

INDIA NON JUDICIAL
Government of Uttar Pradesh



सत्यमेव जयते

e-Stamp



Certificate No. : IN-UP74344611126126T
Certificate Issued Date : 20-Dec-2021 07:13 PM
Account Reference : NEWIMPACC (SV)/ up14555804/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1455580438988539462921T
Purchased by : SHIV SHAKTI INFRAVISION PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : GROUP HOUSING-1,ITP-2,SITUATED AT SECTOR-D,SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW
Consideration Price (Rs.) :
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party : SHIV SHAKTI INFRAVISION PRIVATE LIMITED
Stamp Duty Paid By : SHIV SHAKTI INFRAVISION PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 2,09,22,000
(Two Crore Nine Lakh Twenty Two Thousand only)



वैनामा पत्र
प्रमाणित किया गया
प्रलेख संख्या 25047/2021
स्टाम्प शुल्क 46,62,000/-
में समाप्त किया गया।

संनिबन्धक (सरोजनीनगर)
24/01/2022

Please write or type below this line-----



Ansal Properties & Infrastructure Ltd.

Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.

0006004331

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India Limited.
2. Any discrepancy in the details on this certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



0000000000

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2022367003722

आवेदन संख्या : 202201041003208

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-01-24 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सुनील कुमार सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 233135182 / 365489250.00

1. रजिस्ट्रीकरण शुल्क 3654900
2. प्रतिनिधिकरण शुल्क 100
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 3655000

शुल्क वसूल करने का दिनांक 2022-01-24 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-01-24 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Photo of the Property Land

Undivided Share of Group Housing-I ITP-2
Situated at Sector-D, in Gushant Golf City, Sultanpur
Road, Lucknow.



Ansal Properties & Infrastructure Ltd.

Authorized Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.

Director



CERTIFIED TRUE COPY OF RESOLUTION PASSED BY BOARD THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON WEDNESDAY, THE 03RD NOVEMBER, 2021.

Considering the proposal of authorization for registration of Plots/Villas/Flats and other units at Lucknow Project/s of the Company.

"RESOLVED THAT in supersession of earlier Resolution passed by the Directors of the Company at their meeting held on the 30th January, 2021, approval of the Directors be and are 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 Anil Pandey - {Sr. Manager, Land}
2. Shri Ajay Kumar - {Assistant General Manager, Land}
3. Shri Manish Kumar - {Junior Engineer}
4. Shri Neeraj Jha - {Executive-record}

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

1. Shri Brijesh Kumar Sharma - {Sr. Manager, Land}
2. Shri Abhishek Mishra - {Sr. Manager, Sales & Marketing}
3. Shri Kamlesh Singh - {Asst. Manager (Accounts)}
4. Shri Chandra Prakash - {Record Keeper}

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 sale, purchase, exchange inter-alia to deal in agricultural land 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.

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 23353550, 66302268 / 69 / 70 / 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565



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.


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 favour of the aforesaid authorized persons, shall remain in force till the date they remain in the employment/hold position in the Company 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 Sami
General Manager (Corporate Affairs) &
Company Secretary
FCS-7135



29-11-2021

A handwritten signature in black ink, appearing to be "Abdul Sami", written over a large, stylized circular mark.



भारतीय विशिष्ट पहचान प्राधिकरण भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 0000/00152/47693

Abhishek Mishra (अभिषेक मिश्रा)

सूचना

S/O Kamla Shanker Mishra, 2/749, VIVEK KHAND - 2,
GOMTI NAGAR, LUCKNOW, Lucknow,
Uttar Pradesh - 226010

- 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.:

3535 8784 6749



INFORMATION

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



Verified

Digitally signed by Sandeep Bhardwaj
Date: 2014.09.22 12:23:05 IST

आधार-आम आदमी का अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

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



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अभिषेक मिश्रा
Abhishek Mishra
जन्म तिथि/ DOB: 18/11/1981
पुरुष / MALE



पता:
S/O कमला शंकर मिश्रा,
२/७४९, विवेक खंड - २,
गोमती नगर, लखनऊ,
लखनऊ,
उत्तर प्रदेश - 226010

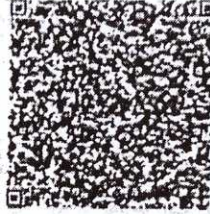
Address:
S/O Kamla Shanker Mishra, 2/749,
VIVEK KHAND - 2, GOMTI NAGAR,
LUCKNOW, Lucknow,
Uttar Pradesh - 226010

