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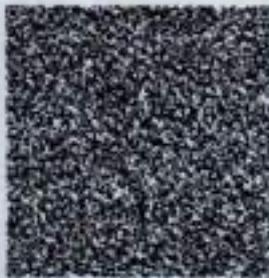
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

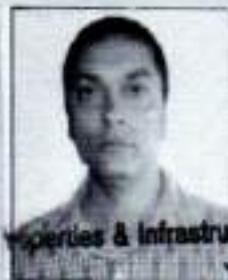
e-Stamp

Certificate No. : IN-UP04588905141130Q
Certificate Issued Date : 25-May-2018 05:14 PM
Account Reference : SHCIL (FI) upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0105505690861273Q
Purchased by : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Description of Document : Article 23 Conveyance
Property Description : U.D.S OF BLOCK-5 AT I.T. PARK-2, SECTOR-D SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW.
Consideration Price (Rs.) :
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party : KANAK BIHARI BUILDER PRIVATE LIMITED
Stamp Duty Paid By : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Stamp Duty Amount(Rs.) : 84,70,000
(Eighty Four Lakh Seventy Thousand only)

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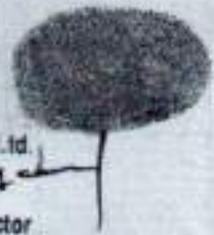
Ansal Properties & Infrastructure Ltd.

Authorized Signatory



Kanak Bihari Builder Private Ltd.

Managing Director



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भारत सरकार
GOVERNMENT OF INDIA



मनोज अग्रवाल
Manoj Agarwal
जन्म तिथि/DOB: 16/02/1971
पुरुष/ MALE



3904 5015 8811

Manoj Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
बी-18 सेक्टर- बी, अलीगंज, अलीगंज, लखनऊ,
उत्तर प्रदेश - 226024



Address :
B-18 SECTOR- B, ALIGANJ, Aliganj,
Lucknow,
Uttar Pradesh - 226024

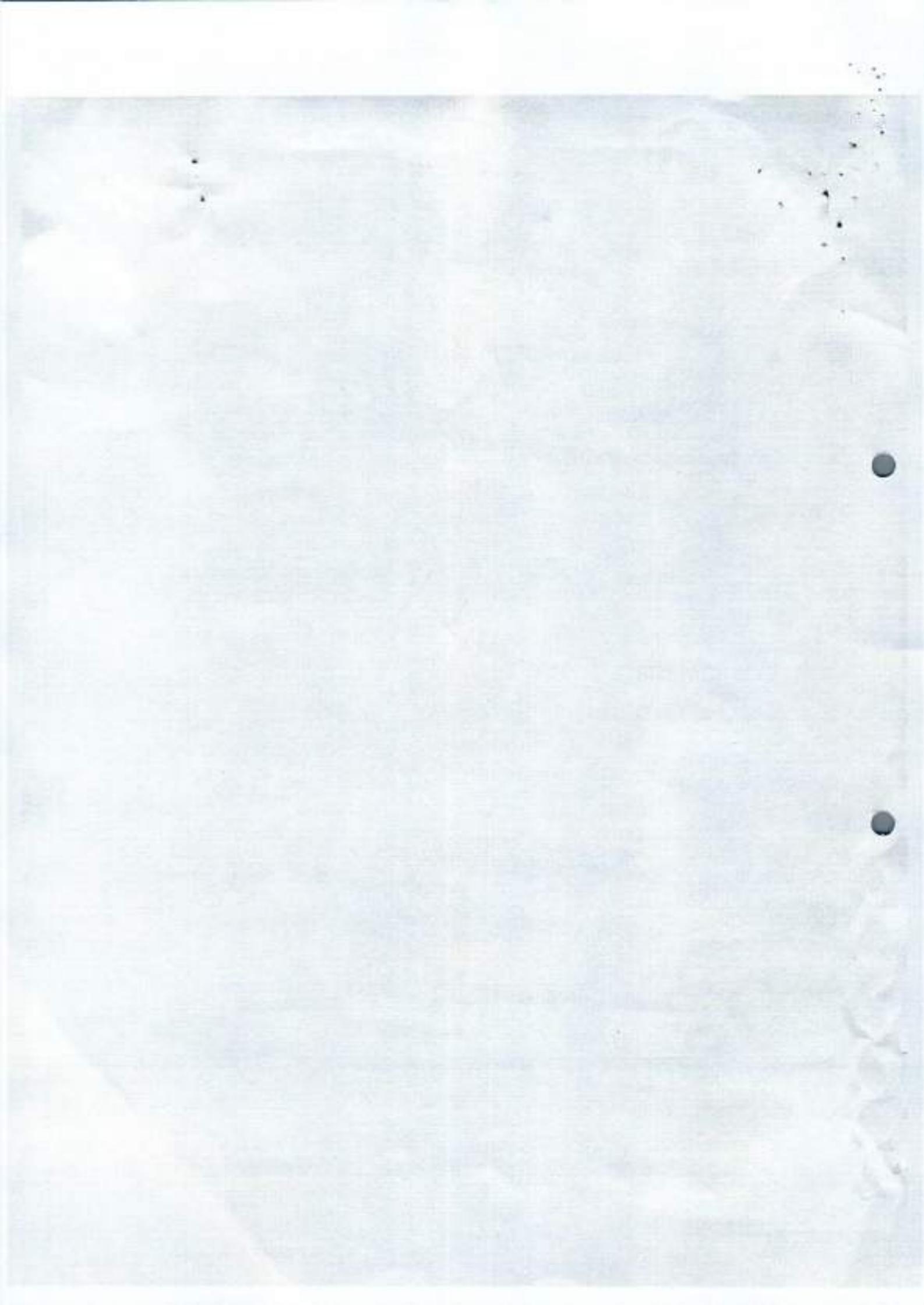


1547
1800 300 1547

uaid@uaid.gov.in

www.uaid.gov.in

P.O. Box No 1547,
Bangalore-560 601

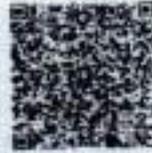




भारत सरकार
GOVERNMENT OF INDIA



विकास अग्रवाल
Vikas Agarwal
DOB: 25-05-1983
Gender: Male



2487 7390 5582

अधार - आम आदमी का अधिकार

Vikas



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संस्थान: महेश चंद अग्रवाल, बी-21,
सेक्टर - बी, अलीगंज, अलीगंज,
अलीगंज, बखशी का तलाब, लखनऊ,
उत्तर प्रदेश, 226024

Address:
S/o: Mahesh Chand Agarwal, B-21,
Sector - B, Aliganj, Aligan, A'iganj,
Bakshi Ka Talab, Lucknow, Uttar
Pradesh, 226024

