



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature: Farah Deeba
ACC Name- Faraha Deeba, ACC Code-UPECOLUP14171904
ACC Address- 743/489 Mutthiganj, Mobile: 7388549294
Licence No.- 907, Tehsil & District- Prayagraj

Certificate No. : IN-UP73468652603697V
Certificate Issued Date : 29-Jul-2023 07:25 PM
Account Reference : NEWIMPACC (SV)/ up14171904/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference : SUBIN-UPUP1417190439335047511494V
Purchased by : MaaBhagwatiDevelopersLLP Thru Designated Partner
Description of Document : Article 23 Conveyance
Property Description : Part Of Nazul Now Freehold Plot No.59A And 66 Civil Station Alld Now Prayagraj, Details As Per Deed
Consideration Price (Rs.) :
First Party : C And C HotelsVenture PvtLtd Thru Auth Signatory
Second Party : MaaBhagwatiDevelopersLLP Thru Designated Partner
Stamp Duty Paid By : MaaBhagwatiDevelopersLLP Thru Designated Partner
Stamp Duty Amount(Rs.) : 5,17,54,000
(Five Crore Seventeen Lakh Fifty Four Thousand only)



Please write or type below this line

For C & C HOTELS VENTURE PVT. LTD.

Authorised Signatory



For MAABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER



PU 0004387964

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.indiaetamp.com or using e-Stamp Mobile App of Stock Holding.
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.
4. In case of any discrepancy please inform the Competent Authority.



For ABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम संख्या 2023018017994
 आवेदन संख्या : 202300890014590
 लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-07-31 00:00:00
 प्रस्तुतकर्ता या प्रार्थी का नाम शशांक अग्रवाल
 लेख का प्रकार विक्रय पत्र
 प्रतिफल की धनराशि 700000100 / 739336244.00
 1. रजिस्ट्रीकरण शुल्क 7393370
 2. प्रतिलिपिकरण शुल्क 160
 3. निरीक्षण या तलाश शुल्क
 4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
 5. कमीशन शुल्क
 6. विविध
 7. यात्रिक भत्ता
 1 से 6 तक का योग 7393530
 शुल्क वसूल करने का दिनांक 2023-07-31 00:00:00
 दिनांक जब लेख प्रतिलिपि या तलाश
 प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-07-31 00:00:00
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

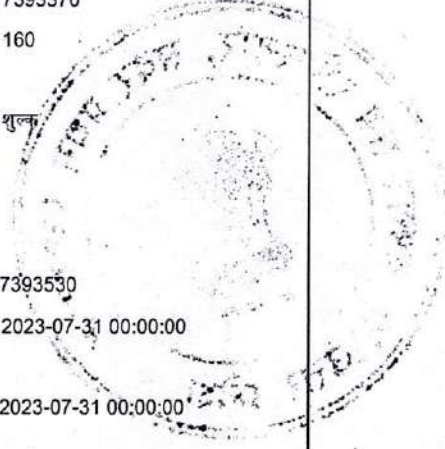
प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम प्रयागराज क्रम 2023018017994
 आवेदन संख्या : 202300890014590
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 प्रस्तुतकर्ता या प्रार्थी का नाम शशांक अग्रवाल
 लेख का प्रकार विक्रय पत्र
 प्रतिफल की धनराशि 700000100 / 739336244.00
 1. रजिस्ट्रीकरण शुल्क 7393370
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 7. यात्रिक भत्ता
 1 से 6 तक का योग 7393530
 शुल्क वसूल करने का दिनांक 2023-07-31 00:00:00
 दिनांक जब लेख प्रतिलिपि या तलाश
 प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-07-31 00:00:00
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से :

उपनिबन्धक सदर प्रथम प्रयागराज क्रम :
 आवेदन संख्या : 202300890014590
 अधिनियम 16 1908 की धारा 52 के अ
 प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के
 शशांक अग्रवाल
 निष्पादक का नाम शशांक अग्रवाल
 लेख का प्रकार विक्रय पत्र
 प्रतिफल की धनराशि 700000100
 प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-07-31
 दिनांक जब लेख प्रतिलिपि
 या तलाश प्रमाण पत्र वापस करने के लिए तैयार ह
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





(2)



Identified
New Advocate

PRECIS OF THE DEED

1. Type of Land. - **Freehold Land**
2. Ward/ Pargana. - **Sadar**
3. Mohalla/Village. - **Mohalla Nawab Yusuf Road Allahabad, now Prayagraj**
4. Description of Property. - **Part of Nazul Now Freehold Bhukhand Sankhya 59A, Civil Station, Allahabad and Part of Nazul Now Freehold Bhukhand Sankhya 66 Civil Station Allahabad, jointly measuring 12673.05 Sq.Mts. (out of the total freehold area jointly measuring 13590.84 Sq.Mts.) situated in Mohalla Nawab Yusuf Road, Allahabad now Prayagraj and present municipal number 80/60 Nawab Yusuf Road, Allahabad now Prayagraj (as per Annexure 1 of this deed and marked with Red Colour) together with Sanctioned Layout Plan sanctioned by Prayagraj Development Authority, Prayagraj (referred as "Sanctioned Permit") and the Developed Project (As per Annexure 2 of this deed).**
5. Unit of Land (Hectare/Sq. Metre) - **Sq. Metres**
6. Extent of Land/ Proportionate Land. - **12673.05 Sq. Metres**
7. Situation of Road. - **Nawab Yusuf Road, Prayagraj**
8. Other description/9 metre road/corner etc. - **Main Road**


C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor




Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





(3)

9. Type of Property. -	Freehold Land
10. Total area of the property (In case of Multistorey Building) -	X
11. Total Covered Area (In case of Multistorey Building) -	X
12. Stage-Finished/Semi-Finished/etc. -	X
13. Valuation of Trees. -	X
14. Boring/Well etc. -	X
15. Built up area. -	X
16. Year of Construction -	X
17. Whether Member of Sahkari Awas Samiti- Yes/No. -	X
18. Sale Consideration in Rupees. -	Rs. 70,00,00,100/-
19. Valuation of Property -	Rs. 73,93,36,244/-
20. Stamp duty paid. -	Rs. 5,17,54,000/-

BOUNDARY :-

East :- Part of Freehold Plot No. 59 A and Site No. 67 Civil Station, Allahabad (now Prayagraj)

West :- Site No. 58, Civil Station, Allahabad (now Prayagraj)

North :- Part of Freehold Plot No. 66 and Site No. 59 Civil Station, Allahabad (now Prayagraj)

South :- Nawab Yusuf Road, Allahabad (now Prayagraj).


C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor




Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee



विक्रय पत्र

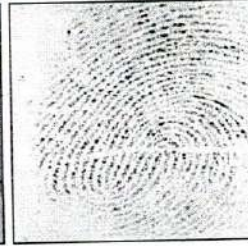
बही सं०: 1

रजिस्ट्रेशन सं०: 4911

वर्ष: 2023

प्रतिफल- 700000100 स्टाम्प शुल्क- 51754000 बाजारी मूल्य - 739336244 पंजीकरण शुल्क
- 7393370 प्रतिलिपिकरण शुल्क - 160 योग : 7393530

श्री माँ भगवती डेवलपर्स एल एल पी द्वारा
शशांक अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० राजीव अग्रवाल
व्यवसाय : व्यापार
निवासी: बी-304/305, 60/48 पुष्पेन्द्र एल्लिगन हाइट्स
सिविल लाइन्स प्रयागराज



श्री, माँ भगवती डेवलपर्स एल
एल पी द्वारा
शशांक अग्रवाल
अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में
दिनांक 31/07/2023 एवं
10:41:29 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

चतुर्भुज कुमार पाण्डेय
उप निबंधक आदर प्रथम

प्रयागराज
31/07/2023

संतोष कुमार नियमित
निबंधक लिपिक
31/07/2023



(4)

Number of Vendor of the First Party [1]

Description of Vendor

1. Name : *C & C Hotelsventure Private Limited through its
Authorised Signatory Shri Sumeet Chaudhri*

Father's Name *Shri Swami Dass Chaudhri*

Permanent Address *G-26, Sai Apartment, Sector-13, Rohini Sector-7,
North West, Delhi - 110085*

Present Address *G-26, Sai Apartment, Sector-13, Rohini Sector-7,
North West, Delhi - 110085*

Occupation *Business*

Pan No. *AADCC1744M*

Aadhaar No. *xxxx xxxx 2755*

Mobile No. *7838974400*

Number of Second Party [1]

Description of Vendee

1. Name : *Maabhagwati Developers LLP through its
Designated Partner Shri Shashank Agarwal*

Father's Name *Late Rajeev Agarwal*

Permanent Address *B-304/305, 60/48, Pushpendra Elgin Heights,
Civil Lines, Allahabad now Prayagraj-211001*

