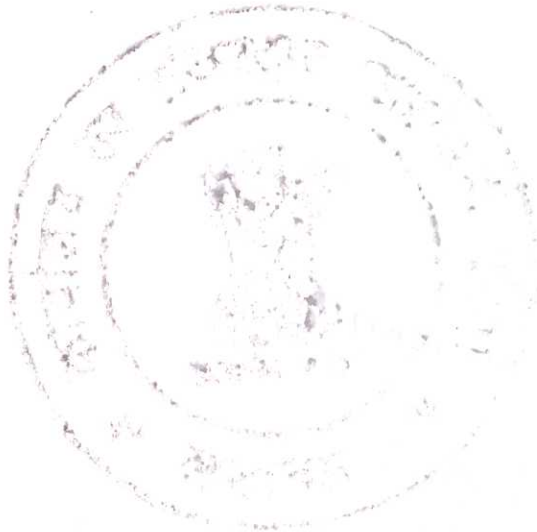




SHCIL



STATE HOUSING CORPORATION,  
MYSORE HOUSING CORPORATION

0013830277

Print Close

# CHALLAN

(महानिरीक्षक निबन्धन विभाग)

**Government of Uttar Pradesh**

Uttar Pradesh Treasury Form-209(1) - Challan for Depositing Money

[To be submitted through Net-Payment]

Challan No.: <b>NIB220658379</b>	Challan Date: <b>30/09/2022</b>
Assessment Year: <b>2022-2023</b>	Tax Period: <b>ANNUAL</b>
Name of the Bank:	<b>State Bank of India</b>
Unique Id:	
Depositor Name:	<b>ATUL KUMAR SAXENA</b>
Depositor Address:	<b>Nil</b>

Head	Description	Serial No.	Amount (in Rs.)
003003104010000	दस्तावेजों को पंजीकृत करने का शुल्क	18	3800080.00
	Totals of the above heads	--	3800080.00

A SUM OF Rs. 3800080.00 AGAINST THE HEADS MENTIONED ABOVE --[ THROUGH NET-PAYMENT TRANSACTION ]-- ON **State Bank of India** HAS BEEN DEPOSITED BY THE DEPOSITOR.

(Depositor Remarks->None)

THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS :

CPACBWDHX6, Scroll Date:-30/09/2022

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP

  
(DESIGNATED PARTNER)



आवेदन संख्या : 202201041046346 आवेदन दिनांक : 30-09-2022

संव्यवहार की प्रकृति : बही संख्या -(1) लेखपत्र का प्रकार : विक्रय पत्र

**प्रस्तुतकर्ता का विवरण**

नाम (हिन्दी में) : अतुल कुमार सक्सेना नाम (अंग्रेजी में) : ATUL KUMAR SAXENA

ई - मेल : मोबाइल : 9335912821

संपत्ति की सं० : 1

**सम्पत्ति की स्थिति का विवरण**

जनपद : लखनऊ तहसील : सरोजनीनगर

वार्ड/परगना : इब्राहिमपुर मोहल्ला/गाँव : सुशान्त सिटी (सेक्टर-ए से ई तक)

सम्पत्ति का विवरण : अविभाजित भाग ग्रुप हाउसिंग-1, आई०टी०पी०-2, सुशान्त गोल्फ सिटी, लखनऊ

सम्पत्ति प्राप्ति का श्रोत : विक्रय विलेख :

**सम्पत्ति प्राप्ति के श्रोत का विवरण**

रजिस्ट्रेशन संख्या : 2526 रजिस्ट्रेशन दिनांक : 24/01/2022

उपनिबंधक कार्यालय : सरोजनी नगर

**सम्पत्ति का प्रकार**

सम्पत्ति का प्रकार : आवासीय(अकृषक)

क्षेत्रफल : 19349.0 भूमि की इकाई : वर्ग मीटर

प्रतिफल : 380000000 सेगमेंट प्रकार : अकृषक भूमि की दरें 18मी0 या उससे अधिक चौड़े रास्ते पर।

निर्माण की स्थिति : अनिर्मित

सम्पत्ति की विशिष्ट संख्या : विद्युत् संयोजन संख्या :

जल संयोजन संख्या :

**सम्पत्ति मूल्यांकन विवरण**

बाजारी मूल्य : 464376000/- वास्तविक बाजारी मूल्य : 365489250.00/-

कुल देय स्टाम्प शुल्क : 32506320/- वास्तविक स्टाम्प शुल्क : 26600000/-

कुल देय निबन्धन शुल्क : 3.8e+06/-

**सम्पत्ति की चौहद्दी**

पूर्व	पश्चिम	उत्तर	दक्षिण	खसरा संख्या	प्लॉट संख्या /भवन संख्या/दुकान संख्या	संलग्न नक्शा
अन्य संपत्ति	18 मीटर चौड़ी रोड	24 मीटर चौड़ी रोड	30 मीटर चौड़ी रोड			

