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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

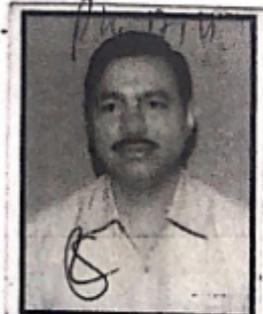
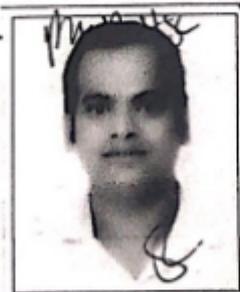
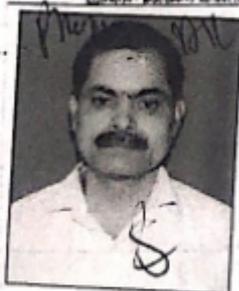
e-Stamp

Certificate No.	: IN-UP06742185111235R
Certificate Issued Date	: 14-Oct-2019 02:40 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108008677967519R
Purchased by	: ROSEBUD REALCON LLP
Description of Document	: Article 23 Conveyance
Property Description	: UNDIVIDED SHARE OF LAND AREA-11306.37 SQMT. OF TOWER-2,I.B.B.-1,SUSHANT GOLF CITY,SULTANPUR ROAD,LKO
Consideration Price (Rs.)	: 97,25,500
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party	: ROSEBUD REALCON LLP
Stamp Duty Paid By	: ROSEBUD REALCON LLP
Stamp Duty Amount(Rs.)	: 97,25,500 (Ninety Seven Lakh Twenty Five Thousand Five Hundred only)

85



वैनामा पत्र
 प्रमाणित मूल्य 1500/10
 प्रत्येक मूल्य 9725500/2
 14/10/18



Ansal Properties & Infrastructure Ltd.

For Rosebud Realcon LLP



Statutory Alert:

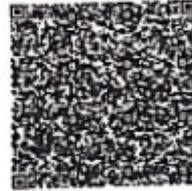
- The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please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



भारत सरकार
GOVERNMENT OF INDIA



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



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VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



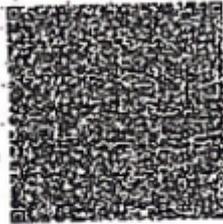
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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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.



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
 100247065
 ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No. :
9595 5753 2481
 आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India
 पत्नी
 संबोधित: कृष्ण प्रसाद सिंह, 1/84,
 विवेक खंड, गोमतीनगर, लखनऊ,
 गोमतीनगर, उत्तर प्रदेश 226010
 Address:
 C/O: Krishna Prasad Singh, 1/84,
 Vivek Khand, Gomtinagar,
 Lucknow, Gomtinagar, Uttar
 Pradesh, 226010
9595 5753 2481

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भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India
 कमलेश सिंह
 Kamlesh Singh
 जन्म तिथि / DOB : 05/12/1967
 पुरुष / Male
9595 5753 2481

आधार - आम आदमी का अधिकार

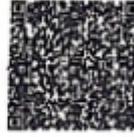
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 Page - 005



भारत सरकार
GOVERNMENT OF INDIA



अर्पित जैन
Arpit Jain
जन्म वर्ष / Year of Birth : 1989
पुरुष / Male



4926 9954 0802

आधार - आम आदमी का अधिकार

Naresh Jain
9919376743



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O नरेश जैन, बी - 199, बी -
ब्लॉक, भूतनाथ मार्केट के पास, इन्दिरा
नगर, लखनऊ, उत्तर प्रदेश, 226016

Address: S/O Naresh Jain, B -
199, B - BLOCK, NEAR
BHOOTNATH MARKET, INDIRA
NAGAR, Indira Nagar, Lucknow,
Uttar Pradesh, 226016