Present Address *B-304/305, 60/48, Pushpendra Elgin Heights,
Civil Lines, Allahabad now Prayagraj-211001*

Occupation *Business*

Pan No. *ABSF4805A*

Aadhaar No. *XXXX XXXX 7747*

Mobile No. *9838658898*


C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor


Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee



बही सं०: 1

रजिस्ट्रेशन सं०: 4911

वर्ष: 2023

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

विक्रेता: 1

श्री सी० एण्ड सी० होटल्स वेंचर्स प्राइवेट
लिमिटेड के द्वारा सुमित चौधरी, पुत्र
श्री स्वामी दास चौधरी

निवासी: जी-26 साई अपार्टमेंट
सेक्टर-13, रोहिणी सेक्टर-7 नार्थ वेस्ट
दिल्ली

व्यवसाय: व्यापार

क्रेता: 1

श्री माँ भगवती डेवलपर्स एल एल पी के
द्वारा शशांक अग्रवाल, पुत्र श्री स्व०
राजीव अग्रवाल

निवासी: बी-304/305, 60/48 पुष्पेन्द्र
एल्लिगन हाइट्स सिविल लाइन्स
प्रयागराज

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री विशाल चौधरी, पुत्र श्री स्व० रमा
कान्त

निवासी: 78 मुक्ता विहार पी० ओ०
उद्योग नगर नैनी प्रयागराज

व्यवसाय: अन्य

पहचानकर्ता: 2

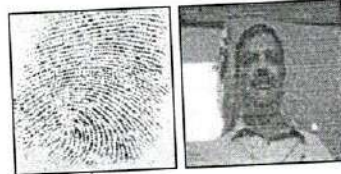
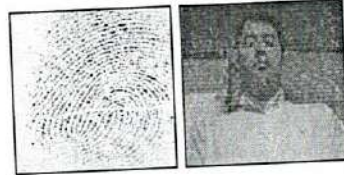
श्री मंजीत अग्रवाल, पुत्र श्री स्व० के०
एन० अग्रवाल

निवासी: 8 चाह चन्द जीरो रोड
इलाहाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



(5)

SALEDEED

THIS SALE DEED is made on this the 31st day of July, 2023.

BETWEEN

C & C Hotelsventure Private Limited (CIN No. U74120GJ2007 PTC131503), having its registered office at Hyatt Ahmedabad 216, TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015 (Previous registered office was at 7th Floor, Meridien Commercial Tower, Janpath, New Delhi-110001) through its Authorized Signatory **Shri Sumeet Chaudhri S/o Shri Swami Dass Chaudhri R/o G-26, Sai Apartment, Sector-13, Rohini Sector-7, North West, Delhi-110085, Authorised** vide Board's Resolution dated 24.03.2021, hereinafter referred to as the **Vendor**, which term unless excluded by the context, shall mean and include its heirs, successors in office, legal representatives and assigns.

AND

MAABHAGWATI DEVELOPERS LLP., (LLPIN : AAZ-4802, PAN – ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj-211001, represented by its Designated Partner and Authorized Signatory **Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001**, hereinafter referred to as the **Vendee**, which term unless excluded by the context, shall mean and include its heirs, successors in office, legal representatives and assigns.

WHEREAS previously Jeep Industrial Syndicate Limited, 28, South Road, Allahabad was the Lessee of Nazul Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Metres. The lease of Nazul Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Metres, was demised by the Collector



C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee



निशान अंगूठे नियमानुसार लिए गए हैं

।

टिप्पणी :

चतुर्भुज कुमार बाण्डेय
उप निबंधक : सदर प्रथम

प्रयागराज

31/07/2023

संतोष कुमार नियमित
निबंधक लिपिक प्रयागराज
31/07/2023



(6)

Allahabad on behalf of Governor of Uttar Pradesh, vide lease deed dated 22.06.1993 in favour of Jeep Industrial Syndicate Limited, 28, South Road, Allahabad, which was registered in Prati Pustak Sankhya 1 Khand 307 on pages 205/222 at serial No. 3057 in the office of Sub-Registrar, Chail, Allahabad on 19.08.1993. The aforesaid lease was valid with effect from 01.01.1968 for a period of 30 years and ending on 31.12.1998;

AND WHEREAS similarly Jeep Industrial Syndicate Limited, 28, South Road, Allahabad was the Lessee of Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 2 Acres & 4524 Sq. Yards = 14204 Sq. Yards = 11875.96 Sq. Metres, situated in Mohalla Nawab Yusuf Road, Allahabad. The Lease of Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 2 Acres & 4524 Sq. Yards = 14204 Sq. Yards = 11875.96 Sq. Metres, was demised by the Collector Allahabad on behalf of Governor of Uttar Pradesh, vide lease deed dated 22.06.1993 in favour of Jeep Industrial Syndicate Limited, 28 South Road, Allahabad, which was registered in Prati Pustak Sankhya 1 Khand 307 on pages 249/274 at serial No. 3059 in the office of Sub-Registrar, Chail, Allahabad. The aforesaid lease was valid with effect from 01.01.1968 for a period of 30 years and ending on 31.12.1998;

AND WHEREAS the name of Jeep Industrial Syndicate Limited, 28 South Road, Allahabad; the then Lessee of the aforesaid nazul land, was changed from Jeep Industrial Syndicate Limited to Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, vide Certificate dated 01.03.1999 issued by the Registrar of Companies U.P. Kanpur and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the Lessee of the aforesaid nazul land;

AND WHEREAS on coming into force of the Government Order No. 2268/9-आ-4-98-704 N/97 dated 01.12.1998, Shervani Industrial Syndicate Limited, 28 South Road, Allahabad made an application dated 11.09.2002 for conversion of its lease hold rights of the aforesaid Nazul


C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor




Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





(7)

Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Metres into freehold land. On the aforesaid application the Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh and after deducting an area measuring 15.85 Sq. Metres for widening of Nawab Yusuf Road, under Master Plan, executed a freehold deed dated 28.03.2004 in respect of the aforesaid Nazul Land in favour of Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 4412 on Pages 351/380 at serial No. 3827 on 29.03.2004 in the office of Sub-Registrar-Sadar, Allahabad, measuring 2074.40 Sq. Metres and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the absolute owner of freehold land, measuring 2074.40 Sq. metres of freehold Bhukhand Sankhya 59A, Civil Station, Allahabad, situated in Mohalla Nawab Yusuf Road, Allahabad;

AND WHEREAS on coming into force of the Government Order No. 2268/9-अ-4-98-704 N/97 dated 01.12.1998, Shervani Industrial Syndicate Limited, 28 South Road, Allahabad made an application dated 11.09.2002 for conversion of its lease hold rights of aforesaid Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11875.96 Sq. Metres into freehold land. On the aforesaid application the Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, after deducting an area measuring 359.52 Sq. Metres for widening of Nawab Yusuf Road, under Master plan, executed a freehold deed dated 28.03.2004 in respect of the aforesaid Nazul Land in favour of Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 4412 on Pages 381/432 at serial No. 3828 on 29.03.2004 in the office of Sub-Registrar-Sadar, Allahabad measuring 11516.44 Sq. Metres and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the absolute owner of freehold land, measuring 11516.44 Sq. metres of freehold Bhukhand Sankhya 66, Civil Station, Allahabad, situated in Mohalla Nawab Yusuf Road, Allahabad;



C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





(8)

AND WHEREAS Shervani Industrial Syndicate Limited, changed their registered office from 28, South Road, Allahabad to Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District, Allahabad (now Prayagraj), the said alteration and change has been confirmed by virtue of Resolution passed by the Board of Directors in their meeting. Consequently, the registered office of Shervani Industrial Syndicate Ltd., was changed to Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District, Allahabad (now Prayagraj).