ORO INFRA DEVELOPERS LLP

(DESIGNATED PARTNER)

**समस्त संपत्तियों से प्राप्त शुल्क का विवरण**

बाजारी मूल्य : 464376000/- वास्तविक बाजारी मूल्य : 365489250.00/-

SHIV SHAKTI INFRAVISION PVT. LTD

*(Signature)*

Director

कुल देय स्टाम्प शुल्क	:	32506320/-	वास्तविक स्टाम्प शुल्क	:	26600000/-
-----------------------	---	------------	------------------------	---	------------

कुल देय निबन्धन शुल्क	:	3800000/-
-----------------------	---	-----------

## अन्य विवरण

प्रपत्र में कुल प्रश्नों की संख्या (दोनों तरफ )	:	24	प्रतिलिपिकरण शुल्क-रू०	:	80
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आवेदन संख्या	:	202201041046346		आवेदन दिनांक	:	30-09-2022
संव्यवहार की प्रकृति	:	बही संख्या -(1)		लेखपत्र का प्रकार	:	विक्रय पत्र

## पक्षकार का विवरण

क्रम सं	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/ पैन संख्या/ मोबाइल नं०	संलग्न
1	विक्रेता	श्री शिव शक्ति इन्फ्राविज़न प्राइवेट लिमिटेड के द्वारा श्री सुनील कुमार सिंह	पुत्र श्री बंका सिंह	ब्लाक-2, आईटी पार्क-2, सुशान्त गोल्फ सिटी, लखनऊ	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A AATCS8244E	
2	क्रेता	श्री ओरो इन्फ्रा डेवलपर्स एल० एल० पी० के द्वारा श्री अतुल कुमार सक्सेना	पुत्र श्री स्व० बी० के० सक्सेना	पांचवा तल, एल्टिको कॉर्पोरेट टावर, विभूति खंड, गोमती नगर, लखनऊ	व्यापार	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A AAIFO0779N	
3	गवाह- प्रथम	श्री रवि कान्त सिंह	पुत्र श्री आकान्त कुमार सिंह	बी-2102, पार्थ आद्यन्त, पलासियो माल के सामने, गोमती नगर विस्तार, लखनऊ	व्यापार		N/A 9919000066	
4	गवाह- द्वितीय	श्री बंकट रमन सिंह	अधिवक्ता	सिविल कोर्ट, लखनऊ	वकालत		N/A 9335266005	

**नोट\*:-** उप निबंधक कार्यालय :- सरोजनीनगर में आवेदक द्वारा दिनांक 03-10-2022 को "लेखपत्र पंजीकरण हेतु अपॉइंटमेंट" दिनांक:- 03-10-2022, Counter 1, समय :- 12.40 PM - 12.50 PM का चयन सफलतापूर्वक संपन्न हुआ। कृपया दिनांक 03-10-2022, Counter 1, समय :- 12.40 PM - 12.50 PM पर सरोजनीनगर उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।

*(हस्ताक्षर)*

ORO INFRA DEVELOPERS LLP

(DESIGNATED PARTNER)





**Shiv Shakti**  
INFRAVISION PVT. LTD.

**SHIV SHAKTI INFRAVISION PRIVATE LIMITED**  
(CIN :U70100UP2013PTC060336)

**BLOCK-2, IT PARK-2, COMMERCIAL ZONE, SUSHANT GOLF CITY**  
**LUCKNOW UP 226030**

**COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD  
OF DIRECTOR OF M/S SHIV SHAKTI INFRAVISION PRIVATE  
LIMITED HELD ON THURSDAY, 29<sup>TH</sup> SEPTEMBER, 2022 AT ITS  
REGISTERED OFFICE.**

RESOLVED THAT Mr. SUNIL KUMAR SINGH (DIN NO.06407764) is hereby authorized to sign and execute the requisite Agreement for sale, sale deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and to complete all administrative, revenue and legal formalities of sale, including present the documents so signed by him on the Company's behalf for registration before the Registrar and do all such other acts, deeds and things as are incidental or consequential thereto.

The property for which Mr. SUNIL KUMAR SINGH (DIN NO.06407764) is authorized is as below:

1. Undivided share of Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow measuring 19349 Sq. Mtr

**CERTIFIED TRUE COPY  
FOR SHIV SHAKTI INFRAVISION PRIVATE LIMITED**

SHIV SHAKTI INFRAVISION PVT. LTD.

*(Signature of Sunil Kumar Singh)*

**(SUNIL KUMAR SINGH )**  
Directors  
DIN-06407764

SHIV SHAKTI INFRAVISION PVT. LTD.

*(Signature of Ranjana Singh)*

**(RANJANA SINGH)**  
Directors  
DIN-06954145

Date: 29.09.2022  
Place: Lucknow



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHIV SHAKTI INFRAVISION PRIVATE  
LIMITED

29/10/2013

Particulars Amount received

AATCS8244E

22112013

SHIV SHAKTI INFRAVISION PVT. LTD.

