



सत्यमेव जयते

INDIA NON JUDICIAL

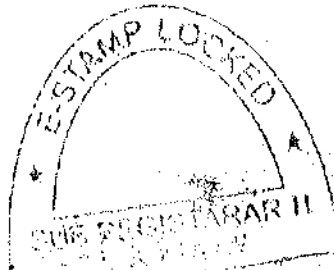
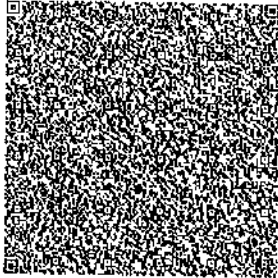
Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP03305411574910P
Certificate Issued Date	: 12-Jun-2017 04:21 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0103943513200770P
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-A1,A2,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.)	: 97,42,400 (Ninety Seven Lakh Forty Two Thousand Four Hundred only)

1/6713



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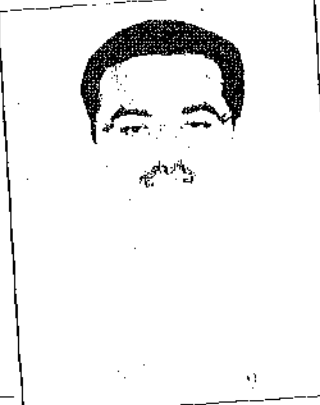

For Rishita Developers Pvt. Ltd.
Shelly Kumar Aggarwal
Authorised Signatory

V(0) 0006734741

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilstamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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	7
					Mr. Radhey Krishna Goyal son of Late Mr. P.S. Goyal. authorized signatory 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	
					Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal authorized signatory Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1 st Floor 116-117, VibhutiKhand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010	
					Santosh Kumar Singh S/o V.P. Singh S/o 359 Janigaon East Sundila Haridwar (Witness No-1)	
					Qazi Saifuddin Rehman S/o Late Qazi Khalique Rehman S/o No 203 Silver Heights Apartment Khanna Nagar Lucknow (Witness No-2)	

17539





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



Radhey
9211800126



भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

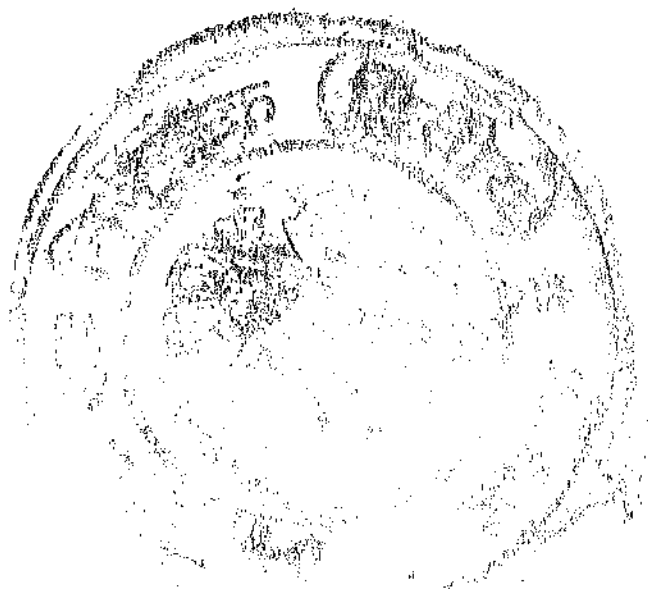
पता: S/O पी.एस.गोयल, १८०९, Address: S/O P.S Goyal, 1809, Sector-28,
सेक्टर-२८, निकट दय्यासिटी पब्लिक Near Dynasity Public school, Faridabad,
स्कूल, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