3535 8784 6749

3535 8784 6749

Date: 22/09/2014

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



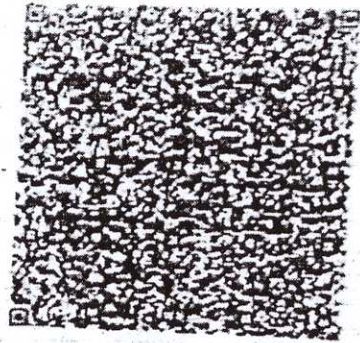
3789 8795 4800
VID : 9137 0156 5516 8517

आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

address :
S/O Ram Nareesh Jha, JAGANNATHPURI COLONY,
NEAR RAJHA KRISHNA MANDIR,
LAKHNAU, UTTAR PRADESH
226001



3789 8795 4800
VID : 9137 0156 5516 8517



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www.uidai.gov.in

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



भारत सरकार
सुनील कुमार सिंह
Sunil Kumar Singh
जन्म तिथि/ DOB: 01/05/1974
पुरुष / MALE
4092 9493 7258

आधार - आम आदमी का अधिकार

आधार प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
संबोधित: बंका सिंह,
सी3/39, सुल्तानपुर रोड,
सुशान्त गोल्फ सिटी,
अहममऊ, लखनऊ,
उत्तर प्रदेश उत्तर प्रदेश -
226002
4092 9493 7258



SHIV SHAKTI INVESTIGATION PVT. LTD.
(Signature)
Director



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



SHIV SHAKTI INFRAVISION PRIVATE
LIMITED

29/10/2013

Permanent Account Number

AATCS8244E

22112013

SHIV SHAKTI INFRAVISION PVT. LTD.

Yuvraj Bhatia
Director

भारत सरकार
Government of India

महामद शहाबुद्दीन
Muhammad Shahabuddin
जन्म तिथि/DOB: 10/02/1985
पुरुष/ MALE

Download Date: 22/11/2020

Issue Date: 17/04/2014

6680 3937 1306
VID : 9177 4408 7163 8642

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: मो. रजा, शिवपुरी, हाडिले बस्ती मार्ग, सरोजिनी
नगर, अमौसी, लखनऊ,
उत्तर प्रदेश - 226008

Address:
S/O: Mohd. Raza, Shivpuri, Hydile Colony
Road, Sarojini Nagar, Amausi, Lucknow,
Uttar Pradesh - 226008

6680 3937 1306
VID : 9177 4408 7163 8642

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Mohd Raza

भारत सरकार
Government of India

फुर्कानुर रहमान
Furqanur Rahman

जन्म तिथि / DOB : 01/07/1978
पुरुष / Male



7133 5059 5803

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: सरोधित एच रहमान, 22, फूलबाग कोलोनी, कुर्सी मार्ग, गुडम्बा, गुरुम्बा, लखनऊ, उत्तर प्रदेश 226026
Address: S.D. H. Rahman, 22, phoolbagh colony, kursi road, Guramba, Guramba, Lucknow, Uttar Pradesh, 226026

7133 5059 5803

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Just

Brief Detail of Sale Deed

1.	Type of Property	:	Residential
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. 23,31,25,182/-
9.	Market value	:	Rs. 36,54,89,250/-
10.	Stamp Duty already paid with Agreement	:	Rs. 46,63,000/-
11.	Stamp duty paid with this deed	:	Rs. 2,09,22,000/-
12.	Total Stamp duty	:	Rs. 2,55,85,000/-

No. of Vendor: 1 Details of Vendor

Ansal Properties and Infrastructure Limited a company registered under the Companies Act, 1956 having its Registered office at 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi-110001 through its authorized signatories **Mr. Abhishek Mishra son of Sri Kamla Shankar Mishra and Mr. Neeraj Jha son of Sri Ram Naresh Jha** duly authorised vide Board Resolution dated 03.11.2021 (hereinafter referred to as '**APIL**' or '**First Party**') which expression unless repugnant to the context shall mean and

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.



Director



include its successors-in-interest, executors and permitted assigns) of the First Part;

No of Vendee: 1

Details of Vendee

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**.

SALE DEED

This DEED OF SALE ("**Deed**") is made and executed at Lucknow on 24th day of January 2022.

