



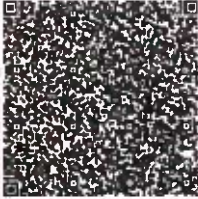
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP50575847984784V
 Certificate Issued Date : 04-Jul-2023 10:47 AM
 Account Reference : NEWIMPACC (SV)/ up14353104/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1435310492679487353187V
 Purchased by : INCEPTION BUILDTECH PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO.GGN-GH-02, GOMTI GREENS, (KHASRA NO.41,42,44 AND 46, VILLAGE-SARSAWA), LUCKNOW
 Consideration Price (Rs.) :
 First Party : KAS REALDEVELOPERS PVT LTD
 Second Party : INCEPTION BUILDTECH PVT LTD
 Stamp Duty Paid By : INCEPTION BUILDTECH PVT LTD
 Stamp Duty Amount(Rs.) : 3,12,90,500
 (Three Crore Twelve Lakh Ninety Thousand Five Hundred only)

सत्यमेव जयते



₹3,12,90,500

₹3,12,90,500

IN-UP50575847984784V

Please write or type below this line



KAS REALDEVELOPERS PVT. LTD.

[Signature]

Authorized Signatory



KAS REALDEVELOPERS PVT. LTD.

[Signature]

Authorized Signatory



Inception Buildtech Private Limited

[Signature]

Authorized Signatory



IRD 0001980132

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclrestamp.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.

100

100

100

Photograph of Plot No. GGN-GH-02, Situated as Emaar MGF,
Gomti Greens, Integrated Township Lucknow (U.P)



KAS REALDEVELOPERS PVT. LTD.

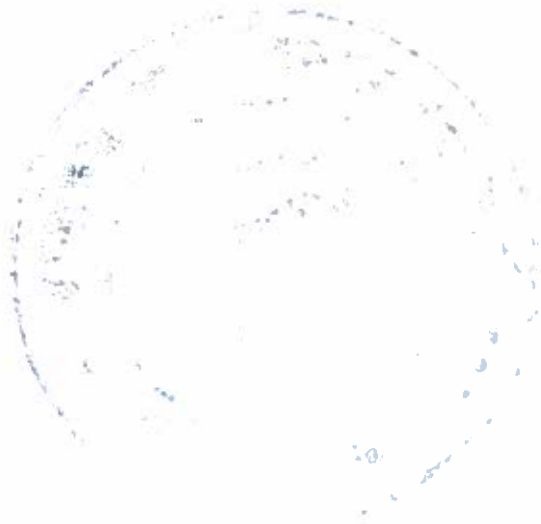
Authorised Signatory

KAS REALDEVELOPERS PVT. LTD.

Authorised Signatory

For Inception Buildtech Private Limited

Director/Authorised Signatory



KAS REALDEVELOPERS PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF KAS REALDEVELOPERS PRIVATE LIMITED HELD ON 28th OF JUNE, 2023 AT E/2/68, ANSAL API, SUSHANT GOLF CITY, LUCKNOW.

AUTHORIZATION FOR SALE OF LAND

"RESOLVED THAT Mr. Shivam Baranwal & Mr. Kush Agarwal of the Company be and are hereby jointly and/or severally authorized on behalf of the Company to sign, execute and register the Sale/Transfer/Conveyance Deed and other related documents in favour of Inception Buildtech Private Limited, in respect of sale of land bearing Plot no. GGN-GH-02 situated at Emaar MGF, Gomti Greens, Lucknow part of Khasra No. 41, 42, 44, 46 at Village- Sarsawa, Pargana- Bijnore, Tehsil- Sarojini Nagar and District – Lucknow.


RESOLVED FURTHER THAT Mr. Shivam Baranwal & Mr. Kush Agarwal be and are hereby jointly and/or severally authorized on behalf of the Company to present the Sale/Transfer/Conveyance Deed and other related documents in favour of Inception Buildtech Private Limited for registration before the concerned registrar/sub-registrar and to admit the same for and on behalf of the company and are also authorized to take delivery of the Sale Deed/ Transfer Deed/ Conveyance Deed and other related documents from the office of the concerned registrar/sub-registrar after its due registration, in respect of the abovementioned land.

RESOLVED FURTHER THAT a certified copy of the resolution be furnished to the relevant authorities wherever required.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For KAS Realdevelopers Private Limited

KAS REALDEVELOPERS PVT. LTD.

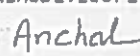


Shivam Baranwal Director

Director

DIN: 06481328

KAS REALDEVELOPERS PVT. LTD.

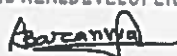


Anchal Baranawal Director

Director

DIN: 08306359

KAS REALDEVELOPERS PVT. LTD.

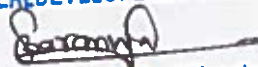


Abhishek Baranwal Director

Director

DIN: 08306360

KAS REALDEVELOPERS PVT. LTD.



Authorised Signatory

KAS REALDEVELOPERS PVT. LTD.


Authorised Signatory

INCEPTION BUILDTECH PRIVATE LIMITED

Regd. Off: 2nd Floor, Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF INCEPTION BUILDTECH PRIVATE LIMITED HELD ON FRIDAY, THE 2ND DAY OF JUNE, 2023 AT 11.00 A.M. AT 2ND FLOOR, CORPORATE CHAMBER –I, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW- 226010

ACQUISITION OF LAND

“RESOLVED THAT the consent of the Board be and is hereby accorded to purchase a land bearing Plot no. GGN-GH-02 situated at Emaar MGF, Gomti Greens, Lucknow part of Khasra No. 41, 42, 44, 46 at Village- Sarsawa, Pargana- Lucknow, Tehsil- Sarojini Nagar and District- Lucknow (“Said land”).

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi S/o Mr. Govind Ram Jaggi R/o HIG-14, Sector-E, Aliganj, Lucknow-226024, Mr. Siddharth Sinha S/o Mr. Surya Kumar Sinha, R/o 17/302, New Malhar, Sahara States, Jankipuram, Lucknow-226021, Mr. Ghanshyam Mishra S/o Mr. Tara Datt Mishra R/o 556D, Anubhav, Eldeco Udyan-2, Raebareli Road, Ambedkar University, Lucknow-226025, Mr. Kapil Saluja S/o Mr. Ajay Saluja R/o B-1002, Rohtas Presidential Apartments, Vibhuti Khand, Gomti Nagar, Lucknow- 226010 and Mr. Mohit Bhatia S/o Mr. Ved Prakash Bhatia R/o 111A/311, Ashok Nagar, Kanpur Nagar, Kanpur- 208012 Uttar Pradesh, be and are hereby authorized on behalf of the Company to sign, execute, register and present the Sale/ Purchase/ Transfer/ Conveyance/ Lease Deeds/ Agreements, and other related documents, in respect of acquisition of said land.

RESOLVED FURTHER THAT Mr. Surendra Kumar Jaggi, Mr. Siddharth Sinha, Mr. Ghanshyam Mishra, Mr. Kapil Saluja and Mr. Mohit Bhatia, be and are hereby severally authorized on behalf of the Company to present the Sale/ Purchase/ Transfer/ Conveyance/ Lease Deeds/ Agreements and other related documents for registration before the concerned registrar/ sub-registrar and to admit the same for and on behalf of the company and are also authorized to take the delivery of the Sale/ Purchase/ Transfer/ Conveyance/ Lease Deeds/ Agreements and other related documents from the office of the concerned registrar/ sub-registrar after its due registration in respect of said land.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Inception Buildtech Private Limited

For Inception Buildtech Private Limited

For Inception Buildtech Private Limited

Director/Authorised Signatory

Director/Authorised Signatory

Kapil Saluja

Ankur Bhargava

Director

Director

DIN: 09652357

DIN: 09652702

For Inception Buildtech Private Limited

Director/Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAS REALDEVELOPERS PRIVATE
LIMITED

31/03/2015

Permanent Account Number

AAFCK7901A

17042015

KAS REALDEVELOPERS PVT. LTD.