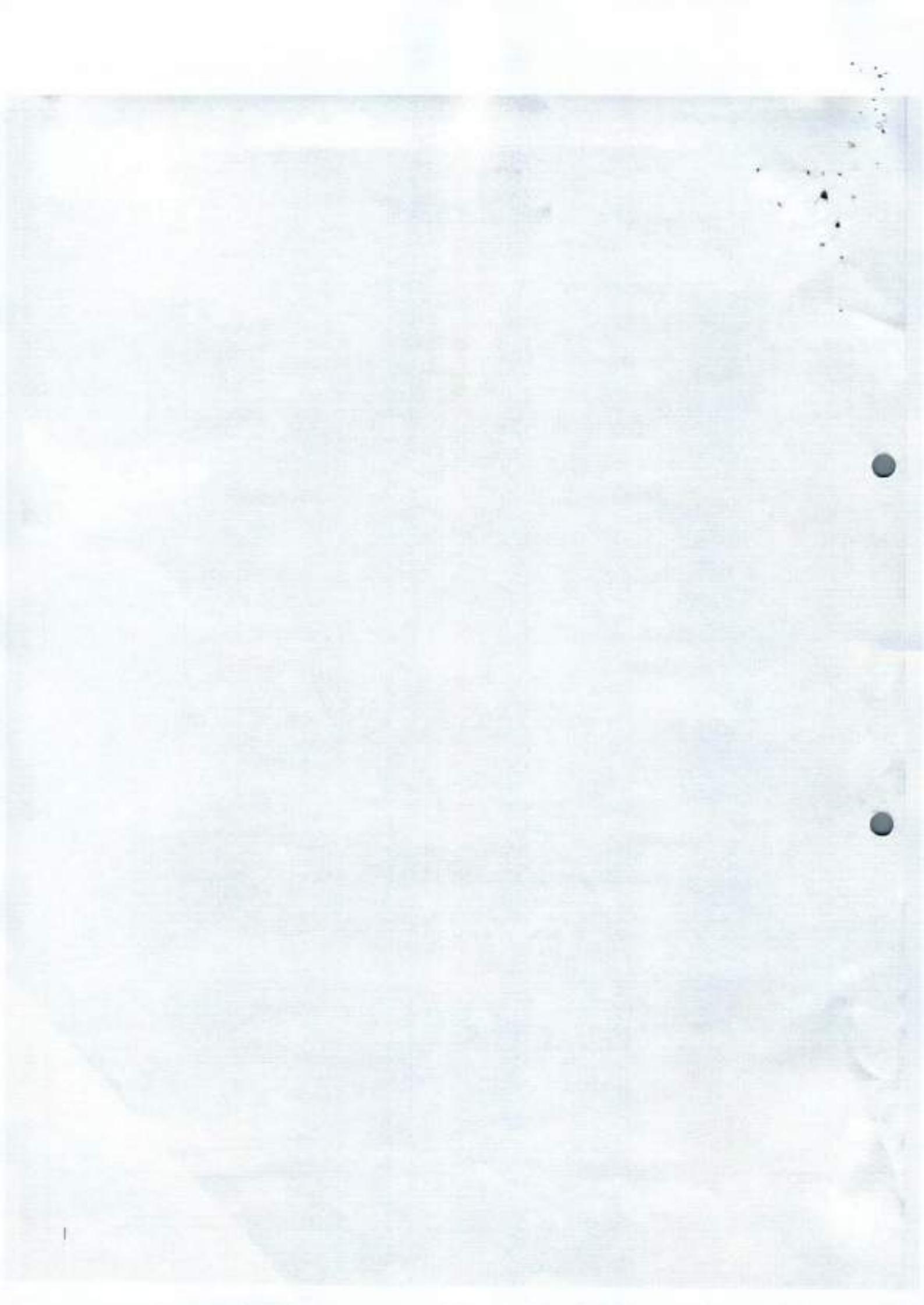


1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,
Bangalore-560 001





भारतीय निर्वाचन आयोग
भारत की
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ABG1161082



निर्वाचक का नाम : शिव शक्ति 1240
Elector's Name : Shiv Shakti Divedal
पिता का नाम : कासरी शिव 1240
Father's Name : Kasari Shiv Divedal
लिंग/ Sex : पुरुष / Male
जन्म की तारीख : XXXX-1992
Date Of Birth : XXXX-1992

Shiv Shakti Divedal

ABG1161082

शिव शक्ति 1240, कासरी शिव 1240

पता - कासरी शिव 1240
Dist - बाराबंकी (UP)-225002
Address - Kasari Shiv Divedal, Gauraha
Uttarapur

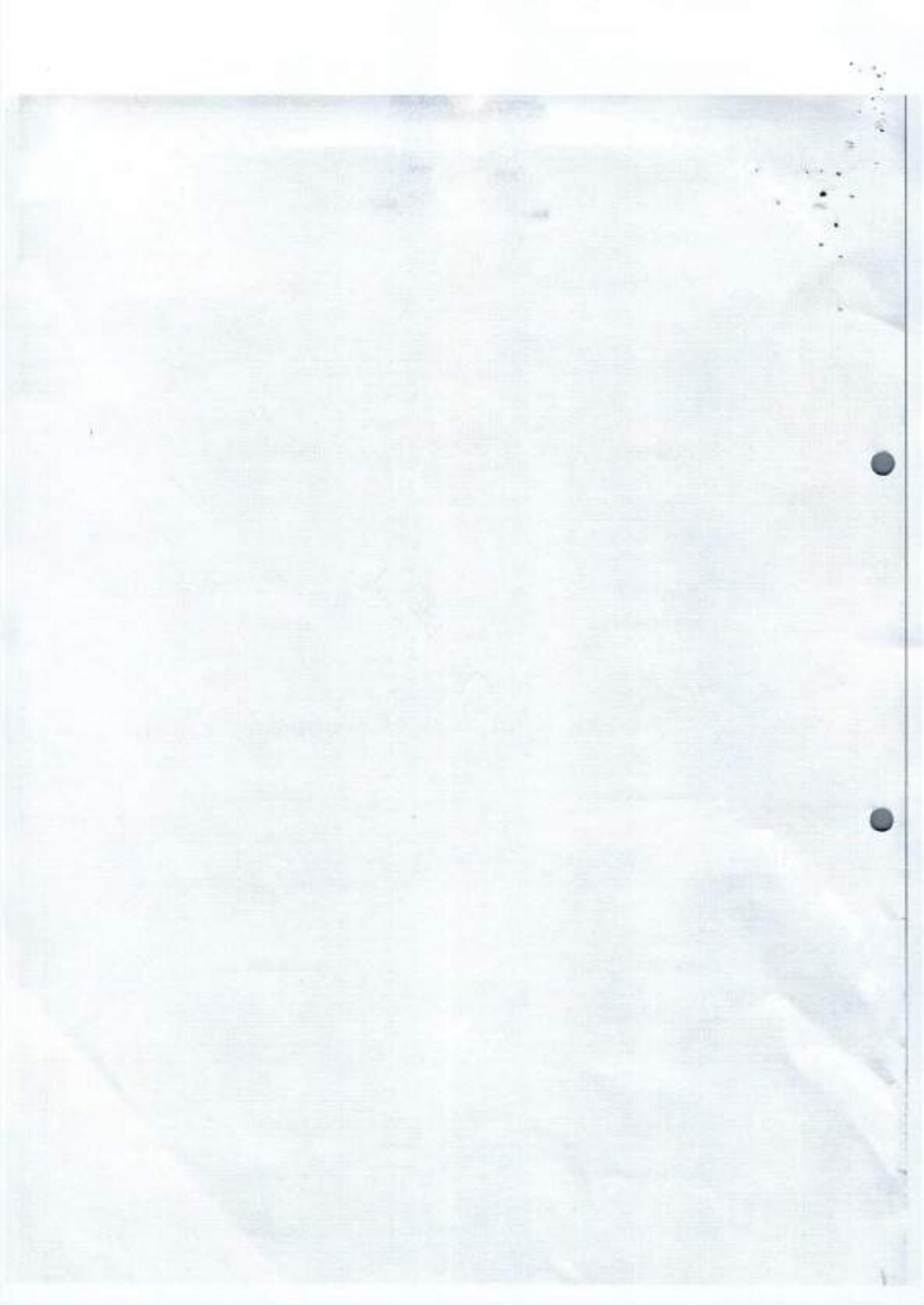
Tehsil - बनसगाँव
Dist - Baramanki (UP)-225002
Date - 08/09/2011