*(Signature)*

Director

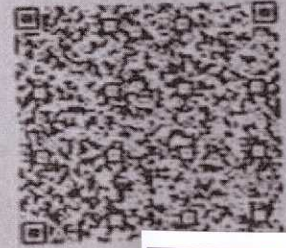




भारत सरकार  
GOVERNMENT OF INDIA



सुनील कुमार सिंह  
Sunil Kumar Singh  
जन्म तिथि/ DOB: 01/05/1974  
पुरुष / MALE



4092 9493 7258

आधार-आम आदमी का अधिकार



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: बंका सिंह,  
सी3/39, सुल्तानपुर रोड,  
सुशान्त गोल्फ सिटी,  
अहममऊ, लखनऊ,  
उत्तर प्रदेश उत्तर प्रदेश -  
226002

Address:

S/O: Banka Singh, C3/39,  
Sultanpur Road, Sushant Golf City,  
Ahmamau, Lucknow,  
Uttar Pradesh - 226002

4092 9493 7258

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. E  
Beng

SHIV SHAKTI INFRAVISION PVT. LTD.

(सुनील कुमार सिंह)

Director



# ORO INFRA DEVELOPERS LLP

(LPIN : ABC-0181)

8<sup>TH</sup> FLOOR, ELDECO CORPORATE TOWER, VIBHUTI KHAND GOMTI  
NAGAR, LUCKNOW-UP

---

**COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DESIGNATED PARTNERS OF M/S ORO INFRA DEVELOPERS LLP HELD ON THURSDAY, 29<sup>TH</sup> SEPTEMBER, 2022 AT ITS REGISTERED OFFICE.**

RESOLVED THAT Mr. ATUL KUMAR SAXENA (DIN NO.06499286) is hereby authorized to sign and execute the requisite Agreement for sale, sale deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and to complete all administrative, revenue and legal formalities of sale, including present the documents so signed by him on the Firm's behalf for registration before the Registrar and do all such other acts, deeds and things as are incidental or consequential thereto.

The property for which Mr. ATUL KUMAR SAXENA (DIN NO.06499286) is authorized is as below:

1. Undivided share of Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow measuring 19349 Sq. Mtr

**CERTIFIED TRUE COPY  
FOR ORO INFRA DEVELOPERS LLP**

ORO INFRA DEVELOPERS LLP

  
(DESIGNATED PARTNER)  
(Atul Kumar Saxena)  
Designated Partner  
DPIN-06499286

ORO INFRA DEVELOPERS LLP

  
(DESIGNATED PARTNER)  
(M/s Oro Real Infra LLP)  
Designated Partner  
Rep. By Dinesh Kumar  
DPIN-07508268

Date: 29.09.2022

Place: Lucknow





ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAIFO0779N

नाम / Name ORO INFRA DEVELOPERS LLP

निगमन/गठन की तारीख  
Date of Incorporation / Formation 08/08/2022



Signature valid

Digitally signed by  
Income Tax Dept.  
Date: 2022.08.08 12:20:20  
GMT+05:30

- ✓ 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 उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ 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". संलग्न 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

आयकर विभाग  
INCOME TAX DEPARTMENT

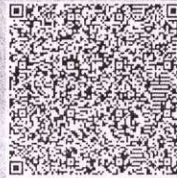


भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAIFO0779N

नाम / Name  
ORO INFRA DEVELOPERS LLP

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
08/08/2022



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटार्एं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंजी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost by someone & lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

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 (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

ORO INFRA DEVELOPERS LLP

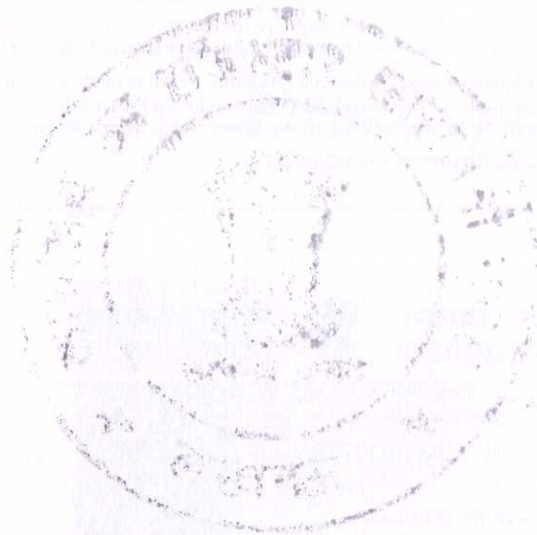
(DESIGNATED PARTNER)

भारत सरकार  
GOVT. OF INDIA

भारतीय राजस्व विभाग  
INDIAN TAX DEPARTMENT

आयकर विभाग  
Income Tax Department  
आयकर विभाग  
Income Tax Department

आयकर विभाग



ORIGINALLY DEVELOPERS LLP  
(DESIGNATED PARTNER)