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

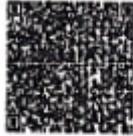


भारत सरकार
GOVERNMENT OF INDIA



नरेश जैन
Naresh Jain

जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



9157 7243 5431

आधार - आम आदमी का अधिकार

*Naresh Jain
9935522255*



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O आत्मा राम जैन, बी - 199,
बी - ब्लॉक, भूतनाथ मार्केट के पास,
इन्दिरा नगर, लखनऊ, उत्तर प्रदेश,
226018

Address: S/O Atma Ram Jain, B -
199, B - BLOCK, NEAR
BHOOTNATH MARKET, INDIRA
NAGAR, Indira Nagar, Lucknow,
Uttar Pradesh, 226018

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Bengaluru-560 001

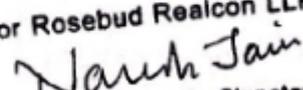
BRIEF DETAIL OF SALE DEED

1. Type of Property :- Freehold Commercial Land
2. Mohalla :- Sushant Golf City
3. Property details :- Undivided share of Land having area of 11,306.37 Sq. Mt., of Tower-2 in International Business Bay-1, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement unit :- Square Meter
5. Area of property :- 11,306.37 Sq. Mtr.
6. Situation of Road :- 100 meter away from Amar Shaheed Path.
7. Other description :- Situated at 12 meter wide road and on more than two roads.
8. Consideration :- Rs. 19,45,00,000/-
9. Value as per DM circle rate :- Rs. 18,52,36,050/-
10. Stamp duty paid with agreement :- Rs. 38,90,000/-
11. Stamp duty paid with sale deed :- Rs. 97,25,500/-
10. Total Stamp duty paid :- Rs. 1,36,15,500/-

No. of First Party: 1 (one)		No. of Second Party: 1 (one)
Details of Seller		Details of Purchaser
M/s Ansal Properties & Infrastructure Ltd. (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.		M/s Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm having its office at 702, Seventh Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its designated partner Mr. Naresh Jain

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For Rosebud Realcon LLP

Partner/Auth. Signatory

SALE DEED

This DEED OF SALE is made at Lucknow and executed on this 14th day of October 2019.

BETWEEN

M/s Ansal Properties & Infrastructure Ltd. (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. (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

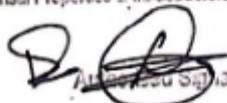
M/s Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm having its office at 702, Seventh Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010 through its designated partner Mr. Naresh Jain (hereinafter referred to as the **"Purchaser"**, which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART.**

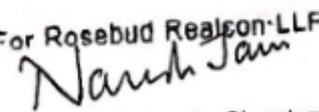
WHEREVER the Seller/Purchaser is a company the expression it, itself, etc. in this deed in relation to the Seller/Purchaser shall be deemed as modified and read as the context requires.

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

AND 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

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

For Rosebud Realcon LLP

Partner/Auth. Signatory

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.

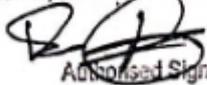
AND WHEREAS under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed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

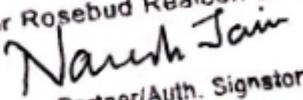
AND WHEREAS pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

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 to pay the 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.

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

For Rosebud Realcon LLP

Partner/Auth. Signatory

AND WHEREAS the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2031.

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**.

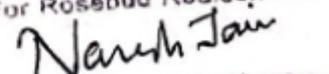
AND WHEREAS, the Seller represents, declares and assures the Purchaser as under:-

- a. That Seller is absolute owner of Undivided share of Commercial Freehold Developed Land having area of 11,306.37 Sq. Mt., of Tower-2 in International Business Bay-1, Situated at Sushant Golf City, Sultanpur Road, Lucknow (U.P.) (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 in respect of the said Freehold Plot to any other person(s).
- b. That the title of the Seller is absolutely clear and marketable and that the said freehold commercial Freehold Plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- 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

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from entering into the present transaction with the Purchaser.