208-बाराबंकी स्थान का नि
निर्वाचक पंजीयना कार्ड का
प्रमाण ले लिया

Facsimile Signature of
Electoral Registration Officer
for 208-Baramanki

124/1240

यदि पता बदलें तो, उसे उस पर जमा हुए निर्वाचक
पंजीयना के दो अंकों में से एक को गति करने
के लिए निर्वाचक पंजीयना कार्ड का प्रमाण लेना
पड़ता है।
In case of change in address, voter must carry
-No. in the relevant Form for including his name
in the list of the changed address and attach
the card with the same return.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKAS TRIPATHI

MAHESH SHANKER TRIPATHI

06/03/1974

Permanent Account Number

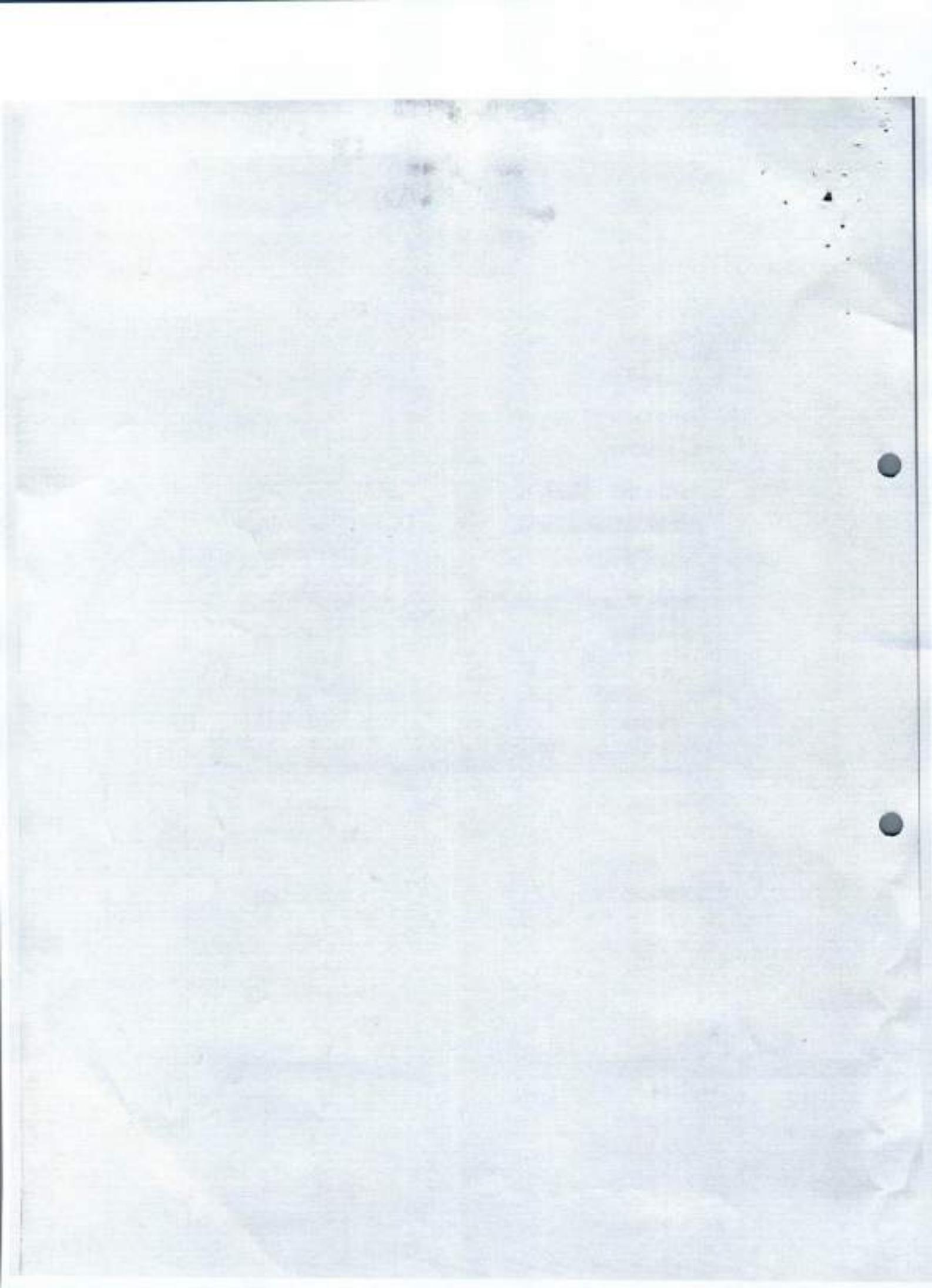
AHVPT0782A

Signature



8002008

MR02



Ward : Ibrahimpur

Sale consideration : Rs. 12,10,00,000/-

Market Value : Rs. 12,04,52,297/-

Stamp Duty Paid : Rs. 84,70,000/-

Details of Instrument in short

1.	Nature of land	: Commercial
2.	Mohalla / Village	: Sushant Golf City, Lucknow
3.	Details of Property (Property No.)	: Undivided Share of Land of Block-5, in I T Park-2, at Sector-D, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4.	Measurement unit	: Square meter.
5.	Area of Property	: 6089.41 Sq. Mtr. (undivided share of land)
6.	Situation of Road	: Away from Amar Shaheed Path and Sultanpur Road.
7.	Other description	: Situated at 24.00 meter wide road and at corner.
8.	Consideration	: Rs. 12,10,00,000/-
9.	Market Value	: Rs. 12,04,52,297/-
11.	Stamp Duty	: Rs. 84,70,000/-

Ansal Properties & Infrastructure Ltd.

[Signature]
Authorized Signatory

Kanak Behari Builder Pvt. Ltd.

[Signature]
Managing Director



SALE DEED

THIS **SALE DEED** is made and executed at Lucknow on this 02nd day of June, 2018.

BETWEEN

M/s. Ansal Properties & Infrastructure Limited (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 through its authorized signatory **Mr. Vikash Tripathi son of Mr. M.S.Tripathi**, authorized vide board resolution dated 31.05.2010 (hereinafter referred to as the "**VENDOR**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns), of the **ONE PART**;

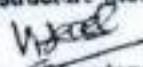
AND

M/s. Kanak Bihari Builder Private Limited (PAN-AAECK8633Q) company duly registered under the Companies Act, 1956 having its registered office at B-18, Sector-B, Aliganj, Lucknow-24 through its authorized signatory/Managing Director **Mr. Manoj Agarwal** authorized vide resolution dated 25.05.2018 (hereinafter referred to as the "**VENDEE**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns), of the **OTHER PART**;

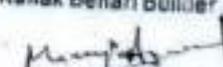
WHEREAS:

- A. The Vendor is a company engaged in the business of construction and development, Including development and construction of a Hi Tech Township of approximately 3,530 acres in Lucknow ("**Hi-Tech Township**"), as per the UP Hi-tech Township Policy announced by the Department of Housing and Urban Planning, Government of Uttar Pradesh dated 22.11.2003 for development of hi-tech townships through private investments in Uttar Pradesh as per Government Order No.3189/Eight-1-07-34 Vividh/03, dated August 16, 2007, read with Government Order No.3872/Eight 1-07/34 Vividh/03, dated September 17, 2007 and Government Order No.4916/Eight 1-07-34 Vividh/03, dated August 27, 2008, G.O.No. 5393/8-3-08-34 Vividh/03 dated December 2, 2008 and G.O.No.

