



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



**Certificate No.** : IN-UP17112516118024U  
**Certificate Issued Date** : 07-Oct-2022 12:19 PM  
**Account Reference** : NEWIMPACC (SV)/ up14555804/ LUCKNOW SADAR/ UP-LKN  
**Unique Doc. Reference** : SUBIN-UPUP1455580419948228502856U  
**Purchased by** : MARIGOLD BUILDCON  
**Description of Document** : Article 23 Conveyance  
**Property Description** : FREEHOLD COMMERCIAL PLOT IN OMAXE CITY AT VILLAGE AURANGABAD KHALSA, SAROJANI NAGAR, LUCKNOW  
**Consideration Price (Rs.)** :  
**First Party** : MANI INFRADEV LLP  
**Second Party** : MARIGOLD BUILDCON  
**Stamp Duty Paid By** : MARIGOLD BUILDCON  
**Stamp Duty Amount(Rs.)** : 84,00,000  
 (Eighty Four Lakh only)



Please write or type below this line



For Mani Infradev LLP

*Amesh Kumar*  
Authorized Signatory



MARIGOLD BUILDCON

*Zishak Zatoji*  
Partner



JD 0013830599

**Statutory Alert:**

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

547



# Mani Infradev ]

LLP Identification No: AAJ-2049  
225-228, IIndFloor, Tej Kumar Pl  
Phone: 0522 - 4078916 Email ic

CERTIFIED COPY OF  
DESIGNATED PARTN  
2022 AT 229-230, TEJ F

## AUTHORIZATION TO

RESOLVED THAT Mr.  
434, Sector H, LDA Colo  
in the meeting, for any r  
5592.52 sq. mtrs. at Raja  
Lucknow.

To give effect to the above

"RESOLVED THAT com  
matter related to seeking  
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Resolved further that M  
to,

(i) to do all such acts, de  
thereto including signing a...  
including documents,

(ii) to represent the LLP before any judicial, quasi-judicial, administrative, regulatory, and other  
authorities for the execution of Sale Deed or do any modification, alteration etc.

Certified to be true  
For Mani Infradev LLP

Ashwani Kumar Gupta  
(Designated Partner)  
DIN No: 00108678

Ishani Agrawal  
(Partner)  
DIN No.: 07125785

Rachit Kumar Agarwal  
(Designated Partner)  
DIN No: 02417577

प्रस्तुतकर्ता अपवा प्राधी द्वारा रखा जाने वाला		
उपनिबन्धक सरोजनीनगर लखनऊ	क्रम	2022567053322
आवेदन संख्या : 202201041047385		
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक		2022-10-10 00:00:00
प्रस्तुतकर्ता या प्राधी का नाम	कक्षप्र रस्वोमी	
लेख का प्रकार	विरूप पत्र	
प्रतिफल की धनराशि	120000000 / 101997289.00	
1. रजिस्ट्रीकरण शुल्क	1200000	
2. प्रतिनिधिकरण शुल्क	80	
3. निरीक्षण या तलाश शुल्क		
4. मुज्दार के अधिग्रहणी करण लिए शुल्क		
5. कमीशन शुल्क		
6. विविध		
7. यात्रिक भत्ता		
1 से 6 तक का योग	1200080	
शुल्क वसूल करने का दिनांक		2022-10-10 00:00:00
दिनांक जब लेख प्रतिनिधि या तलाश		
प्रमाण पत्र वापस करने के लिए तैयार होगा		2022-10-10 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर		



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABFFM6029H

पति / Name  
MANI INFRADEV LLP

संस्थापन/गठन की तारीख  
Date of Incorporation / Formation  
20/04/2017

31062017

*An Suresh Kumar*



पता  
S/O: लक्ष्मण प्रसाद विश्वकर्मा,  
प्लॉट-434, सांभर रोड, सेक्टर एच, ई डी ए  
कोलोनी, बख्शी का एरिया, लखनऊ,  
उत्तर प्रदेश-226012

Address:  
S/O: Lakshman Prasad Vishwakarma,  
25-434, Sambar road, Sector H, E D A  
Colony, Bakshi Ka Erha, Lucknow,  
Uttar Pradesh-226012



1947 1800 301 1947  
help@uidai.gov.in www.uidai.gov.in  
P.O. Box No. 1947, Bangalore-560 001