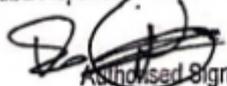
- d. That the Seller shall keep the Purchaser harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.
- e. That an agreement to sell has been executed between Seller and Purchaser on 26.07.2018, which is duly registered in the office of Sub Registrar Sarojni Nagar, Lucknow at Bahi No. 1, Jild No. 111, Pages 301/334 at serial No. 1580 on 26.07.2018.

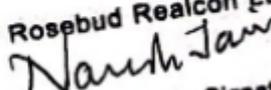
AND WHEREAS, upon the aforementioned declaration and assurances of the Seller, the Seller hereby sells and the Purchaser hereby purchases the said Freehold Plot for consideration of **Rs. 19,45,00,000/- (Rupees Nineteen Crore Forty Five Lac Only)** including all the charges on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Purchaser has paid the entire sale consideration of **Rs. 19,45,00,000/- (Rupees Nineteen Crore Forty Five Lac 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 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.
3. That the Seller doth hereby absolutely sell conveys transfers and assigns the said Freehold Undivided share of Land having area of 11,306.37 Sq. Mt., proposed FSI area of Tower-2 admeasuring 31,896 Sq. Mt. i.e 3,43,328.54 Sq. Ft. in International Business Bay-1, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) 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.

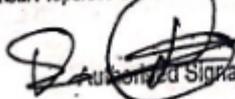
Ansal Properties & Infrastructure Ltd.


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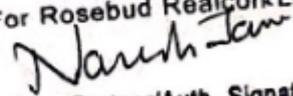
For Rosebud Realcon LLP

Partner/Auth. Signatory

4. The Purchaser further irrevocably confirms, assures and represents to the Seller that the Purchaser shall not, in any circumstances whatsoever, carry out construction over the said property more than permitted FAR of as per approved plan of Lucknow Development Authority and not exceed FAR 31,896 Sq. Mt. i.e 3,43,328.54 Sq. Ft., without consent of the Seller. Further the Purchaser hereby assures that the Purchaser will develop as per the prescribed law governed by the controlling authority. If the approval of the plans is less than 31,896 sq. mts then the first party will refund to the second party the proportionate value calculated @ basic cost plus 125% interest @ 15% p.a. from the date of execution of this Sale deed in the manner the payment is received by the first party. The first party will pay 100% charges/fee for purchased FAR on or before the release of the approved plan, if applicable. In Case Second Party doesn't wish to avail FAR of 31,896 sq. mts. then in that case it cannot claim any compensation from the first party.
5. That the purchaser shall develop the said property as per norms and bye laws of governing authority by utilizing the permitted FAR in accordance with the sanctioned building plans by the competent authority/ies. The purchaser shall provide the plans and drawing alongwith details of drawings/footprints/site area plan/parking and basement plan, etc. and submit the same for approval of authorities/LDA of the said property. After providing plan by purchaser seller shall immediately submit the building plans for approval from authorities/LDA and the cost of same will be borne by the seller itself. The Seller will endeavor to get the approval of the submitted map and drawings within 6 months after receiving plan from purchaser.
6. The fire and other clearances like Environmental Clearance, NOC from CGWA, NOC from Airport Authority and all other NOC and Approvals required for the Sanction of the Map/Plan of the proposed Tower No. T-2 is to be provided and made available by the First party at its own Cost only the NOC and Compliance required after/during the completion of the Construction of the Proposed Tower is to be obtained

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For Rosebud Realcon LLP


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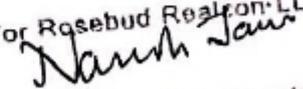
by the Second Party and also the Certified Copy of the requisite Valid NOC and Clearance is to be provided by the First Party to the Second Party with Approved MAP of the building plan of Tower No. T-2, for the purpose of completion certificate shall be obtained by the second party solely at its own cost and expenses.

The Second Party also agrees to comply with all the conditions as will be applicable as standard terms applicable to an allottee under the Hi-Tech Township Policy and also agrees to comply with the conditions as laid down by the Central and State Government(s) under applicable laws, policies, documents, orders etc. from time to time.