AND WHEREAS Shervani Industrial Syndicate Limited, having its registered office at Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District Allahabad (Previously 28, South Road, Allahabad) through its Director Shri Raju Verghese S/o Late Mr. E.N. Mathew R/o Elenjickal, Devalokeam, District Kottayam, sold and transfered Nazul now freehold Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2074.40 Sq. Metres, situated in Mohalla Nawab Yusuf Road, Allahabad and Nazul now freehold Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11516.44 Sq. Metres, situated in Mohalla Nawab Yusuf Road, Allahabad, through a registered sale deed dated 05.11.2007, executed by its Director Shri Raju Verghese S/o Late Mr. E.N. Mathew R/o Elenjickal, Devalokem, District Kottayam, in favour of **APJR Properties Pvt. Ltd.**, having its registered office at 806, Meghdoot, 94, Nehru Place, New Delhi-110019 and **Kudos Merchandising Pvt Ltd**, having its registered office at C-4/5, Safdarjung Development Area (LGF) New Delhi-110016 and **C & C Hotelsventure Private Limited** having its registered office at 7th Floor, Meridien Commercial Tower, Janpath, New Delhi-110001, through their authorized signatory, Shri Ravi Kumar Sehgal S/o Late J.L. Sehgal R/o 6/18, East Patel Nagar, New Delhi-110008, who was authorised signatory duly appointed by the Board of Directors of all the aforementioned three companies. The aforesaid sale deed dated 05.11.2007 is registered in Bahi Sankhya 1, Jild Sankhya 5818 on pages 387 to 428 at serial No. 4614 in the office of Sub-Registrar, Sadar-First, Allahabad on 05.11.2007;



C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





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AND WHEREAS the aforesaid **Kudos Merchandising Pvt Ltd**, having its registered office at C-4/5, Safdarjung Development Area (LGF) New Delhi-110016, which was originally incorporated under the Companies act 1956, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN A27979616 dated 19.12.2007 to change the name of **Kudos Merchandising Pvt. Ltd.** to **C & C ALPHA HEALTHCARE PRIVATE LIMITED**, and a certificate dated 19.12.2007 has been issued by the Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.

AND WHEREAS the aforesaid **APJR Properties Pvt. Ltd.**, having its registered office at 806, Meghdoot, 94, Nehru Place, New Delhi-110019, which was originally incorporated under the Companies act 1956, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN A91584177 dated 25.08.2010 to change the name of **APJR Properties Pvt. Ltd.** to **C & C Hospitality (Allahabad) Private Limited** and a certificate dated 25.08.2010 has been issued by the Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.

AND WHEREAS the aforesaid **C & C ALPHA HEALTH CARE PRIVATE LIMITED**, which was originally incorporated under the Companies act 1956 as **Kudos Merchandising Pvt Ltd**, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto



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under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN B59297994 dated 16.10.2012 to change the name of **C & C ALPHA HEALTH CARE PRIVATE LIMITED** to **C & C Resorts & Hotels Private Limited** and a certificate dated 16.10.2012 has been issued by Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.

AND WHEREAS later on **C & C Hospitality (Allahabad) Private Limited** and **C & C Resorts & Hotels Private Limited**, filed a joint petition under sections 391-394 of the Companies Act 1956, seeking sanction of the Scheme of Amalgamation (Scheme) with **C & C Hotelsventure Private Limited**. The order dated 26.03.2014 states that in view of the approval accorded by the shareholders and Creditors of the Petitioner Companies, representation/affidavit filed by the Regional Director, Northern Region to the proposed scheme of Amalgamation, report filed by the official Liquidator, there appears to be no impediment to the grant of sanction to the scheme. Consequently sanction was granted to the Scheme under Sections 391 and 394 of the Act. As a result of the order dated 26.03.2014 passed by the Hon'ble High Court of the Delhi, **C & C Hospitality (Allahabad) Private Limited** and **C & C Resorts & Hotels Private Limited**, have merged into **C & C Hotelsventure Private Limited**, having its registered office at 7th Floor, Meridien Commercial Tower, Janpath, New Delhi-110001;

AND WHEREAS later on **C & C Hotelsventure Private Limited**, having its registered office at 7th Floor, Meridien Commercial Tower, Janpath, New Delhi-110001, by special resolution altered the provisions of its Memorandum of Association with respect to the place of the Registered Office by changing it from Delhi to the state of Gujarat, the said alteration and change has been confirmed by an order dated 22.12.2021 passed by the Regional Director of Delhi. Consequently the registered office of **C & C Hotelsventure Private Limited**, was changed to Hyatt Ahmedabad 216,



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TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015. Thus as a result of the aforesaid change and Scheme of Amalgamation of the aforesaid companies, **C & C Hotelsventure Private Limited**, having its registered office at Hyatt Ahmedabad 216, TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015, became the owner of Nazul now freehold land Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2074.40 Sq. Metres, situated in Mohalla Nawab Yusuf Road, Allahabad and Nazul now freehold land Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11516.44 Sq. Metres, situated in Mohalla Nawab Yusuf Road, Allahabad and jointly measuring 13590.84 Sq.mtrs.

AND WHEREAS the present Vendor (**C & C Hotelsventure Private Limited**) got its name mutated in the records of Nagar Nigam, Allahabad and the name of the Vendor stands recorded over Property no. 80/60, Nawab Yusuf Road, Allahabad now Prayagraj in the records of Nagar Nigam, Allahabad now Prayagraj and the Vendor is the absolute owner of aforesaid property, having absolute right, title and interest in respect of the aforesaid property jointly measuring 13590.84 Sq.mtrs and the Vendor has all and every right to sell, transfer and alienate the same;

AND WHEREAS the existing structures have been removed from the aforesaid freehold land and at present the aforesaid freehold land is in the shape of open land, which is enclosed with boundary wall on three sides and security fencing on one side facing main Nawab Yusuf Road.

AND WHEREAS the Vendor and the Vendee got the aforesaid lands duly measured and surveyed and found out that the actual area available on Ground free from any encroachments is 12673.05 Sq. mtrs out of the total area of 13590.84 Sq. mtrs. The Vendor also got a layout plan / map prepared from a competent architect on the aforesaid area of 12673.05 Sq. mtrs and submitted an application to the Prayagraj Development Authority (PDA) for sanction of a plotted residential development on the



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said lands admeasuring 12673.05 sq. mtrs. The PDA after duly examining the aforesaid layout plan and getting completed the necessary formalities, sanctioned the layout plan over the aforesaid Part of Freehold land Bhukhand sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold land Bhukhand Sankhya 66 Civil Station, Allahabad (now Prayagraj) jointly measuring 12673.05 Sq. mtrs.(collectively hereinafter referred to as the Property) ; vide **Permit No. Plotted Resi Development/ Plotted Housing/01590/PDA/LD/22-23/0331/05082022 dated 19.09.2022 (hereinafter referred to as "Sanctioned Permit")** which was issued by Vice Chairman, Prayagraj Development Authority, Prayagraj.

AND WHEREAS as part of the aforesaid plotted residential development sanction accorded for the Property by the PDA, the Vendor duly mortgaged (without possession) a portion of the Property with the PDA vide security bond cum mortgage deed dated 14.09.2022 executed by C & C Hotelsventure Private Limited in favour of Prayagraj Development Authority, Indra Bhawan, Prayagraj, which is registered in Bahi Sankhya 1 Jild Sankhya 12113 on pages 359 to 378 at serial No. 6492 in the office of Sub-Registrar, Sadar-First, Prayagraj on 15.09.2022.

AND WHEREAS the Vendor has since completed all the trunk infrastructure works and the development works as per norms confirming to the "**Sanctioned Permit**" dated 19 September 2022. with respect to the aforesaid Property and the above referred mortgage with the PDA was duly sanctioned for release by the PDA vide its Letter No. PDA/LD/22-23/ 0331 dated 23.05.2023 and the mortgage has also since been released vide registered Release deed dated 31.07.2023 which is registered in Bahi Sankhya 1 Jild Sankhya 12530 on pages 391 to 408 at serial No. 4910 in the office of Sub-Registrar, Sadar-First, Prayagraj on 31.07.2023 and there is no further involvement of the Vendor qua the said Property and any further development or sale etc whatsoever.

AND WHEREAS the Vendor having all rights as owner has decided to sell the aforesaid Property and vide its Board resolution dated 24.03.2021



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has authorized Shri Sumeet Chaudhri S/o Shri Swami Dass Chaudhri R/o G-26, Sai Apartment, Sector-13, Rohini Sector-7, North West Delhi as its authorized signatory to enter into and execute the required Sale Deed in respect of the aforesaid Property.

AND WHEREAS the Vendor being interested to sell the aforesaid Property i.e. Part of Freehold land Bhukhand Sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold land Bhukhand Sankhya 66 Civil Station, Allahabad (now Prayagraj) jointly measuring 12673.05 Sq.Mts. (out of the total area of 13590.84 Sq.mtrs), together with the "**Sanctioned Permit**" (collectively referred to as Developed Project) and the Vendee being in the trade of Real Estate offered to purchase the aforesaid Property being Part of Freehold land Bhukhand sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold land Bhukhand Sankhya 66 Civil Station, Allahabad (now Prayagraj) and jointly measuring 12673.05 Sq.Mts. (out of the total area of 13590.84 Sq.mtrs), together with the "**Sanctioned Permit**" and the Vendor agreed to sell the aforesaid Property, jointly admeasuring 12673.05 Sq. Mtrs. (out of the total area of 13590.84 Sq. mtrs.) the details of which is also mentioned in the **SCHEDULE** of this Deed and marked with Red colour in the site plan annexed as **Annexure-1** hereto, to the Vendee on the following terms and conditions.

