

7704/20

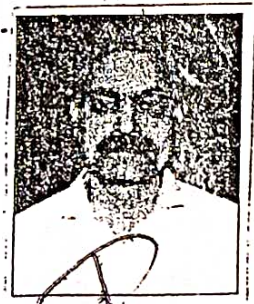
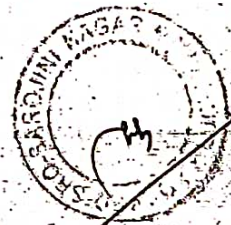


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP0747/157667277S
Certificate Issued Date	: 13-Mar-2020 03:49 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108914550285990S
Purchased by	: BAYAWEAVER COMMERCIAL PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: UNDIVIDED SHARE OF LAND: TOWER-8, IBB-2 SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW.
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED.
Second Party	: BAYAWEAVER COMMERCIAL PVT LTD
Stamp Duty Paid By	: BAYAWEAVER COMMERCIAL PVT LTD
Stamp Duty Amount (Rs.)	: 70,64,000 (Seventy Lakh Sixty Four Thousand only)

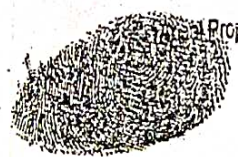


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Baya Weaver Commercial Pvt Ltd.

Authorized Representative of Ansal Properties & Infrastructure Ltd.



Authorized Signatory



Authorized Signatory

RS 0001529107



### 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.

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

**Authorization for registration of Plots/Villas/Flats and other units at Lucknow Project/s of the Company (modification of Board Resolution dated 27<sup>th</sup> MAY, 2019)**

**"RESOLVED THAT** In modification of Resolution passed by the Directors of the Company at their meeting held on the 27<sup>th</sup> May, 2019, approval of the Directors be and is hereby accorded to authorise and empower, the following Authorised Persons of the Company, to do or cause to be done all such acts, deeds and things as detailed hereinafter, in respect of Lucknow Project, on behalf of the Company:-

**Group - A** - Any one of the following jointly with any one from Group "B"

- |                        |                        |
|------------------------|------------------------|
| 1. Shri Vikas Tripathi | - {D.G.M. (Land)}      |
| 2. Shri Anil Pandey    | - {Sr. Manager (Land)} |
| 3. Shri Neeraj Jha     | - {Executive (Record)} |

**Group - B** - Any one of the following jointly with any one from Group "A"

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Shri Abhishek Mishra    | - {Sr. Manager (S&M)}             |
| 2. Shri Kamlesh Singh      | - {Asst. Manager. (Accounts)}     |
| 3. Shri Ayush Pratap Singh | - {Sr. Executive (S&M)}           |
| 4. Shri Saubhagya Mishra   | - {Executive (Account & Finance)} |

1. To sign/execute/authenticate the sale deed(s) / transfer document(s) / other document (s) in Registrar Office for the purpose of registration of Plots/Villas/Flats and other such units offered for registration to respective customers who want to get their units registered in Registrar's office after making full payment in respect of units sold to them in Lucknow Project and where no objection certificate has been issued for that unit, to get it registered.
2. To appear/present the sale deed(s) / agreement(s) / transfer document(s)/other document(s) before the concerned Registrar/ Sub Registrar/ any registering authority at Lucknow, for registration, under any statute, and, to admit/verify execution thereof.
3. To sign and execute relevant form/s as may be required /applicable under various laws/ statues for the aforesaid purpose.
4. To do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

*(Handwritten signature)*





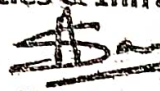



Building Lifestyles Since 1967

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

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

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

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

-----  
Certified to be correct  
For Ansal Properties & Infrastructure Limited  
  
Abdul Samad  
General Manager (Corporate Affairs) &  
Company Secretary  
FCS-7135  
  
  




भारत सरकार  
GOVERNMENT OF INDIA



नीरज झा  
Neeraj Jha  
जन्म तिथि/DOB: 04/08/1987  
पुरुष/ MALE  
Mobile No: 7753001200



**3789 8795 4800**  
VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



Cont No-7753001200  
Neeraj - 775



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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



**3789 8795 4800**  
VID : 9137 0156 5516 8517

1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



सूचना

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

INFORMATION

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

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



पता:  
संयोजित: कृष्ण प्रसाद सिंह, 1/84,  
विवेक खंड, गोगतीनगर, लखनऊ,  
गोगतीनगर, उत्तर प्रदेश/उत्तर प्रदेश,  
226010