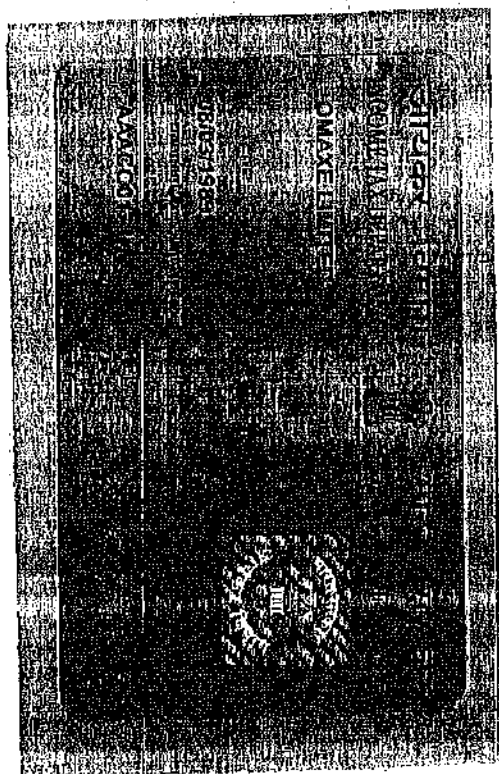
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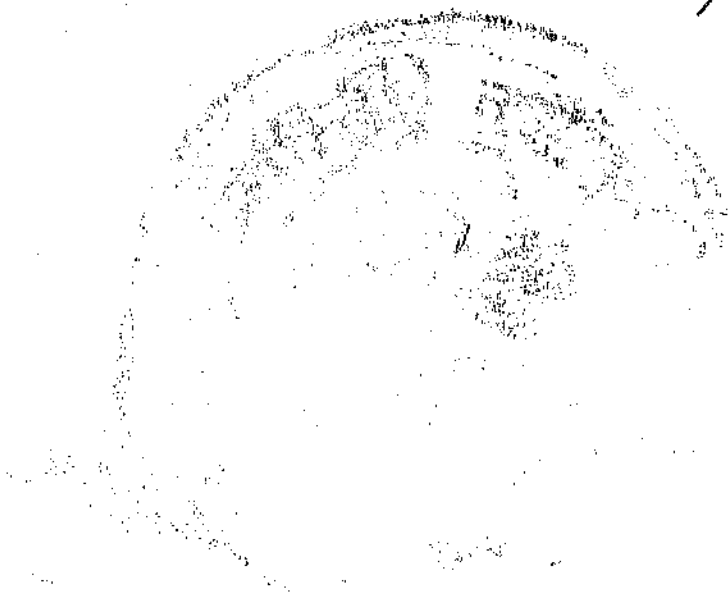
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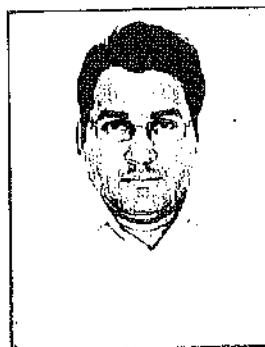
सुधीर कुमार अग्रवाल
Sudhir Kumar Agarwal

जन्म तिथि / DOB : 30/07/1977
पुरुष / Male



2248 9631 9397

आधार - आम आदमी का अधिकार



Sudhir Kumar Agarwal
9938390234



भारत सरकार
GOVERNMENT OF INDIA

पता: आशुतोष महेश चन्द्र अग्रवाल,
3/168, विवेक खंड-3, गोमतीनगर,
लखनऊ, गोमतीनगर, उत्तर प्रदेश,
226010

Address: S/O: Mahesh Chandra Agarwal,
3/168, vivek khanda-3, Gomtinagar,
Lucknow, Gomtinagar, Uttar Pradesh,
226010

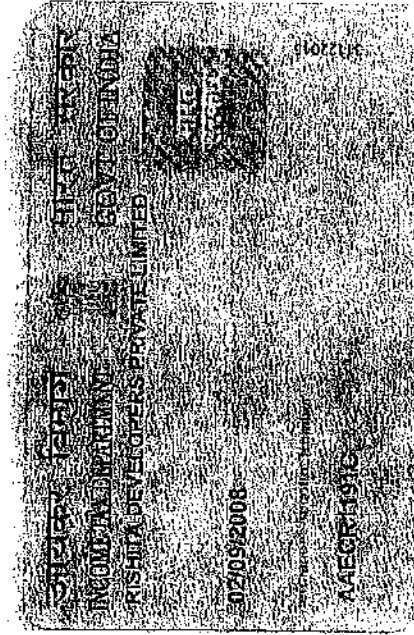
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www.uidai.gov.in





For Rishita Developers Pvt. Ltd.