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

Kanak Behari Builder Pvt. Ltd.


Managing Director

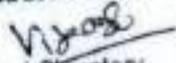
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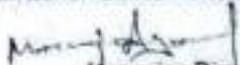
481/8-3- 2008-34 Vividh/ 2003 dated January 3, 2009 and as altered/amended/modified by the Government ("**Hi-Tech Township Policy**").

- B. The high power committee constituted by the Government of Uttar Pradesh as per the Hi-Tech Township Policy invited proposals for the development of Hi-Tech Township and consequently selected the Vendor for the development of Hi-Tech Township on Amar Shaheed Path, Lucknow admeasuring 3,530 acres (approx.) and a Memorandum of Understanding dated November 26, 2005 ("**MoU**") and Revised Memorandum of Understanding dated February 9, 2010 ("**Revised MoU**", the MoU and the Revised MoU shall be referred to as the "**MoUs**") to that effect has been signed and executed between the Vendor and the Lucknow Development Authority ("**LDA**") constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973.
- C. Pursuant to the MoUs, the Vendor has signed and executed certain development agreement with the LDA for development of the Hi Tech Township. The Vendor has represented that the Development Agreement dated May 10, 2007, executed with the LDA ("**Development Agreement**") covers the Plot (defined hereinafter) as a part of the Hi-Tech Township and the Vendor is in compliance with all the terms of the MoUs and the Development Agreement.
- D. Pursuant to the Hi Tech Policy, MoUs and Development Agreement for development of Hi-Tech Township, the LDA approved the Detailed Project Report dated May 18, 2010 ("**DPR**") and the lay out plan dated May 18, 2010 for the Township ("**Layout Plan**") and revised lay out plan dated 4-08-2016 for the Commercial Site having description Commercial-2, (ITP-2) at Sushant Golf City (Hi-Tech Township), along Amar Shaheed Path, Lucknow, Uttar Pradesh. Further, the plans are in conformity to the Master Plan of Lucknow, 2021 ("**Master Plan**").
- E. The Vendor represents that it is the absolute and lawful owner of free hold area admeasuring 6089.41 **Square meters (i.e. 65,546.40 square feet)** bearing fully developed undivided share of land of Block-5, International Trade Park-2, Sushant Golf City (Hi Tech Township), along Amar Shaheed Path, Lucknow, Uttar Pradesh forming part of the Hi-Tech Township (hereinafter referred

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Kanak Behari Builder Pvt. Ltd.


Managing Director

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to as the "the Plot" and more particularly described in **Schedule-I herein and marked in the "I.T. Park-2"** annexed herewith as **Annexure-A)** and the Vendor further represents that the Plot is a part of the duly approved revised layout and authorized for use for commercial purpose. The said plot is to be utilized for construction of commercial building as per the approved layout of I.T. Park-2.

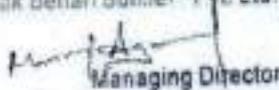
- F. That the Vendor doth hereby absolutely sell, conveys, transfers and assigns the said property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the Vendee shall not, in any circumstances, whatsoever, carry out construction over the said property more than permitted "**FAR**" equivalent to 1,28,984.15 sq.ft. of as per approved plan of Lucknow Development Authority and the Vendee not exceed the permissible FAR without consent of the Vendor in respect of the said plot. Further the Vendee hereby assures that the Vendee will develop as per the prescribed law governed by the controlling authority as prescribed under the Uttar Pradesh Urban Planning and Development Act, 1973, which is available for development, construction and use of the Plot for commercial purpose. The Vendor has represented that the Plot currently stands converted/zoned for commercial as per the applicable Zoning, DPR and duly approved Plans by the LDA. The Plot falls under the development area as per the Master Plan for Lucknow of the LDA.
- G. The Vendor has agreed to sell the Plot and the Vendee has agreed to purchase the Plot for the consideration mentioned here under in this Deed.
- H. The Promoter/Owner has registered under the provisions of the Act with the Real Estate Regulatory Authority at Uttar Pradesh on 26.07.2017 under registration no. UPRERAPRM6378. The Vendee hereby represents to the Vendor that it shall follow all the rules and laws as may be set out by the RERA (Real Estate Regulatory Authority) and indemnifies the Vendor for the same.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. CONVEYANCE:

Ansal Properties & Infrastructure Ltd.

 Authorized Signatory

Kanak Behari Builders Pvt. Ltd.

 Managing Director



- 1.1 The Vendor; in consideration of a fixed sale consideration of **Rs. 12,10,00,000/- (Rupees Twelve Crore, Ten Lac Only), ("Sale Consideration")** doth hereby transfer, conveys, assigns and sell all its right, title, claim and interest in the Plot along with all the rights of ownership, possession, easement, privileges and appurtenances, free from all Encumbrances (defined hereinafter) unto the Vendee, to have and to hold the Plot hereby sold to the Vendee, absolutely and forever together with all right attached to the Plot.
- 1.2 The actual peaceful, physical vacant possession of the Plot has been already handed over by the Vendor to the Vendee, and the Vendee has taken over the possession of the Plot under its own control and shall occupy the same and become the absolute Owner in possession of the same and shall enjoy all the rights, privileges, passages and possessions etc. as absolute owner of the Plot without any hindrances, claims, demands by the Vendor or by any other persons claiming under it.
- 1.3 The First Party shall provide the developed area as per the Hi-Tech Township Policy of the Govt. of U.P. including the trunk drainage, trunk sewer and solid waste disposal system on a point of the boundary of the plot. Internal development as per the specification of the Hi-Tech Township policy will be carried out by the second party at its own cost and expenses.
- 1.4 The Vendor hereby agrees and undertakes that it shall not create any obstruction, hindrance or hurdle in the use of the Plot and/or the built up area developed and constructed thereon.

2. CONSIDERATION:

- 2.1 The Total Sale Consideration of the Free Hold fully developed commercial Plot Block-5 in International Trade Park-2 has been mutually fixed at Rs. 12,10,00,0000/- (Rupees Twelve Crore, Ten Lac Only) inclusive of all taxes, duties, charges payable in respect of the Plot till the date of execution of this Sale Deed. The Vendee has already paid the part amount of sale consideration of Rs. 11,97,90,000/- (Rupees Eleven Crore Ninety Seven Lac Ninety Thousand Only) to the Vendor, receipt of which amount is hereby confirmed by the Vendor.

Ansa Properties & Infrastructure Ltd.

 Authorized Signatory

Kanak Behari Builder Pvt. Ltd.

 Managing Director

SECRET



- 2.2 The TDS of the sum of Rs. 12,10,000/- (Rupees Twelve Lac Ten Thousand Only) shall be deposited by the vendee with the Income Tax Authorities on account of the sale consideration paid by the Vendee.
- 2.3 The Vendor hereby admits and acknowledges that the entire amount of Sale Consideration and its payment is good, valid and binding consideration, in full and final settlement for the sale of the Plot by the Vendor and upon the payment of the entire amount of Sale Consideration nothing shall remain to be paid to the Vendor against sale consideration.