Authorised Signatory

KAS REALDEVELOPERS PVT. LTD.

Authorised Signatory

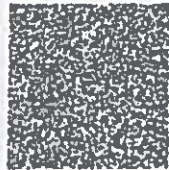


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0635/10865/74171

To
शिवन बारनवाल
Shivan Baranwal
C/O Vijay Kumar Baranwal
VILL GT ROAD
GHOSIA
Aurai
Sant Ravidas Nagar Uttar Pradesh - 221301
9415203897



आपका आधार क्रमांक / Your Aadhaar No. :

2018 4674 6478

VID : 9128 6674 0351 4129

• मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शिवन बारनवाल
Shivan Baranwal
वय/DOB: 21/03/1976
पुल/ MALE

2018 4674 6478

VID : 9128 6674 0351 4129

मेरा आधार, मेरी पहचान



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, जागीरबन्दा का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित बहुआयु क्रेडिट/ऑनलाइन एक्सपेंस/ऑनलाइन प्रमाणीकरण का उपयोग करने के लिए पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/नका) खोलने वाली सत्यवाची को उचित सहमति लेने के लिए काट्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

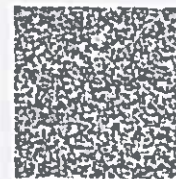


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



कतः
C/O विजय कुमार बारनवाल, वीआईएस वीटी रोड,
अरुई, अरुई, संत रविदास नगर,
अरुई - 221301

Address:
C/O Vijay Kumar Baranwal, VILL GT ROAD,
GHOSIA, Aurai, Sant Ravidas Nagar,
Uttar Pradesh - 221301



2018 4674 6478

VID : 9128 6674 0351 4129

1047 | help@uidai.gov.in | www.uidai.gov.in

Signature

8221031008

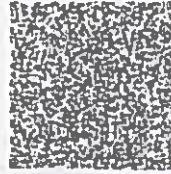
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHTPB1521F



नाम / Name
SHIVAM BARANWAL

पिता का नाम / Father's Name
VIJAY KUMAR BARANWAL

जन्म की तारीख /
Date of Birth
21/05/1978

24112019

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

भारत सरकार
Government of India

15/09/2017



कुश अग्रवाल
Kush Agarwal
जन्म तिथि/DOB: 01/07/1988
पुरुष/ MALE

5018 8905 0008
VID : 9183 5247 5180 7123

मेरा आधार, मेरी पहचान

Kush

भारत सरकार
Government of India

पता:
श्री. सुरेश कुमार, वार्ड नं 7, संजय नगर, बाज़पुर,
उत्तराखण्ड - 762401

Address:
S/O: Suresh Kumar, ward no 7, sanjay nagar,
Bazpur, Udham Singh Nagar,
Uttarakhand - 762401



5018 8905 0008
VID : 9183 5247 5180 7123

Kush

9918800001

9918800001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AWLPA0695G

नाम / Name
KUSH AGARWAL

पिता का नाम / Father's Name
SURESH KUMAR AGARWAL

जन्म की तारीख / Date of Birth
01/07/1988


हस्ताक्षर / Signature



08012017



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAGCI7606B

नाम / Name	INCEPTION BUILDTECH PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	13/07/2022

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAGCI7606B</p> <p>नाम / Name INCEPTION BUILDTECH PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 13/07/2022</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें: आयकर पैन सेवा इकाई, एन एसडी यूएल 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
--	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For Inception Buildtech Private Limited

Director/Authorised Signatory

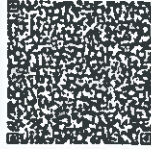


भारत सरकार

Government of India



सिद्धार्थ सिन्हा
Siddharth Sinha
जन्म तिथि/DOB: 23/08/1980
पुरुष/ MALE



9368 3733 0976

VID: 9119 2296 7245 7340

मेरा आधार, मेरी पहचान



www.aadhaar.gov.in

www.aadhaar.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: सूर्य कुमार सिन्हा, 644 लाल निवास लखनऊ रोड
हरदोई, हरदोई, हरदोई ग्रामिण, हरदोई,
उत्तर प्रदेश - 241001

Address:
S/O: Surya Kumar Sinha, 644 Lal niwas
lucknow road hardoi, hardoi,
Hardoi(Gramin), Hardoi,
Uttar Pradesh - 241001



QR Code with Photograph

9368 3733 0976

VID: 9119 2296 7245 7340



www.aadhaar.gov.in

www.aadhaar.gov.in

Siddharth



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

नामांकन क्रमांक Enrolment No.: 1218/25008/02655

To,
Mohit Bhatia
मोहित भाटिया
S/O Ved Prakash Bhatia
111A/311 ASHOK NAGAR
KANPUR
Kanpur Nagar
Uttar Pradesh 208012
Mobile:

07/11/2011



UC 04353662 1 IN

Ref No. 412R319X-4353662



आपका आधार क्रमांक / Your Aadhaar No. :

7297 3796 1834

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मोहित भाटिया
Mohit Bhatia

जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

7297 3796 1834



आधार — आम आदमी का अधिकार

Mohit

 भारत सरकार
Government of India




बिनोद दुबे
Binod Dubey
जन्म तिथि / DOB 01/01/1984
पुरुष / Male



8994 7786 3054


आधार - आम आदमी का अधिकार


 भारतीय विधिक प्रणाली अधिकरण
Unique Identification Authority of India


पता
आत्मज भाईयाराम दुबे, तालाब के पास, मुजेहरा, मुजेहरा कला, मिर्जापुर, मुजेहरा, उत्तर प्रदेश, 231312

Address
S/O Bhaiyaram Dubey, near talab, mujehara, Mujehara Kalan, Mirzapur, Mujehara, Uttar Pradesh, 231312

8994 7786 3054

 1947
1800 300 1947

 help @ uidai gov in

 www
www uidai gov in

0 WITNESSES
9936804868

बिनोद दुबे



Sale Consideration: Rs.44,70,00,000/-
Market Value: Rs.22,55,71,525/-
Stamp Duty: Rs. 3,12,90,500/-
Pargana: Lucknow

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	Residential (Group Housing Plot)
2.	Ward/Pargana	Lucknow
3.	Mohalla/Village	Emaar MGF, 'GOMTI GREENS' Lucknow (U.P.).
4.	Details of Property	Freehold Plot bearing No. GGN-GH-02, situated at Emaar MGF, 'GOMTI GREENS' Integrated Twonship, Lucknow (U.P.), part of Khasra No.41, 42, 44 & 46 at Village Sarsawan, Pargana Lucknow, Tehsil Sarojini Nagar, District Lucknow.
5.	Unit of measurement	Square Meter
6.	Area of Property	12591.43 Square Meter.
7.	Situation of Road	More than 500 mtr. away from Amar Shaheed path and Sultanpur Road
8.	Other description (12 mt/18 mt/45 mt road/corner/green)	Situated at 45 mtr. wide road and three side road
9.	Total area of property (in case of multi storied building)	N.A.
10.	Valuation of trees	N.A.
11.	Boring/ well other	N.A.
12.	Constructed area	N.A.
13.	Pertaining to the member of Housing Society	N.A.
14.	Consideration	Rs.44,70,00,000/-
15.	Market value	Rs.22,55,71,525/-