[Signature]
Authorised Signatory





भारत सरकार
Government of India



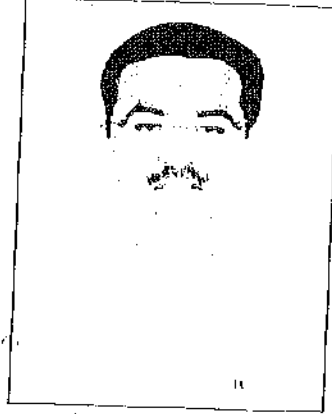
संतोष कुमार सिंह
Sanlosh Kumar Singh

जन्म तिथि / DOB : 05/01/1972
पुरुष / Male



9354 5612 7223

आधार - आम आदमी का अधिकार



9997418585



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: संबोधित: वी पी सिंह, 359,
जानीगांव ईस्ट संडीला, बेनीगंज
देहात, हरदोई, बेनीगंज, उत्तर प्रदेश,
241304

Address: S/O: V P Singh, 359, Janigaon
East Sandila, Beniganj Dehat, Hardoi,
Beniganj, Uttar Pradesh, 241304

9354 5612 7223

1947
1800 308 1947

help@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.: 1418/20006/00205

Date: 01/04/2016
Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O: Qazi Khaliqur Rahman, Flat no-203, Silver
Height Appartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

सूचना

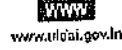
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633

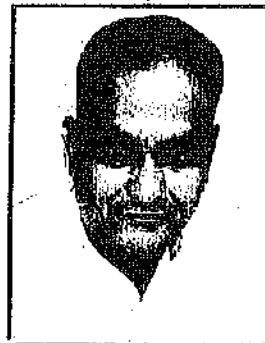


मेरा आधार, मेरी पहचान



INFORMATION

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



Signature valid
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.04.01 17:23:48 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 एड्रेस दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

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

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भारत सरकार
GOVERNMENT OF INDIA

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



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: काज़ी खलीकुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
गुलशन ईन्क्लेव, खुर्रम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:

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

5307 3256 0633

5307 3256 0633



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप-निबन्धक (द्वितीय)

कम सं०

16713

लखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

15-Jun-2017

प्रस्तुतकर्ता या प्रार्थी का नाम

रिषिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

105,229,750 / 139,176,774.0

1. रजिस्ट्रीकरण शुल्क 20,000.0

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. गुप्तारनामा के अधिप्राप्ती करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योग 20,100.0

शुल्क वसूल करने का दिनांक

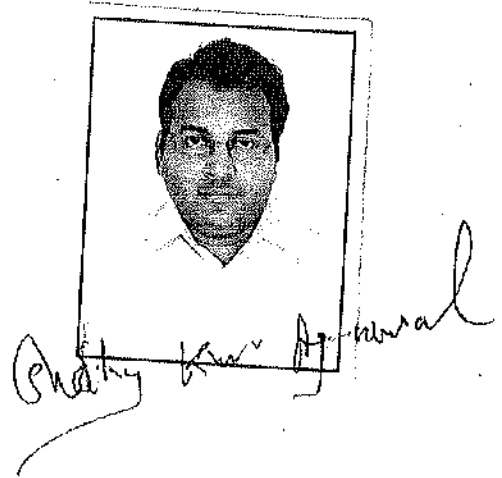
15-Jun-2017

दिनांक जय लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

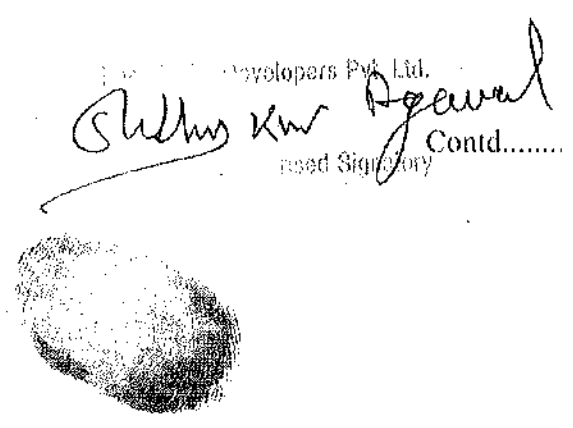
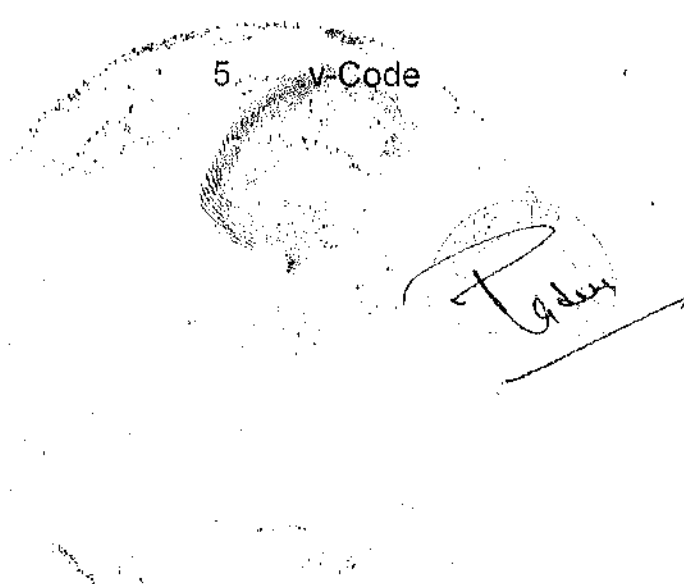
15-Jun-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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 7604.72sq.mtrs of
Tower No. A1 & A2 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | V-Code | - | 1125 |