भारत सरकार  
GOVERNMENT OF INDIA



Dinesh Kumar Vishwakarma  
दिनेश कुमार विश्वकर्मा  
जन्म तिथि/DOB:  
26-01-1973  
पुरुष / MALE



*Dinesh Kumar*

7429 3049 8759

- आम आदमी का अधिकार



# MARIGOLD BUILDCON

REG OFFICE : 47/16CLAY SQUARE KABIR MARG LUCKNOW-226001

## BOARD RESOLUTION

The Partners of the firm vide meeting held on 01.10.2022 decided to purchase Commercial Freehold Plot at Raja Bijli Pasi ward , mohalla Omaxe city, Aurangabad Khalsa, Tehsil- Sarojni Nagar, Distt- Lucknow area- 5592.52 Sq.Mtr from M/s Mani Infradev LLP. local office at Tej Kumar Plaza, Triloki Nath Road , Lucknow

It is also resolved that Partner “ Rishabh Rastogi” son of Shri Krishna Ratan Rastogi is hereby authorized to do sign and execution of the acts, deeds, mutation and other legal matter related to the above property.



MUKUL GUPTA

MARIGOLD BUILDCON

(Partner)



PRITI VATSAL

MARIGOLD BUILDCON

(Partner)



RISHABH RASTOGI

MARIGOLD BUILDCON

(Partner)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABUFM2845E



नाम / Name  
MARIGOLD BUILDCON

निगमन/गठन की तिथि  
Date of Incorporation/formation  
08/06/2022

इस कार्ड को खोने/पाने पर कृपया सूचित करें/संभारें।

आयकर पी. सी. इकाई, एन. एम. डी. ब्लॉक  
5 वीं मंजिल, मंडी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to :*

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)

*Vishesh Entop*





भारत सरकार  
Government of India



रिषभ रास्तोगी  
Rishabh Rastogi  
जन्म तिथि/DOB: 31/10/1991  
पुरुष/ MALE

6690 8533 3546



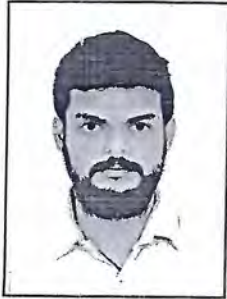
एनयूआई  
Unique Identification Authority of India

पता:  
S/O: Krishna Ratan Rastogi, 1/1 27-b ANAND LOK COLONY, JOPLING ROAD,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001

Address:  
S/O: Krishna Ratan Rastogi, 1/1 27-b  
ANAND LOK COLONY, JOPLING ROAD,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001



6690 8533 3546



*Rishabh Rastogi*





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

Enrolment No./Enrolment No.: 1193/60014/22136

Abhinav Pandey (Abhinav Pandey)

S/O: Nalin Kumar Pandey, SS-II, 860,, Sector D- 1,  
LDA Colony, Kanpur Road,, Lucknow,, L D A Colony,  
Lucknow,  
Uttar Pradesh - 226012

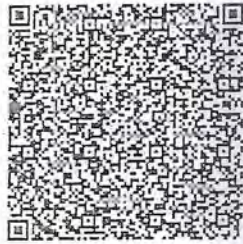
Date: 04/12/2015

INFORMATION

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

Your Aadhaar No/ Your Aadhaar No.:

**4315 7771 5039**



*Handwritten signature*

Aadhaar-Aam Aadmi ka Adhika

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1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified  
Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.12.04 17:46:15 IST

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



भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Abhinav Pandey  
DOB: 20/11/1988  
Male / MALE



Address:

S/O: Nalin Kumar Pandey, SS-II,  
860,, Sector D- 1, LDA Colony,  
Kanpur Road,, Lucknow,, L D A  
Colony, Lucknow,  
Uttar Pradesh - 226012

4315 7771 5039

Aadhaar-Aam Aadmi ka Adhikar

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Aadhaar-Aam Admi ka Adhikar





भारत सरकार  
GOVERNMENT OF INDIA



बंकट रमन सिंह  
Benkat Raman Singh  
जन्म तिथि/ DOB: 03/06/1977  
पुरुष / MALE



4725 6085 4112

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: राम शंकर सिंह,  
660/7/84, कुर्सी रोड,  
गुडम्बा थाना के पास, फूल  
बाग कालोनी, लखनऊ,  
सम्बलऊ,  
उत्तर प्रदेश - 226021