BOUNDARY OF THE PROPERTY

NORTH – 45 mtr. Wide Road
 SOUTH – 12 mtr. Wide Road
 EAST – Group Housing Plot of OPUS Infratech Private Limited
 WEST – 12 mtr. Wide Road & Part of Khasra nos. 44 and 46

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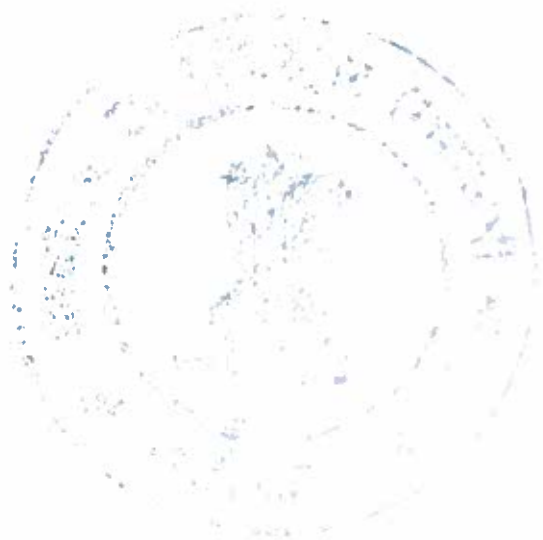
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SALE DEED

This Sale Deed ("Sale Deed") is executed at LUCKNOW as of this 04th day of July, 2023 amongst:

KAS REALDEVELOPERS PRIVATE LIMITED (PAN NO. AAFCK7901A), a private limited company incorporated under the Companies Act, 2013, having CIN: U70102UP2015PTC069889 and registered office at L-1, 141, Sector-L, Ashiyana, LDA Colony, Lucknow through its Authorised Signatory **Mr. Shivam Baranwal**, son of Mr. Vijay Kumar Baranwal, resident of Vill GT road, Ghosia, Aural, Sant Ravidas Nagar, Uttar Pradesh and/or **Mr. Kush Agarwal**, son of Sh. Suresh Kumar Agarwal, resident of Sanjay Nagar, Ward no. 7, Bazpur, Udham Singh Nagar- Uttrakhand be and hereby jointly and/or severally authorized vide Board's Resolution dated 28th June, 2023 (hereinafter referred to as "Seller" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in interest and assigns);

AND

INCEPTION BUILDTECH PRIVATE LIMITED (PAN NO. AAGCI7606B), a private limited company incorporated under the Companies Act, 2013, having CIN: U70109UP2022PTC167482 and registered office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its Authorised Signatory **Mr. Siddharth Sinha**, son of Mr. Surya Kumar Sinha, resident of 17/302, New Malhar, Sahara States, Jankipuram, Lucknow, duly authorized vide Board's Resolution dated 2nd June, 2023 (hereinafter referred to as "Buyer" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in interest and assigns);

The Seller and the Buyer are hereinafter jointly referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. The Seller represents and warrants that it is the absolute, legal, beneficial and registered owner of freehold land admeasuring 12591.43 sq mtrs bearing Plot No. GGN-GH-02, forming part of integrated township known as "GOMTI GREENS" (hereinafter referred to as the "Project Land"). The Project Land is comprised in Khasra No. 41, 42, 44 and 46, Village Sarsawa, Pargana Lucknow, Tehsil Sarojini Nagar and District Lucknow, Uttar Pradesh.
- B. The Seller represents that the Project Land forms part of the integrated township comprising of residential plots, group housing, commercial, semi public facility etc. known as "GOMTI GREENS" (hereinafter referred to as "Gomti Greens Project"), approved under Integrated Township Policy of UP Government (hereinafter referred to as the "Scheme") being developed on land parcels total admeasuring 226.37 Acres situated at Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana - Lucknow, Tehsil - Sarojini Nagar and District Lucknow, Uttar Pradesh and also known as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow, Uttar Pradesh (hereinafter referred to as "Total Land") by Emaar India Limited (formerly known as Emaar MGF Land Limited) and its associate/subsidiary companies (hereinafter collectively referred to as "Emaar"). In this regard, Emaar has obtained a Certificate of Registration dated 17.08.2006 bearing No.846/CTP/2006 issued by Lucknow Development Authority, Lucknow and License dated 28.04.2009 bearing No.02/S.E./2009 ("License") issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land. Lucknow Development Authority, Lucknow vide its letter dated 11.11.2010 bearing No.406/Adhi Aa/H.T.I.G/10 renewed the License. Thereafter, Lucknow Development Authority, Lucknow vide its letter dated 27.06.2011 bearing No. 696/CC/HTIG/2011 approved the Detailed Project Report pertaining to the GOMTI GREEN

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Project to be developed on the Total Land. Pursuant to this, a Development Agreement dated 24.12.2011 ("Development Agreement") was also executed by and between the Lucknow Development Authority, Lucknow and Emaar. Thereafter, Lucknow Development Authority, Lucknow vide its letter dated on 26.12.2011 approved the layout plans of Gomti Greens Project for the development of Integrated Township in Villages Ahmamau, Sarsawa and Ardonamau at Sultanpur Road, Lucknow over the Total Land admeasuring 226.37 acres in accordance with the scheme of Lucknow Development Authority and these plans were duly renewed on 27.07.2015 which was valid till 23.12.2016, thereafter, the plans were revalidated on 24.08.2016 which was valid till 22.12.2019 and lastly the layout plans were revalidated on 28.06.2019 which is valid till 22.12.2023.

- C. The Seller had purchased the Project Land vide Sale Deed dated 22nd December, 2022 bearing Registration No. 47753 in Book No. 1 Vol. No. 9997 on Pages 151 to 208 registered in the Office of Sub-Registrar, Sarojini Nagar on 22nd December, 2022.
- D. The Seller further represents and warrants that the Project Land is earmarked and is fit for development of group housing project and there are no impediments whatsoever for such development;
- E. The Seller represents and warrants that the Seller is seized and possessed of the Project Land and the Seller is well and sufficiently entitled to sell the Project Land and the title of the Project Land is free, clear, and marketable and is free from Encumbrances (*as defined hereinafter*) of any nature whatsoever;
- F. The Seller further represents and warrants that: (i) the Seller has unhindered, unobstructed, continuous and peaceful possession of the Project Land; (ii) the Seller is duly authorized and entitled to sell, Transfer (*as defined hereinafter*), convey or deal with the Project Land in any manner whatsoever and no other person/ entity/ group of person(s)/ company(ies) has/ have any right, title, claim, interest or share therein; (iii) there is no impediment for this sale and Transfer of the Project Land in favour of the Buyer under any Law (*as defined hereinafter*), order, decree or contract; (iv) there are no legal impediments whereby the Seller can be prevented from entering into this Sale Deed; (v) there is no order of attachment by any Taxation Authority (*as defined hereinafter*) and, or, by any other Government Authorities (*as defined hereinafter*); (vi) there is no existing, pending, perceived or threatened litigation with respect to the Project Land and/ or, which may affect the rights of the Seller in relation to the Project Land and, or, which may prevent the Seller from entering into this Sale Deed; (vii) the Project Land is owned solely by the Seller;
- G. The Seller does hereby declare that the Project Land is free from all sorts of encumbrances, mortgages, charges, liens, restrictions, disputes, litigations of any nature whatsoever; and that the Seller has not entered into any agreement(s) or arrangement(s) or memorandum of understanding, collaboration, joint venture or term sheet, of any nature whatsoever, with any Third Party (*as defined hereinafter*) for any sale/ transfer/ creation of any third party rights of any nature whatsoever in relation to the Project Land;
- H. The Buyer, relying on the various representations, warranties, stipulations, assurances, covenants, undertakings and indemnities of the Seller, as set out in this Sale Deed (including as set forth in all of the above Recitals) has agreed to purchase the Project Land, the entire development potential and the floor space index thereon (present and future) together with the benefits of all licenses, approvals (*as defined hereinafter*), permissions, sanctions obtained from time to time from the relevant authorities in respect of the Project Land from the Seller, free from all encumbrances, claims (*as defined hereinafter*), disputes, litigations, liabilities, liens, charges etc. of any nature