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

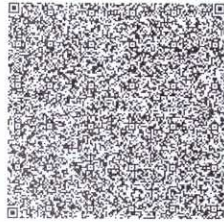
नामांकन क्रम/ Enrolment No.: 2728/24185/02739

Download Date: 04/03/2021

To  
अतुल कुमार सक्सेना  
Atul Kumar Saxena  
S/O B . K Saxena  
House No.200  
Eldeco Greens,  
Near Fun Republic Mall  
gomti nagar  
Lucknow Uttar Pradesh - 226010  
9335912821

Issue Date: 01/02/2021

Signature Not Verified  
Digitally signed by AS  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA 05  
Date: 2021.03.04 16:06:46  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

**4300 3805 3605**  
VID : 9146 6782 8954 0055

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 04/03/2021



अतुल कुमार सक्सेना  
Atul Kumar Saxena  
जन्म तिथि/DOB: 26/08/1966  
पुरुष/ MALE

Issue Date: 01/02/2021

**4300 3805 3605**

VID : 9146 6782 8954 0055

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल
- आधार को अपने स के साथ।



App

ment

dated

- Aadhaar is val
- Aadhaar helps and non-Gover
- Keep your mot in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

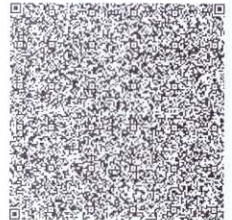


पता:

S/O बी के सक्सेना, हाउस नं. २००, एल्डिको ग्रीन्स,  
निकट फन रिपब्लिक मॉल, गोमती नगर, लखनऊ,  
उत्तर परदेश - 226010

Address:

S/O B . K Saxena, House No.200, Eldeco  
Greens., Near Fun Republic Mall, gomti  
nagar, Lucknow,  
Uttar Pradesh - 226010



**4300 3805 3605**

VID : 9146 6782 8954 0055



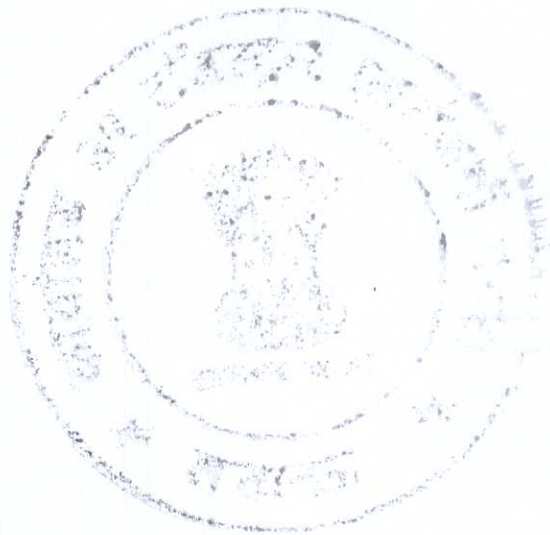
1947



help@uidai.gov.in



www.uidai.gov.in





भारत सरकार  
Government of India



Download Date: 22/07/2021



रवि कान्त सिंह  
Ravi Kant Singh  
जन्म तिथि/DOB: 02/07/1984  
पुरुष/ MALE

Issue Date: 14/07/2021

6429 2810 1416

VID : 9157 6731 7053 0275

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

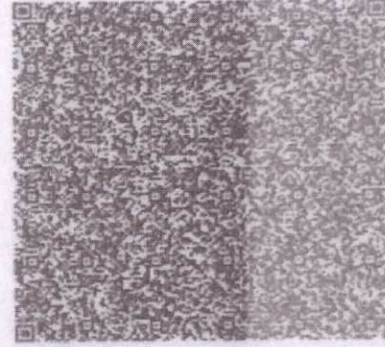


पता:

द्वारा: आकान्त कुमार सिंह, ध्रुव बी-2102, पार्थ आदयन्त,  
प्लससीओ माल के सामने, गमती नगर विस्तार, सरसवां,  
लखनऊ,  
उत्तर प्रदेश - 226002

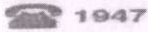
Address:

C/O: Aakant Kumar Singh, Dhruv B-2102,  
Paarth Aadyant, Opposite Plassio Mall,  
Gomti Nagar Extn, Sarsawan, Lucknow,  
Uttar Pradesh - 226002



6429 2810 1416

VID : 9157 6731 7053 0275



1947



help@uidai.gov.in



www.uidai.gov.in

*Ravi Kant Singh*

STATE OF TEXAS  
COUNTY OF [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