Address:

SO: Ram Shankar Singh,  
660/7/84, karsi road, near  
gumbha thana, phool bagh  
colony, Lucknow, Lucknow,  
Uttar Pradesh - 226021

4725 6085 4112

MERA AADHAAR, MERI PEHACHAN



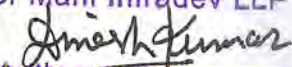
**BRIEF DETAIL OF SALE DEED**

1.	Type of Property	:	Commercial Freehold Plot
2.	Ward	:	Raja Bijli Pasi
3.	Mohalla	:	Omaxe City, Aurangabad Khalsa
4.	Property details	:	Freehold Commercial Plot admeasuring 5592.52 Sq. Mt. in Omaxe City, Lucknow situated at Village-Aurangabad Khalsa, Tehsil-Sarojani Nagar, Distt-Lucknow.
5.	Measurement unit	:	Square Meter
6.	Area of property	:	5592.52 Sq. Mtr.
7.	Situation of Road	:	Not situated at any Segment Road
8.	Other description	:	Situated at 24 meter wide road and on more than two roads.
9.	Consideration	:	Rs. 12,00,00,000/-
10.	Market value	:	Rs. 10,19,97,289/-
11.	Total Stamp duty	:	Rs. 84,00,000/-

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

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

<b>Details of Seller</b>	<b>Details of Purchaser</b>
<b>M/s Mani Infradev LLP</b> (Previously known as Mani Combok Limited and Mani Infradev Ltd.), a Limited Liability Partnership, incorporated under the provisions of LLP ACT 2008, having its registered office at 305, Kusal Bazar 32-33, Nehru Place, New Delhi and its Local Office at 229, Tez Kumar Plaza, Triloki Nath Road, Lucknow through its authorized representative <b>Mr. Dinesh Kumar Vishwakarma son of Laxman Prasad Vishwakarma</b> PAN-ABFFM6029H Occupation-Business Mobile No. 9956700001	<b>MARIGOLD BUILDCON, a Partnership Firm</b> having its registered office at 47/16, Kabir Marg, Clay Square, Lucknow through its Partner <b>Mr. Rishabh Rastogi son of Sri Krishna Ratan Rastogi</b> PAN-ABUFM2845E Occupation-Business Mobile No. 9984595468

For Mani Infradev LLP  
  
Authorized Signatory

**MARIGOLD BUILDCON**  
  
Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABFFM6029H



नाम / Name  
MANI INFRADEV LLP

निगमन/गठन की तारीख  
Date of Incorporation / Formation  
20/04/2017

31052017



PHOTO OF THE PROPERTY



Seller

For Mani Infradev LLP  
*Amesh Kumar*  
Authorized Signatory

Purchaser

MARIGOLD BUILDCON  
*Amesh Kumar* *Amesh Kumar*  
Partner  
*Amesh Kumar* *Amesh Kumar*



**SALE DEED**

This DEED OF SALE is made at Lucknow and executed on this 7<sup>th</sup> day of October 2022.

**BETWEEN**

**M/s Mani Infradev LLP** (Previously known as Mani Combrok Limited and Mani Infradev Ltd.), a Limited Liability Partnership, incorporated under the provisions of LLP ACT 2008, having its registered office at 305, Kusal Bazar 32-33, Nehru Place, New Delhi and its Local Office at 229, Tez Kumar Plaza, Triloki Nath Road, Lucknow through its authorized representative **Mr. Dinesh Kumar Vishwakarma son of Laxman Prasad Vishwakarma**, authorized vide resolution passed in meeting of designated Partners dated 30.09.2022 (hereinafter referred to as 'Seller', which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **ONE PART**,

**AND**

**MARIGOLD BUILDCON**, a Partnership Firm, having its registered office at 47/16, Kabir Marg, Clay Square, Lucknow through its Partner Mr. Rishabh Rastogi son of Sri Krishna Ratan Rastogi, authorized by all the partners of firm (hereinafter referred to as the "Purchaser", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

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

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

**WHEREAS** initially Promoter M/s Omaxe Limited (Hereinafter referred to as "Promoter") and M/s Omaxe Infrastructure Limited along with its group/Associated companies and certain individuals have purchased the land

For Mani Infradev LLP  
  
Authorized Signatory

MARIGOLD BUILDCON  
  
Partner



through registered sale deeds and have obtained their respective licenses, permissions, approvals and NOCs from the various authorities/officers of the State and Central Government for the promotion and development of a residential township/Colony in the Village-Aurangabad Khalsa, Distt-Lucknow (Hereinafter referred to as "Said Colony").