AND WHEREAS Mr. Shashank Agarwal the Designated Partner and Authorized Signatory of MAABHAGWATI DEVELOPERS LLP, (the Vendee herein) also agrees and assures the Vendor that the personal assurance of Shri Sanjeev Agarwal is acknowledged, endorsed for the purposes of the present Sale Deed and further personally assures that the said assurances shall be honored at his behest as well. Mr. Shashank Agarwal further agrees that the all obligations of the Vendee as provided in the present Sale Deed shall be performed and he undertakes that every obligation of the Vendee shall be fulfilled:



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NOW THIS DEED WITNESSETH

That in consideration of a sum of **Rs. 70,00,00,100/- (Rupees Seventy Crore One Hundred Only)** having been paid by the **Vendee** to the **Vendor** in the following manner, the receipt of which is hereby acknowledged by the **Vendor** and the **Vendor** does hereby sell, transfer, convey and alienate to unto and in favour of **MAABHAGWATI DEVELOPERS LLP.**, (LLPIN : AAZ-4802, PAN –ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj-211001, represented by its Designated Partner and Authorized Signatory **Shri Shashank Agarwal S/o Late Rajeev Agarwal** R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad now Prayagraj-211001, the said **Vendee**, all its rights, title and interest in respect of Part of Freehold land Bhukhand Sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold land Bhukhand Sankhya 66, Civil Station, Allahabad (now Prayagraj) jointly measuring 12673.05 Sq. mtrs.(out of the total area of 13590.84 Sq.mtrs) together with the "**Sanctioned Permit**" issued by Prayagraj Development Authority, Prayagraj and including also with all the trunk infrastructure works and development works as existing on the Property on as is where is basis (Developed Project) more fully described and detailed in the schedule and marked with Red colour in the site plan annexed as **Annexure-1** hereto.

Details of the Payment of Sale Consideration: -

<u>Date</u>	<u>DD No.</u>	<u>Amount</u>	<u>Bank Name</u>
24.06.2022	312982	5,00,00,000/-	IDFC First Bank
24.06.2022	312983	1,00,00,000/-	IDFC First Bank
24.06.2022	312984	1,00,00,000/-	IDFC First Bank
24.06.2022	312985	5,00,00,000/-	IDFC First Bank
24.06.2022	312986	5,00,00,000/-	IDFC First Bank
24.06.2022	312987	5,00,00,000/-	IDFC First Bank
24.06.2022	312988	5,00,00,000/-	IDFC First Bank


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24.06.2022	312989	5,00,00,000/-	IDFC First Bank
24.06.2022	312990	5,00,00,000/-	IDFC First Bank
28.06.2022	312991	1,00,00,000/-	IDFC First Bank
28.06.2022	312992	1,00,00,000/-	IDFC First Bank
28.06.2022	312993	1,00,00,000/-	IDFC First Bank
28.06.2022	312994	1,00,00,000/-	IDFC First Bank
28.06.2022	312995	50,00,000/-	IDFC First Bank
20.07.2022	313013	50,00,000/-	IDFC First Bank
20.07.2022	313014	1,00,00,000/-	IDFC First Bank
20.07.2022	313015	1,00,00,000/-	IDFC First Bank
20.07.2022	313016	50,00,000/-	IDFC First Bank
20.07.2022	313017	1,00,00,000/-	IDFC First Bank
20.07.2022	313018	1,00,00,000/-	IDFC First Bank
20.07.2022	313019	1,00,00,000/-	IDFC First Bank
20.07.2022	313020	1,00,00,000/-	IDFC First Bank
20.07.2022	313021	1,00,00,000/-	IDFC First Bank
20.07.2022	313022	1,00,00,000/-	IDFC First Bank
20.07.2022	313023	1,00,00,000/-	IDFC First Bank
20.07.2022	313024	1,00,00,000/-	IDFC First Bank
20.07.2022	313025	50,00,000/-	IDFC First Bank
20.07.2022	313026	50,00,000/-	IDFC First Bank
20.07.2022	313027	50,00,000/-	IDFC First Bank
20.07.2022	313028	50,00,000/-	IDFC First Bank
20.07.2022	313029	50,00,000/-	IDFC First Bank
20.07.2022	313030	50,00,000/-	IDFC First Bank


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<u>Date</u>	<u>RTGS No.</u>	<u>Amount</u>	<u>Bank Name</u>
10.08.2022	IDFBR52022081000572412	3,00,00,000/-	IDFC First Bank
16.12.2022	IDFBR52022121600435392	8,50,00,000/-	IDFC First Bank
30.12.2022	IDFBR52022123000562135	3,00,00,000/-	IDFC First Bank
02.06.2023	IDFBR52023060200478047	30,00,000/-	IDFC First Bank
29.07.2023	321015475212	100/-	IDFC First Bank

Note: It is acknowledged by both the Vendor as well as the Vendee that on account of the fact that no TDS was paid / deducted by the Vendee on the afore-mentioned payments, the Vendor had issued a Cheque bearing No.000621 dated 26.05.2023 for RTGS of an amount Rs.1,00,00,000/- (Rupees One Crore Only) and Cheque No. 000630 dated 28.07.2023 drawn on HDFC Bank New Delhi for Rs. 3,93,370/- in favour of MAABHAGWATI DEVELOPERS LLP i.e., the Vendee herein for TDS payments. Upon receipt of the money, the Vendee has paid /deposited the requisite TDS amounting to Rs. 70,00,000/- (Rupees Seventy Lacs Only) and Rs. 3,93,370/- (Three Lakh Ninty Three Thousand Three Hundred Seventy only) and the same are detailed hereinafter and that the remainder amount of Rs. 30,00,100/- has been paid by the Vendee to the Vendor as detailed above. The total TDS amounting to Rs. 73,93,370/- (Rupees Seventy Three Lakh Ninety Three Thousand Three Hundred Seventy only) has been deposited in the following manner :-

02.06.2023	TDS	36,00,000/-	Through Challan No. 00518
02.06.2023	TDS	4,50,000/-	Through Challan No. 00499
02.06.2023	TDS	14,00,000/-	Through Challan No. 00504
02.06.2023	TDS	3,00,000/-	Through Challan No. 00502
02.06.2023	TDS	8,50,000/-	Through Challan No. 00510
02.06.2023	TDS	3,00,000/-	Through Challan No. 00506
02.06.2023	TDS	1,00,000/-	Through Challan No. 00492
29.07.2023	TDS	3,93,370/-	Through Challan No. 86793

Total = Rs. 70,00,00,100/- (Rupees Seventy Crore One Hundred only).


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And thus the Vendor has received the total agreed sale consideration of **Rs. 70,00,00,100/- (Rupees Seventy Crore One Hundred only)**, in the aforesaid manner from the **Vendee**, the receipt of which is hereby acknowledged by the **Vendor** and that the **Vendor** and **Vendee** hereby declare and covenant with their heirs, successors and assigns as follows :-

1. That the Vendee after conducting its own independent due diligence including the title, technical and development feasibility, allied approvals and compliances, existing infrastructure works, any further development in compliance with RERA and any other laws qua the subject Property and also having completed inspection / measurement of the Property and on complete satisfaction of the all of the above diligence qua the said Property has agreed to buy the said Property for the above consideration.
2. That the Vendee has also fully satisfied itself regarding all the trunk infrastructure works and the development works including the as existing and completed works qua the Property by the Vendor (including and not limited to the drainage and sewerage works, the internal roads, street lighting, etc) and has also fully satisfied itself regarding the adequacy and all compliances whatsoever in respect of the same as on the date of this Sale Deed which includes the adherence to the "**Sanctioned Permit**" etc.
3. That the Vendor has withdrawn its possession from the Property hereby sold and transferred and have handed over the vacant and actual/physical possession to the Vendee and the Vendee is now the absolute owner in possession of the Property hereby sold and transferred.
4. That the Vendor hereby covenant that all right, title and interest in the said freehold property heretofore enjoyed by the Vendor, shall hereafter vest in the Vendee who shall be the full and absolute owner thereof and the said Vendee and its, successors in office and assigns shall and or may possess and enjoy the said freehold property without any hindrance and claim whatsoever from or by the said


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Vendor, its heirs, successors in office or any other person or persons claiming through or under them.