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whatsoever with clear, marketable title and legal possession; and

- I. The Seller is executing this Sale Deed in favour of the Buyer for irrevocable and absolute sale, transfer, conveyance, assignment, grant and delivery of the Project Land in favour of the Buyer.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH HEREIN, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

In addition to the definitions contained herein in the Sale Deed, the capitalized terms used in this Sale Deed shall have the meaning as specified in hereunder written.

"Applicable Laws" means all statutes, enactments, acts of legislature or parliament, ordinances, rules, bye-laws, regulations, notifications, guidelines, policies, directions, directives and orders, requirement or other restrictions imposed by the government or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, of any Government Authority having jurisdiction over the matter in question, in effect as of the Execution Date;

"Approvals" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates obtained for the acquisition/ purchase/ use of the Sale Land, including without limitation the licenses, change of land use, conversions, all other approvals and, or, permissions from any other statutory or Government Authorities, whether State or Central and all other approvals, permissions and consents.

"Claims" shall mean any and all claims, demands, actions, cause of actions, damages, losses, costs, liabilities or expenses, including, without limitation, reasonable professional fees and all costs incurred in pursuing any of the foregoing or any proceeding relating to any of the foregoing; **"Defect"** means any defect, imperfection, deficiency or inadequacy or any other fault in the title of the Project Land or any part thereof;

"Encumbrance(s)" shall mean shall mean award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, lien, charge, assignment, hypothecation, adverse possession, title retention, preferential right, trust arrangement, right of set-off, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy, any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, Claim, Security Interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, Transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the same;

"Execution Date" shall mean the execution date of this Sale Deed i.e. 04.07.2023;

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1.5 In addition to terms defined in Clause 1.1, certain other capitalized terms are defined elsewhere in this Sale Deed and whenever such terms are used in this Sale Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.

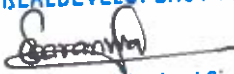
2. SALE AND CONVEYANCE AND SALE CONSIDERATION.

2.1 The Seller doth hereby irrevocably, absolutely and forever, sells, transfers, grants, conveys, alienates, assigns, assures and deliver all its rights, title and interests in the Project Land as more particularly described in Schedule I, in favour of Buyer for a total sale consideration of Rs.44,70,00,000.00/- (Rupees Forty Four Crore Seventy Lakh Only) (hereinafter referred to as "Sale Consideration") along with all the rights of ownership, possession together with all easements, privileges, rights appurtenant thereof along with all the benefits, rights to passage, attached and appurtenant thereto, any constructions thereon, along with all rights, (including any and all development rights including right to demolish, reconstruct, develop, mortgage, monetize etc.), FSI (as defined hereinbefore) together with the benefits of all licenses, Approvals (as defined hereinbefore), permissions, obtained from time to time from the relevant authorities in respect of the Project Land, free from any and all Encumbrances, mortgages, Claims, disputes, litigations, charges etc. of any nature whatsoever including from or against any Government Authority (as defined hereinbefore), or Third Party (as defined hereinbefore), and the Buyer shall hereinafter become the absolute and sole owner of the Project Land and shall enjoy absolute rights of ownership and privileges attached to the Project Land.

2.2 That the total Sale Consideration of Rs.44,70,00,000.00/- (Rupees Forty Four Crore Seventy Lakh Only) has been paid by the Buyer to the Seller in the following manner:-

S. No	Amount (in Rs.)	Cheque/DD/UTR No.	Bank
1.	Rs.4,00,00,000/-	110205	ICICI
2.	Rs.25,00,000/-	003341	ICICI
3.	Rs.1,75,00,000/-	HDFCR52023011274904137	HDFC
4.	Rs.1,00,00,000/-	HDFCR52023020279982910	HDFC
5.	Rs.1,00,00,000/-	003466	ICICI
6.	Rs.33,00,000/-	003424	ICICI
7.	Rs.90,00,000/-	HDFCR52023030186808616	HDFC
8.	Rs.10,00,000/-	NET BANKING (TDS ON PROPERTY)	PNB
9.	Rs.2,00,00,000/-	HDFCR52023032492892445	HDFC
10.	Rs.1,96,00,000/-	HDFCR52023032793534800	HDFC
11.	Rs.4,00,000/-	NET BANKING (TDS ON PROPERTY)	PNB
12.	Rs.34,00,000/-	HDFCR52023032994534044	HDFC
13.	Rs.33,00,000/-	HDFCR52023033195360131	HDFC
14.	Rs.30,39,30,000/-	HDFCR52023070569453316	HDFC
15.	Rs.30,70,000/-	NET BANKING (TDS ON PROPERTY)	PNB
	Rs.44,70,00,000/-	Total Sale Consideration	

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The Sale Consideration has been paid by the Buyer to the Seller as above and the Seller hereby admits and acknowledges its receipt and sufficiency in full and that no other amounts of any nature whatsoever remain due, outstanding or payable by the Buyer to the Seller pursuant to the same. The Buyer has made the payment of Sale Consideration as above after deducting TDS at the rate of 1% in accordance with provisions of Section 194IA of the Income Tax Act, 1961. Buyer has provided/shall provide necessary TDS certificate to the Seller towards such TDS deducted, in accordance with applicable laws.

- 2.3 The Seller hereby agrees and acknowledges that the Buyer has purchased and acquired the Project Land and the Sale Consideration has been determined and paid solely relying upon the representations, warranties, assurances, covenants, undertakings and indemnities provided by the Seller, including but not limited to the representations, warranties, assurances and covenants set out in Clause 5 herein below.
- 2.4 The Seller hereby agrees and confirms that from the Execution Date, the Buyer shall be free to deal with the Project Land at its sole discretion, including but not limited to sale of the Project Land, raising finance on the Project Land, creating charge or mortgage on the Project Land. In such cases, if any further documentation is required, all the necessary co-operation and help shall be extended by the Seller, including execution of any other documents or presence before any Authority(ies) for due execution of document(s).
- 2.5 The Seller hereby agrees and acknowledges that upon execution of this Sale Deed, the Buyer shall be absolutely and irrevocably entitled to:
- (i) the exclusive, legal and absolute ownership of the Project Land, on a freehold basis, free from all Encumbrances, Claims, disputes, litigations, liabilities, injunctions, mortgages, liens, charges etc. of any nature whatsoever, from or against any Government/ Statutory Authority or any Third Party and shall have all the benefits, rights, entitlements, title, interest and ownership, including the FSI and any other rights and entitlements attached thereto or that is or may be available in the future with respect to the Project Land exclusively and absolutely together with the right to passage, easememnts, benefits, privileiges attached or appurtenant thereto. The Seller confirms that, the Seller is left with no right, title, interest, claims, ownership and entitlement in the Project Land and the Buyer has become the sole and absolute owner of the Project Land and the Buyer shall have the absolute right to Transfer, assign, sell, convey, encumber, charge, monetize, mortgage, dispose-off, alienate in any manner whatsoever the Project Land to any person/ entity/ group of persons, etc. as it