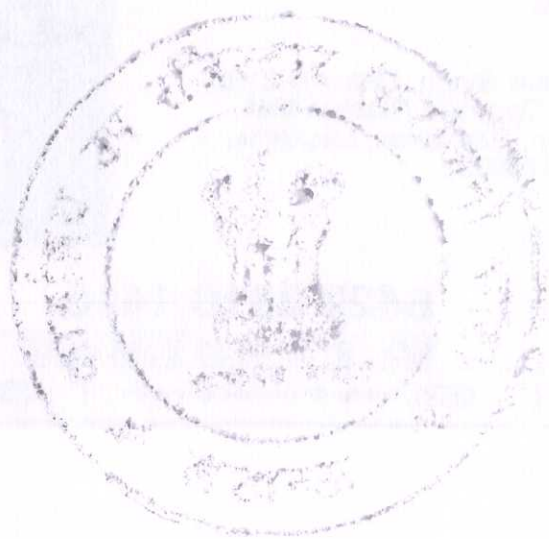
[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]



*[Handwritten signature]*

**PHOTO OF PROPERTY**

Group Housing-1, International Trade Park-2 (ITP-2), admeasuring 19,349 Sq. Mt. (2,08,195.24 Sq. Ft.) at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow.



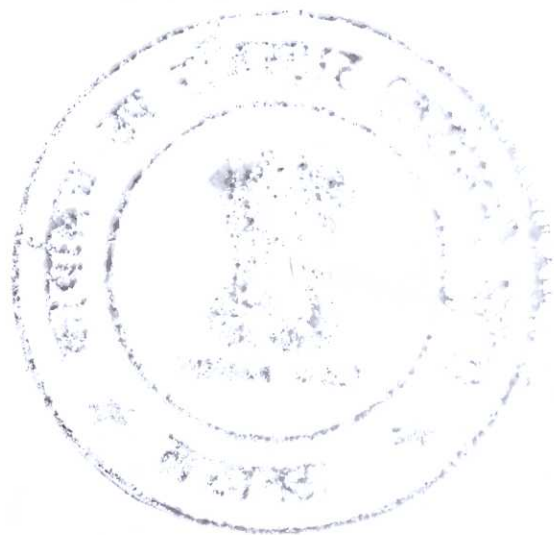
SHIV SHAKTI INFRAVISION PVT. LTD.

*(Handwritten signature in blue ink)*

Director

ORO INFRA DEVELOPERS LLP

*(Handwritten signature in blue ink)*  
(DESIGNATED PARTNER)



**BRIEF DETAIL OF SALE DEED**

1.	Type of Property	:	Residential Freehold Plot
2.	Mohalla	:	Sushant Golf City-Lucknow
3.	Property details	:	Undivided share of Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow.
4.	Measurement unit	:	Square Meter
5.	Area of property	:	19349 Sq. Mtr. (undivided share of land)
6.	Situation of Road	:	Not situated at any Segment Road.
7.	Other description	:	Situated at 30 meter wide road and on more than two roads.
8.	Consideration	:	Rs. 38,00,00,000/-
9.	Market value	:	Rs. 36,54,89,250/-
10.	Total Stamp duty	:	Rs. 2,66,00,000/-

**No. of First Party: 1 (one)**

**No. of Second Party: 1 (one)**

<b>Details of Seller</b>	<b>:</b>	<b>Details of Purchaser</b>
<b>Shiv Shakti Infravision Private Limited</b> (CIN No. U70100UP2013PTC060336), a company incorporated under the provisions of the Companies Act, 1956, having its registered office and its corporate office at Block-2, IT		<b>ORO Infra Developers LLP</b> , a Limited Liability Partnership having its registered office at 5 <sup>th</sup> Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) corporate office at 801, 8 <sup>th</sup> Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar,

SHIV SHAKTI INFRAVISION LTD.



Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)



Park-II, Sushant Golf City, Lucknow-226030, represented by its director <b>Mr. Sunil Kumar Singh son of Sri Banka Singh</b> authorized through Board Resolution dated 29.09.2022 PAN-AATCS8244E Mob-9455535555 Occupation-Business	Lucknow (U.P.) through its authorized partner <b>Mr. Atul Kumar Saxena son of Late B.K Saxena</b> authorized through Board Resolution dated 29.09.2022 PAN-AAIFO0779N Mob-9335912821 Occupation-Business
---	---

**SALE DEED**

This DEED OF SALE is made at Lucknow and executed on this 3<sup>rd</sup> day of October 2022.

**BETWEEN**

**Shiv Shakti Infravision Private Limited** (CIN No. U70100UP2013PTC060336), a company incorporated under the provisions of the Companies Act, 1956, having its registered office and its corporate office at Block-2, IT Park-II, Sushant Golf City, Lucknow-226030, represented by its director **Mr. Sunil Kumar Singh son of Sri Banka Singh** authorized through Board Resolution dated 29.09.2022, (hereinafter referred to as '**Seller**', which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **ONE PART**,

**AND**

**ORO Infra Developers LLP**, a Limited Liability Partnership having its registered office at 5<sup>th</sup> Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) corporate office at 801, 8<sup>th</sup> Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) through its authorized partner **Mr. Atul Kumar Saxena son of Late B.K Saxena** authorized through Board Resolution dated 29.09.2022, (hereinafter referred to as the

SHIV SHAKTI INFRAVISION PVT. LTD.