5. That the Vendor hereby further covenant that the Vendor has been the full and absolute owner of the property hereby sold and transferred without any other co-sharer therein and that the said property is free from all encumbrances and charges.
6. That the Vendor, its heirs and successors in office and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendor in full in the aforesaid manner. The Vendee shall ensure that it shall get its name mutated over the aforesaid Property in place of the Vendor in the records of Nagar Nigam, Allahabad now Prayagraj, Nazul records and in other relevant records. That after the execution of the Sale Deed, the Vendee shall ensure that the name of the Vendor is replaced by the Vendee before all such authorities and that no further or future liability whatsoever shall be attributable to the Vendor.
7. That by virtue, of the present Sale deed, the Vendor ceases to have any right, title and interest in the Vended property and now the Vendee is absolute owner of the vended property.
8. That all taxes and charges whatsoever payable to Nagar Nigam, Allahabad now Prayagraj or Jal Sansthan, Prayagraj Development Authority or any other authorities from the date of this Sale Deed shall be payable by the Vendee and that no further or future liability shall be attributable to the Vendor.
9. That if in future due to any proven defective title of the Vendor, if the Vendee its successor in office, assignees loses the possession of the Vended property then the Vendee its heirs, Successors in office assignees, shall be entitled to recover the whole or part of sale consideration from the Vendor its heirs/successor in office. However, it is clarified that if such possession is lost on account of any act



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attributable to the Vendee pre dated to this Sale Deed or in the future , the Vendee shall not recover any amount from the Vendor under any circumstances and there shall be no reversion of title under any circumstances.

10. That the Vendee shall ensure to get the already "**Sanctioned Permit**" mutated / transferred in their own name and develop the Property in compliance with the applicable RERA and local laws to which the Vendor grants its consent and that the Vendor shall have no objections towards the same and that all the amounts deposited by the Vendor with the PDA or any other authority or Corporation or Government Department towards sanction of the layout plan or grant of any NOC over the vended property shall be available to the Vendee while getting their names mutated over the already sanctioned plans or with any other relevant department or in case the plans are submitted for revision / re-sanction by the Vendee over the Vended Property.
11. That the Vendee or its subsequent buyer's shall have rights to make constructions over the vended freehold property in accordance with law, for which the Vendor or its successors in office shall have no objection in future.
12. That it shall be the sole responsibility of the Vendee to get itself registered with RERA and to comply with all its rules and regulations.
13. That the Vendee shall independently proceed with all applicable RERA compliances and shall act as the owner of the subject Property/ land/project and no liability is attributable to the Vendor in any manner whatsoever.
14. That the Vendee undertakes the sole responsibility to abide and comply with all the rules, regulations and directions passed by the Statutory or Government Body responsible for any planning and development in the concerned area where the subject Property is located before the Vendee commences any construction/ project/ any other development work thereon.



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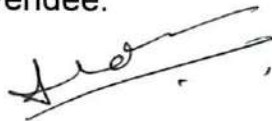


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15. The Vendee understands that the Vendor will not be responsible for any violation of rules/ regulation governed by the Statutory Body (in this case, PDA and/or RERA or any other state or central govt authority) pertaining to the development at subject Property once the Vendor has conveyed his untethered right, title and possession to the Vendee and the Vendee shall become the absolute Purchaser/ Developer/ Promoter after the execution of the present Sale Deed. The Vendee further agrees that in case, due to any act, pre-dated to this Sale Deed or in the future, any claim is raised against the Vendor herein on account of the development of the contemplated Project or its subsequent sale to Allottees, the Vendee shall indemnify and hold harmless the Vendor to the equivalent of the entire claim amount along with interest, if any and shall keep the Vendor indemnified from and against all consequential losses, damages, third party claims, costs (including all legal costs), penalties, charges, fines, expenses etc., including but not limited to disputes, actions, litigations, etc. and shall also forthwith make good all losses and damages suffered by the Vendor.
16. That the Vendee shall be responsible to comply with all the terms and conditions of the PDA including with respect to UPRERA as mentioned in the Sanction Letter issued by PDA, having File No.PDA/LD/22-23/0331- and Permit No. – Plotted Resi. Development/Plotted Housing /01590/PDA/LD/22-23/0331/ 05082022 dated 19.09.2022 without any liability whatsoever on the Vendor.
17. That it shall also be the responsibility of the Vendee to comply with all the conditions of all the different NOC's issued by various departments while sanctioning of the layout plan without any liability whatsoever on the Vendor.
18. That all originals of the freehold deed, previous purchase deed and the sanctioned plan has been handed over by the Vendor to the Vendee.



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19. That the Vendee shall be responsible for the defect liability clause as per RERA to all the buyers of individual plots without any liability on the Vendor.
20. The Vendee shall always be solely responsible for any further development of the Property and in case of any dispute with any other third party, shall solely be responsible to all extent. The Vendor, after execution of the Sale Deed, shall not be held to be responsible for any Trunk infrastructure / development activity which has been undertaken between the Parties. Any Completion Certificate/licenses etc whatsoever required for the Property in relation to the **"Sanctioned Permit"** or any amendment /change thereof shall be procured by the Vendee and the Vendor shall not be responsible to procure the same in any manner and the Vendee shall ensure all such compliances whatsoever at its own costs , expenses and responsibility.
21. That as a result of this Sale Deed all rights, title and interest in the Freehold Land of the project stands transferred in favour of the Vendee and the Vendor or its Successors in office shall have no right, title or claim of any nature whatsoever in respect of the project land in future.
22. That the Vended property is Part of Freehold Bhukhand sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold Bhukhand Sankhya 66 Civil Station, Allahabad (now Prayagraj) jointly measuring 12673.05 Sq. mtrs., together with sanctioned lay out plan sanctioned by Prayagraj Development Authority, Prayagraj, (Referred as **"Sanctioned Permit"**). The vended Property does



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lie on the main road described in praroop 3 of circle rate from the West of Rail Vidyuditikaran Chauraha upto Pani ki Tanki. G.T. Road, Kanpur Road, having V-Code No. 1. The value of vended Property according to circle rate does not exceed **Rs. 73,93,37,000/-**. The Government Order No. 2756/11 dated 30.06.2006, the stamp duty of Rs. 70/- per thousand is payable on the sale deed executed in favour of a LLP. The Present sale deed is executed in favour of a LLP which is juristic person and as such the stamp duty for the Valuation of **Rs. 73,93,37,000/-** amounting to **Rs. 5,17,54,000/-** is paid by the Vendee.

23. That the expenses in regard to the stamps registration fees etc. of this sale deed have been borne by the Vendee. The Stamp duty of this sale deed has been paid through e-Stamp vide certificate No. **IN-UP73468652603697V** having serial No. **PU 0004387964** dated 29.07.2023 for **Rs. 5,17,54,000/-** has been paid.

That any future charges which may be required to be paid qua the present Sale Deed including any excess stamp duty, registration fees / charges and /or similar taxes or charges etc. in any jurisdiction in connection with the execution, delivery, performance or enforcement of the present Sale Deed, shall be borne exclusively by the Vendee and the Vendee shall indemnify Vendor against all liabilities, including penalties, with respect to or resulting from its delay or omission to pay any such stamp, registration or similar tax or charge and the Vendor shall not be required to bear any such charges, expenses whatsoever, even in case of any future amendments.



C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor



Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





Witnesses-

1.

Vishal Chaudhary

Vishal Chaudhary S/o Late Rama Kant
R/o 78, Mukta Vihar, P.O. Udyog Nagar,
Naini, Prayagraj Adhar No. xxxx xxxx 8082
Mob. 9839683199



2.

Manjeet Agarwal

Manjeet Agarwal S/o Late K. N. Agarwal
R/o 8, Chah Chand, Zero Road, Allahabad,
Adhaar No. xxxx xxxx 0199
Mob. 9919990393



IN WITNESS WHEREOF the Parties hereto have signed this Deed of Sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 31st day of July 2023 at Allahabad now Prayagraj.

SCHEDULE OF THE VENDED PROPERTY

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 59A, CIVIL STATION, ALLAHABAD AND PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 66, CIVIL STATION, ALLAHABAD, JOINTLY MEASURING 12673.05 SQ. METRES (OUT OF THE TOTAL FREEHOLD AREA JOINTLY MEASURING 13590.84 SQ.METRES), SITUATED IN MOHALLA NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ, AND PRESENT MUNICIPAL NO. 80/60, NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ, (AS PER ANNEXURE 1 OF THIS DEED AND MARKED WITH RED COLOUR.) TOGETHER WITH SANCTIONED LAY OUT PLAN SANCTIONED BY PRAYAGRAJ DEVELOPMENT AUTHORITY, PRAYAGRAJ, (REFERRED AS "SANCTIONED PERMIT") AND THE DEVELOPED PROJECT. (AS PER ANNEXURE 2 OF THIS DEED) ANNEXED HERETO AND BOUNDED AS BELOW :-

Sumeet Chaudhri

C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor



Shashank Agarwal

Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee





BOUNDARY :-

East :- Part of Freehold Plot No. 59 A and Site No. 67 Civil Station, Allahabad (now Prayagraj)

West :- Site No. 58, Civil Station, Allahabad (now Prayagraj)

North :- Part of Freehold Plot No. 66 and Site No. 59 Civil Station, Allahabad (now Prayagraj)

South :- Nawab Yusuf Road, Allahabad (now Prayagraj).