BETWEEN

Ansal Properties and Infrastructure Limited, a company registered under the Companies Act, 1956 having its Registered office at 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi-110001 through its authorized signatories **Mr. Abhishek Mishra son of Sri Kamla Shankar Mishra and Mr. Neeraj Jha son of Sri Ram Naresh Jha** duly authorised vide Board Resolution dated 03.11.2021 (hereinafter referred to as 'APIL' or 'First Party' which expression unless repugnant to the context shall mean and include its successors-in-interest, executors and permitted assigns) of the First Part;

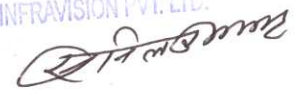
AND

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**, (hereinafter referred to as '**Purchaser/SSIPL**', which

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.


Director



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 Other Part.

RECITALS:

Wherever the Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, its, itself, etc. in this deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

Wherever the term land is used to denote the property it shall be read and construed as undivided share of land.

AND WHEREAS VENDOR REPRESENTS DECLARES AND ASSURES THE VENDEE AS UNDER:

- A. **WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh, as per the mandates of the national and state housing policy(s), announced a policy on 22.11.2003 more commonly known as Hi-Tech Township Policy, which was promulgated by the Government of Uttar Pradesh for the promotion and facilitation of private sector participation in the development of Hi-Tech Townships in the state of Uttar Pradesh with world class infrastructure and pursuant to the aforesaid Hi-Tech Township Policy, the Government of Uttar Pradesh invited proposals for private parties for development of Hi-Tech Townships in the State of Uttar Pradesh.
- B. **WHEREAS** with respect to the proposal(s), the high-power committee constituted by the Government of Uttar Pradesh selected APIL for development of a Hi-Tech Township at Sultanpur Road, Lucknow on the land admeasuring 3530 acres (approx.) (**Township**) and a Memorandum of Understanding (**MOU for Development of Hi-Tech Township**) was executed between APIL and Lucknow Development Authority.

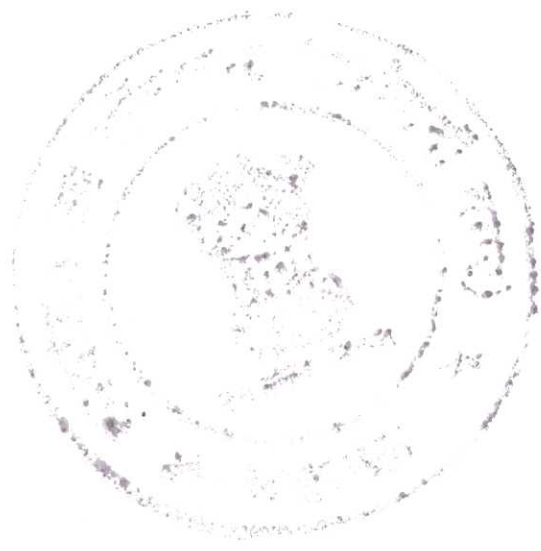
Ansal Properties & Infrastructure Ltd.


Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.



Director



- C. **WHEREAS** pursuant to the MOU for Development of Hi-Tech Township, a detailed Project Report (DPR) had been submitted with Lucknow Development Authority and same had been approved by the Lucknow Development Authority.
- D. **WHEREAS** detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority.
- E. **WHEREAS** land use for the development of Hi-Tech Township is/shall be as per the Master Plan of Lucknow 2031.
- F. **WHEREAS** MOU for Development of Hi-Tech Township authorizes the APIL to carry out and complete the internal and external development of various services/facilities of/in the Sushant Golf City Project as per the standard specifications conforming to the Government policies and the relevant IS/BIS guidelines and practices.
- G. **WHEREAS** under the terms and conditions of MOU for Development of Hi-Tech Township, the APIL is authorized to transfer/sell the FSI Areas and/or undivided share of land and/or developed units of different specifications and sizes, developed by the APIL to its transferee(s)/purchasers on the terms and conditions of Hi-Tech Township Policy.
- H. **WHEREAS** Vendor represents to Vendee that a case has been filed by land mark Property Development and Company Limited against Vendor and Others before Hon'ble High court of Delhi. The Vendee is also aware of This Fact. This deed is being executed by both the parties knowing all the facts of the Case. The Property hereby sold by this deed is not the subject matter of any stay/restraint/any decision in the case pending before Hon'ble High court of Delhi.
- I. **WHEREAS** APIL has rights, title and interest in the undivided share for an area of land admeasuring 19349 Sq. Metre at Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Raod, Lucknow (**'said Plot'**) and has unfettered right to transfer, sell, gift, lease, mortgage or deal

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.





