निवासी स्थायी अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 6/7/2017 समय 4:49PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह
उप-निबन्धक (द्वितीय)
लखनऊ

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता केता 6/7/2017

ओमेक्स लि.द्वा.अधि.हस्ता.राधे-कृष्ण गोयल
पुत्र श्री स्व.पी.एस.गोयल
पेशा नौकरी
निवासी विगृति खन्ड गोमती नगर, लखनऊ

Take



रिषिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा व्यापार
निवासी टावर नं. 1 कोरोनाशन अमनन्द टावर विभूति खन्ड गोमती नगर, लखनऊ

अनुपम सिंह



ने निष्पादन स्वीकार किया।

जिनकी पहचान काजी सईदुरहमान
स्व.काजी खलीकुरहमान

पेशा नौकरी

निवासी 203 सित्वर हाइट्स अपार्टमेंट खुर्रम नगर, लखनऊ

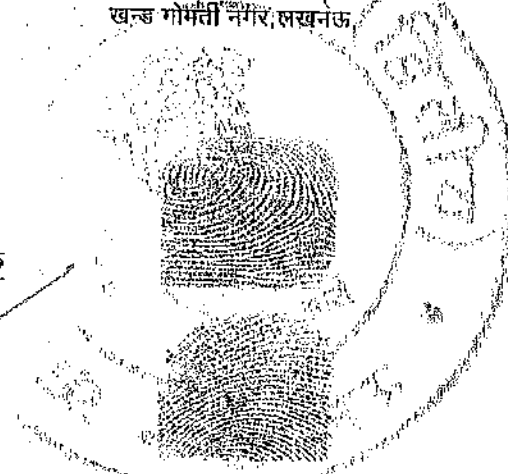
व संतोष कुमार सिंह
वी.पी.सिंह

पेशा नौकरी

निवासी ग्राम व पोस्ट जनीगांव हरदोई

ने की।


प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

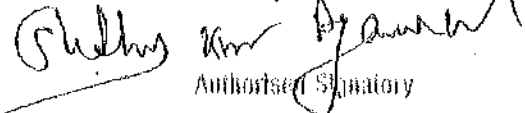


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह
उप-निबन्धक (द्वितीय)
लखनऊ
6/7/2017

11. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514270 drawn on State Bank of India, Ismailganj Branch, Lucknow.
12. **Rs. 8,13,499/-** (Rupees Eight Lacs Thirteen Thousand Four Hundred Ninety Nine Only) vide cheque No. 514271 drawn on State Bank of India, Ismailganj Branch, Lucknow.
13. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514264 drawn on State Bank of India, Ismailganj Branch, Lucknow.
14. **Rs. 41,86,501/-** (Rupees Forty One Lacs Eighty Six Thousand Five Hundred One Only) vide cheque No. 514275 drawn on State Bank of India, Ismailganj Branch, Lucknow.
15. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514276 drawn on State Bank of India, Ismailganj Branch, Lucknow.
16. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514277 drawn on State Bank of India, Ismailganj Branch, Lucknow.
17. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514278 drawn on State Bank of India, Ismailganj Branch, Lucknow.
18. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514279 drawn on State Bank of India, Ismailganj Branch, Lucknow.



For Rishita Developers Pvt. Ltd.

Authorised Signatory

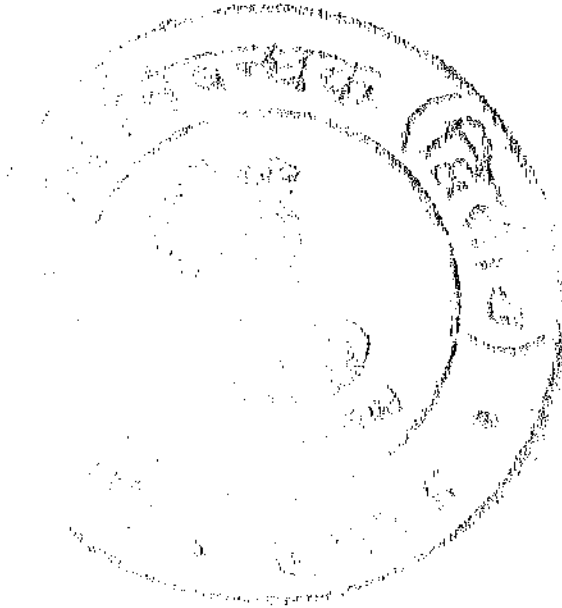
विक्रेता

Registration No.: 7876

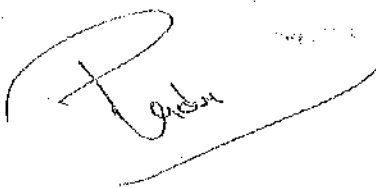
Year : 2,017

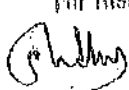
Book No. : I

0101 ओमेक्स लि. द्वा.अधि.हस्ता.राधे कृष्ण गोयल
स्व. पी.एस. गोयल
विभूति खन्ड गोगती नगर, लखनऊ
नौकरी



19. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514280 drawn on State Bank of India, Ismailganj Branch, Lucknow.
20. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514281 drawn on State Bank of India, Ismailganj Branch, Lucknow.
21. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514282 drawn on State Bank of India, Ismailganj Branch, Lucknow.
22. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514287 drawn on State Bank of India, Ismailganj Branch, Lucknow.
23. **Rs. 15,00,000/-** (Rupees Fifteen Lacs Only) vide cheque No. 514288 drawn on State Bank of India, Ismailganj Branch, Lucknow.
24. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514289 drawn on State Bank of India, Ismailganj Branch, Lucknow.
25. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514290 drawn on State Bank of India, Ismailganj Branch, Lucknow.
26. **Rs. 10,47,299/-** (Rupees Ten Lacs Forty Seven Thousand Two Hundred Ninety Nine Only) vide cheque No. 514291 drawn on State Bank of India, Ismailganj Branch, Lucknow
27. **Rs. 11,49,722/-** (Rupees Eleven Lacs Forty Nine Thousand Seven Hundred Twenty Two Only) is deduction towards TDS.



For Hishila Developers Pvt. Ltd.
 **K. S. General**
Authorized Signatory

क्रेता

Registration No. : 7876

Year : 2,017

Book No. : 1

0201 रिषिता डेयलपर्स प्रा.लि.द्वा.अधि.हरता.सुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
टावर नं.1 कोरोनेशन आनन्द टावर विभूति खण्ड गोमती नगर,लखनऊ
व्यापार



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. *[Signature]*
Duszy Sycudor Kachar
s/o Late D. K. Kachar
203, Silver Maple
Chhawanaya
Lucknow.

[Signature]

VENDOR
(PAN- AAACO0171H)

2. *[Signature]*
Santosh Kumar Singh
s/o V. P. Singh
G. P. Janigan
Dist. Hardoi.

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

VENDEE
(PAN - AAECR 1191G)

Drafted by -

[Signature]
Advocate

Civil Court, Lucknow

Mob. No. 9450096817

Regn. No. 13220/1972

Typed by

[Signature]

(Shubham Maurya)
Civil Court, Lucknow

गवाह

Registration No.: 7876

Year : 2017

Book No. : 1

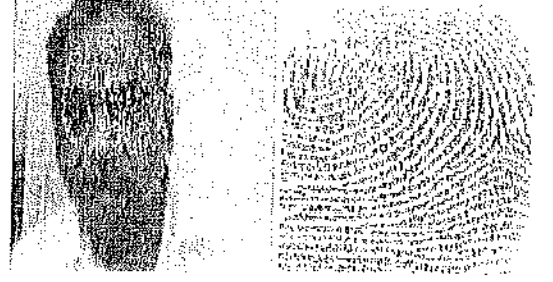
W1 काजी साईदुर्रहमान

स्व. काजी खलीकुर्रहमान

203 सित्बर हाइटस अपार्टमेन्ट खुर्रम नगर, लखनऊ

नौकरी

Handwritten signature



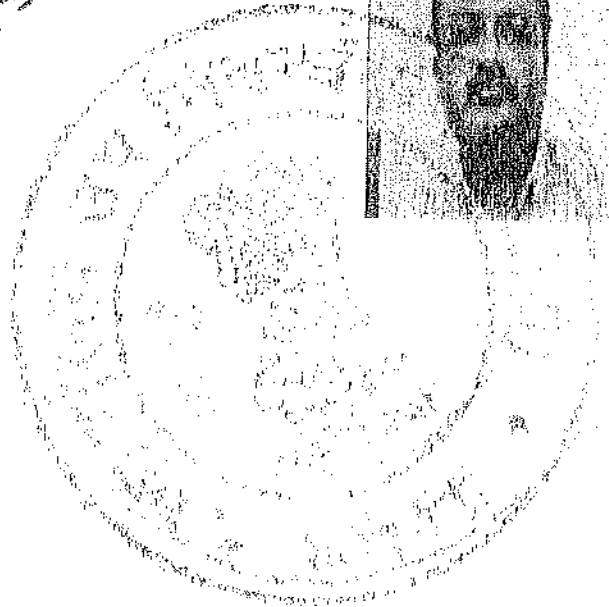
W2 संतोष कुमार सिंह

बी.पी. सिंह

ग्राम व पोस्ट जनीगांव हरदोई

नौकरी

Handwritten signature



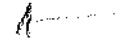
आज दिनांक 06/07/2017 को

बही सं. 1 जिल्द सं. 19823

पृष्ठ सं. 129 से 172 पर क्रमांक 7876

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अनुपम सिंह

उप-निबन्धक (द्वितीय)

लेखनक

6/7/2017