**AND WHEREAS** Promoter has entered into arrangements with its associate companies and individuals for the marketing of the products in the said colony subsequent to its development on the entire land collectively in the shape of plots of different sizes and dimensions, as such or built upon and to realize the sale price from the intending purchasers in accordance with the approved Lay out of Said Colony.

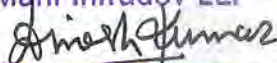
**AND WHEREAS** in pursuant to the aforesaid arrangements, the associate companies and the individuals have executed registered Power of Attorney vide Document No. 662/4, in favour of Promoter, thereby authorizing the promoter, interalia to execute the sale deed and to get the same registered, to receive the sale price and acknowledge and give effective receipt.

**AND WHEREAS** Promoter has developed and set up the said colony as per the approved Layout Plan No. 20058 in respect thereof by Lucknow Development Authority on the Said Land and has named it as the "OMAXE CITY, Lucknow".

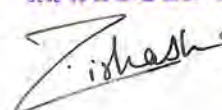

**AND WHEREAS** the Seller has purchased Freehold Commercial Plot admeasuring 5592.52 Sq. Mt. in Omaxe City, Lucknow situated at Village-Aurangabad Khalsa, Tehsil-Sarojani Nagar, Distt-Lucknow from M/s Omaxe Limited and M/s Omaxe Infrastructure Limited through its authorized signatory Sh. Quazi Sayeedur Rehman son of Late Qazi Khaliqur Rahman through registered sale deed dated 20.09.2012 which is registered in the office of Sub Registrar (First), Lucknow at Bahi No. 1 Jild No. 14748 Pages 263 to 288 at Serial No. 17290 on 20.09.2012.

**AND WHEREAS** the Seller wishes to sell Freehold Commercial Plot of Land admeasuring 5592.52 Sq. Mt. in

For Mani Infradev LLP

  
Authorized Signatory

MARIGOLD BUILDCON

   
Partner

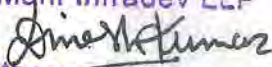


Omaxe City, Lucknow situated at Village-Aurangabad Khalsa, Tehsil-Sarojani Nagar, Distt-Lucknow and Purchaser wants to purchase the same.

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

- a. That Seller is absolute owner of Freehold Commercial Plot admeasuring 5592.52 Sq. Mt. in Omaxe City, Lucknow situated at Village-Aurangabad Khalsa, Tehsil-Sarojani Nagar, Distt-Lucknow (herein after referred as the "**Said Plot**") and no one else besides the Seller has any right, claim, lien, interest or concern whatsoever on the said Freehold Plot and the Seller has full right and absolute authority and right to sell and transfer the same to the Purchaser and the Seller has not entered into any kind of agreement / arrangement whatsoever with any person in respect of the said Freehold Plot to any other person(s).
- b. That the title of the Seller is absolutely clear and marketable and that the said commercial Freehold Plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- c. That the Seller hereby confirms and assures the Purchaser that Seller is not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Purchaser.
- d. That the Seller shall keep the Purchaser harmless and indemnified from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/or otherwise for any reason, whatsoever.

**AND WHEREAS**, upon the aforementioned declaration and assurances of the Seller, the Seller hereby sells and having faith on the declaration made by Seller, the Purchaser hereby purchases the said Freehold Plot for

For Mani Infradev LLP  
  
Authorized Signatory

MARIGOLD BUILDCON  
   
Partner




consideration of **Rs. 12,00,00,000/- (Rupees Twelve Crore Only)** including all the charges on the terms and conditions mentioned herein under:

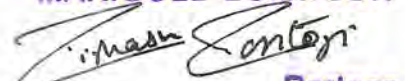
**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Purchaser has paid the entire sale consideration of **Rs. 12,00,00,000/- (Rupees Twelve Crore Only)** to the Seller as per schedule of payment detailed in the foot of this deed and Seller hereby admits and acknowledges to have received the same.
2. That the said Freehold Plot is allotted for Commercial Purpose and the Purchaser assures and undertakes to the Seller that the Purchaser shall always use the said freehold plot for the construction of Commercial project not otherwise or as per Land use and FSI allowed by the competent authority.
3. That the Seller doth hereby absolutely sells, conveys transfers and assigns the said Freehold Commercial Plot of Land admeasuring 5592.52 Sq. Mt. in Omaxe City, Lucknow situated at Village-Aurangabad Khalsa, Tehsil-Sarojani Nagar, Distt-Lucknow along with all the rights of ownership, interest, easement and privileges appurtenant to the said Freehold plot to have and to hold the same unto the Purchaser absolutely and forever on freehold basis.
4. That the Purchaser shall hereafter hold, enjoy, use and transfer the said Freehold plot under sale without any hindrance; claim whatsoever from the Seller or any other person claiming under or through it.
5. That the Seller has handed over the vacant, peaceful possession of the said Freehold plot to the Purchaser & the Purchaser has taken over the vacant and peaceful possession of the said Plot.
6. That the Purchaser shall abide by laws, byelaws, rules and regulations of Lucknow Development Authority/Local Bodies and the law of the land and shall also be

For Mani Infradev LLP

  
Authorized Signatory

MARIGOLD BUILDCON

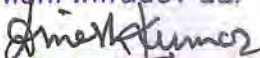
  
Partner



responsible for all deviations, violations or breach of any of the conditions of prevailing law, bylaws, rules and regulations.

7. The Purchaser shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Project at any time including any amendments and modifications thereof. Further, the Purchaser shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Project including and not limited to environmental clearance, development agreement, license etc.
8. That the Purchaser is under the obligation to pay the Water Tax and Sewerage Tax and other necessary taxes and charges for carrying out the activities which will be levied on him by the local authority/body under the then prevailing law and rules of the land, when such maintenance services will be transferred to the local authority/body.
9. That the said Freehold plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisition etc. to the complete satisfaction of the Purchaser and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Seller in this deed proved to be false at any time and the Purchaser suffers any loss in whole or part of the said Plot, any legal defect in the title of the said commercial Plot, then the Seller shall be liable and responsible for the same and the Seller hereby agrees to indemnify all such damages / losses suffered or sustained.
10. That if due to any defect in title of land, the work of Purchaser is stopped, then the Seller undertakes to fully reimburse the second party towards all such expenses that may be incurred by purchaser to settle the case and losses incurred due to stoppage of construction work.

For Mani Infradev LLP

  
Authorized Signatory

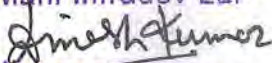
MARIGOLD BUILDCON

   
Partner

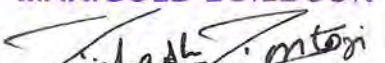


11. That if on any part of said land, approval of commercial complex is not done by Lucknow Development Authority, Lucknow or competent authority due to land use defect, then the Seller shall compensate the Purchaser adequately for this as per mutual consent.
12. That all the dues, demands, taxes, charges including property tax or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Seller up to the date of registration of the sale deed of the freehold plot and thereafter the same shall be paid and borne by the Purchaser.
13. That the Purchaser has become absolute owner of the said Plot.
14. That Purchaser shall bear all cost and expenses and legal fees in respect of sale of the said Freehold plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
15. That the said property is situated in the Omaxe City, Aurangabad Khalsa and is away from Amar Shaheed Path. The said property is situated on 24.00 Mtr. wide road for which the Circle Rate fixed is Rs. 22,000/- per Sq. Mtr. and the said property exists at more than two roads hence after enhancement of 10% in circle rate value comes to Rs. 24,200/-. The land of the said property is 5592.52 Sq. Mtr. Market value of the land area 1000 sq. mtr. at the rate of Rs. 24,200/- comes to Rs. 2,42,00,000/-. Market value of remaining area 4592.52 Sq. Mtr., calculated after depreciation of 30% @ Rs. 16,940/- per Sq. Mtr. which comes to Rs. 7,77,97,289/-. The total value of land comes to Rs. 10,19,97,289/-. The said property is bounded with 6 feet boundary wall and estimated cost of boundary wall plus gate is Rs. 6,00,000/-. Thus the total market value of said property with gate and boundary wall is Rs. 10,25,97,289/-. Since the sale consideration is Rs. 12,00,00,000/-, which is higher than the market value, therefore total stamp duty

For Mani Infradev LLP

  
Authorized Signatory

MARIGOLD BUILDCON

  
Partner



Rs. 84,00,000/- is being paid by the Purchaser through e-stamp accordingly.