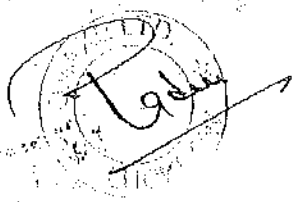


6. Unit of Measurement - Square Meter
7. Proportionate land - 7604.72
8. Location of Road - Not on any segment road.
9. Other description - situated at two side 24 meter wide Road
- Sale Consideration : Rs. 10,52,29,750/-
- Valuation : Rs.13,91,76,774 /-
- Stamp Duty : Rs. 97,42,400 /-

No. of Vendor - 1

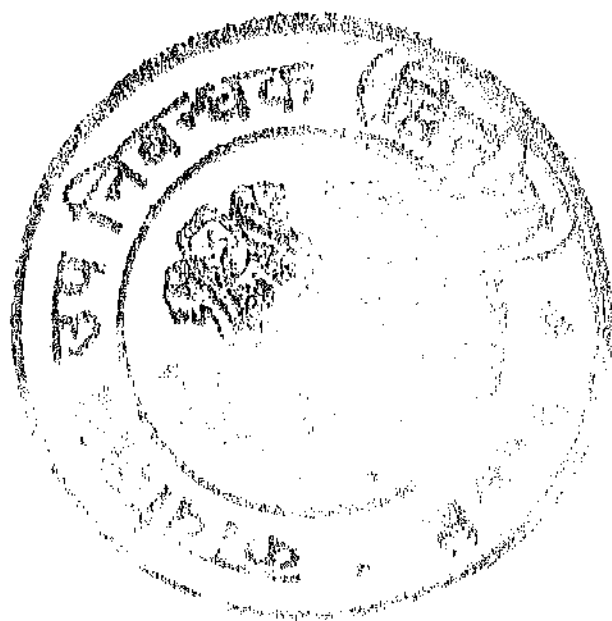
No. of Vendee - 1

<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 - AAECR11191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>



For Rishita Developers Pvt. Ltd.

 Authorised Signatory
 Contd.....



- : SALE DEED: -

This DEED OF SALE made on this 15th day of June, 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 - AAECR11191G) 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 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

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For Rishita Developers Pvt. Ltd.

Sudhir Kumar Agarwal

Author

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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.

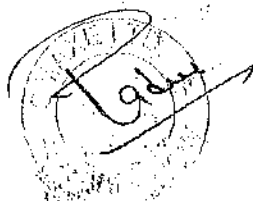
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd.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

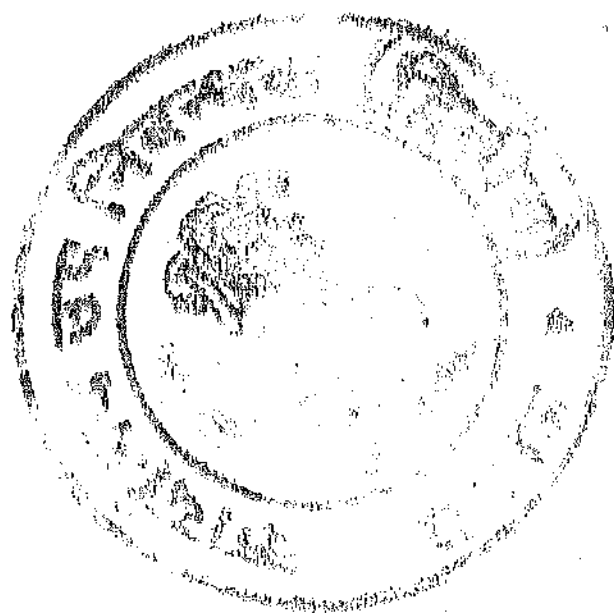
AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.