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

9595 5753 2481

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

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

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

04/09/2014  
168247055

ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No.:

9595 5753 2481

आधार - आम आदमी का अधिकार



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

9595 5753 2481

आधार - आम आदमी का अधिकार

9621120248

Cont. No -

Page - 306

# **BAYAWEAVER COMMERCIAL PVT LTD**

906 NAURANG HOUSE 21 K G MARG, NEW DELHI CENTRAL DELHI  
DELHI-110001, CIN NO. U70109DL2019PTC351946

---

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE BAYAWEAVER COMMERCIAL PVT LIMITED ON 4<sup>TH</sup> FEBRUARY 2020 AT 11 AM AT THE REGISTERED OFFICE OF THE COMPANY 906 NAURANG HOUSE 21 K G MARG, NEW DELHI CENTRAL DELHI, DELHI-110001

Resolved that pursuant to the provisions of the Companies Act, 2013 and other applicable provisions, the consent of the Board of Directors be and is hereby accorded to appoint Mr. Rohitash Kumar Sharma S/o Late Sh. J. P. Sharma, as authorized representative to do all acts, deeds, things and sign/execute all formalities on behalf of the company.

Further Resolved that he is authorized to complete all the other necessary formalities in this regards on behalf of the company.

Further Resolved that a certified copy of this resolution be given to anyone concerned or interested in the matter.

BAYAWEAVER COMMERCIAL PVT LIMITED

Bayaweaver *Somendra Kumar*  
Director

Arun Kumar

Director

DIN No. - 07821132

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAICB5186H

नाम / Name

BAYAWEAVER COMMERCIAL PRIVATE LIMITED

दिगमन/गठन की तारीख

28/06/2019

Date of Incorporation / Formation

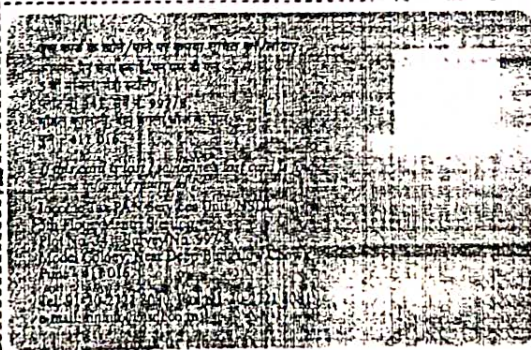
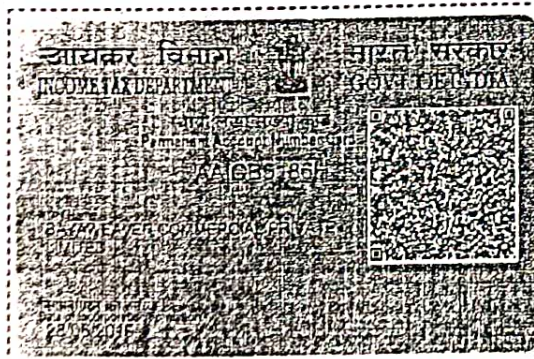


Signature valid

Digitally signed by PAN Services Unit  
PAN Services Unit  
eGov. Panca  
Date: 2019.06.28 03:33  
GMT+05:30  
Reason: I signed the PAN Sign  
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का परिच्छेद)।
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs 10,000 एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सहायक पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (b) of Rule 114 of the Income Tax Rules, 1962. For more details, refer to the link: [http://www.incometax.gov.in/sections/139A.htm](#)

*Signature*



भारत सरकार  
GOVERNMENT OF INDIA



रोहताश कुमार शर्मा  
Rohtash Kumar Sharma  
जन्म तिथि/DOB: 12/05/1965  
पुरुष / MALE