7. 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. If the Purchaser transfers the freehold plot to anyone then the prospective Purchaser shall abide all the terms and conditions of the Sushant Golf City developed by Ansal API.
8. That Purchaser assures that as and when required Purchaser shall sign the maintenance agreement with the Ansal API or its nominated agency. The payable maintenance charge as demanded by the Seller shall include and comprise township and building maintenance.
9. The Purchaser shall be liable to pay charges towards infrastructure maintenance from the date of commencement of excavation to the Seller or any agency nominated by the Seller @ Rs. 0.25 per Sq. ft. per quarter (of every year) in advance on the approved FAR. This maintenance charges shall be applicable during the complete construction period till the time of completion of the construction of the proposed building plan.
10. That it is agreed that the proportionate surrounding green area and adjoining roads in respect of subject property shall be developed by the Seller within 24 months from the date of agreement to sale i.e. 26.07.2018 with a grace period of 12 months failing which the Seller for first 24 months after lapsing 24 months from ATS date plus grace period of 12 months will compensate at the rate Rs. 12,00,000/- per month and thereafter Rs.

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

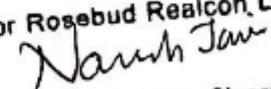
For Rosebud Realcon LLP

Partner/Auth. Signatory

18,00,000/- (Rs. Eighteen Lac only) per month till the development is not completed as plan approved by LDA as the purchaser is paying the price of subjected property as such premium taking into consideration in and around development of subject property.

11. 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-1. The above agreed facilities/ connections shall be provided/ facilitated by the First Party only after receiving payment of complete demand raised(i.e. it should be at par and in any case it should not be more than 5% with charges/ demand by U.P. Power Corporation) by the First Party/ its nominated agency.
12. The "Second Party" will have to pay for all services connection of the identified property to trunk services of the township as per demand raised by first party / its nominees and connections shall be provided only after making full payment against the demand raised by first party / its nominees. STP construction is the responsibility of the first party and the second party will take connection directly to the sewage system of the Township. The sewer connection charges should not be more than 5% with charges/ demand by Nagar Nigam Charges.
13. 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.
14. 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

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For Rosebud Realcon LLP

Partner/Auth. Signatory

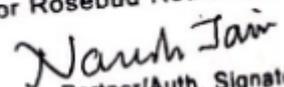
of the conditions of prevailing law, bylaws, rules and regulations.

15. That the said Property which is being sold to the Purchaser is part of Hi-Tech Township of Ansal properties & Infrastructure Ltd. All the rules & regulations framed by Ansal properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, upkeep, maintenance etc. shall be strictly followed by the Purchaser. If at any point of time it is found that the Purchaser is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Seller shall have the rights and powers to call upon the Purchaser for an explanation thereof and if the error is not rectified, the Seller, shall further have rights to move the appropriate Court of law against the Purchaser for breach of trust.
16. 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.
17. 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.
18. The Purchaser shall indemnify the Seller from and against any actions, suits, claims (including third party claims) initiated against the Seller and/or costs, damages, losses,

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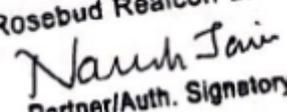

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penalties etc. suffered or borne by the Seller on account of any of the following:

- a. Acts or omissions of employees, agents, representatives of the Purchaser; and/or
 - b. delay in completion of construction; and/or
 - c. use of the said Land/towers in contravention of the permissible use; and/or
 - d. defective construction or use of material of inferior quality; and/or
 - e. breach of applicable laws and policies; and/or
 - f. breach of rules and regulations prescribed by the Seller/its agencies; and/or
 - g. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - h. non-payment of applicable charges, taxes, levies etc; and/or
 - i. disputes with any prospective allottees or its employees or any third party.
19. 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 maintenance services will be transferred to the local authority/body.
20. 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 and the Purchaser suffers any loss in whole or part of the said Plot, any legal defect in the title of the said commercial Plot, then the Seller shall be liable and responsible for the same and the Seller hereby agrees to indemnify all such damages / losses suffered or sustained. In case the said deed is being cancelled /or the purchaser is required to vacate the possession of the said Plot for reasons not attributable to the second party by the first party or for

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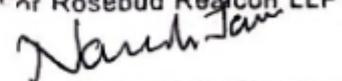
reasons attributable to the first party, the first party shall refund 225% of the sale consideration with 12% p.a. interest on the total amount (i.e. 225% of the sale consideration) from the date of execution of the sale deed.