3. REPRESENTATIONS AND WARRANTIES:

- 3.1 The Vendor represents warrants and assures unto the Vendee:
- (a) That Vendor is the sole and absolute owner of the Plot, has vacant and peaceful possession of the Plot and that the title of the Vendor is clear and marketable and that the Vendor has not and shall not create encumbrances of any nature whatsoever, including but not limited to mortgage, pledge, equitable Interest, assignment by way of security, conditional sales contract, hypothecation, right of other person or entity, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off; any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same ("**Encumbrances**") and the Vendor has not entered into any transaction involving sale, agreement to sell, gift, mortgage, exchange or transfer, prior to the execution of this Sale Deed. Further, no person, company or any other entity apart from the Vendor has any right, claim, lien, or concern whatsoever on the Plot and the Vendor has full right and absolute authority to sell and transfer the same to the Vendee. Further, the Plot is legally and beneficially owned, occupied, absolutely controlled by the Vendor for its lawful purposes and the same is not held under any lease or sanad (power of attorney) with any onerous covenant.

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Kanak Behari Builder Pvt. Ltd.

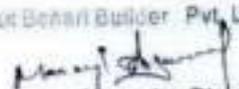

Managing Director



- (b) That the Plot was vacant and upon the Vendor had already handed over the vacant, peaceful possession of the Plots to the Vendee and the Vendee has taken over the vacant and peaceful possession of the Plot. Further, the Plot has been demarcated by the Vendor.
- (c) That pursuant to the execution of this Sale Deed, the Vendee shall be absolutely free to deal with the Plot after construction, or any part thereof, in any manner whatsoever, as the Vendee may deem fit, including but not limited to market, sale, transfer, alienate, mortgage, lease, gift of the developed area on the Plot or any part thereof.
- (d) That the Plot is evenly leveled and without any structures, sheds, constructions or aberrations thereon.
- (e) That there are no prohibitions against the Vendor from entering into this Sale Deed as recorded herein under any other agreement and/or under any Act or law for the time being in force and is not prevented from performing its rights and obligations under this Sale Deed.
- (f) That the Plot falls under the commercial zone, described herein, as per the Master Plan and the Plot or any part thereof does not belong to minor, Gram Sabha or HUF and is vested with the Hi-Tech Township in terms of the Government Policy defined in this respect.
- (g) That the lay-out plan of I.T. Park-2 in the Hi-tech Township with the Plot designated for the purpose of commercial use has been approved by the LDA.
- (h) That the Plot has been legally approved for its development for commercial purpose as per the Hi-Tech Policy, the zoning and the approved revised layout plan and it is absolutely capable of being developed for commercial purpose and all permissions / clearances / licenses / conversions / approvals with respect to the plot, as necessary for the said development have already been obtained.
- (i) That the Vendor agrees to provide full support and co-operation in getting the plans for the Plot sanctioned from the appropriate authority at the costs and expenses of the Vendee.

Ansal Properties & Infrastructure Ltd.

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Kanak Behari Builder Pvt. Ltd.

Managing Director

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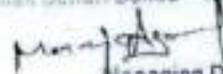


- j) That the Vendor has executed Lease deeds with the LDA for the parcels of land owned by the LDA and paid the freehold conversion charges in respect of the same.
- k) That the Vendor has obtained all NOC as prescribed under the Hi-Tech Township Policy. The NOCs which have been considered and accepted as final by the controlling authority have been accepted as final.
- l) That the Plot is not subject to any covenants, restrictions, stipulations, easements, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable, the benefit of which is vested in third parties nor is there any agreement to create the same in favor of any third party.
- m) That there exists no distress, charging order, garnishee order, recovery proceedings, as arrears of land revenue or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to create any restriction of any nature on the transfer/use of the Plot or any part thereof in the manner contemplated herein with regard to payment of any debt, tax, duty, cess or outstanding, of any nature whatsoever.
- n) That the Vendor has not, entered into any kind of understanding and/or arrangement and/or agreement with any third party with respect to the plot.
- o) That all statutory arrears, dues, charges, demands, outstanding, premiums, revenues and necessary charges to Governmental Authorities in respect of the Plot have been fully paid and discharged up to the date of this Sale Deed.
- p) That there are no disputes, claims, actions, demands or complaints, which are outstanding or are expected by the Vendor in respect of the Plot, and no notices materially affecting the Plot have been given or received.
- q) That there are no other matters of which the Vendor needs to disclose to the Vendee which is or ought to be in the knowledge of Vendee, which adversely and materially affects the value or use of the Plot or its use or enjoyment or casts any doubt on the right or title of the Plot, and which has not been disclosed to the Vendee.

Anso Properties & Infrastructure Ltd.

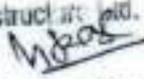

Authorized Signatory

Kansh Behari Builder Pvt. Ltd.


Managing Director



- r) That there are no claims which have been served upon the Vendor in relation to environmental matters, (including alleging a breach or any Laws relating to the environment).
- s) That the Vendor represents that, as on date, there are no environmental impediments to the Plot which may be detrimental to the ability of the owner to carry out commercial development upon the Plot and/ or to make good, repair, reinstate or clean up the Plot or its adjoining environment.
- t) That the Plot or any part thereof is not affected by any notice of acquisition or requisition, and there are no claims from any authority with respect to the Plot nor are there any proceedings pending or initiated against the Vendor under the provisions of Income Tax Act, 1961, Public Demands Recovery Act or any other law in force in India for the time being.
- u) The Plot, all parts thereof and all approvals and permissions related thereto have been acquired by following (I) due process of law (II) all relevant State/Central laws.
- v) That ingress (access to) and egress (access from) the Plot is sufficiently available for construction and operation of the commercial activity upon the Plot, including movement of vehicles for the said purpose.
- w) That compliance is being made and has at all times being made with all applicable statutes, permits, obligations, statutory instruments, conditions, restrictions and requirements with respect to the Plot, its acquisition, ownership, occupation, possession, use, construction and layout.
- x) That the Vendor has hitherto not received or applied for any grants or funds from any public, local or other statutory authority in connection with environmental improvements or reclamation on the Plot.
- y) That the Vendor shall provide the load of electricity as requested by the Vendee, from the nearest operational power station of the Sector of the Colony in which the Plot is located. The Vendee shall take power connection from the nearest operational substation to the plot and all cost and expenses incurred in conductors, meters,

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Kanak Bahari Builder Pvt. Ltd.

Managing Director



wiring and laying of all the connected equipment's shall be borne by the Vendee. The power load at the Plot shall be made available as part of the deal but load management and distribution shall be the responsibility of the Vendee and one point supply shall be taken by the Vendee on meter basis for each parcel and supply shall be ensured by the Vendor from the substation nearby as being followed for the Hi-Tech township by other similar customers. All expenditure incurred on the connectivity of the power except for that incurred in the availability of the load, shall be borne by the Vendee.