9144 9220 4198

मेरा आधार, मेरी पहचान

*Sharma*

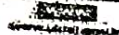


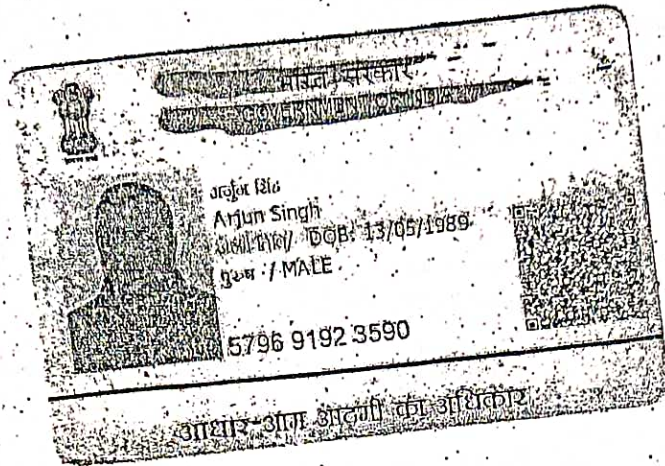
भारत सरकार  
GOVERNMENT OF INDIA

पता:  
S/O लाल जी शर्मा, कृष्ण नं.  
113, भोज बागपुर फेज-2 सेक्टर-81,  
सहस्रनाम-ददरी, नोएडा, ग्रेटर नोएडा,  
उत्तर प्रदेश - 201304

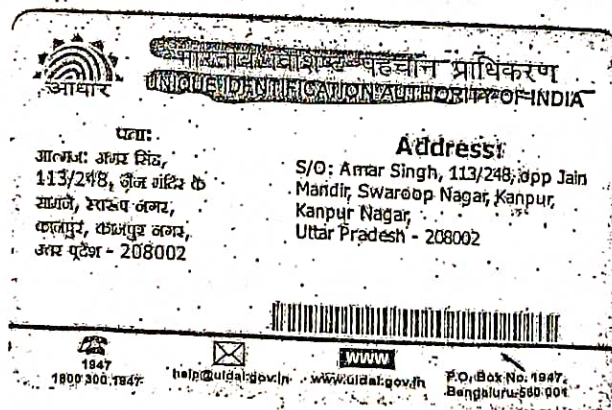
Address:  
S/O Lalji Shri J.P. Sharma,  
house no-113, Bhagal,  
Bhaganpur phase-2 sector-81,  
Ishah-dadri, Noida, Greater  
Noida Nagar,  
Uttar Pradesh - 201304

9144 9220 4198





*Handwritten signature or initials.*



**BRIEF DETAIL OF SALE DEED**

1. Type of Property :- Freehold Commercial Land
2. Mohalla :- Sushant Golf City
3. Property details :- Undivided share of Land having area of 5706.77 Sq. Mt., of Tower-8 in International Business Bay-2, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement unit :- Square Meter
5. Area of property :- 5706.77 Sq. Mtr.
6. Situation of Road :- Away from Amar Saheed Path and Sultanpur Road.
7. Other description :- Situated at 12 meter wide road and on two roads.
8. Consideration :- Rs.10,09,12,500/-
9. Value as per DM circle rate :- Rs. 9,68,46,365/-
10. Total Stamp duty :- Rs. 70,64,000/- paid

No. of First Party: 1 (one)

No. of Second Party: 1 (one)

Details of Seller	Details of Purchaser
<b>M/s Ansal Properties &amp; Infrastructure Ltd.</b> (PAN-AAACA0006D), a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatories Mr. Kamlesh Singh son of Sri Ram Janma Singh and Mr. Neeraj Jha son of Sri Ram Naresh Jha duly authorised vide Board Resolution dated 27.05.2019.	<b>Baya Weaver Commercial Private Limited,</b> a company incorporated under the Companies Act, 1956 with CIN U70109DL201PTC351946 and having its registered office at Room no. 906, 9 <sup>th</sup> Floor, Naurang House, K. G. Marg, New Delhi - 110001 through its duly constituted signatory <b>Mr. Rohtash Kumar Sharma</b> , duly authorized to execute this sale deed vide board resolution of the Purchaser dated 5 <sup>th</sup> August 2019

Ansal Properties &amp; Infrastructure Ltd

Authorized Signatory

Baya Weaver Commercial Private Limited

Authorized Representative

**SALE DEED**

This DEED OF SALE is made at Lucknow and executed on this 13<sup>th</sup> day of March 2020 (hereinafter referred as the "sale deed").