Director

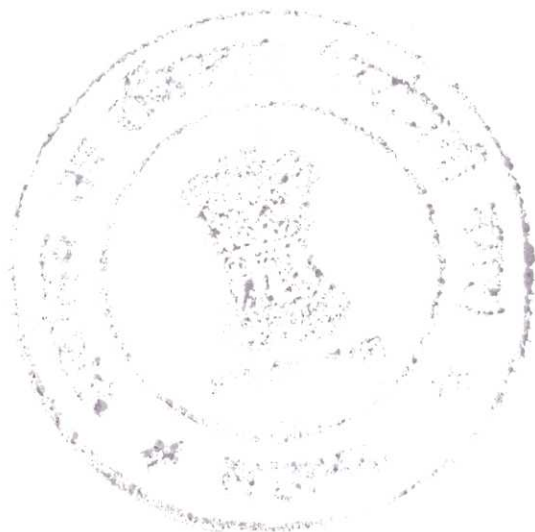


otherwise portion of the said Plot admeasuring 19349 square metre.

- J. **WHEREAS** the said Land is permitted to be used for residential purposes and may be utilized to develop residential group housing project.
- K. **WHEREAS** pursuant to the mutual covenants, SSIPL expressed its intent to acquire/purchase said Plot and APIL, has agreed to sell and transfer all his rights, interest and title of said Land, in the manner as provided herein, in favour of SSIPL for the agreed sale consideration of **Rs. 23,31,35,182/- (Rupees Twenty Three Crore Thirty One Lakh Thirty Five Thousand One Hundred Eighty Two Only) (Total Sale Consideration)**, payable in the manner, as provided herein in this Agreement.
- K. **AND WHEREAS**, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the registered Agreement executed between them which is 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.
- L. **AND WHEREAS**, the Vendee has expressed to Vendor its desire to purchase the **Undivided share of Land admeasuring 19349 Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow;** detailed, identified and marked in the layout plan annexed herewith as **Annexure-A ("said undivided share of Land")** along with rights to construct and develop the building on the said Land for sale consideration of **Rs. 23,31,35,182/- (Rupees Twenty Three Crore Thirty One Lakh Thirty Five Thousand One Hundred Eighty Two Only) (Total Sale Consideration)**.
- M. **AND WHEREAS**, the Vendee has represented and confirmed that it has conducted due-diligence of the said Land and has satisfied itself with regard to the title and permitted usage of

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.

Director



the said Land and nothing further is required to be done in this regard.

N. **AND WHEREAS**, the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land to the Vendee for such consideration and on such terms and conditions as have been agreed between the parties and recorded hereunder.


NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In lieu of the total consideration of **Rs. 23,31,35,182/- (Rupees Twenty Three Crore Thirty One Lakh Thirty Five Thousand One Hundred Eighty Two Only)** ("Total Sale Consideration") paid by the Vendee as per payment schedule given at the end of this deed, the Vendor hereby sells, conveys and transfers absolutely the said freehold, fully developed **Undivided share of Land admeasuring 19349 Sq. Metre, Group Housing-1, ITP-2, situated at Sector-D in Sushant Golf City, Sultanpur Road, Lucknow**; detailed & marked in layout plan annexed herewith as **Annexure-A** along with all rights appurtenant thereto, to the Vendee and the Vendee accepts and confirms the same, subject to the terms and conditions set out herein.
2. The Vendee shall utilize the said Land for construction and development of Group Housing-1 on the said Land as per approved/sanctioned building plans in concurrence to the approved layout and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI of 5,20,681.59 Sq. Ft. (Five Lakh Twenty Thousand Six Hundred Eighty One point Five Nine Square Feet). Further, the Vendee shall comply with the building plans for the tower sanctioned/approved by the authorities and setbacks, ground coverage and all other standards specified in applicable bye-laws, approvals and policies for construction and development of the tower/building on the said Land. No alteration or modifications of building plans shall be permitted.