- z) That the Vendor acknowledges that it has borne and paid all levies, duties, taxes, charges, rates, cess and fees imposed by the government authorities which are legally and finally determined and attributable to the Plot and are in the nature of property taxes till the date of execution of this Sale Deed.
- aa) That the Vendor confirms that, notwithstanding Clause 3.1(c), pursuant to the execution of this Sale Deed, the Vendee shall have the absolute right to mortgage the Plot to any person and if required, the Vendee, may require the Vendor to assist in creation mortgage over the Plot and the Vendor agrees to do so without any protest or demur.
- bb) That the Vendor agrees and acknowledges, notwithstanding Clause 3.1(c) that pursuant to the execution of this Sale Deed the Vendee shall have the right to source funding for the construction, development and/or management of the Commercial plot to be developed upon the said Land from banks, financial institutions, investors, funds, companies etc. and consequently create such Encumbrances as may be deemed appropriate by the Vendee.
- cc) That the Vendor has provided the Plot with all infrastructure facilities i.e. all infrastructure facilities required to be provided by the Vendor, under the MoUs with LDA, the DPR, Development Agreement and other applicable laws, including, electrodes, roads, water, sewerage systems, drainage systems, road network electrical work etc. as per the timeframe agreed therein and other applicable laws on such terms as prescribed under the Hi-Tech Policy.

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Authorized Signatory

Kanak Behari Builder Pvt. Ltd.


Managing Director



- dd) i.) That the Vendor shall provide connection of the services including sector road, surface drainages, one or several points of connection for the sewer disposal. The sewage waste shall be treated by the Vendor for disposal.
- ii.) The Vendee shall make arrangement for treatment of solid Waste excluding the sewage waste for which it will install the equipment's for treatment within its premises and thereafter, waste and sludge thereof will be lifted by Vendor for disposal, subject to payment of maintenance charges as provided by the Vendor as per the Hi-Tech Policy. The Vendee reserves the right to choose the contractor if the Vendee is dissatisfied with the performance of the Vendor. The waste shall be treated by the Vendor as per the standard policy of Hi-Tech Policy.
- iii.) That Vendee assures that as and when required the Vendee or its prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency and the Vendee shall abide by all the terms and conditions of the allotment. The Vendee shall be liable to pay charges towards infrastructure maintenance from the date of commencement of excavation to the Vendor or any agency nominated by the Vendor @ 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 possession. A separate agreement shall have to be signed with the maintenance agency or any agency as may be appointed by the vendor for the specific purpose.
- ee) That the Vendor shall facilitate power and water connection to the Plot for its construction and development but all the costs and recurring expenses shall have to be borne by the Vendee only.
- ff) That the Vendor represents that the area covering the Hi-Tech Township has sufficient amount of potable water and underground water with self-contained water harvesting system as provided for Hi-tech Township and the same will have to be followed by Vendee.
- gg) That subject to payment by the Vendee, the Vendor shall provide all services for connection of the Plot to trunk services of the Hi-tech Township.

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Managing Director

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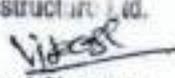


- hh) That the Vendor shall render all reasonable assistance including signing of all papers/documents required by the Vendee of the Plot for the mutation if required, substitution and transfer of the Plot in its name, on the basis of this Sale Deed, in the record of any government/legal/administrative authority or any other relevant records.
- ii) That the Vendor agrees and acknowledges that it shall provide all the services, including maintenance, electricity, water etc. to the Plot, if required by the Vendee and separate payments in respect thereto shall be made.
- jj) That the Vendor represents that the Plot is within the Jurisdiction of land of Lucknow Development Area and is governed by Uttar Pradesh Urban Planning and Development Act, 1973 and U.P. Revenue Code, 2016.
- kk) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative/statutory attachment order or notification from entering into this Sale Deed with the Vendee.
- ll) That the Vendor shall keep the Vendee harmless and indemnified from all losses and damages that may be incurred in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.
- mm) Upon execution of the Sale Deed, the Vendee shall have absolute and unqualified right (with respect of the demised property) to Sell/ Transfer/ Lease/ Rent or to dispose of the same in any manner or by any covenant as it chooses, and the Vendor shall not have any say in the said matter. Upon execution of Sale Deed, the Vendee shall seek all the permissions/ Sanctions from the competent authorities directly and the Vendor shall not act intermediately in the said process. The Vendee shall however keep the Vendor informed about the permissions sought and granted to him.

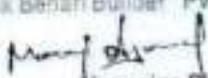
3.2 The Vendee represents warrants and assures unto the Vendor:

- a.) That the Plot is conveyed for Commercial use and purpose as per the duly approved plans and the Vendee assures and undertakes to

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Authorized Signatory

Kanak Behari Builder Pvt. Ltd.


Managing Director



the Vendor that the Vendee shall always use the Plot for Commercial use or any other purpose which may be permitted under the applicable local laws and not otherwise and if at any point of time it is found that the use of the Plot is not in conformity with the purpose for which it is being sold then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified, the Vendor shall further have rights to move the appropriate Court of Law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee and in case of violation of the same, the Vendee agrees to indemnify the Vendor against all actions, suits and proceedings and all losses, expenses etc. suffered by them due to use of the Plot contrary to the permitted purpose.

- b.) That the Plot is a part of the Hi-Tech Township of the Vendor and all the rules and regulations framed by the Vendor and/or its Maintenance Agency or as may be applicable to all under the Township for uniformity of Hi- Tech Township shall be followed by the Vendee.
- c.) That all the maintenance charges for Infrastructure Facilities as per rates applicable for the Township shall be charged by Vendor to Vendee, subject to Vendor making available such Infrastructure Facilities. The Vendor represents that as the Hi-Tech Township governed by Hi-Tech Policy, at present no municipal taxes as per the existing state rules are leviable on the Plot and the services are being maintained by the infrastructure company of the Vendor, to whom Vendee shall pay the maintenance charges as per the specific rules. The Vendee will have to enter into a maintenance agreement for the same accordingly for the Plot before the commencement of construction.
- d.) That the Vendee shall abide by laws, byelaws, rules and regulations of LDA/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 laws, bye-laws, rules and regulations and further completely indemnify the Vendor to the extent of any loss or harm which may be suffered by the Vendor due to such breach or violation.
- e.) That pursuant to the transfer of the maintenance services of the Hi-Tech Township to the local authority/body, the Vendee shall be

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Managing Director

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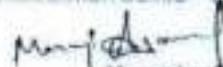
responsible for the payment of the commercial tax, water tax and sewerage tax and other necessary taxes and charges which will be levied on him/plot by the local authority/body under the then prevailing laws of the land.

- f.) That the Vendee shall strictly follow the norms of ground coverage and FAR as detailed herein and the provisions of the building bye-laws as applicable and laid down by the controlling authority.
- g.) That the Vendee shall bear and pay all levies, duties, taxes, charges, rates, cess and fees imposed by the government authorities which are legally and finally determined and attributable to the Plot and are in the nature of property taxes, after the date of the execution of this Sale Deed. However, any pending dues with regard to the payment of levies, duties, taxes, charges, rates, cess and fees imposed by the Government Authorities prior to the execution of this Sale Deed shall be borne and paid by the Vendor alone.
- h.) The copies of DPR, layouts, revised layout, MoU, Development Agreement along with copy of HI Tech Policy documents and acquisition documents have been provided by the Vendor and the Vendee has carried out the due diligence and have satisfied itself qua the right, title and interest of the Vendor in the Plot.
- i.) That the Vendee shall have to inform the Vendor in writing and clear all the dues (if any) before transfer of the said plot, its rights either in full or in part.
- j.) The Vendee indemnify the Vendor that all the occupants and the allottees of the building shall follow the rules framed for the maintenance of the services of the Township by the Vendor and shall include such provisions in all the instruments to be executed in such way that their allottees, assignees and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services, the area is notional and the part of it may be used for common services and facilities of overall complex.
- k.) That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of unit. The vendee shall follow the provisions, rules and regulations of the The Real Estate

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Authorized Signatory

Kansh Bishari Builder Pvt. Ltd.