**BETWEEN**

**M/s Ansal Properties & Infrastructure Ltd.** (PAN-AAACA0006D), with CIN L45101DL1967PLC004759, a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatories **Mr. Kamlesh Singh son of Mr. Ram Janma Singh and Mr. Neeraj Jha son of Sri Ram Naresh Jha** duly authorised vide Board Resolution dated 28.09.2019 (hereinafter referred to as the "Seller", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the **ONE PART**,

**AND**

**Baya Weaver Commercial Private Limited**, a company incorporated under the Companies Act, 1956 with CIN U70109DL201PTC351946 and having its registered office at Room no. 906, 9<sup>th</sup> Floor, Naurang House, K. G. Marg, New Delhi - 110001 through its duly constituted signatory **Mr. Rohtash Kumar Sharma**, duly authorized to execute this Agreement vide board resolution of the Purchaser dated 5<sup>th</sup> August 2019, annexed herewith as **Schedule B** (hereinafter referred to as the "Purchaser", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest, nominees and permitted assigns) of the **SECOND PART**;

*(The Seller and the Purchaser are hereinafter collectively referred to as the "Parties" and, individually, as a "Party".)*

**WHEREVER** the Seller/Purchaser is a company the expression it, itself, etc. in this deed in relation to the Seller/Purchaser shall be deemed as modified and read as the context requires.

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Baya Weaver Commercial Private Limited

Authorized Representative

**AND WHEREAS Seller represents, declares and assures the Purchaser as under:-**

**WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

**AND WHEREAS** the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow.

**AND WHEREAS** the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

**AND WHEREAS** under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

**AND WHEREAS** pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

**AND WHEREAS** a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Seller for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow on 28.02.2015 and subsequently on 23.05.2015. Seller shall be solely responsible

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Boya Vignesh

Authorized Representative

to pay entire amount payable to Lucknow Development Authority (LDA) or any other authority on account of charge of Land use, Freehold charge, Development charge or any other charges.

**AND WHEREAS** the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2021.

**AND WHEREAS** in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Seller to its transferee/s on own terms and conditions of Hi-Tech City Policy. The Seller is also authorized to carry out and completes the internal and external specification confirming to the government policies and the relevant IS/BIS guidelines and practices.

**AND WHEREAS**, the Promoter/Owner has registered under the provisions of the Act with the Real Estate Regulatory Authority at Uttar Pradesh on **28.07.2017** under registration no. **UPRERAPRM6378**.

**AND WHEREAS**, The Seller is the owner and title holder of the pieces and parcels of land more particularly detailed in **Schedule C** annexed herewith (hereinafter referred as the "**Demised Plot**"). The Demised Plot has been shown in the layout plan approved by Lucknow Development Authority and the Demised Plot has marked as "T-8" in the plan and has been shown in the colour red. The Lucknow Development authority has approved the layout plan and has also approved FAR of 134550 sq. ft.

**AND WHEREAS**, the Seller for his bona fide needs, without any pressure, force, coercion or compulsion has agreed to sell vide agreement to sell dated 27<sup>th</sup> May, 2019 (hereinafter referred as the "**ATS**") and transfer the Demised Plot, along with all rights, title and interest, easements, privileges and appurtenances thereto, unto the Purchaser as provided by the

Ausal Properties & Infrastructure Ltd

Authorized Signatory

Authorized Representative

Authorized Representative

ATS, free from any and all encumbrances for a sum of Rs. **10,09,12,500/- (Rupees Ten Crores Nine Lakhs Twelve Thousand and Five Hundred Only)** (hereinafter referred as the "**Consideration amount**") for which the Purchaser after scrutinizing the status of the Plot also having satisfied regarding the title of the Seller, has agreed to purchase the same against the said consideration amount.

**AND WHEREAS**, on and before the execution of the sale deed, full consideration amount have been paid by the Purchaser in lieu of consideration amount for the Demised Plot, and the Seller has acknowledged and verified the same through ledger account of the Demised Plot and as full and complete payment towards the consideration amount for the Demised Plot by the Purchaser.