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).



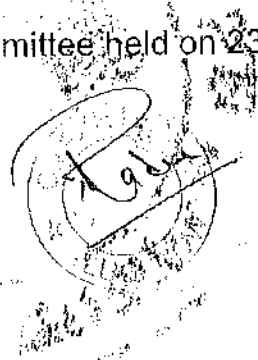
For Riskita Developers Pvt. Ltd.
Rishita Kumar Aggarwal
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 Authorized Signatory



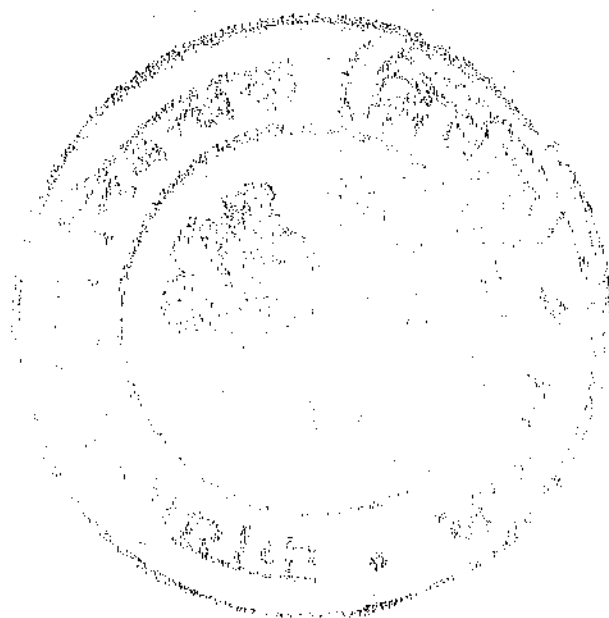
AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub –Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11-70 on 11.08.2006 and duly executed Joint Venture Agreement 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.

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.



For District Developers Pvt. Ltd.
[Signature] *[Signature]*
 Authorised Signatory
 Contd.....



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 has agreed to transfer the FSI of Tower No. A-1 & A-2 on proportionate land area of 7604.72 Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 10,52,29,750 /-(Rupees Ten Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and 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 7604.72 Sq.Mtrs may be pledged for the benefit Rishita Developers Pvt. Ltd., who is the



For Rishita Developers Pvt. Ltd.
 Contd.....
 Authorised Signatory



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 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.

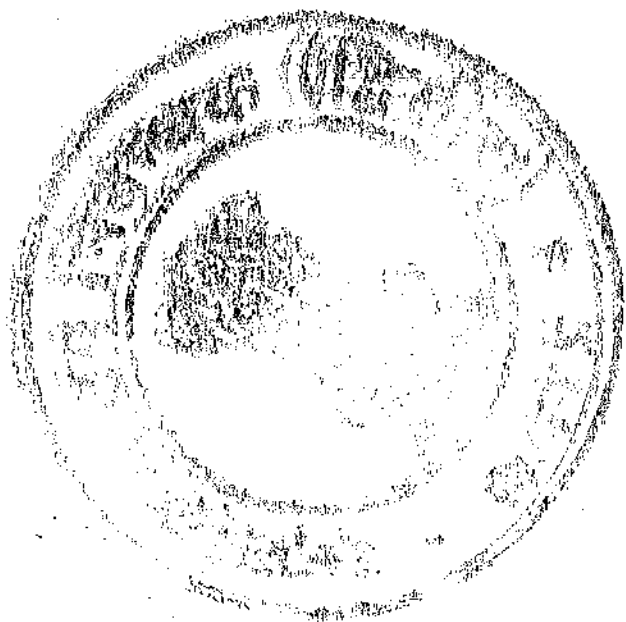
AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission. NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

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. 10,52,29,750 /-**(Rupees Ten



For Rishita Developers Pvt. Ltd.

 Authorized Signatory.
 Contd.....



Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and 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 7604.72 Sq. meter., relating to FSI of tower no. A-1 & A-2 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.
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



For Omaxe Developers Pvt. Ltd.
 Authorised Sign.