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Authorised Signatory

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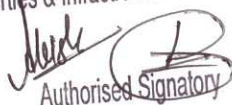


Director

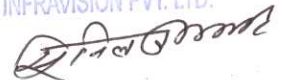


3. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction. Subject to the terms and conditions of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Land.
4. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or building or units therein as demanded/imposed by the Lucknow Nagar Nigam, Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Project/Township.
5. The Vendee shall at its own costs and expenses complete the construction of building on the said Land within 60 months from the date of sanction of plans of the building failing which the Vendee shall be liable and responsible for all consequences, whether penal or otherwise including, resulting from delay in completion of construction. In the event of delay in completion of construction of the tower/block on the said Land by the Vendee within the period stipulated above the Vendee shall be liable to pay to the Vendor compensation calculated at Rs. 5.00 (Rupees Five only) per square feet of the current permitted FSI per month till the completion of construction.
6. The Vendee understands that in order to maintain uniformity in the Project certain guidelines and specifications for construction and development of tower have been prescribed by the Vendor and the Vendee agrees to abide by them while undertaking construction on the said Land.
7. The mining permissions and completion certificate in respect of construction of the tower on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of tower thereon as may be required by the Vendor/competent authority.

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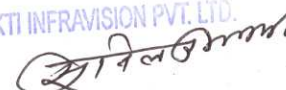
Director



8. The Vendee herein undertakes that all necessary approvals/sanctions/NOC from various departments including but not limited to Fire, Height, Pollution, Environment etc. required for the development and construction of the building at the subject land shall be obtained by it at its own costs and expenses. However, the Vendor undertakes to render all its assistance in process of getting sanctioned building plan.
9. Basement of the tower shall be constructed by the Vendee in accordance with the sanctioned plans. The Vendee agrees to abide by the development plan formulated by the Vendor and agrees to extend all co-operation and assistance as may be required by the Vendor/other associate developers in this regard.
10. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is located 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 sold to him with the land appurtenant.
11. Since the said Land is part of the Project and Township various service and facilities in the Project and Township will be interconnected. The Vendee agrees and confirms that right of interconnecting services and facilities through/from the said Land shall not be denied. In case any services / equipments which are required for Project are installed/erected/set-up by the Vendor/its nominee, then pro-rata costs/charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor/its nominee.
12. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the tower/block constructed on the said Land and shall connect/join the same with the main lines/connections in the Project.
13. The Vendee shall reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in installation of various common services and giving connection to the Vendee up to the said Land/building.
14. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management in the development and

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Director



construction of the building on the said Land. Further, the Vendee shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the building on the said Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.

15. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land or hampers/obstructs other construction activities being carried out in the Project Township. Further, the Vendee shall not keep any material in the common areas of the Project and shall ensure disposal of all malba/ construction material as per instructions/guidelines of the Vendor.
16. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction.
17. The Vendee shall be entitled to transfer its ownership rights derived to them on the said land through the present sale deed to any one as it is.
18. The Project comprised of various common areas, community areas and common facilities and the Vendor either itself or through its agencies shall be entitled to maintain and manage the same. The Vendee or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Vendor/ maintenance agency in the format prescribed by the Vendor/maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges/fess to the Vendor/ maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. The maintenance and management of common areas and amenities in the said undivided share of Land shall be the responsibility of the Vendee, The maintenance and management of other areas and amenities in the township (except that of the said property) shall be carried out by the Vendor/its nominees. Project/Township maintenance charges

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Director



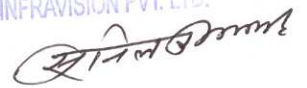
will also be paid by the Vendee or occupants /owners of the units to the Vendor or any agency/company nominated by the Vendor at the rates and the manner decided by the Vendor or its nominated agency. The Vendee will be liable to pay the maintenance charge to the nominated agency @ Rs 0.25 per sq. ft per every quarter (of every year) in advance for the Land area from the date of possession of the allocated site for construction of said property. A separate agreement shall have to be signed with the maintenance agency or any other agency as may be appointed by the Vendor for the specific purpose.

19. 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 tower/complex etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the building follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in building. 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.
20. The Vendee 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 Vendee 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.