**AND WHEREAS**, the Seller acknowledges that it has received full consideration amount for the Demised Plot.

**AND WHEREAS**, the SELLER hereby declares and covenants with the Purchaser that it has the sole and absolute owner of the Demised Plot and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the purchaser in terms of this deed. The SELLER further declares that it has not done any acts, deeds or things so as to curtail, restrict or prejudice the right to convey or prevent it from selling the Demised Plot in terms of this deed.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS HEREUNDER:**

1. That pursuant to the said deed and in consideration of the sum of **Rs.10,09,12,500/- (Rupees Ten Crores Nine Lakhs Twelve Thousand and Five Hundred Only)** already paid by the Purchaser and acknowledged by the Seller, the Seller doth hereby convey and transfer by way of sale unto the Purchaser all that piece of land with the building and structures standing thereon situate at Plot No. T-8, International Business Bay-2 (IBB-2), Sushant Golf City, Lucknow, Uttar Pradesh and more particularly described in the **Schedule C** hereunder **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, rights and appurtenances whatsoever to the Demised Plot.

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

Baya Weaver Commercial Estate Pvt. Ltd.

Authorized Representative

2. That the Seller hereby sells, conveys, transfer and assigns, the Demised Plot absolutely and forever with all the rights, title and interest of the same, unto the Purchaser who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership of the said Demised Plot.
3. That the actual physical/legal possession of the above said property has been handed over by the Seller to the Purchaser, who shall be entitled to possess the same hereafter.
4. That the said Freehold Plot is allotted for Commercial Purpose and the Purchaser assures and undertakes to the Seller that the Purchaser shall always use the said freehold plot for the Commercial Purpose not otherwise or as per Land use allowed by the competent authority and Seller has no affection to such Land use.
5. That the Purchaser shall abide by laws, byelaws, rules and regulations of Lucknow Development Authority/Local Bodies and the law of the land and shall also be responsible for all deviations, violations or breach of any of the conditions of prevailing law, bylaws, rules and regulations.
6. It is further agreed by the Parties that the First Party shall hand over the vacant and peaceful physical possession of the Subject property as per Hi-Tech Township policy of the Govt. of U.P., applicable laws and permissions obtained from the Government authorities with the trunk drainage, trunk sewer and trunk electricity and water connection at the periphery / boundary of the Subject property. It is agreed by the Parties that the First Party will provide electricity connection of [as required] KVA to the Subject property from the nearest electrical sub-station at the IBB-2.
7. The said Land hereby sold to the Vendee is part of the Project and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Project regarding building layout, use and maintenance of common areas, community areas, construction and development, colour scheme of the towers/complex etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the towers/blocks follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall

Ansul Properties Limited

  
Authorized Signatory

Baya Weaver Corporation Private Limited

  
Authorized Representative

include such provisions in all the instruments to be executed with the allottees and occupants of the premises in towers/blocks. In the event the Vendee/any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor/ its nominated agency shall have the right and power to take/initiate appropriate actions against the Vendee/such allottee/occupants at cost and risk of the Vendee/such allottee/occupants.

8. That Purchaser assures that as and when requires, the purchaser or its prospective allottee(s) shall sign the maintenance agreement with the seller or its nominated agency and the purchaser shall abide by all the terms and conditions of the allotment.
9. The Project comprised of various common areas, community areas and common facilities and the Seller either itself or through its agencies shall be entitled to maintain and manage the same. The Purchaser or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Seller/maintenance agency in the format prescribed by the Seller/maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges/fess to the Seller/maintenance agency as determined by the Seller or its appointed maintenance agency from time to time depending upon the maintenance cost.
10. The Purchaser shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Project at any time including any amendments and modifications thereof. Further, the Purchaser shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Project including and not limited to environmental clearance, development agreement, license etc.
11. That the Purchaser is under the obligation to pay the Commercial Tax, Water Tax and Sewerage Tax and other necessary taxes and charges for carrying out the activities which will be levied on him by the local authority/body under the then prevailing law and rules of the land, when such

Ausal Properties & Infrastructure Ltd.

Authorized Signatory

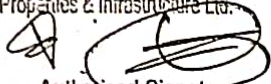
Baya Weaver Communities Limited

Authorized Representative

maintenance services' will be transferred to the local authority/body.