21. That all the dues, demands, taxes, charges 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.
22. That the Purchaser has become absolute owner of the said Plot.
23. As per ATS dated 26.07.2018 it was decided that Seller shall bear all the 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. But due to some fund crisis, seller is not able to purchase stamp of amount Rs. 97,25,500.00 (Rupees Ninety Seven Lakh Twenty Five Thousand Five Hundred Only) to execute this sale deed. Hence it is mutually agreed between both the parties that the purchaser will pay stamp duty amount directly to Stock Holding Corporation on behalf of the seller and this amount shall be credited to account/ledger of purchaser against the sales consideration by the seller.
24. That since the condition no. 19 mentioned in ATS dated 26.07.2018 has not been fulfilled by Seller on time so as per condition no. 19 of the said ATS there is delay in registry of the above said property hence it is mutually agreed between both parties that the Ledger balance amount payable by the purchaser is discounted and this amount has been credited to ledger/account of the purchaser by credit Note from the seller.
25. 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 11,306.37 Sq. Mt. For the purpose of the stamp duty, circle rate of the land of Sector-C for 12 meter wide road is fixed Rs. 20,500/- per sq. mtr. As the said property is situated on more than two roads. So after

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enhancement of 10% in rate, accordingly market value of the freehold plot comes to:-

- a. Value of 1000 Sq. Mt. is $1000 \times 22,550/-$ (20,500+10%) = Rs. 2,25,50,000/-.
- b. Since the area of freehold plot is more than 1000 Sq. Mtr. so taking depreciation of 30% in remaining area :-

Value of remaining area 10,306.37 sq. mtr is $(10,306.37 \times 15,785/-) =$ Rs. 16,26,86,050/-. Thus total market value of the freehold plot comes to Rs. 18,52,36,050/-. Since the sale consideration of the freehold plot is more than the market value hence the stamp duty @ 7% comes to Rs. 1,36,15,500/- on the consideration amount. The stamp duty of Rs. 38,90,000/- has been paid with agreement to sale and Remaining amount of Rs. 97,25,500/- is being paid with this sale deed through e-stamp Certificate No-IN-06742185111235R Dated 14.10.2019 by the Seller accordingly.

SCHEDULE OF PROPERTY

Undivided share of Commercial Freehold Developed Land having area of 11,306.37 Sq. Mt., of Tower-2 in International Business Bay-1, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) which is bounded as under: -

Boundaries

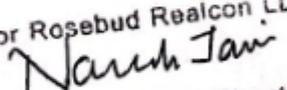
East	: 6 Mt. wide Road
West	: 12 Mt. wide Road
North	: 6 Meter wide Road
South	: 6 Mt. wide Road

SCHEDULE OF PAYMENT

1. Seller has received **Rs. 19,45,00,000/- (Rupees Nineteen Crore Forty Five Lakh Only)** from the Purchaser and Seller has acknowledged this receipt.

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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. Mr. Arpit Jain S/O
Mr. Naren A Jain R/o
B-199, B-Block, Indira
Nagar, Lucknow

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

SELLER

PAN-AAAGA0006D



2. Ashok Kumar Singh
Advocate
Civil Court, Lucknow
9793924499

For Rosebud Realtors LLP
Naren Singh

Partner/ Auth. Signatory

PURCHASER

PAN-AAXFR9304B

Typed by:

Rahul
(Rahul)

Drafted by:

BRSK
(Benkat Raman Singh)
Advocate
Civil Court, Lucknow