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deems fit and appropriate and has all the rights and entitlements for the development, construction, marketing, operating, leasing and sale, conveyance, Transfer and monetization of the Project Land, to earn any profits, proceeds and income from the Project Land and all such other rights to commercially exploit the Project Land on such terms and conditions as it deems fit and proper, without any objection or hindrance from the Seller or any other person claiming through or under the Seller; and

- (ii) the exclusive, legal and absolute rights over the Approvals/ permissions/ sanctions received in respect of the Project Land.
- 2.6 That the Seller agrees and declares that any time after the execution of this Sale Deed, the Seller shall, at its own cost and expense, do and execute necessary documents and do all such acts and deeds as may be reasonably required to be done or executed, in relation to the unencumbered sale/ transfer/ conveyance of the Project Land to the Buyer, its successors in title or assigns in law as the case may be.
- 2.7 The Seller hereby absolutely and irrevocably agrees, undertakes and confirms to the execution of this Sale Deed and agrees not to challenge, protest the execution of this Sale Deed and the sale, Transfer, conveyance, grant, assignment of the Project Land by the Seller in favour of the Buyer.
- 2.8 That the Seller undertakes to have the Project Land mutated in favour of the Buyer in the concerned records, otherwise, the Buyer can also get the Project Land mutated in its own name in the Records of the concerned government office(s), authority/body on the basis of this Sale Deed or its certified true copy. The Seller shall provide all due co-operation and assistance to the Buyer in this regard and execute all such documents which may be required/ requested by the Buyer for the furtherance of the same. The Seller also assures the Buyer to be physically present at any Governmental offices/departments to give effect to the mutation.

3. STAMP DUTY, OTHER COSTS AND EXPENSES.

- 3.1 All taxes, charges, rents, demands, revenue, cesses, ground rent, lease rent and municipal charges, Claims and all other dues and outstandings towards Emaar or any municipality or Government Authority, payable in respect of the Project Land including any interest/ penalty thereof, up to the date of registration of the Sale Deed shall be borne solely by the Seller irrespective of when such demand/ claim for payment is made or received.
- 3.2 The Seller shall also, at all times, indemnify and hold harmless the Buyer along with its representatives, officials and assigns and keep them indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities, claims and demands which the Buyer may bear, incur or suffer and/or which may be made, levied or imposed on the Buyer and/or claimed from the Buyer due to or by reason or virtue of (i) any Defect in or want of title in relation to the Project Land or any part thereof; (ii) any of the declarations or representations made by the Seller in this Sale Deed being found to be false, untrue and/or misleading in any manner whatsoever; (iii) breach of its obligations, covenants and undertaking under this Sale Deed; and (iv) the Seller having suppressed or concealed any facts, documents or information from the Buyer with respect to the Project Land.
- 3.3 The Seller has paid the prorata share of City & Rural Development Charges and other charges as levied by Luncknow Development Authority as applicable till date as part of the price of the

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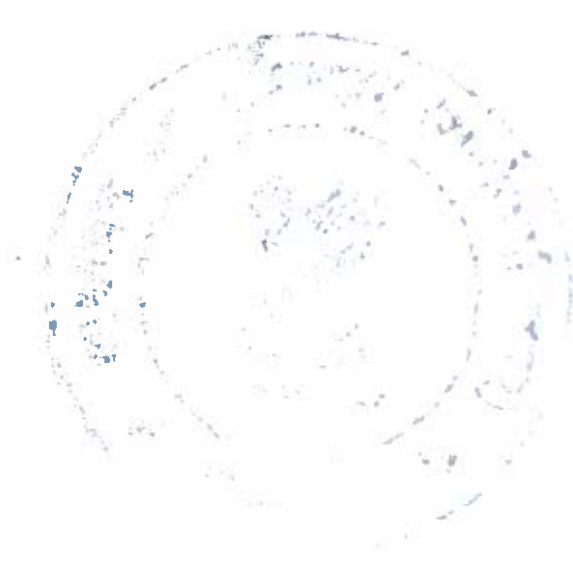

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Project Land. The Seller further agrees and undertakes to pay any increase or demand raised by Lucknow Development Authority in lieu of City & Rural Development Charges or other similar charges by the Authorities, (by whatever name called or in whatever form after the execution and registration of this Sale Deed) on prorata basis directly to the Government and the Buyer in any event shall not be liable for any such payments/ dues.

- 3.4 Emaar has received demand from the Lucknow Development Authority, Lucknow, towards Bandha charges for the construction of the Bandha (herein "Bandha Charges") to protect Total Land including the Project Land from floods etc. Emaar has challenged the said demand before the appropriate Court of law /Competent Authority and that it may take some time for the Lucknow Development Authority/ concerned department, as the case may be, to finalize the same. The Seller shall at all times indemnify and hold harmless the Buyer and/or its successors along with its representatives, officials and assigns against any obligation to pay the Bandha Charges. The Buyer shall not be held liable for any such payments and any demand raised in this respect shall be payable by the Seller.
- 3.5 The Seller undertakes that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP /Electricity Supply Code, shall be provided by Emaar. The sub-station equipment(s), including feeder pillar that have been installed/planned to be installed at suitable/convenient locations on the Project Land and the point of commencement for distribution to the Buyer shall be the feeder pillars provided by Emaar. The Seller confirms and undertakes to pay on demand to Emaar proportionate share as determined by Emaar of all deposits and charges paid/payable by the Emaar to Uttar Pradesh State Electricity Board or any other statutory body. Further, in case of bulk supply the Buyer agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the Buyer's right to apply for individual/direct electrical supply connection.
- 3.6 The Seller shall, at all times, indemnify and hold harmless the Buyer along with its representatives, officials and settle all disputes, Claims, demands, suits, complaints, liabilities, actions, litigations and any other demands etc., of any nature whatsoever raised, filed or pertaining to the Project Land made by any person or entity including but not limited to vendors, consultants, architects, etc., at its own cost and expense, up to the date of registration of the Sale Deed irrespective whether such claim/demand is made or received after the execution of the Sale Deed and ensure that the development and construction on the Project Land by the Buyer shall not be interrupted, obstructed, hampered or delayed in any manner whatsoever.

4. POSSESSION OF PROJECT LAND AND TITLE DOCUMENTS.

- 4.1 The Seller does hereby grant, transfer and assure the quiet, vacant, peaceful and unencumbered, legal and juridical possession of the entire Project Land along with all rights, title, interests, ownership, easements, privileges and appurtenances thereto to the Buyer.
- 4.2 The Seller hereby agrees, undertakes and covenants that simultaneously with the execution of this Sale Deed, the following actions shall be undertaken:
- (i) handover of exclusive, absolute, legal, physical and vacant possession of the Project Land free of all Encumbrances, charges, litigations, to the Buyer;
 - (ii) handover to the Buyer, originals of the Project Land Title Documents along with all the chain documents, contracts, Approvals, licenses, permits, permissions, no-objection certificates, no-dues certificates with the applications submitted for obtaining the same,

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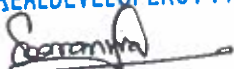
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banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or in respect to any insurance policy etc., and there are no Defects in the title of the ownership of the Seller. That there is no restriction of any manner whatsoever for transfer and sale of Project Land under the Applicable Laws.