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Director

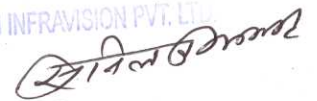


21. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
22. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
 - 22.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 22.2. delay in completion of construction; and/or
 - 22.3. use of the said Land/tower in contravention of the permissible use; and/or
 - 22.4. defective construction or use of material of inferior quality; and/or
 - 22.5. breach of applicable laws and policies; and/or
 - 22.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
 - 22.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - 22.8. non-payment of applicable charges, taxes, levies etc; and/or
 - 22.9. disputes with any prospective allottees or its employees or any third party.
23. The Vendor shall indemnify the Vendee against any direct losses, damages, claims, cost, expenses, demands, liabilities etc., of any nature whatsoever that may be caused to or suffered by the Vendee due to any defect in the title of the Vendor to the said Land.
24. The area of the said Land mentioned herein indicates the area on which the building is to be constructed and it is relevant for the specification of FSI and planning norms only. A part of the said Land may be used for installation or provisioning of common services and facilities of the overall Project and the Vendee shall extend all co-operation and assistance as may be required by the Vendor in this regard.
25. The Vendor has handed over copies of all title related documents to the Vendee to its satisfaction.

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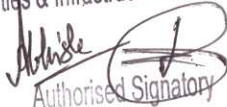


Director



26. All costs, charges and expenses towards this Deed including the stamp duty, registration fees and other incidental charges have been borne and paid by the Vendee.
27. If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.
28. It is hereby clarified that in addition to this Deed the Vendee shall be bound by all the terms and conditions of the documents which have been executed or may be executed between the parties and have not been specifically incorporated herein. Further, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the registered Agreement executed between them. The Vendee shall construct the Group Housing-1, on the said Land by utilizing the current permissible FSI as approved by the competent authority.
29. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.
30. The parties agree that the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.
31. 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 land area 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/-.

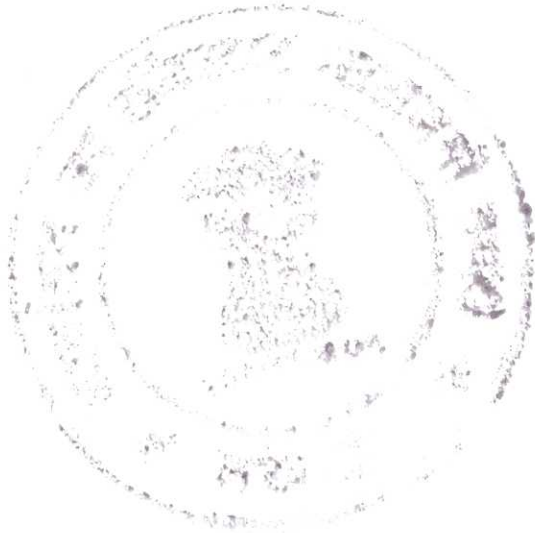
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Director



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 higher than the market value, therefore total stamp duty comes to Rs. 2,55,85,000/-. Stamp duty of Rs. 46,63,000/- has been paid with agreement to sale and Stamp duty of Rs. 2,09,22,000/- by the vendee 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:

Boundaries


North East : others property
North West : 18 Metre wide road
South East : 24 Metre wide road
South West : 30 Metre wide road

PAYMENT SCHEDULE

Vendor has received sale consideration of **Rs. 23,31,35,182/- (Rupees Twenty Three Crore Thirty One Lakh Thirty Five Thousand One Hundred Eighty Two Only)** from the Vendee and acknowledgement its receipts.

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SHIV SHAKTI INFRAVISION PVT. LTD.

Director

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 2526

वर्ष: 2022

प्रतिफल- 233135182 स्टाम्प शुल्क- 20922000 बाजारी मूल्य - 365489250 पंजीकरण शुल्क - 3654900 प्रतिलिपिकरण शुल्क - 100 योग : 3655000



श्री शिव शक्ति इन्फ्राविजन प्राइवेट लिमिटेड द्वारा
सुनील कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बंका सिंह
व्यवसाय: व्यापार
निवासी: ब्लॉक-2, आईटी पार्क-II, सुशान्त गोल्फ सिटी, लखनऊ



श्री. शिव शक्ति इन्फ्राविजन प्राइवेट लिमिटेड सुनील कुमार सिंह अधिकृत
द्वारा पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
24/01/2022 एवं 02:46:41 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

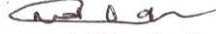

निर्मल सिंह
उप निबंधक :सरोजनीनगर
लखनऊ
24/01/2022

ओम प्रताप सिंह
निबंधक लिपिक




In witness whereof, each of the parties hereto has caused this deed to be executed by it's duly authorised representatives as of the date first written above, in presence of the following witnesses.

WITNESSES:



1. 
(Muhammad Shahabuddin)
Son of Mohd Raja
R/o Shivpuri, Hydile Colony,
Sarojini Nagar, Amausi,
Distt-Lucknow
Mob.7706800047,
Occupation-JOB



2. 
(Furqanur Rehman)
S/o- H Rehman
R/o-22, Phool bagh Colony,
Kursi Road, Gudamba, Lucknow

Ansal Properties & Infrastructure Ltd.