VALUATION FOR PURPOSES OF STAMP DUTY

Total Land : 12673.05 Sq. metres.

(a) Upto 1000 Sq.Mts. (1000 Sq.Mt. X 67,500/- per Sq.Mt) = Rs. 6,75,00,000/-

(b) And for 11673.05 Sq.Mts. (12673.05 Sq.Mts.- 1000 Sq.Mts.) 15% reduction on valuation as per point 32 on page 7 of circle rate

(11673.05 Sq.Mts. X 57,375/- per Sq.Mt.) = Rs. 66,97,41,244/-

Hence the total valuation of open land is

Rs. 6,75,00,000/- + Rs. 66,97,41,244/- - Rs. 73,72,41,244/-

Valuation of Boundary Wall 1330 Feet x 1500/- - Rs. 19,95,000/-

Valuation of 2 gate @ Rs.50,000/- Each - Rs. 1,00,000/-

Thus Total Valuation of Land, Boundary Wall and gate - Rs. 73,93,36,244/-

Rs. 73,93,37,000/-

and thus the total Valuation according to circle rate does not exceed Rs.73,93,37,000/- since the sales consideration is Rs.70,00,00,100/- as such the stamp duty for the Valuation of Rs.73,93,37,000/- amounting to Rs. 5,17,54,000/- is paid.



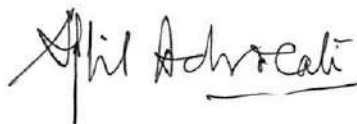
**C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor**



**Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee**



Drafted by:



**Abdul Jalil, Advocate
Enrol. No. UP00071/65**

Typed by:



Naveen Gupta



(25)

PHOTOGRAPH

PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 59A, CIVIL STATION, ALLAHABAD AND PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 66 CIVIL STATION ALLAHABAD, JOINTLY MEASURING 12673.05 SQ.MTS. (OUT OF THE TOTAL FREEHOLD AREA JOINTLY MEASURING 13590.84 SQ.MTS.) SITUATED IN MOHALLA NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ AND PRESENT MUNICIPAL NUMBER 80/60 NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ (AS PER ANNEXURE 1 OF THIS DEED AND MARKED WITH RED COLOUR) TOGETHER WITH SANCTIONED LAYOUT PLAN SANCTIONED BY PRAYAGRAJ DEVELOPMENT AUTHORITY, PRAYAGRAJ (REFERRED AS "SANCTIONED PERMIT") AND THE DEVELOPED PROJECT (AS PER ANNEXURE 2 OF THIS DEED).



**C & C Hotelsventure Private Limited
through its Authorised Signatory
(Sumeet Chaudhri)
Vendor**



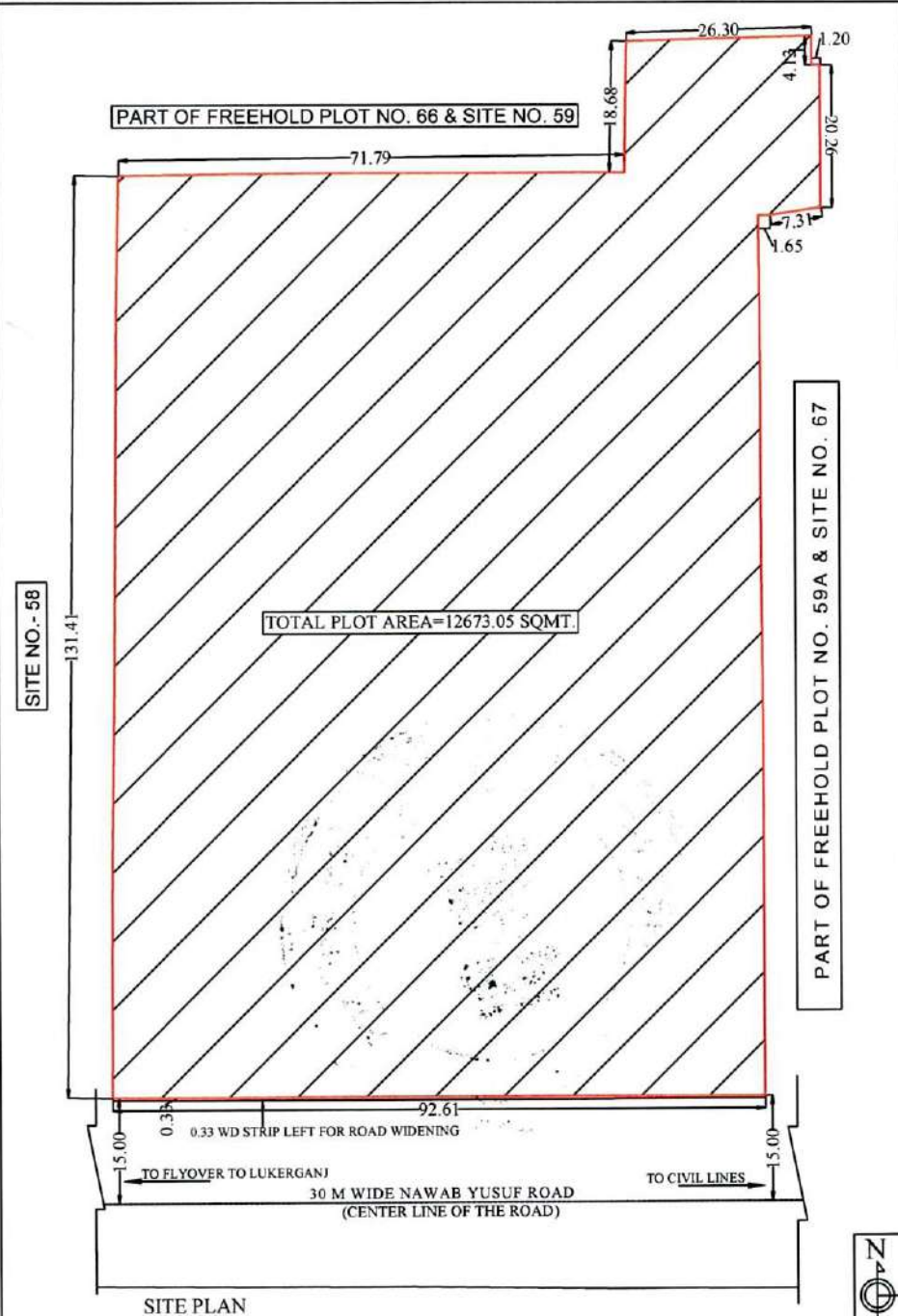
**Maabhagwati Developers LLP
through its Designated Partner
(Shashank Agarwal)
Vendee**






ANNEXURE-1

SITE PLAN OF PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 59A, CIVIL STATION, ALLAHABAD AND PART OF NAZUL NOW FREEHOLD BHUKHAND SANKHYA 66, CIVIL STATION, ALLAHABAD, JOINTLY MEASURING 12673.05 SQ. METRES, (OUT OF THE TOTAL FREEHOLD AREA JOINTLY MEASURING 13590.84 SQ. METRES), SITUATED IN MOHALLA NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ, AND PRESENT MUNICIPAL NO. 80/60, NAWAB YUSUF ROAD, ALLAHABAD NOW PRAYAGRAJ BEING SOLD BY THE VENDOR TO THE VENDEE.





 C&C HOTELS VENTURE PRIVATE LIMITED
 THROUGH ITS AUTHORIZED SIGNATORY
 SHRI SUMEET CHAUDHRI (VENDOR)



 MAABHAAGWATI DEVELOPERS LLP
 THROUGH ITS DESIGNATED PARTNER
 SHRI SHASHANK AGARWAL (VENDEE)

आवेदन सं०: 202300890014590

बही संख्या 1 जिल्द संख्या 12531 के पृष्ठ 1 से
68 तक क्रमांक 4911 पर दिनांक 31/07/2023 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

चतुर्भुज कुमार पाण्डेय
उप निबंधक : सदर प्रथम

प्रयागराज

31/07/2023





PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 19 Sep 2022

FILE No. : PDA/LD/22-23/0331

Site Address : LAYOUT OF PART OF FREEHOLD PLOT NO. 59A, CIVIL STATION & PART OF FREEHOLD PLOT NO. 66, CIVIL STATION, NAWAB YUSUF ROAD, CIVIL LINES, ALLAHABAD (NOW PRAYAGRAJ) U.P.