- (vii) Neither the Seller nor any of its affiliates thereof nor any third party is a party to any agreement or has otherwise granted or promised any third party the right for sale, estate contract, option, right or pre-emption or similar matter whereby any third party has a contractual rights or obligation to acquire or interest in the Project Land or any part thereof.
- (viii) The Project Land or any part thereof is not affected by any notice of acquisition and there are no Encumbrances of whatsoever nature nor are there any proceedings pending or initiated against the Seller or its affiliates, officers and directors under the provisions of taxation laws as prevailing on the Execution Date or any other law in force of similar nature.
- (ix) The Project Land is not the subject matter of any suit, attachment, acquisition or court proceedings, and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, dues, notices and/or acquisitions proceedings pending against Project Land under any prevailing land acquisition laws in India.
- (x) There are no easement rights created under any document or by any covenant or by prescription in respect of and/ or upon Project Land or any part thereof.
- (xi) The Buyer shall be entitled to absolutely and exclusively develop the Project Land in accordance with the provisions of Applicable Law.
- (xii) The Seller has paid all revenue / taxes, payable in respect of the Project Land till the date of execution of this Sale Deed. The Project Land is not subject to any outstanding liability for the payment of any outgoing of a recurring nature and all such outgoing are paid up to date and nothing is in dispute and all statutory arrears, taxes, cess, fees, statutory dues, charges, demands, outstanding, premiums, revenues and all dues and necessary charges to the respective statutory or Government Authority in respect of the Project Land has been fully paid and discharged by the Seller. There are no recovery proceedings, acquisition, caution, restriction or notice against Project Land.
- (xiii) All the property taxes, municipal taxes, land revenue, water charges, levies, assessments, outgoing and dues etc., payable to any Governmental Authority in respect of the Project Land are paid up to date.
- (xiv) There is no any order of attachment by the income tax authority (ies) or any other authority (ies) under the law for the time being in force.
- (xv) There are no tenants (protected, permanent or otherwise) or trespassers and/or, squatters, possessory rights, gair marusi's on the Project Land or any part thereof.

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- (xxvi) That the Seller would not execute hereafter any other document including any agreement to sell in respect of the Project Land in favour of any other person(s)/ entities as the Project Land stands sold, transferred and conveyed by the Seller absolutely and forever in favour of the Buyer.
- (xxvii) The Seller has been left with no right, title, interest, claim or concern of any nature with the Project Land and the Buyer has become the absolute owner of the Project Land, with full right to use, enjoy, sell, transfer and/or to deal with the same in any manner whatsoever as absolute owner without any objection/hindrance by the Seller or any other person claiming through or under the Seller.
- (xxviii) The Project Land is not subject to any covenants, restrictions, stipulations, easements, licenses, grants, exceptions or reservation or other such rights (whether legal or equitable) the benefit of which is vested in third parties and there is no agreement to create the same.
- (xxix) The Seller has not generated, stored, treated, disposed of, used, caused to be used, or permitted the use of hazardous materials other than in compliance with all applicable environmental laws.
- (xxx) There is not now, nor has there ever been, any treatment, storage, disposal, discharge or other type of release on Project Land or to the surface or ground water flowing to the Project Land which may constitute a risk or contamination to the Project Land or jeopardize the development of the same;
- (xxxi) The Seller has no knowledge of any violation or default or any order, writ, injunction or decree of any court or any legally binding order of any relevant authority empowered by applicable laws which may result in any material adverse effect on Seller's ability to perform its obligations under this Sale Deed.
- (xxxii) The entire set of information furnished by Seller in connection with the Project Land and this Sale Deed, does not contain any untrue statement or omit to state any fact, the omission of which makes any statement(s) made herein in the light of the circumstances under which they are made, misleading and Seller is not aware of any material facts or circumstances that have not been disclosed to the Buyer which might, if disclosed adversely affect the decision of the Buyer considering whether or not to enter into this Sale Deed.
- (xxxiii) The Project Land or any part thereof does not fall under the category of a 'Prohibited Area' or a 'Regulated Areas' as defined and prescribed under the Ancient Monument and Archaeological Site and Remains (Amendment and Validation) Act, 2010 or the Ancient Monument and Archaeological Site and Remains (framing of heritage bye-laws and Other Functions of the Competent Authority) Rules, 2011.
- (xxxiv) This Sale Deed and the transactions contemplated herein constitute its legal, valid and binding obligations, which are enforceable against it in accordance with the terms contained herein.
- (xxxv) The Seller acknowledges that Emaar is under the obligation to develop the statutory EWS/LIG units, which has already been done by the Emaar, however, if at the time of submission of

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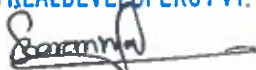
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For Inception Buildtech Private Limited



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- (xvi) The Project Land has not been used for dumping of cement/iron construction material. Further, the Seller and to its best knowledge, previous owners or possessors of Project Land have complied with all environmental laws prevalent at the time.
- (xvii) The Seller represent that there is no public notice or intimation or knowledge of any plans, past or as on the Execution Date on any railway lines/ Metro Lines, Highways, etc. to pass through Project Land. The Seller also represent that there is no drains, sewers, cables (excluding overhead HT/LT cables), water pipes, gas pipes, passing through or over the Project Land.
- (xviii) The Seller is and has remained compliant with the applicable exchange control laws of India with respect to the Project Land and all Applicable Laws.
- (xix) That the Seller has clear, good and marketable title of the Project Land, being conveyed under this Sale Deed.
- (xx) The Project Land is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to a joint hindu family and no part of the Project Land is owned by any minor and/ or no minor has any right, title, interest and claim or concern of any nature whatsoever with the Project Land.
- (xxi) The Project Land is free from all and any kinds of Encumbrance, attachments, acquisition, mortgage, lien or requisition and the Seller has not received any notice for any acquisition under any state or central statute with regard to the Project Land or any portion thereof;
- (xxii) No adverse rights have been created either by Seller or its predecessor in title in respect of the Project Land.
- (xxiii) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened with respect to the Project Land. There are no disputes or litigation concerning the Project Land or any part thereof and there is no circumstance, fact or act or any impediment prejudicially affecting Seller's right or authority to enter into the Sale Deed and give effect to the transaction contemplated therein.
- (xxiv) The Seller shall continue to be liable to bear any and all costs and expenses which pertain to any past liabilities or obligations (including but not limited to any statutory charges, taxes, fees, outstanding amounts payable in relation to the Project Land) pertaining to the period prior to the execution and registration of this Sale Deed even if such demands are raised after execution of the Sale Deed.
- (xxv) No notices, letters or any other communications of any nature whatsoever have been received from any Government/ statutory authority in respect of (i) re-entry into the Project Land; or (ii) for cancellation of the allotment of the Project Land; or (iii) for any breach of the terms and conditions of the allotment or rules and regulations of the concerned Government authorities; or (iv) any other matter, which may adversely affect the entitlement of Seller to peaceful possession, usage and enjoyment of the same in any manner whatsoever.

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plan/map for construction on the Project Land by the Buyer before the competent authority or at any point of time, objection/demand of any nature is raised by the authority/ies then in such an event Emaar shall be answerable to the authority/ies and Seller shall keep the Buyer indemnified and harmless in this regard, furthermore the Seller shall at its own cost provide its complete assistance in resolving the issue. The Seller shall provide to the Buyer written details of the EWS/LIG Units which have been developed by Emaar.