Authorised Signatory
VENDOR
PAN-AAACA0006D

SHIV SHAKTI INFRAVISION PVT. LTD.



Director

VENDEE
PAN-AATCS8244E

Typed by:


(Sandeep Shukla)

Drafted by:


(Benkat Raman Singh)
Advocate
Civil Court, Lucknow

बही सं०: 1

रजिस्ट्रेशन सं०: 2526

वर्ष: 2022

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

विक्रेता: 1

श्री अंसल प्रॉपर्टीज एंड इन्फ्रास्ट्रचर लिमिटेड के द्वारा
अभिषेक मिश्रा, पुत्र श्री कमला शंकर मिश्रा
निवासी: 115, अंसल भवन, कस्तूरबा गाँधी मार्ग नई
दिल्ली
व्यवसाय: नौकरी



विक्रेता: 2

श्री अंसल प्रॉपर्टीज एंड इन्फ्रास्ट्रचर लिमिटेड के द्वारा
नीरज झा, पुत्र श्री राम नरेश झा
निवासी: 115, अंसल भवन, कस्तूरबा गाँधी मार्ग नई
दिल्ली
व्यवसाय: नौकरी



क्रेता: 1

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



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री मो० शहाबुद्दीन, पुत्र श्री मो० रज़ा
निवासी: शिवपुरी हाईडिल कॉलोनी, सरोजनी नगर,
अमौसी, लखनऊ
व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री फुर्कानुर रहमान, पुत्र श्री एच रहमान
निवासी: फूल बाग, कॉलोनी, कुर्सी रोड, गुडबा, लखनऊ
व्यवसाय: नौकरी

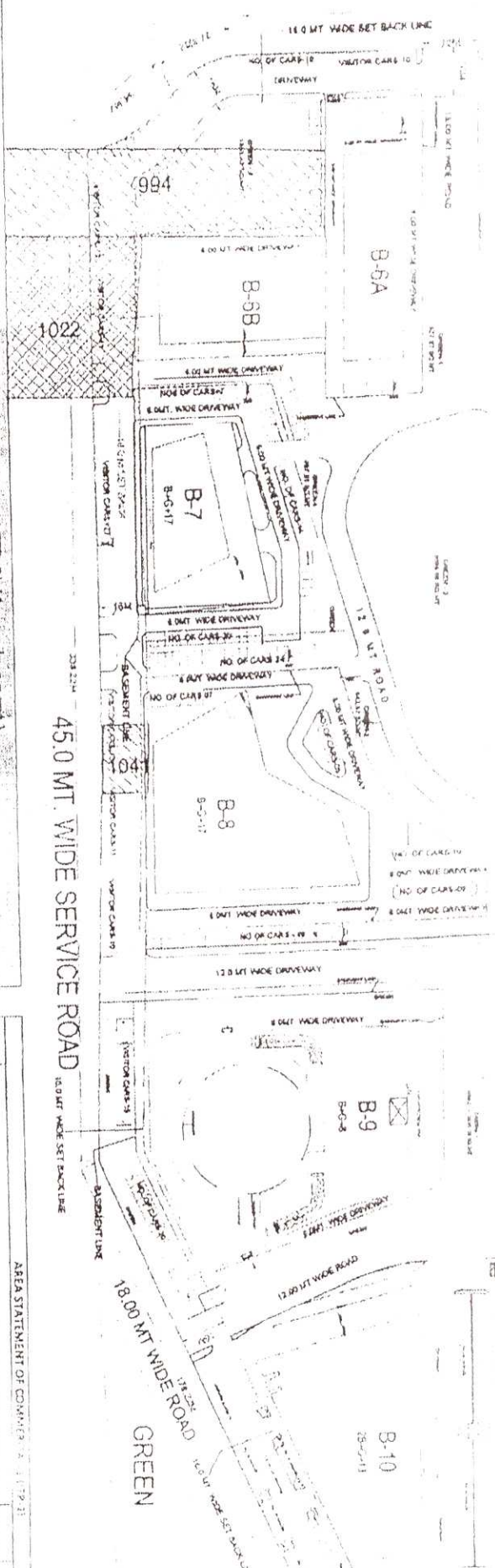


रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी: माननीय उच्च न्यायालय दिल्ली के निर्णय
दिनांक 24-09-2019 से पक्षकारों को अवगत कराते हुए
नियमानुसार निबंधन की कार्यवाही की गयी है।