12. That all the expenses of this sale deed such as stamp duty, execution and registration fee etc. has been paid by the Purchaser.
13. That all the charges, taxes, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc., if any, in respect of the Demised Plot for the period prior to the date of the execution of this sale deed have been paid by the Seller. And the future liability hereafter shall be paid and borne by the Purchaser. However, if any past liability arises after the execution of this sale deed, the same shall be paid and borne by the Seller.
14. That the Seller hereby agrees and assures the Purchaser to help and assist the Purchaser in getting the Demised Plot transferred/mutated in the relevant records of concerned Municipal Corporation/Revenue Department and any other concerned department and/or the Purchaser shall have full right to get the property transferred/mutated in its own name from the concerned department on the basis of this sale deed even in the absence of the Seller.
15. In the event of default by the Seller on any of its obligations and/or representations under this sale deed or with pertaining to the Demised Plot, past and present, the Seller shall indemnify the Purchaser and/or its officers, directors, employees, affiliates and agents, and hold them harmless from and against all Losses that relate to or arise in connection with or on account of gross negligence or wilful default or breach of representation under this Sale Deed or in connection to the Demised Plot.
16. That all rights, easement and appurtenant thereto have also been conveyed and transferred with the said Demised Property unto the Purchaser.
17. That the Seller has assured the Purchaser, that the said Demised Plot under sale is free from all sorts of encumbrances such as sale, mortgage, gift, transfer, decree, litigation, lease, acquisition/notification etc. and there is no defect in the title of the Seller and in the case of any defect the Seller shall be fully liable and responsible for the same and the Purchaser shall be

Asal Properties & Infrastructure Ltd.

  
Authorized Signatory

Buyer's Representative

  
Authorized Representative

entitled to recover the entire consideration amount from the Seller.

18. That the Purchaser shall have full right to apply and get water, electric and sewerage connection regarding the said Demised Plot from the concerned authorities and also to get the existing name changed in its name from the department concerned without any written consent of the Seller.
19. That the Seller has delivered the previous title documents relating to the above-mentioned property. The seller hereby declares and assures to the Purchaser that the said Demised Plot has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.
20. This sale deed shall be construed and governed in accordance with the laws of India.
21. The Parties agree, that any other agreement/ deed/ document executed between the Parties and/or with regard to the Demised Plot prior to the Execution Date of this Deed, shall be deemed to be terminated and revoked and this deed supersedes and prevail over any prior agreement/ deed/ document executed between the Parties.
22. That the property is situated in the Sushant Golf City and more than 100 meter away from Amar Shaheed Path and nothing is constructed upon the plot. The total area of the said freehold plot is 5706.77 Sq. Mt. For the purpose of the stamp duty, circle rate of the land of Sector-B for 12 meter wide road is fixed Rs. 20,500/- per sq. mtr. As the said property is situated at two roads. Accordingly market value of the freehold plot comes to:-
- Value of 1000 Sq. Mt. is  $1000 \times 22,550/- (20,500+10\%) = \text{Rs. } 2,25,50,000/-$ .
  - Since the area of freehold plot is more than 1000 Sq. Mtr. so taking depreciation of 30% in remaining area :-  
Value of remaining area 4706.77 sq. mtr is  $(4706.77 \times 15,785/-) = \text{Rs. } 7,42,96,365/-$ . Thus total market value of the freehold plot comes to Rs. 9,68,46,365/-. Since the sale consideration of the freehold plot is higher than the market value hence the stamp duty @ 7% comes to Rs. 70,64,000/- on the consideration amount. Stamp duty is being paid with this sale deed through e-stamp Certificate No.

Ausal Properties & Infrastructure Ltd.

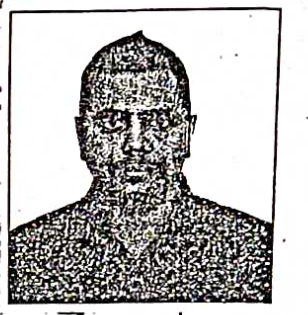
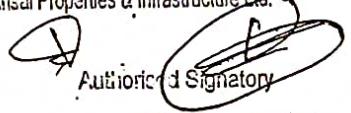




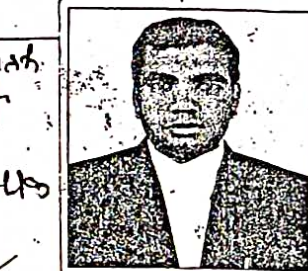
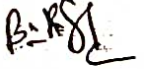
Authorized Signatory

Baya Weaver Commercial Private Limited

Authorized Representative

IN-UP074771576672778 dated 13.03.2020 by the Purchaser accordingly.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND THE YEAR FIRST MENTIONED HEREIN ABOVE