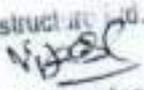

Managing Director



(Regulations and Development) Act, 2016 along with The Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 (RERA), provided the same is not in contravention of RERA.

- l.) The Vendee shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including the financial and legal. The Real Estate (Regulations and Development) Act, 2016 along with The Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 (RERA) can be inflicted on the Vendor.
- m.) The Vendee shall utilize the said Property for construction and development of a Commercial on the said Land as per approved/sanctioned building plans and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall comply with the building plans for the towers 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 Commercial on the said Land. No alteration or modifications of building plans shall be permitted. That the Vendee shall not utilize the FSI area in excess to 11,982.92 Sq. mtr / 1,28,984.15 sq. ft. and as per plans sanctioned vide permit no. 41150 dated 23.02.2017 for construction purpose without prior permission from the Vendor.
- n.) The completion certificate in respect of construction of the towers on the said Property 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 Property and construction of towers thereon as may be required by the Vendor/competent authority.
- o.) The Second Party will complete the Building within 60 months from the date of sanctioning of the plans from the LDA or from the date of handing over vacant physical possession by the First Party to the Second Party whichever is later failing which Second Party pay delay charges @ 5/- per sq. Ft. Per month or as mutually decided between the parties.

4. DELIVERY OF DOCUMENTS:

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Kanak Behari Builder Pvt. Ltd.

 Managing Director



- 4.1 That the certified copies of the sale deeds in favor of the Vendor for the land parcels forming a part of the Plot and certified copies of all other title documents, if any, in respect of the Plot have been handed over to the Vendee along with the execution and registration of this Sale Deed. The original sale deeds, MoUs, powers of attorney and other related agreements with respect to the Hi-Tech Township are in the possession of the Vendor and the Vendor hereby undertakes and assures that it shall show/produce the same as and when asked/required by the Vendee with respect to the Plot and shall not create any charge or encumber the Plot, (or any part thereof), in any manner whatsoever, under any circumstances and at any point of time.

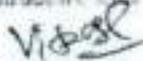
5. INDEMNITY:

- 5.1 The Vendor shall indemnify and keep, indemnified the Vendee from or against all actions, suits and proceedings and all claims, demands, fines, penalties, share of minors, proceedings, prosecutions, costs, charges, expenses, damages and/or other liabilities of whatsoever nature that may be suffered or incurred by or caused or imposed or levied on the Vendee by reason or virtue of any breach, non-performance or non-observance of any of the terms, conditions, representations, warranties, agreements, covenants and provision stated herein by the Vendor; and vice versa.

6. ENTIRE DEED:

- 6.1 This Sale Deed constitutes and represents the entire understanding between the Parties with respect to the rights and obligations of each of the Parties in respect of the sale of the Plot and cancels and supersedes all prior arrangements, agreements or memorandums of understanding, whether oral, expressed or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein. The contents of the recitals of this Sale Deed are true correct, form an integral part of this Sale Deed and shall continue to remain binding on the Parties.
- 6.2 That the Vendor shall from time to time and at all times hereafter, at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other reasonable lawful acts, deeds and things and assurances in law for further better or

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Kensh Dohan Builder Pvt. Ltd.


Managing Director



more perfectly assuring in law, whatsoever, if required, and for further better assuring the title of the Vendee unto the Plot.

7. STAMP DUTY AND REGISTRATION FEES:

- 7.1 That all the expenses of this Sale Deed viz., registration charges etc. shall be borne and paid by the Vendee and Stamp Duty paid by the Vendor. The Vendee shall have the right to collect the original Sale Deed from the office of the Sub-Registrar and to retain the same and provide a certified copy of the same to the Vendor.
- 7.2 That the subject matter of this Sale Deed having total area of the un-divided share of land is 6089.41 Sq. mtr./65,546.40 Sq. ft. The valuation of the land for the purposes of the payment of stamp duty is as under:-

a)	Land Area (undivided share without meets & bounds)	=	1000 sq. mtr. x Rs. 26,400/- per sq. mt. Rs. 2,64,00,000/-
b)	Balance Area of Land	=	5089.41 sq. mtr. x Rs. 18480/- (-)30% of Rs.26400/- Rs.9,40,52,297/-
c)	Total Value of Land	=	Rs. 12,04,52,297/-

Since the market value is lower than the sale consideration, therefore total stamp duty of Rs. 84,70,000/- has been paid on sale consideration by the Vendor through E-stamp accordingly.

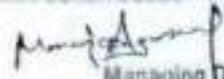
SCHEDULE - I **Description of the Plot**

Undivided share of land of Commercial Block-5, in I T Park-2, at Sector-D, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), Measuring 6089.41 square meters (i.e. 65,546.40 square feet) situated at Sushant Golf City, Sultanpur Road, Lucknow and bounded as under:

- | | | |
|-----------------------|---|----------------------|
| (i) From North-East | : | Block-4 I.T. Park-2 |
| (ii) From South-West | : | other property |
| (iii) From South-East | : | 24.00 mtr. wide road |
| (iv) From North-West | : | 18.00 mtr. wide road |

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Kanak Behari Builder Pvt. Ltd.

Managing Director



SCHEDULE
PAYMENT SCHEDULE

Vendor has received the sale consideration in following manner:

1. Vendor has received **Rs. 51,00,000/- (Rupees Fifty One Lacs Only)** from the vendee vide cheque bearing no. 851423 dated 13th June 2013 drawn on Punjab National Bank.
2. Vendor has received **Rs. 13,18,035/- (Rupees Thirteen Lacs Eighteen Thousand Thirty Five Only)** from the vendee vide cheque bearing no. 691615 dated 5th July 2013 drawn on Punjab National Bank.
3. Vendor has received **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** from the vendee vide cheque bearing no. 691620 dated 24th July 2013 drawn on Punjab National Bank.
4. Vendor has received **Rs. 15,57,500/- (Rupees Fifteen Lac Fifty Seven Thousand Five Hundred Only)** from the vendee vide cheque bearing no. 399053 dated 22nd October, 2013 drawn on Punjab National Bank.
5. Vendor has received **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** from the vendee vide cheque bearing no. 399056 dated 30th June 2014 drawn on Punjab National Bank.
6. Vendor has received **Rs. 10,00,000/- (Rupees Ten Lacs Only)** from the vendee vide cheque bearing no.399058 dated 17th April 2015 drawn on Punjab National Bank.
7. Vendor has received **Rs. 10,00,000/- (Rupees Ten Lacs Only)** from the vendee vide cheque bearing no. 399060 dated 25th June 2015 drawn on Punjab National Bank.
8. Vendor has received **Rs. 15,00,000/- (Rupees Fifteen Lacs Only)** from the vendee vide cheque bearing no. 399061 dated 12th May 2016 drawn on Punjab National Bank.
9. Vendor has received **Rs. 2,46,046/- (Rupees Two Lacs Forty Six Thousand and Forty Six Only)** from the vendee vide cheque

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Vipul
Authorized Signatory

Kanak Behari Builder Pvt. Ltd.
Kanok Behari
Managing Director



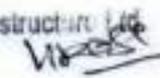
bearing no. 399073 dated 6th Dec 2017 drawn on Punjab National Bank.