**SCHEDULE OF PROPERTY**

All the rights, title and interest of the Promoter/Seller into and upon that piece and parcel of Free Hold Commercial Plot admeasuring 5592.52 Sq. Mt. in Phase-1 of the said Colony for assigned/declared use of the same as Commercial as per the approved layout thereof by the concerned Authority, which stands duly approved in the name of "Omaxe City" Project promoted by M/s Omaxe Ltd. in the residential colony known as "OMAXE CITY" situated at Village- Aurangabad Khalsa, Tehsil- Sarojani Nagar, Distt- Lucknow as per the key plan enclosed herewith and bounded as under:

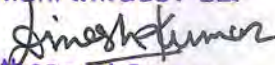
**BOUNDARIES**

East	: Others property & ESS
West	: 24 Metre wide road
North	: 24 Metre wide road
South	: 12 Metre wide road


**SCHEDULE OF PAYMENT**

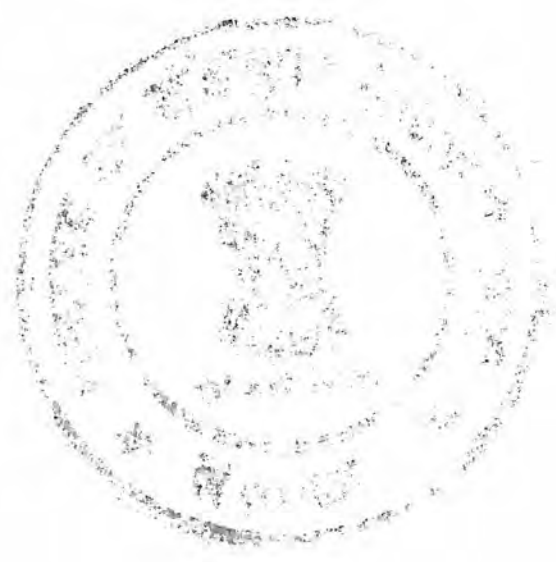
1. Seller has received **Rs. 5,88,00,000/- (Rupees Five Crore Eighty Eight Lakh Only)** Cheque No. 000002 Dated **10.10.2022, HDFC Bank, Branch M.G. Road, Lucknow**, from the Purchaser and Seller has acknowledged this receipt.
2. Seller has received **Rs. 6,00,00,000/- (Rupees Six Crore Only)** vide postdated Cheque No. 000003 Dated **01.05.2023, HDFC Bank, Branch M.G. Road, Lucknow**, from the Purchaser and Seller has acknowledged this receipt. However, this sale deed is subject to realization of this postdated cheque.

For Mani Infradev LLP

  
Authorized Signatory

MARIGOLD BUILDCON

  
Partner



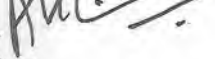
3. Purchaser has deposited TDS @1% amount of Rs. **12,00,000/- (Rupees Twelve Lakh Only)**.

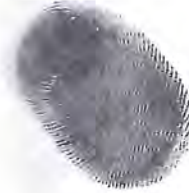
Thus the Seller has received **Rs. 12,00,00,000/- (Rupees Twelve Crore Only)** from the Purchaser and Seller acknowledges the receipt thereof.