*(Signature)*

Director

ORO INFRA DEVELOPERS LLP

*(Signature)*  
(DESIGNATED PARTNER)



“Purchaser”, which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the OTHER PART.

**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.

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

**WHEREAS** the Seller has purchased **Undivided share of Land admeasuring 19349 Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow**, from Ansal Properties and Infrastructure Ltd. through its authorized signatories Mr. Abhishek Mishra son of Sri Kamla Shankar Mishra and Mr. Neeraj Jha son of Sri Ram Naresh Jha through registered sale deed dated 29.08.2017 which is registered in the office of Sub Registrar (Sarojani Nagar), Lucknow at Bahi No. 1 Jild No. 7891 Pages 249 to 280 at Serial No. 2526 on 24.01.2022.

AND WHEREAS before execution of sale deed, an agreement to sell was executed between Ansal Properties Infrastructure Limited and Seller and duly registered in the office of Sub Registrar, Sarojani Nagar, Lucknow at Bahi 1 Jild 7176 pages 177 to 208 at Serial No. 29847 on 30.09.2021.

AND WHEREAS after purchase of said land about 9 Meter soil was dug in order to make basement by seller, which is still exist.

AND WHEREAS the Seller wishes to sell Undivided share of Land admeasuring 19349 (Nineteen Thousand Three Hundred Forty Nine Only) Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow and Purchaser wants to purchase the same.

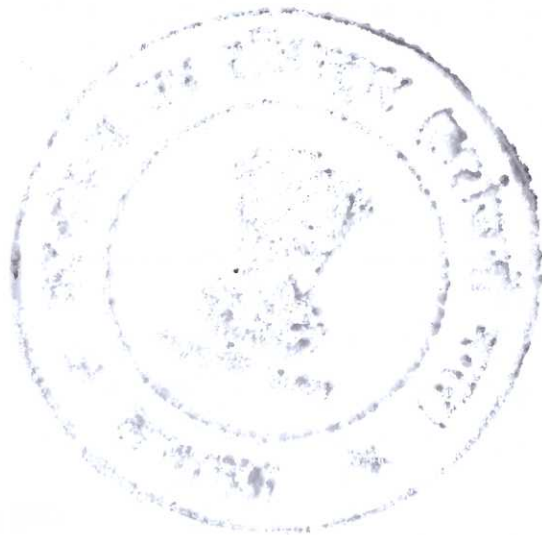
SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP

  
(DESIGNATED PARTNER)



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

- a. That Seller is absolute owner of Undivided share of Land admeasuring 19349 (Nineteen Thousand Three Hundred Forty Nine Only) Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow (herein after referred as the "**Said Plot**") and no one else besides the Seller has any right, claim, lien, interest or concern whatsoever on the said Freehold Plot and the Seller has full right and absolute authority and right to sell and transfer the same to the Purchaser and the Seller has not entered into any kind of agreement /arrangement whatsoever with any person(s) in respect of the said Freehold Plot.
- b. That the title of the Seller is absolutely clear and marketable and that the said residential Freehold Plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, Lien, exchange, will, transfer, court attachment, litigations, or any other registered or unregistered encumbrances and also free from all kind of disputes, cases, adverse orders from any court/authority.
- c. That the Seller hereby confirms and assures the Purchaser that Seller is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Purchaser.
- d. That the Seller shall keep the Purchaser harmless and indemnified 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.

**AND WHEREAS**, upon the aforementioned declaration and assurances of the Seller, the Seller hereby sells and having faith on the declaration made by Seller, the Purchaser hereby purchases the said Freehold Plot for consideration of **Rs. 38,00,00,000/- (Rupees Thirty Eight Crore Only)** including all the charges on the terms and conditions mentioned herein under:

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)



**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Purchaser has paid the entire sale consideration of **Rs. 38,00,00,000/- (Rupees Thirty Eight Crore Only)** to the Seller and Seller hereby admits and acknowledges to have received the entire sale consideration including all the charges.
2. That the said Freehold Plot is allotted for Group Housing and the Purchaser assures and undertakes to the Seller that the Purchaser shall always use the said freehold plot for the construction of residential Group Housing project not otherwise or as per Land use and FSI mentioned in previous deed or as allowed by the competent authority as per building bye-laws and Seller has no objection to the same.
3. That the Seller doth hereby absolutely sell conveys transfers and assigns the said Freehold Undivided share of Land admeasuring 19349 Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow along with all the rights of ownership, interest, easement and privileges appurtenant to the said Freehold plot to have and to hold the same unto the Purchaser absolutely and forever on freehold basis.
4. That the Purchaser shall hereafter hold, enjoy, use and transfer the said Freehold plot under sale without any hindrance; claim whatsoever from the Seller or any other person claiming under or through it.
5. That the Seller has handed over the vacant, peaceful possession of the said Freehold plot to the Purchaser & the Purchaser has taken over the vacant and peaceful possession of the said Plot.
6. 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.