PERMIT NO. : Plotted Resi development / Plotted Housing/01590/PDA/LD/22-23/0331/05082022

USE : Residential

SCHEME : Not Applicable

PROPERTY : Gata/ ARAZI No.: Part of Freehold
Plot 59A & 66 Civil Station
LandMark: Near Central Bank of India
Revenue Village: NA
Tehsil: Allahabad
District: Prayagraj

NAME : C & C Hotels Venture Pvt. Ltd.

ADDRESS : Hyatt Ahmedabad, 216, T.P. Scheme No. 1 HR. Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, 380015

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **18 Sep 2027** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be

For C & C HOTELS VENTURE PVT. LTD.

[Signature]
Authorized Signatory

For MAABHAGWATI DEVELOPERS LLP

[Signature]
DESIGNATED PARTNER



FOR HEALTH AND FAMILY DEVELOPMENT

DESIGNATED PARTNER

mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant:
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:


- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared

Page 2 of 5

For C & C HOTELS VENTURE PVT LTD.


Authorised Signatory

For MAABHAGWATI DEVELOPERS LLP


DESIGNATED PARTNER



FOR MASHAGATI DEVELOPERS LLP

DESIGNATED PARTNER

before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.

Page 3 of 5

For C & C HOTELS VENTURE PVT LTD


Authorised Signatory

For MAABHAGWATI DEVELOPERS LLP


DESIGNATED PARTNER



सहकारी सभ रजिस्ट्रार, सदर प्रथम-प्रधानराज्य

उत्तर प्रदेश

- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

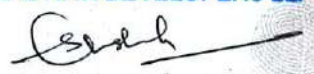
SPECIAL CONDITIONS :

1. Nazul Free Hold Plot No.59 by B-B Hotels Ventures Pvt. And the approval of the proposed layout map under Zone No. (1) at 66 Civil Station, Nawab Yusuf Road, District Prayagraj has been given under the following restrictions in the order of the Vice-Chairman, PDA.
2. In the relevant layout (61) residential plot and (4) commercial plot and 1 commercial kiosk (7.50 sqm) have been created, sub-division or amalgamation of plots will be prohibited.
3. Before starting the construction work on the plot, it will be necessary for every land owner to get the map approved according to the land use specified by the PDA, on the portal of OBPAS, as per the effective building construction and development bye-laws and the conditions of the approved layout. In order to approve the map at that time, the fee for acceptance of the map will have to be deposited according to the rate effective at that time.
4. The applicant/land owner will be responsible for internal development on the site according to the internal development work standards, maintain them and transfer them to the local body.
5. After completing the work of rainwater harvesting according to the standard, it will be mandatory to get the no-objection from the Ground Water Department. After that the deposited FDR will be released.
6. Notification Government of Uttar Pradesh, Housing and Urban Planning Section-3 No.-2021/558/Eight-21-211 Miscellaneous/13TC Lucknow, dated February 09, 2021, fixation of development fee (sub-section-(2-a) of section-15) As per the provisions of the relevant layout as security for internal development, plot no.-1 (area 93.25 sq.m.), Plot No.-2 (93.92 sq.m.), Plot No.-3 (94.35 sq.m.), Plot No.-4 (94.59 sq.m.), Plot No.-5 (94.82 Sq.), Plot No.-6 (95.05 Sq.), Plot No.-7 (99.85 S.M.), Plot No.-8 (105.44 Sq.), Plot No.-9 (131.86 Sq.), Plot No.-10 (132.38 Sq.M.), Plot No.-11 (132.91 S.M.), Plot No.-19 (125.31 S.M.), Plot No.-20 (110.26 S.M.), Plot No.-21 (136.45 S.M.), Plot No.-33 (125.31 S.M.) And one commercial Plot No.-4 (152.52) total 16 plots have been mortgaged; these plots will be sold only after the land is released from the authority.
7. In the plots of Plot No.-1 to 7, it is necessary to leave the front set back 1.50 meters as per the provision of effective building construction and development bye-law.2008 as amended in 2016, but for maintaining the alignment, it will be necessary to leave the front set back 2.00 meters. The applicant has to mention this in the sale deed of plot executed in favor of the buyers.
8. Sanctioned Layout Plan will have to upload on website of UPRERA. It will be necessary to strictly comply with all the terms and conditions.
9. The provisions of the Labor Act, National Building Code will have to be followed in the development works.

For C & C HOTELS VENTURE PVT. LTD.


Authorised Signatory

For MAABHAGWATI DEVELOPERS LLP


DESIGNATED PARTNER



15/05/2019

23

15/05/2019

15/05/2019

15/05/2019

10. Compliance of the orders/orders issued by the Authority/Government from time to time shall be ensured and if the Authority demands any fee in future or by levying any other charges left out in the calculation by mistake or mistake, then that fee shall be charged.

11. Since Lay-out Plan is near by Hon'ble High Court Allahabad Compound, Hence Provision of Zonal Plan B4 will be implemented, Which are as below- •Upto distance of 50.00 meter, no any construction will be permitted. Upto distance of 50.00 to 100.00 meter, only one floor will be permitted. Upto distance of 100.00 to 150.00 meter, only two floors will be permitted. Upto distance of 150.00 to 250.00 meter, not more than three floors will be permitted. • The rule of the said restriction will be effective on the proposed maps to be received for the construction of a single unit residential building. • As per the provision of Zonal Development Plan Zone B-4 Plot No. 1, 2, 3, 4, 5, 6 and Plot No. 19 is situated near Hon'ble High Court Allahabad, So Only Ground + 1st Floor is permitted. • As per the provision of Zonal Development Plan Zone B-4 in view of the Plot no.-7, 8, 20, 21, 33, 34 created in the layout situated near the High Court of Allahabad, Partly G+1 & Partly G+2 floor will be permissible on mentioned plots. • Approval for construction of G+2 floors on other residential and commercial plot, in the layout plan will be given as per the effective master plan and building construction and development bye-laws.

12. Earlier-approved Hotel Map Permit No.-84/Pra.A.-Bhawan/Zone-1/2009-10 dated 07.10.2011, revised dated 15.05.2014, and extension of time dated May 13, 2022 will be inoperative.

13. This letter of acceptance is for a period of five years only.

14. If any important information has been hidden or wrong information has been given by the applicant, then the map will be liable to be canceled under section 15 (9) of the Uttar Pradesh Town Planning and Development Act 1973.

15. Land ownership is not determined by the PDA, nor does the right of land ownership come from the approval of the map. Prayagraj Development Authority is not an institution/agency to settle disputes related to ownership. In future, the decision taken by the competent level/court regarding land ownership will be binding on the applicant/firm.

16. If the development work causes damage to the street track or any part of the road or drain (which is covered by the front part, back side or shape of the house), within 15 days after the development work has done, or If the Development Authority, by a written notice and at the earliest, shall get it repaired at its own cost and restore it to its previous condition to the satisfaction of the Development Authority.

17. At the time of construction of the house, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated in any case. If such cases are found in the knowledge of the Development Authority, it can stop or get such construction removed.

Digitally signed by ARVIND KUMAR CHAUHAN
Date: 19 Sep 2022 17:07:14
Organization: Prayagraj Development Authority
Designation: Vice Chairman

PRAYAGRAJ DEVELOPMENT AUTHORITY

Page 5 of 5

For C & C HOTELS VENTURE PVT. LTD.