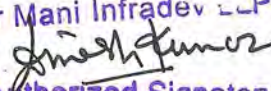
**IN WITNESS WHEREOF**, the Seller and Purchaser have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

**WITNESSES:**




1.   
Abhinav Pandey  
S/o Nalin Kumar Pandey  
Add-SS-II 880, Sector-D-1,  
LDA Colony, Kanpur Road, Lucknow.  
Mob.9795468468  
Occupation- JOB



For Mani Infradev LLP  
  
Authorized Signatory

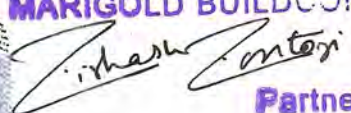
**SELLER**




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

**PURCHASER**




**MARIGOLD BUILDCON**  
  
Partner

**Drafted by:**

  
(Benkat Raman Singh)  
Advocate

**Composed By:**

  
(Aditya Tripathi)  
Civil Court, Lucknow

आवेदन सं०: 202201041047385

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 37324

वर्ष: 2022

प्रतिफल- 120000000 स्टाम्प शुल्क- 8400000 बाजारी मूल्य - 101997289 पंजीकरण शुल्क - 1200000 प्रतिलिपिकरण शुल्क - 80 योग : 1200080

श्री मेरीगोल्ड बिल्डकॉन द्वारा  
ऋषभ रस्तोगी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री कृष्ण रतन रस्तोगी  
व्यवसाय : व्यापार  
निवासी: 1/1 27-बी आनंद लोक कॉलोनी, जोप्लिंग रोड, लखनऊ

*idash Emby*



श्री, मेरीगोल्ड बिल्डकॉन द्वारा

ऋषभ रस्तोगी अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 10/10/2022 एवं 12:35:28  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Om Prakash Singh*  
ओमप्रताप सिंह, प्रभारी  
उपनिबंधक : सरोजनीनगर

लखनऊ  
10/10/2022

*Ram Sagar Tripathi*  
राम सागर त्रिपाठी  
निबंधक लिपिक  
10/10/2022

प्रिंट करे



आवेदन सं०: 202201041047385

बही सं०: 1

रजिस्ट्रेशन सं०: 37324

वर्ष: 2022

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

विक्रेता: 1

श्री मनी इन्फ्रादेव एल एल पी के द्वारा दिनेश कुमार विश्वकर्मा, पुत्र श्री लक्ष्मण प्रसाद विश्वकर्मा

निवासी: 229 त्रिलोकी नाथ रोड तेज़ कुमार प्लाजा, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

*Smrakash Kumar*



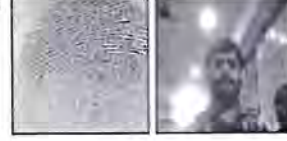
श्री मेरीगोल्ड बिल्डकॉन के द्वारा ऋषभ रस्तोगी, पुत्र श्री कृष्ण रतन रस्तोगी

निवासी: 1/1 27-बी आनंद लोक कॉलोनी, जोप्लिंग रोड, लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता: 1

*Rishabh Rastogi*



ने निष्पादन स्वीकार किया। जिनकी पहचान

श्री अभिनव पाण्डेय, पुत्र श्री नलिन कुमार पाण्डेय

निवासी: एस एस -2, सेक्टर -डी -1, एल.डी.ए कॉलोनी, कानपुर रोड, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2

*Ahli...*



श्री बैंकट रमन सिंह, 0

निवासी: 25 सलेमपुर हाउस, कैसरबाग, लखनऊ

व्यवसाय: वकालत

*Bankat Ram Singh*



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ओमप्रतापसिंह प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ  
10/10/2022