SHIV SHAKTI INFRAVISION PVT. LTD.

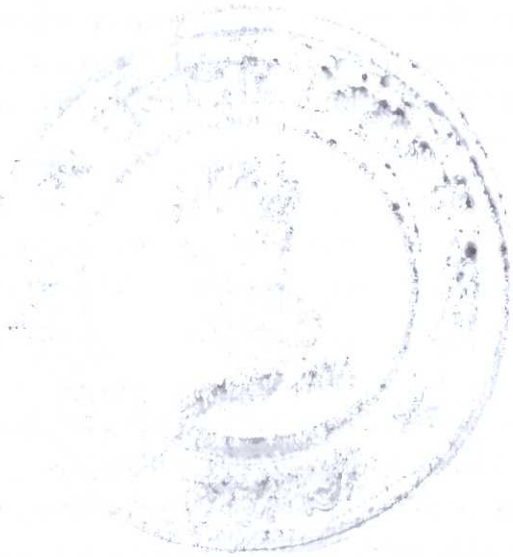


Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)



7. All the terms and conditions mentioned related to maintenance, in sale deed dated 24.01.2022, executed between Seller and Ansal Properties and Infrastructure Limited, shall be binding upon Purchaser.
8. The Purchaser shall abide by provisions of the law, rules, bye-laws, policies and regulations in force and applicable to the said Land/Project at any time including any amendments and modifications thereof.
9. That the Purchaser is under the obligation to pay the 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 maintenance services will be transferred to the local authority/body.
10. That the said Freehold plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisition etc. to the complete satisfaction of the Purchaser and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Seller in this deed proved to be false at any time or due to any defect in title of Seller and the Purchaser suffers any loss in whole or part of the said Plot, then the Seller shall be liable and responsible for the same and the Seller hereby agrees to indemnify and compensate all such damages/losses suffered or sustained.
11. That if due to any defect in title or due to any legal issue, the work is stopped then the Seller undertakes to fully reimburse the purchaser towards all such expenses, damages and losses incurred due to stoppage of construction work.
12. That all the all the dues, demands, taxes, charges of any authority/s including property tax or any other service provider charges, maintenance charges of maintenance charges, duties, liabilities and outgoing has been paid by seller prior to the execution of this deed. If any dues, taxes,

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)



charges etc. of any kind whatsoever, remains unpaid, then same shall be borne and paid by seller.

13. That all the dues, demands, taxes, charges of any authority /s including property tax or any other service provider charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Seller up to the date of registration of the sale deed of the freehold plot and thereafter the same shall be paid and borne by the Purchaser.
14. That the Purchaser has become absolute owner of the said Plot.
15. That Purchaser shall bear all cost and expenses and legal fees in respect of sale of the said Freehold plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
16. That the property is situated in the Sushant Golf City and is away from Sultanpur Road and Amar Shaheed Path. The said property is situated on 30.00 Mtr. wide road for which the Circle Rate fixed of Sector-D is Rs. 24,000/- per Sq. Mtr. and the said property is exist at more than two roads hence after enhancement of 10% in circle rate value comes to Rs. 26,400/-. The undivided share of land of the said property is 19,349 (Nineteen Thousand Three Hundred Forty Nine Only) Sq. Mtr. Market value of the land area 1000 sq.mtr. at the rate of Rs. 26,400/- comes to Rs. 2,64,00,000/-. Market value of remaining area 18,349 Sq. Mtr., calculated after depreciation of 30% @ Rs. 18,480/- per Sq. Mtr. which comes to Rs. 33,90,89,520/-. The total value of land comes to Rs. 36,54,89,520/-. Since the sale consideration is Rs. 38,00,00,000/- which is higher than the market value, therefore total stamp duty comes to Rs. 2,66,00,000/- by the Purchaser through e-stamp accordingly.

**SCHEDULE OF PROPERTY**

**Group Housing-1, International Trade Park-2 (ITP-2), admeasuring 19,349 Sq. Mt. (2,08,195.24 Sq. Ft.) at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow; and bounded as under:**

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)



**Boundaries**

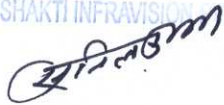
North East	: Others property
North West	: 18 Meter wide road
South East	: 24 Meter wide road
South West	: 30 Meter wide road

**SCHEDULE OF PAYMENT**

- 1- Seller has Received Rs. 3,00,00,000/- through Cheque No. 050701 dated 15.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 2- Seller has Received Rs. 9,00,00,000/- through Cheque No. 050704 dated 23.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 3- Seller has Received Rs. 5,00,00,000/- through Cheque No. 050705 dated 26.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 4- Seller has Received Rs. 4,50,00,000/- through Cheque No. 050706 dated 28.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 5- Seller has Received Rs. 4,50,00,000/- through Cheque No. 050707 dated 28.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 6- Seller has Received Rs. 4,62,00,000/- through Cheque No. 050711 dated 28.09.2022 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 7- Seller has Received Rs. 4,00,00,000/- through Cheque No. 050709 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 8- Seller has Received Rs. 3,00,00,000/- through Cheque No. 050710 Punjab National Bank, Branch Vibhuti Khand, Gomti Nagar, Lucknow from the Purchaser.
- 9- Purchaser has paid of Rs. 38,00,000/- as TDS.