Authorised Signatory

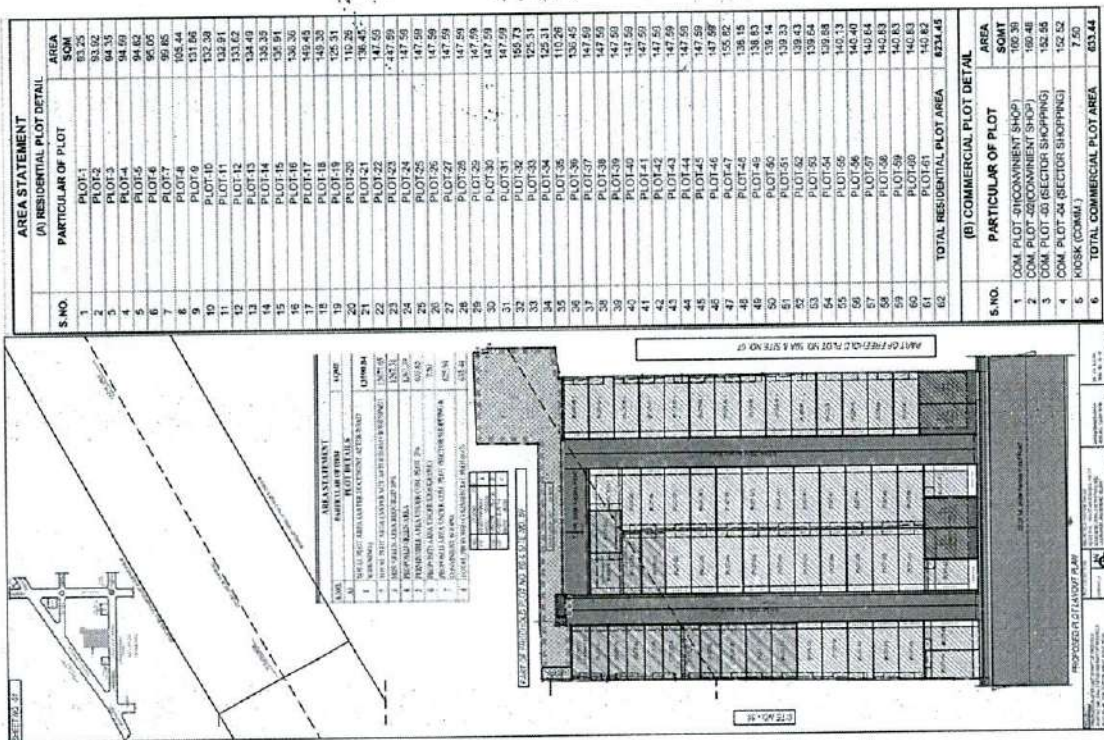
For MAABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER



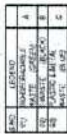
FOR MANUFACTURING DEVELOPERS LLP

DESIGNATED PARTNER





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[illegible]

Total Plot Area =	187,717	Total Acre Area =	2.07
Total Coverage Area =	2,150	Total Bldg Area =	0.00

Notes: 1) This drawing is prepared for the current building. Building floor plans.
2) This apartment is used for purposes other than rental in application will not be rejected if Map

Authorized Signatory


DESIGNATED PARTNER



For MAASHCHANTI DEVELOPERS LLP

DESIGNATED PARTNER



PROPOSED LANDSCAPE LAYOUT PLAN

PROPOSED SEWER LAYOUT PLAN

506a. - 1) This drawing is prepared at your (or current) consulting Building Site Location.
2) This drawing is used for purpose of preparing a permit application with the Department of Planning.

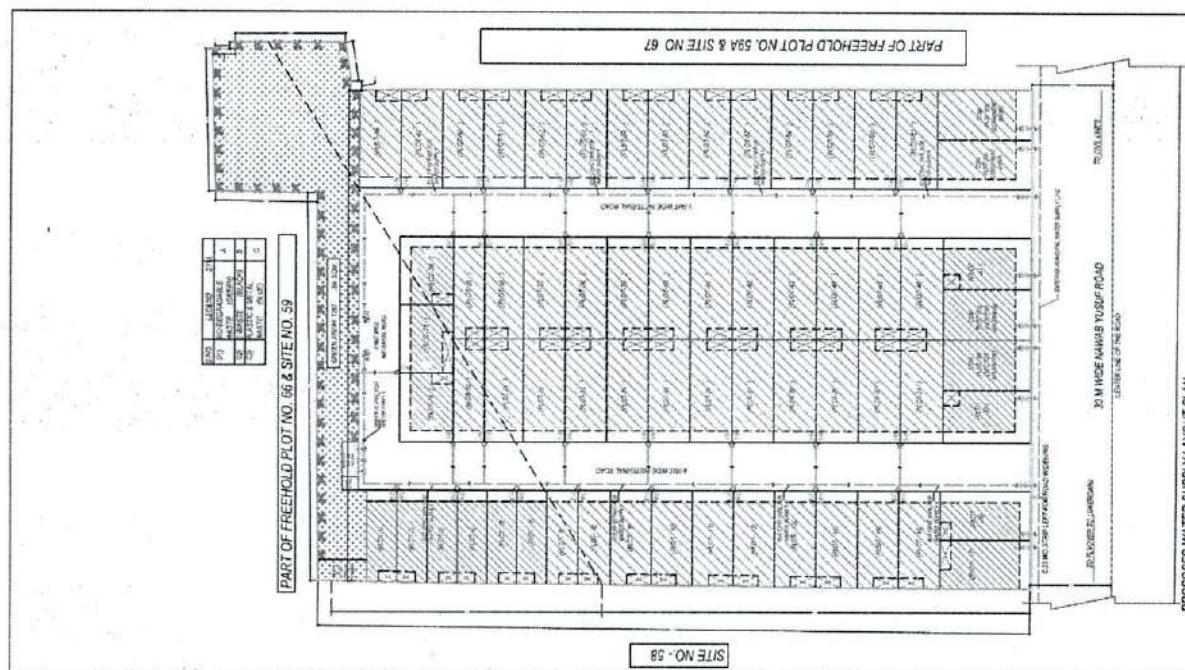
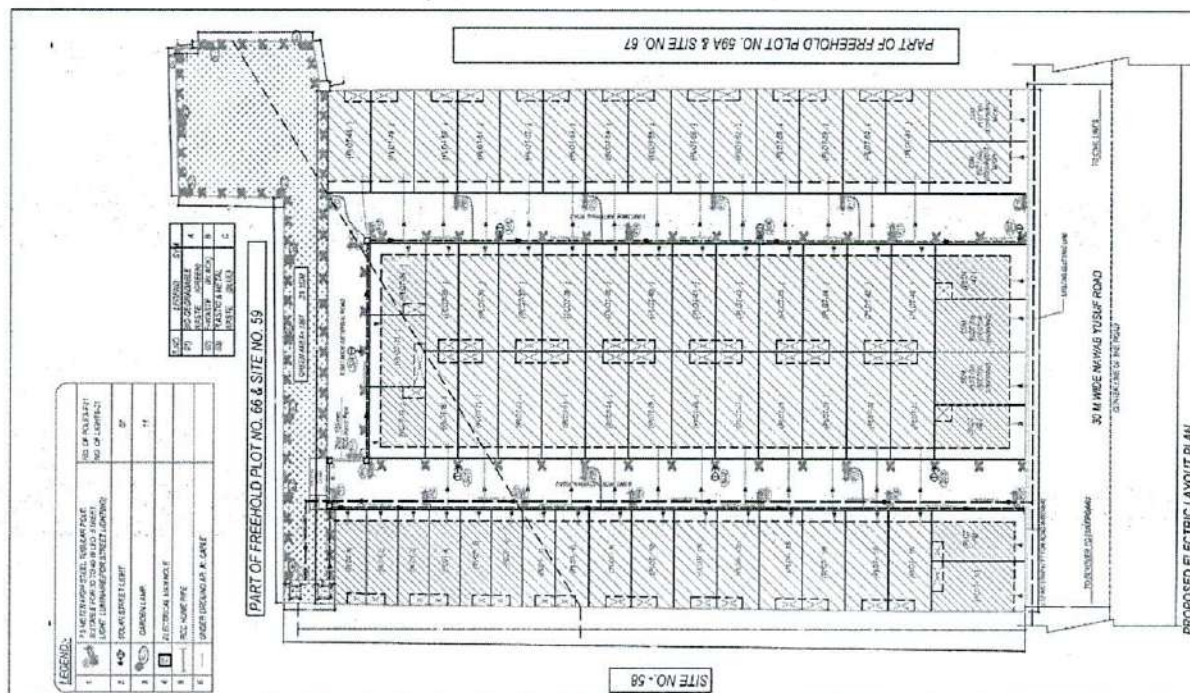
Authorised Signatory

DESIGNATED PARTNER



For MAABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER



<p>  MINISTRY OF EDUCATION GOVERNMENT OF INDIA NEW DELHI - 110 056 </p>	<p> OFFICE OF THE SECRETARY TECHNICAL EDUCATION NEW DELHI - 110 056 </p>	<p> TECHNICAL EDUCATION NEW DELHI - 110 056 </p>	<p> TECHNICAL EDUCATION NEW DELHI - 110 056 </p>	<p> TECHNICAL EDUCATION NEW DELHI - 110 056 </p>
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Notes: - 1) The drawing is prepared for the Central Training Building, Bay Lanes.
2) It is also intended to be used for purposes requiring other than stated in application will have to request it of Major.

For C & C HOTELS VENTURE PVT. LTD.

LS VENTURE PVT. LTD.
Authorized Signatory

For MAABHAGWATI DEVELOPERS LLP


DESIGNATED PARTNER



For MAABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER



For MAABHAGWATI DEVELOPERS LLP

DESIGNATED PARTNER