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.
6. That the said Property which is subject matter of this sale deed is a part of 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



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

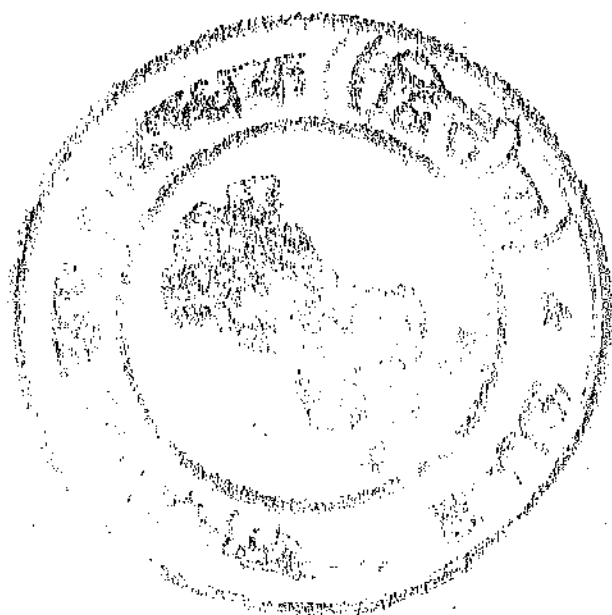


the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or 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.
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.



Shri Krishna Developers Pvt. Ltd.
Shri Krishna Developers Pvt. Ltd.
Authorized Signatory



11. That the Vendor 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 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.
16. That the Vendee hereby assures that vendee and subsequent



For Rishika Developers Pvt. Ltd. Contd.....
(Signature)
Authorised Signatory



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 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.

For Pishita Developers Pvt. Ltd.



[Signature]
 Authorised Signatory
 Contd.....

विक्रय पत्र

105,229,750.00 / 139,176,774.00

20,000.00

100 20,100.00

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फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

प्रतिफल

मालियत

श्री

रिषिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार अग्रवाल

पुत्र श्री

महेश चन्द्र अग्रवाल

व्यवसाय नौकरी

निवासी स्थायी

विभूति खन्ड गोमती नगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

15/6/2017

समय 4:38PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

निष्पादन लेखपत्र वाद करने व समझने मजमून व प्राप्त धनराशि रु प्रलेखनसार उक्त

विक्रेता

क्रेता

ओमेक्स लि.द्वा.अधि.हस्ता.राधेकृष्ण गोमल
पुत्र श्री स्व.पी.एस.गोयल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

श्री रिषिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार
अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

ने निष्पादन स्वीकार किया।

जिनकी पहचान

संतोष कुमार सिंह

वी.पी.सिंह

पेशा नौकरी

निवासी

359 जानी गांव संडीला हरदोई

व

काजी सईदुर्रहमान

स्व.काजी खलीकुर्रहमान

पेशा

नौकरी

निवासी

विभूति खन्ड गोमती नगर, लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

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 7604.72 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 6604.72 Sq. Mtr. at the rate of Rs. 17325/- comes to Rs.11,44,26,774/- (Rupees Eleven Crore Forty Four Lacs Twenty Six Thousands Seven Hundred Seventy Four only) Hence the market value of the land comes to Rs.13,91,76,774/- (Rupees Thirteen Crore Ninety One Lacs Seventy Six Thousand Seven Hundred Seventy Four Only) thus the stamp duty of Rs. 97,42,400 /- has been paid on Market Value. *There is no construction.*

SCHEDULE OF PROPERTY

Proportionate land Area 7604.72 Sq. meter of tower A-1 & A-2 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 thereafter Tower No. B-3 and club area.

West - Internal road thereafter 24 mtr. wide road.

North - Tower No. A-3

South - Internal road thereafter 24 mtr. wide road.



for Eshita Developers Pvt. Ltd.

 Authorized Signatory

चिक्रेता

Registration No.: 6809

Year : 2,017

Book No. : 1

0101 ओमेक्स लि.द्वा.अधि.हस्ता.राधेकृष्ण गोयल

स्व.पी.एस.गोयल

विभूति खन्ड गोमती नगर,लखनऊ

नौकरी

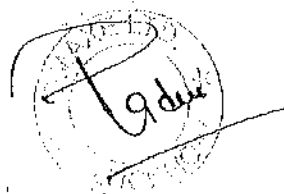
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SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 10,52,29,750/-** (Rupees Ten Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and Fifty only) to the promoter/vender in the following manner:-