Thus Seller has received **Rs. 38,00,00,000/- (Rupees Thirty Eight Crore Only)** from the Purchaser and Seller has acknowledged this receipt.

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

ORO INFRA DEVELOPERS LLP



(DESIGNATED PARTNER)

आवेदन सं: 202201041046346

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 36600

वर्ष: 2022

प्रतिफल- 380000000 स्टाम्प शुल्क- 26600000 बाजारी मूल्य - 365489250 पंजीकरण शुल्क - 3800000 प्रतिलिपिकरण शुल्क - 80 योग : 3800080

श्री ओरो इन्फ्रा डेवलपर्स एल० एल० पी० द्वारा  
अतुल कुमार सक्सेना अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० बी० के० सक्सेना  
व्यवसाय : व्यापार  
निवासी: पांचवा तल, एलडिको कॉर्पोरेट टावर, विभूति खंड, गोमती नगर, लखनऊ



श्री, ओरो इन्फ्रा डेवलपर्स एल० एल० पी० द्वारा

अतुल कुमार सक्सेना अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/10/2022 एवं  
01:23:37 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निर्मल सिंह  
उप निबंधक :सरोजनीनगर  
लखनऊ  
03/10/2022  
ओम प्रताप सिंह  
निबंधक लिपिक  
03/10/2022



प्रिंट करें

**IN WITNESS WHEREOF**, the Seller and Purchaser have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

**WITNESSES:**


1.   
Ravi Kant Singh  
Son of Mr. Aakant Kumar Singh  
R/o-B-2102, Paarth Aadyant,  
Opp. Palacio Mall, Gomti Nagar  
Extension, Lucknow-226002  
Mob-9919000066  
Occupation-Business



SHIV SHAKTI INFRAVISION PVT. LTD.

SELLER



2.   
Benkat Raman Singh,  
Advocate,  
Civil Court, Lucknow  
Mob-9335266005



ORO INFRA DEVELOPERS LLP

PURCHASER


(DESIGNATED PARTNER)



**Typed by:**

  
**(Sandeep Shukla)**

**Drafted by:**

  
**(Benkat Raman Singh)**  
**Advocate**  
Civil Court, Lucknow

आवेदन सं०: 202201041046346

बही सं०: 1

रजिस्ट्रेशन सं०: 36600

वर्ष: 2022

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

विक्रेता: 1

श्री शिव शक्ति इन्फ्राविज़न प्राइवेट लिमिटेड के द्वारा सुनील कुमार सिंह,  
पुत्र श्री बंका सिंह  
निवासी: ब्लाक-2, आईटी पार्क-2, सुशान्त गोल्फ सिटी, लखनऊ  
व्यवसाय: व्यापार



क्रेता: 1

श्री ओरो इन्फ्रा डेवलपर्स एल० एल० पी० के द्वारा अतुल कुमार सक्सेना , पुत्र  
श्री स्व० बी० के० सक्सेना  
निवासी: पांचवा तल, एल्डिको कॉर्पोरेट टावर, विभूति खंड, गोमती नगर,  
लखनऊ  
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

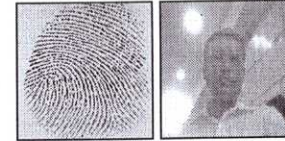
पहचानकर्ता: 1

श्री रवि कान्त सिंह, पुत्र श्री आकान्त कुमार सिंह  
निवासी: बी-2102, पार्थ आदयन्त, पलासियो माल के सामने, गोमती नगर  
विस्तार, लखनऊ  
व्यवसाय: व्यापार



पहचानकर्ता: 2

श्री बंकट रमन सिंह, अधिवक्ता  
निवासी: सिविल कोर्ट, लखनऊ  
व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ  
03/10/2022

ओम प्रताप सिंह

निबंधक लिपिक लखनऊ  
03/10/2022

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

प्रिंट करें



आवेदन सं०: 202201041046346

बही संख्या 1 जिल्द संख्या 9481 के पृष्ठ 345 से 368 तक क्रमांक 36600 पर दिनांक  
03/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह .

उप निबंधक : सरोजनीनगर

लखनऊ

03/10/2022



प्रिंट करें