- (xxxvi) The Buyer shall be entitled to construct/ develop on the Project Land by utilizing the entire FSI available for development on the Project Land. The description of the Project Land as provided in this Sale Deed is true and correct and not misleading in any respect.
- (xxxvii) All the title documents pertaining to the Project Land have been registered, adequately stamped, and are valid, binding, enforceable and Transfer rights, title, interest and ownership in the Project Land are solely in favour of the Seller.
- (xxxviii) There are no circumstances that exist or threats that are likely to cause termination, invalidity, cancellation, revocation etc. of any of the Project Land title documents and there are no adverse orders, notices issued by any competent authority in relation to the Project Land.
- (xxxix) Ingress and egress from the Project Land is absolutely available for the purpose of construction, development, occupation, use, marketing, sale, lease, Transfer or any other commercial exploitation of the Project Land.
- (xl) That there are no co-owners, partners, tenants, encroachers, trespassers, occupants or squatters on the Project Land and no other person or persons including any worker, labourer, staff (in respect of any pending dues like wages retrenchment or retirement dues, or any other benefits etc.) has/ have any right, title, interest, claim or demand of any nature whatsoever in, to or upon the Project Land.
- (xli) All the Warranties, information, documents or statements relating to, or provided by the Seller which is relied upon by the Buyer and, or, its affiliates, advisors, consultants and representatives are true, accurate, complete and correct in all respects and not misleading in any manner and there is no suppression of any material facts.
- (xlii) The Seller hereby assures that Emaar shall not charge any maintenance charges from the Buyer in relation to the Project Land.
- (xlili) The Seller is aware of the fact that the Buyer has agreed to acquire the Project Land relying upon the statements, declarations, confirmations and representations made by the Seller to the Buyer and confirm and repeat the correctness thereof and the Seller doth hereby indemnify and keep indemnified, saved and defended the Buyer and/ or its representatives, assigns etc. from and against all losses, damages, litigation, Claims, demands and costs that may be made and, or, raised by any one or incurred or sustained by the Buyer as a result of any of the statements, declarations, confirmations and representations herein contained being found to be untrue, false.

5.2 The Buyer hereby severally represents and warrants that:

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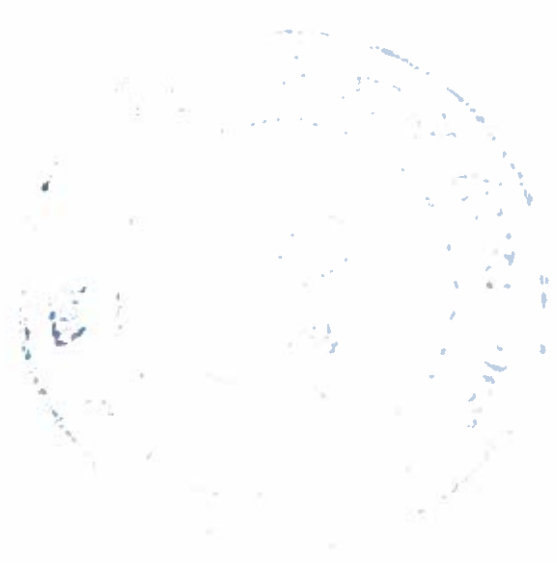
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be governed by and construed in accordance with the laws of India. The Courts at Lucknow, Uttar Pradesh shall have exclusive jurisdiction to try and entertain all the disputes arising between the Parties. The Buyer shall be entitled to seek interim relief in respect of any matter under this Deed.

7.5 The provisions of this Sale Deed shall ensure to the benefit of and be binding on the Parties and their respective permitted successors (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger or acquisition of any Party) and permitted assigns and legal representatives.

7.6 Severability.

If any provision of this Sale Deed is determined to be invalid or inoperative or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Sale Deed shall continue to remain in full force and effect.

7.7 Entire Agreement:

This Sale Deed along with its schedule constitutes the entire understanding/ agreement between the Parties with respect to the Project Land. It supersedes all prior or contemporaneous communications, representations or understandings, arrangement whether oral or written, relating to the Project Land if any, of the Parties relating to the subject matter and any amendments, changes or alterations shall not take effect unless reduced to writing and signed by both the Parties. The Parties have executed this Sale Deed without any pressure, duress, influence, coercion .

8. Valuation and Stamp duty paid

The area of plot hereby sold is admeasuring 12591.43 sq mtrs. and circle rate of the land of the area is fixed at Rs. 22,500/- per sq.mts. (for more than 18 mtr. wide road) as fixed by the Collector Lucknow and the aforesaid plot is situated on more than one road, hence 10% value added in circle rate comes to Rs.24,750/- per sq.mtr.. As such the valuation of 1000 sq.mtr. land comes to Rs.2,47,50,000/- the value of remaining 11,591.43, which has been calculated after depreciated 30% in circle rate, which comes to Rs.17,325/- per sq.mtr. as such the valuation of comes to Rs.20,08,21,525/-. Thus, total market value of the plot hereby sold, comes to Rs.22,55,71,525/- and the sale consideration paid to the aforesaid plot is Rs.44,70,00,000/-, which is higher, hence the stamp duty of amounting to Rs. 3,12,90,500/- is being paid through this sale deed, through e-Stamp bearing Certificate No.IN-UP50575847984784V dated 04.07.2023.

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For Inception Buildtech Private Limited



Director/Authorised Signatory

IN WITNESS WHEREOF, the Seller and the Buyer named hereinabove have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written and in the presence of the following witnesses..

For Inception Buildtech Private Limited

KAS REALDEVELOPERS PVT. LTD.		Director/Authorised Signatory	
Signature :		Signature :	
Name :	Authorised Signatory	Name :	Siddharth Sinha
KAS REALDEVELOPERS PVT. LTD.		Authorized Signatory	
Designation :		Designation :	Authorized Signatory
Authorised Signatory		Authorised Signatory	
Duly authorised to sign for and on behalf of Seller, i.e., KAS REALDEVELOPERS PRIVATE LIMITED		Duly authorised to sign for and on behalf of Buyer, i.e., INCEPTION BUILDTECH PRIVATE LIMITED	

WITNESSES:



1. (Mohit Bhatiya)
S/o. Ved Prakash Bhatiya
R/o. 111A/311, Ashok Nagar,
Kanpur, U.P..





2. (Vinod Dubey)
S/o. Bhaiya Ram Dubey
R/o. Near Talab,
Mujehara Kalan,
Mirzapur, U.P.



Typed by : 

(Vimal Singh)
Civil Court, Lucknow.

Drafted by :-



(Atul Mishra)
Advocate
Civil Court, Lucknow.