10. Vendor has received **Rs. 50,00,000/- (Rupees Fifty Lacs Only)** from the vendee vide cheque bearing no. 399074 dated 01st Mar 2018 drawn on Punjab National Bank.
11. Vendor has received **Rs. 60,63,844/- (Rupees Sixty Lacs Sixty Three Thousand Eight Hundred Forty Four Only)** from the vendee vide cheque bearing no. 399081 dated 22nd Mar 2018 drawn on Punjab National Bank.
12. Vendor has received **Rs. 2,65,00,000/- (Rupees Two Crore Sixty Five Lacs Only)**.
13. Vendor has received **Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lacs Only)** from the vendee through RTGS dated 23rd May 2018.
14. Vendor has received **Rs. 50,00,000/- (Rupees Fifty Lacs Only)** from the vendee vide cheque bearing no. 399090 dated 01st Mar 2018 drawn on Punjab National Bank.
15. Vendor has received **Rs. 50,00,000/- (Rupees Fifty Lacs Only)** from the vendee through cheque bearing no. 399092 dated 01st Mar 2018 drawn on Punjab National Bank.
16. Vendor has received **Rs. 4,20,04,575/- (Rupees Four Crore Twenty Lac Four Thousand Five Hundred Seventy Five Only)** from the vendee through RTGS dated 02nd June 2018.

On the basis of above Vendor has received **Rs. 11,97,90,000/- (Rupees Eleven Crore Ninety Seven Lacs Ninety Thousand Only)** from the vendee and acknowledge its receipt and Vendee shall have the responsibility to deposit the 1% Property Tax of the sale consideration i.e. of Rs. 12,10,000/-.

IN WITNESS WHEREOF the Vendor and the Vendee have hereunto set their hands, the day, month and the year first above written:

Ansal Properties & Infrastructure Ltd.


Authorized Signatory

Kanak Behari Builder Pvt. Ltd.


Managing Director

विज्ञापन पत्र

प्रतिफल- 121000000 स्टाम्प शुल्क- 8470000 वाजरी मूल्य - 120452297 रजिस्ट्रेशन शुल्क - 20000 प्रतिनिधिकरण शुल्क - 120 कोट
20120

श्री. जे. कलक विहारी बिल्डर प्राइवेट लिमिटेड द्वारा
मनीज अखिल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व. वीट प्रकाश अखिल
व्यवसाय : जीकरी
निवासी : पी-18 सेक्टर-बी आलीगंज लखनऊ 226024



श्री. जे. कलक विहारी बिल्डर प्राइवेट लिमिटेड द्वारा
मनीज अखिल अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
02/06/2018 एवं 02:43:45 PM पर
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

विनीत शर्मा (पंजी) 2

उप निबंधक शहर प्रथम

लखनऊ



In presence of:

Executed and Delivered by the Vendors hereto:

WITNESSES:

- Vikas*
1. Vikas Agarwal
s/o Mahesh Chand Agarwal
r/o B-21, Sector-B, Aliganj,
Lucknow.



- Shiv Shakti Dvivedi*
2. Shiv Shakti Dvivedi
s/o Kaushla Dhish Dvivedi
r/o Naya Sandauli, Umarpur,
Nawabganj, Barabanki



Typed by:

R
(Ram Sanehi)
R. Sanehi Print Point
Abbasi Universal Complex
Near Registrar Office, Kaiserbagh,
Lucknow.

Ansal Properties & Infrastructure Ltd.

M. K. S.
Authorised Signatory

For **M/s. Ansal Properties & Infrastructure Ltd.**

**AUTHORISED SIGNATORY
(VENDOR)**

Kanak Behari Builder Pvt. Ltd.

M. A. S.
Managing Director

For **M/s. Kanak Bihari Builder Private Limited**

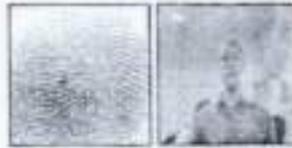
**AUTHORISED SIGNATORY
(VENDEE)**

Drafted by:

Vishwanath Yadav
(Vishwanath Yadav)
Advocate,
Lucknow.

निष्पादन लेखपत्र वाद सुझने व समझने मजमुन व प्राप्त धनराशि व प्रलेखानुसार उक्त विवेकतः ।

श्री अंशल प्रोपर्टीज एण्ड इन्फ्रा* लि* के द्वारा विकास
जिवासी : पुत्र श्री एस* एस* बिघाडी
जिवासी: 115 अंशल भवन 16 फसलपुरा गाँधी मार्ग
मदी दिल्ली
व्यवसाय: गौकरी
क्रेता: ।



Vishal

श्री मे* कलक बिहारी फिल्टर प्राइवेट लिमिटेड के द्वारा
मनोज अग्रवाल , पुत्र श्री स्व वेद प्रवराज अग्रवाल
जिवासी: पी-18 सेक्टर-बी अलीगंज लखनऊ 2206024
व्यवसाय: गौकरी



M. J. K.

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : ।

श्री विकास अग्रवाल , पुत्र श्री महेश चन्द अग्रवाल
जिवासी: पी -21 सेक्टर -बी अलीगंज लखनऊ
व्यवसाय: गौकरी
पहचानकर्ता : 2



Vikas

श्री शिव शक्ति द्विवेदी , पुत्र श्री वीरशला शिव द्विवेदी
जिवासी: नया सौदाली उमरपुर बाराबंकी उ०प्र०
व्यवसाय: गौकरी



Shiv Shakti Dwivedi

ने श्री । प्रत्यक्षतः अद साक्षियों के निश्चल अंगुठे
निष्पादनानुसार सिद्ध गये है ।
दिएगये :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

विनाय दीक्षित (प्रभारी)

उप निबंधक - सटर प्रथम

लखनऊ

बही संख्या 1 जिल्द संख्या 24046 के पृष्ठ 109 से 152 तक
क्रमांक 11754 पर दिनांक 02/06/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विनीत दीक्षित (प्रभारी)

उप निबंधक : सदर प्रथम

लखनऊ



अनुसूचकों अथवा शर्धी द्वारा रखा जाने वाला

अनुसूचकों अथवा शर्धी द्वारा रखा जाने वाला	क्र.सं.	2018227024512
आवेदन संख्या : 201800821000234		
वेध का आरंभ का अनुसूचकों का दिनांक		2018-06-02 00:00:00
अनुसूचकों का शर्धी का नाम	श्रीमती अश्विनी	
वेध का प्रकार	विधायक	
अनुसूचकों की संख्या	121000000 / 120452297	
1. शक्तिशाली अनुसूचकों	20000	
2. शक्तिशाली अनुसूचकों	120	
3. शक्तिशाली का प्रकार अनुसूचकों		
4. अनुसूचकों के अधिकारों का नाम	शक्तिशाली अनुसूचकों	
5. शक्तिशाली अनुसूचकों		
6. शक्तिशाली		
7. शक्तिशाली		
1 से 6 तक का योग	20120	
अनुसूचकों अथवा शर्धी का दिनांक	2018-06-02 00:00:00	
दिनांक जब वेध प्रतिक्रिया का प्रकार		
अनुसूचकों पर बाधा करने के लिए वेध का दिनांक	2018-06-02 00:00:00	
शक्तिशाली अधिकारों के अनुसार		

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