निर्मल सिंह
उप निबंधक: सरोजनीनगर
लखनऊ
ओम प्रदीप सिंह
निबंधक लिपिक

Commercial
30.0 MT. V



Detailed Calculation of COMMERCIAL - I (TP-2) (Areas in sq.mt)

Sl.No	Building Type	No. of Floors	Floor Area (sq.mt)	Concrete Coverage	FAR Area as per Proposed	Parking Provided in Building		On ground
						135 car/100 sq.mt. Area	(Area/2)	
1	BLDOCK-1	25+1-G+15-14	11000	2000.00	10000	153	0	142
2	BLDOCK-2	25+1-G+15-14	11000	2000.00	10000	153	0	142
3	BLDOCK-3	B-G-11	11000	2000.00	10000	153	0	142
4	BLDOCK-4	B-G-11	11000	2000.00	10000	153	0	142
5	BLDOCK-5	B-G-11	11000	2000.00	10000	153	0	142
6	BLDOCK-6	B-G-11	11000	2000.00	10000	153	0	142
7	BLDOCK-7	B-G-11	11000	2000.00	10000	153	0	142
8	BLDOCK-8	B-G-11	11000	2000.00	10000	153	0	142
9	BLDOCK-9	B-G-11	11000	2000.00	10000	153	0	142
10	BLDOCK-10	B-G-11	11000	2000.00	10000	153	0	142
11	BLDOCK-11	B-G-11	11000	2000.00	10000	153	0	142
12	BLDOCK-12	B-G-11	11000	2000.00	10000	153	0	142

45.0 MT. WIDE SERVICE ROAD

AREA STATEMENT OF COMMERCIAL - I (TP-2)

SL. NO.	DESCRIPTION	No. (sq.mt)
A	18.0 MT. WIDE ROAD AREA	100
B	NET PLOT AREA COMMERCIAL - I (TP-2) (A+B)	9.35
1	PERMISSIBLE GROUND COVERAGE (50% OF PLOT AREA)	90.65
2	PERMISSIBLE FAR (75% OF PLOT AREA)	1.75
3	REQUIRED NO. OF PARKING ON PROPOSED FAR @ 1:25/100 SQ.M	1.08
4	REQUIRED NO. OF VISITOR'S PARKING @ 5%	1.08
5a	TOTAL NO. OF REQUIRED PARKINGS (4+5a)	2.22
5b	REQUIRED NO. OF TREES @ 50 NOS/M2 AC	545
6	ACHIEVED FAR	1.75
7	ACHIEVED GROUND COVERAGE	1.75
8	ACHIEVED FAR	1.75
9	PROVIDED NO. OF TREES	100
10	PROVIDED GREEN AREA	100
11	PROVIDED NO. OF PARKING	100
12	ON SITE WATER TANK CAPACITY	100
13	TOTAL NO. PROVIDED PARKINGS	100

DETAIL CALCULATION FOR GREEN

SL. NO.	DESCRIPTION	Area (sq.mt)
1	GREEN	100
2	GREEN	100
3	GREEN	100
4	GREEN	100
5	GREEN	100
6	GREEN	100
7	GREEN	100
8	GREEN	100
9	GREEN	100
10	GREEN	100
11	GREEN	100
12	GREEN	100
13	GREEN	100
14	GREEN	100
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26	GREEN	100
27	GREEN	100
28	GREEN	100
29	GREEN	100
30	GREEN	100
31	GREEN	100
32	GREEN	100
33	GREEN	100
34	GREEN	100
35	GREEN	100
36	GREEN	100
37	GREEN	100
38	GREEN	100
39	GREEN	100
40	GREEN	100
41	GREEN	100
42	GREEN	100
43	GREEN	100
44	GREEN	100
45	GREEN	100
46	GREEN	100
47	GREEN	100
48	GREEN	100
49	GREEN	100
50	GREEN	100

Ansal Properties & Infrastructure Ltd.
Authorised Signatory

SHIV SHAKTI INFRAVISION PVT. LTD.
Director

आवेदन सं०: 202201041003208

बही संख्या 1 जिल्द संख्या 7891 के पृष्ठ 249 से 280 तक
क्रमांक 2526 पर दिनांक 24/01/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

24/01/2022