आवेदन सं: 202301041033301

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 23544

वर्ष: 2023

प्रतिफल- 447000000 स्टाम्प शुल्क- 31290500 बाजारी मूल्य - 225572000 पंजीकरण शुल्क - 4470000 प्रतिनिधिकरण शुल्क - 120 योग : 4470120

श्री इन्स्पान बिल्डटेक प्रांलि० द्वारा
सिद्धार्थ सिन्हा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सूर्य कुमार सिन्हा
व्यवसाय : नौकरी
निवासी: 17/302, न्यू मल्लार, सहारा स्टेटस, जानकीपुरम, लखनऊ

Siddhant



श्री, इन्स्पान बिल्डटेक प्रांलि० द्वारा

सिद्धार्थ सिन्हा अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 05/07/2023 एंव 01:07:50 PM बजे
निमग्न हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

प्रति विक्रय

उप निबंधक : सरोजनीनगर

लखनऊ

05/07/2023

राजेश प्रताप सिंह

Sub-Registrar

05/07/2023



SCHEDULE I

(DETAILS AND DESCRIPTION OF THE PROJECT LAND)

Freehold Plot bearing No. GGN-GH-02, admeasuring area 12591.43 Sq. Mtr. Situated at 'Gomti Greens' an Integrated Township being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited) comprised in Khasra No. 41, 42, 44 and 46 at village Sarasawa, Pargana Lucknow, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh, as per map/site plan annexed herewith which is bounded as under:

NORTH – 45 mtr. Wide Road
SOUTH – 12 mtr. Wide Road
EAST – Group Housing Plot of OPUS Infratech Private Limited
WEST – 12 mtr. Wide Road & Part of Khasra nos. 44 and 46

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For Inception Buildtech Private Limited



Director/Authorised Signatory

आवेदन सं०: 202301041033301

बही सं०: |

रजिस्ट्रेशन सं०: 23544

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजसुन व प्राप्त धनराशि ठ प्रलेखानुसार उक्त

विक्रेता: 1

श्री कास रियल्टीवेलपर्स प्रा०लि० के द्वारा शिवम बरनवाल , पुत्र श्री विजय कुमार बरनवाल

निवासी: ग्राम जीटी रोड, घोसिया, औरल संत रविदास नगर

व्यवसाय: व्यापार

विक्रेता: 2



श्री कास रियल्टीवेलपर्स प्रा०लि० के द्वारा सुरा अग्रवाल, पुत्र श्री सुरेश कुमार अग्रवाल

निवासी: संजय नगर, वार्ड नं० 7, बाजपुर, उधम सिंह नगर

व्यवसाय: व्यापार

क्रंता: 1



श्री इन्वेन्सन बिल्डटेक प्रा०लि० के द्वारा सिद्धार्थ सिन्हा, पुत्र श्री सूर्य कुमार सिन्हा

निवासी: 17/302, न्यू मल्हार, सराफा स्टेट्स, जानकीपुरम, लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: 111ए/311, अशोक नगर, कानपुर

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री विनोद दुबे, पुत्र श्री शैवा राम दुबे

निवासी: नियर तालाब मुजेहरा कलां, मिर्जापुर

व्यवसाय: व्यापार



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार पुष्टि की गई।

मिर्जापुर जिले के अधीनस्थ अधिकारी के हस्तक्षेप

प्रीति चित्रम

उप निबंधक : सरोजनीनगर

लखनऊ

05/07/2023

राजेश प्रताप सिंह

निबंधक लिपिक: लखनऊ

05/07/2023

MAP

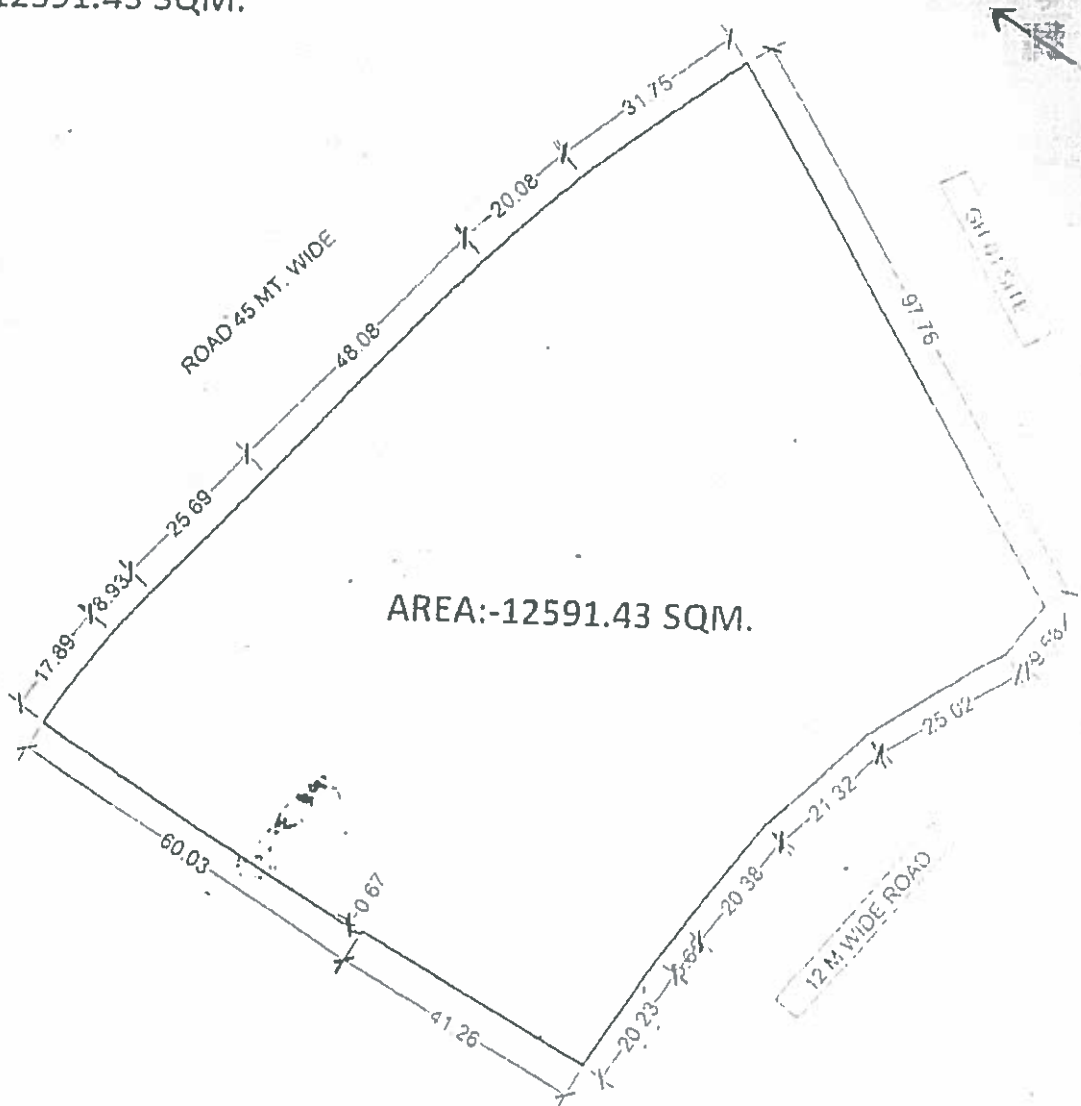
MAP OF GROUP HOUSING GGN-GH-02

SCHEME :-

GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF
(FORMERLY KNOWN AS EMAAR MGF LAND LTD.)

AREA:-12591.43 SQM.



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KAS REALDEVELOPERS PVT. L.

Authorised Signatory

For Inception Buildtech Private Limited

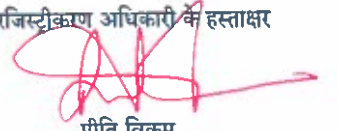
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आवेदन सं०: 202301041033301

बही संख्या 1 जिल्द संख्या 11184 के पृष्ठ 127 से 168 तक क्रमांक 23544 पर दिनांक 05/07/2023 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रीति विक्रम .

उप निबंधक : सरोजनीनगर

लखनऊ

05/07/2023