<p><b>FOR Ansal Properties and Infrastructure Limited</b></p>	<p><b>WITNESS</b></p>	
<p>Ansal Properties &amp; Infrastructure Ltd.                    Authorized Signatory  </p>	<p>Mr. Arjun Singh                  8/0 Anar Singh                  R/O-118/240,                  Jain mandir,                  Swaroop Nagar                  Kanpur</p>	
<p><b>FOR Baya Weaver Commercial Private Limited</b></p> <p>Baya Weaver Commercial Private Limited                    Authorized Representative  </p>	<p>Shri Prakash Singh                  Advocate                  Civil Courts</p> 	
	<p><b>Drafted &amp; Typed By</b></p> <p></p> <p><b>Benkat Raman Singh</b>                  Advocate                  Civil Court Lucknow</p>	

आवेदन सं०: 202001041010806

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7704

वर्ष: 2020

प्रतिफल- 100912500 स्टाम्प शुल्क- 7064000 बाजारी मूल्य- 96846365 पंजीकरण शुल्क- 1009130 प्रतिलिपिकरण शुल्क- 80 योग: 1009210

श्री बाया वीवर कमर्शियल प्राइवेट लिमिटेड द्वारा  
रोहताश कुमार शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री जगदीश शर्मा  
व्यवसाय: व्यापार  
निवासी: रुम नं 906, नवा तल, नोरंग हाउस के जी मार्ग न्यू दिल्ली 110001

*Rohit Sharma*



श्री, बाया वीवर कमर्शियल प्राइवेट लिमिटेड द्वारा रोहताश कुमार शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 13/03/2020 एवं  
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Ha*  
निर्मल सिंह

उप निबंधक: समोजनीनगर

तखनऊ

13/03/2020

मस्तराम गुप्ता.  
निबंधक लिपिक.



**Schedule A. BOR - Ansal Properties & Infrastructure Limited**

**Schedule B. BOR - Baya Weaver Commercial Private Limited**

**Schedule C. Details of the Demised Plot**

Undivided share of Land having area of 5706.77 Sq. Mt., of Tower-8 in International Business Bay-2, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) Situation of Road: Away from Amar Shaheed Path and Sultanpur Road;FSI Area 12500 Sq. Mtr./1,34,550 Ft. approximately.

**Detailed Description**

UDS OF T-8 AT IBB-2 (AREAS IN SQ.MTR.)				
S.N O	BUILDING TYPE	FSI AREAS AS PER APPROVE D DRAWING	%AGE OF FAR (A*100/ B)	UNDIVIDE D SHARE OF LAND AREA (B%XC) WITHOUT MEETS AND BOUND (A)
T-8	RETAIL/OFFICE/M LP	12500.00 Sq. Mt.	7.57	5706.77

**BOUNDARIES OF T-8 AT IBB-2**

BOUNDARIES OF T-8 AT IBB-2					
BOUNDARIES					
S.N O.	PROPERTY	NORTH- EAST	SOUTH- WEST	NORTH - WEST	SOUTH -EAST
1.	T-8 (RETAIL/OFFICE /MLP)	DRIVEWAY/ T-9	12.0 MT.WIDE ROAD	DRIVEW AY/GRE EN	12.0 MT. WIDE ROAD

Ansal Properties & Infrastructure Ltd.

  
Authorized Signatory

Baya Weaver Commercial Private Limited

  
Authorized Representative

वही सं०: 1

रजिस्ट्रेशन सं०: 7704

वर्ष: 2020

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

विक्रेता: 1

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा कमलेश सिंह, पुत्र श्री राम जन्म सिंह

निवासी: शाँपिंग स्क्वायर 2, सुशांत गोल्फ सिटी सुल्तानपुर रोड लखनऊ

व्यवसाय: नौकरी

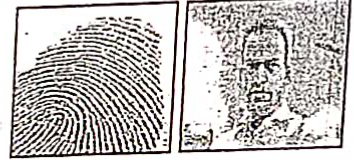


विक्रेता: 2

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: शाँपिंग स्क्वायर 2, सुशांत गोल्फ सिटी, सुल्तानपुर रोड लखनऊ