1. **Rs. 4,54,52,684/-** (Rupees Four Crore Fifty Four Lacs Fifty Two Thousand Six Hundred Eighty Four Only).
2. **Rs. 1,98,00,000/-** (Rupees One Crore Ninety Eight Lacs Only) vide cheque No. 466121 drawn on Syndicate Bank, Hazratganj Branch, Lucknow.
3. **Rs. 2,00,000/-** (Rupees Two Lacs Only) vide cheque No. 466528 drawn on Syndicate Bank, Hazratganj Branch, Lucknow.
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514251 drawn on State Bank of India, Ismailganj Branch, Lucknow.
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514252 drawn on State Bank of India, Ismailganj Branch, Lucknow.
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514253 drawn on State Bank of India, Ismailganj Branch, Lucknow.
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514254 drawn on State Bank of India, Ismailganj Branch, Lucknow.
8. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514255 drawn on State Bank of India, Ismailganj Branch, Lucknow.
9. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514261 drawn on State Bank of India, Ismailganj Branch, Lucknow.
10. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514262 drawn on State Bank of India, Ismailganj Branch, Lucknow.
11. **Rs. 37,24,774/-** (Rupees Thirty Seven Lacs Twenty Four Thousand Seven Hundred Seventy One Only) vide cheque No. 514263 drawn on State Bank of India, Ismailganj Branch, Lucknow.
12. **Rs. 10,52,295/-** (Rupees Ten Lacs Fifty Two Thousand Two Hundred Ninety Five Only) is deduction towards TDS.



for Vishita Developers Pvt. Ltd.
 Contd.....
 Authorized Signatory

क्रेता

Registration No. : 6809

Year : 2017

Book No. : 1

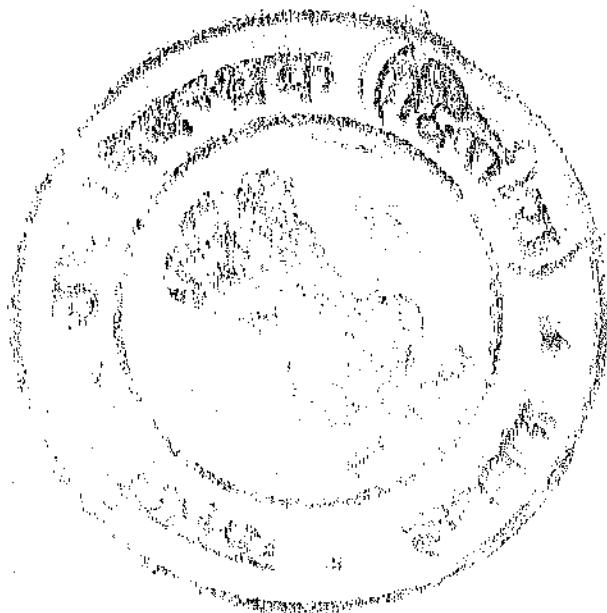
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महेश चन्द्र अग्रवाल

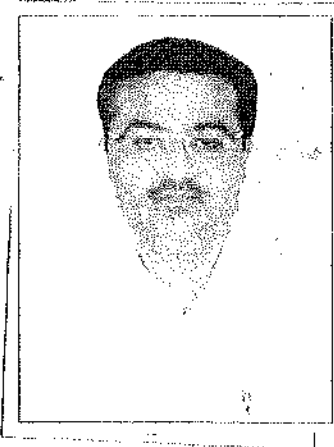
विभूति खन्ड गोमती नगर, लखनऊ

नीकरी

Shriy Kmr 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. ~~(Santosh Kumar Singh)~~
Son of V.P. Singh s/o
359 Janigao, Sanchita
Haridwar



2. (Qazi Sayeedur Rehman)
s/o Qazi Khaliqur Rehman
s/o flat No 203 Silver Heights
Apartment Khurram Nagar
Lucknow

[Signature]



VENDOR
(PAN- AAACO0171H)

For Rishita Developers Pvt. Ltd.

[Signature]
Authorised Signatory

VENDEE
(PAN - AAECR11191G)

Drafted by -

[Signature]

Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1320/1972

Typed by

[Signature]

(Shubham Maurya)
Civil Court, Lucknow.

Contd.....