राम सागर त्रिपाठी

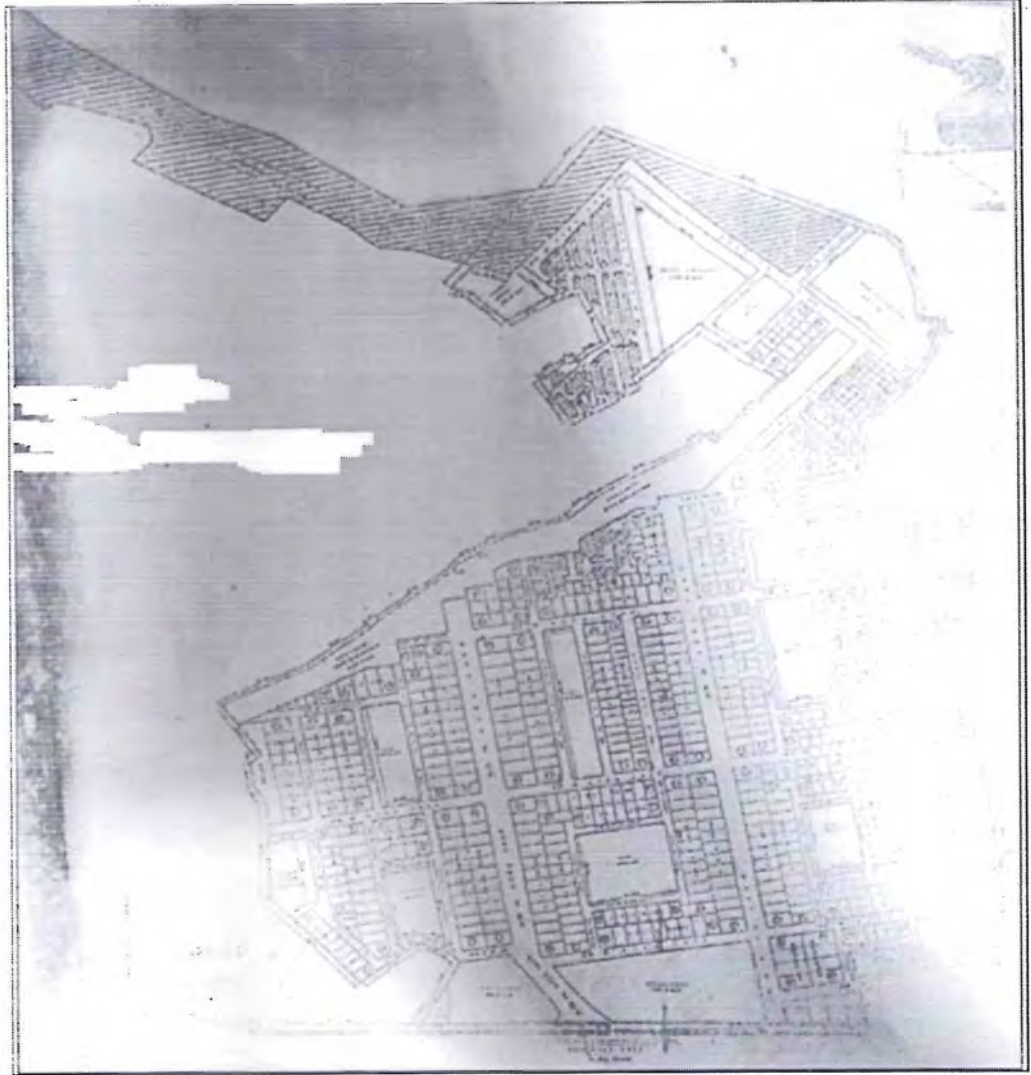
निबंधक लिपिक लखनऊ

10/10/2022

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

प्रिंट करें

**MAP**



Seller

Purchaser

For Mani Infradev LLP

*Amesh Kumar*  
Authorized Signatory

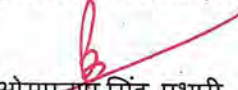
MARIGOLD BUILDCON

*Zishan Zantori*  
Partner

आवेदन सं०: 202201041047385

बही संख्या 1 जिल्द संख्या 9515 के पृष्ठ 93 से 120 तक क्रमांक 37324 पर दिनांक 10/10/2022 को रजिस्ट्रीकृत किया गया।

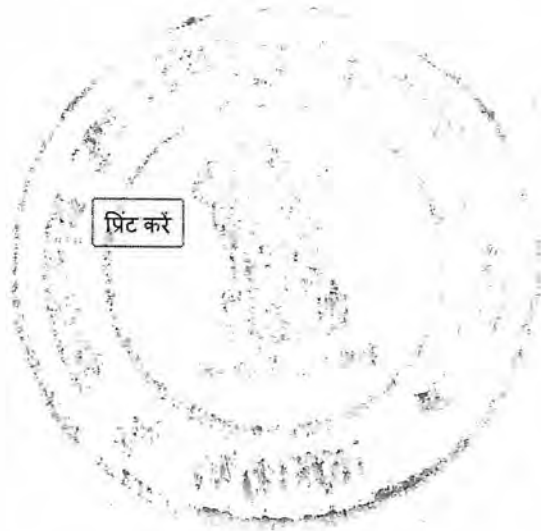
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
ओमप्रताप सिंह .प्रभारी

उप निबंधक : सरोजनीनगर

लखनऊ

10/10/2022



प्रिंट करे