व्यवसाय: नौकरी

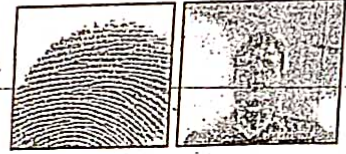


क्रेता: 1

श्री बाया वीवर कमर्शियल प्राइवेट लिमिटेड के द्वारा रोहताश कुमार शर्मा, पुत्र श्री जगदीश शर्मा

निवासी: रूम नं० 906, नवा तल, नौरंग हाउस के जी मार्ग न्यू दिल्ली 110001

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अर्जुन सिंह, पुत्र श्री अमर सिंह

निवासी: 113/248, स्वरूप नगर अपोजिट जैन मंदिर कानपुर नगर

व्यवसाय: नौकरी

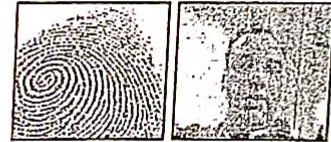
पहचानकर्ता : 2



श्री सूर्य प्रकाश सिंह, अधिवक्ता

निवासी: सिविल कोर्ट लखनऊ

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

निर्मल सिंह  
उप निबंधक: सरोजनीनगर  
लखनऊ

मस्तराम गुप्ता  
निबंधक लिपिक

Authorized Signatory  
Ahsal Properties & Infrastructure Ltd.

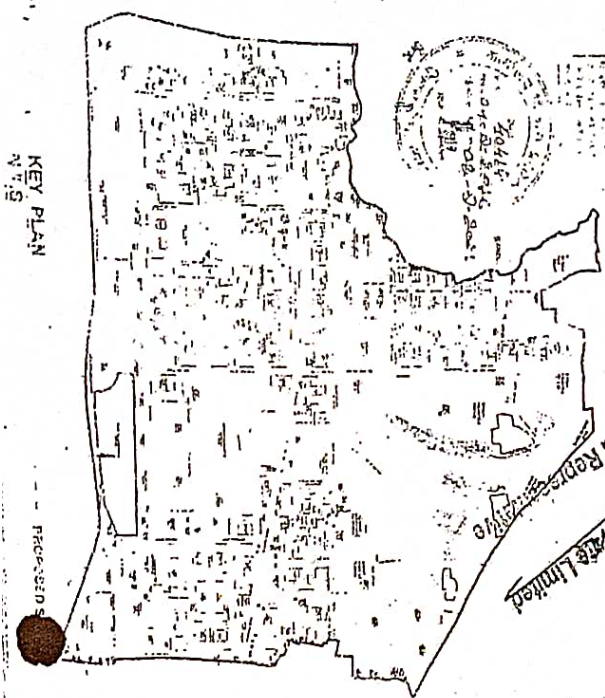
Authorized Signatory  
Ahsal Properties & Infrastructure Ltd.

Authorized Representative  
Bays Weaver Corporate Private Limited

45M SERVICE ROAD  
45M WIDE ROAD  
MAR SHAHEED PATH

SITE PLAN  
(SCALE 1:1000)

APRIL / BUSINESS DAY - 2016



KEY PLAN

PROCESSED

Detail Calculation of Equivalency of Forest in natural habitat

Sl. No.	Category	Area (sq. m)	Equivalent Area (sq. m)	Total Equivalent Area (sq. m)
1	Water bodies	1000	1000	1000
2	Open spaces	2000	2000	3000
3	Green belts	3000	3000	6000
4	Other green areas	4000	4000	10000
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GREEN DETAIL	AREA (IN SQ.MT.)
Green-1	4514.8
Green-2	854.38
Green-3	1869.77
Green-4	3683.5
Green-5	2848.49
Green-6	1060.3
Green-7	1531.42
TOTAL	16562.66

PROJECT: LANDLOT OF GRAMMUDA 11-2, INTERSECTION, IN SHIPAN VVA, ALONG MAR SHARIF D.P. III AT SHIPAN II-FCU-11, LICENSING 114

DRG NO.: DK08090001  
 CHECKED BY: [Signature]  
 DATE: MAY 2016

CLIENT: [Signature]

AS SHOWN: [Signature]

SCALE: [Signature]

DATE: [Signature]

CONTRACT: [Signature]

APPROVED BY: [Signature]

DATE: [Signature]

आवेदन सं०: 202001041010806

बही संख्या 1 जिल्द संख्यां 4083 के पृष्ठ 289 से 314 तक क्रमांक 7704 पर  
दिनांक 13/03/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

13/03/2020