गवाह

Registration No.: 6809

Year: 2017

Book No.: 1

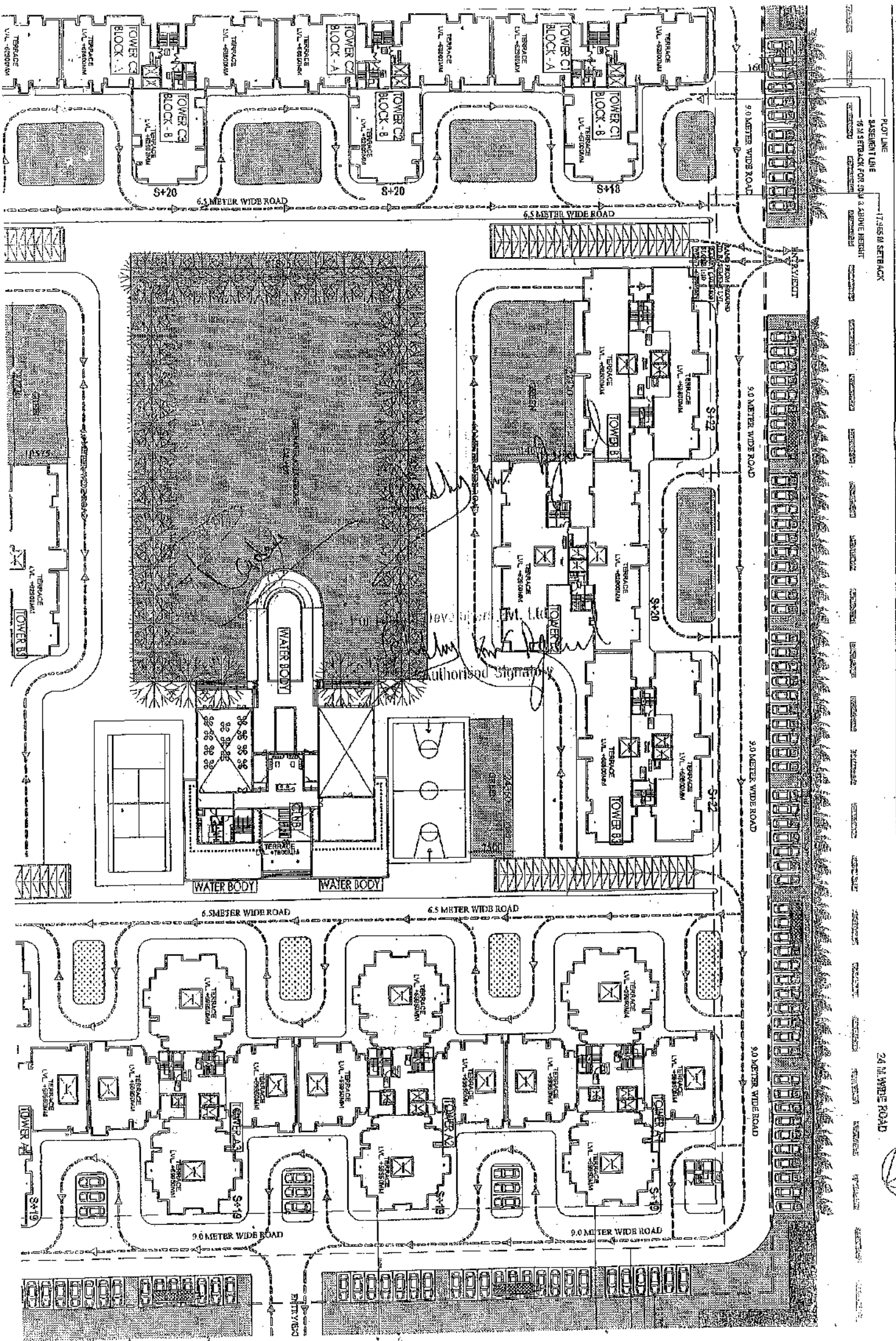
W1 संतोष कुमार सिंह
वी.पी.सिंह
359 जानी गांव संडीला हरदोई
नौकरी



W2 काजी सईदुर्रहमान
स्व.काजी खलीकुर्रहमान
विभूति खन्ड गोमती नगर, लखनऊ
नौकरी

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24 M. WIDE ROAD



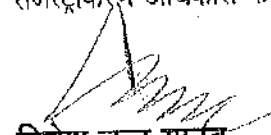
आज दिनांक 15/06/2017 को

बही सं. 1 जिल्द सं. 19747

पृष्ठ सं. 1 से 34 पर क्रमांक 6809

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

