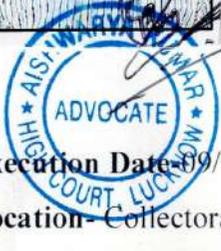


2/1/2001

SHCIL



0005012482



Brief Description of Instrument
Type of Deed – SALE DEED



Execution Date- 09/10/2023

Location- Collectorate Complex Sadar Ayodhya.

Consideration Amount- Rs. 4,99,75000/- (Rupees Four Crore Ninety Nine Lakh Seventy Five Thousand Only)

Market Value according to Circle Rate- Rs. 3,53,89,000/- (Rupees Three Crores Fifty Three Lakhs and Eighty Nine Thousand Only)

Stamp Of Rs. 34,98,500/- (Rupees Thirty Four Lakh Ninety Eight Thousand Five Hundred Only)

1. Location of land – Semi Urban

2. Type of property- Agriculture

3. Mauza- Tihura Manjha

4. Pargana- Haveli Avadh

5. Tehsil- Sadar

6. District- Ayodhya

7. Property Details- Khata No. 317, 38, 412 , Gata Number- 4 ई/5, 4 ख/6, 4अ/7

8. Unique ID of Gata Number- The number is under the survey.

9. Unit of Measurement- Square Meters

10. The area of the property under sale- 12963.000 square meters (Twelve Thousand Nine Hundred and Sixty Three Decimal Zero Zero Zero Square Meters).

11. Location Of Road- Janpadiya Marg.

12. There is a two-way street- YES

For HOABL Developers Private Limited

Director / Authorized Signatory

For HOABL Realtech Private Limited

Director / Authorized Signatory





13. Area covered:- Not Covered
14. Valuation Of Trees- No Trees
15. Boring/Well/Other- Not Applicable
16. Not related to a member of the Co-operative Housing Society.- Not Applicable
17. No stay order from any court related to transfer of sold property is pending.- Not Pending
18. The property sold is adjacent to residential activities. - Yes
19. The seller does not belong to Schedule Caste.- Not Applicable
20. The land sold is outside the Municipal Corporation area.- Yes
21. The land sold is within the Improvement Trust.- Yes
22. According to village code 1196, column 4 of page 85 of the valuation list issued by the District Magistrate, effective date 01.08.2017, the value of the above sold property as per serial number 12 of page 3 of the valuation list issued by the District Magistrate:

Value of the above sold area: 12963.000 square meters x 2100 square meters + 30% =
Rs. 3,53,89,000/-

Stamp – 34,98,500/- Stamp is paid on consideration.

E-Stamp Number- IN UP...37250408032028V.....Issued on- 09/10/2023

Boundaries of the Property Sold-

East - remaining part of Rasta Inter Locking Badhu Gate No. 4. The remaining part.

West - Gate No. 4 is under the proposed scheme of Uttar Pradesh Housing and Development Council.

North- Gate No. 3 and proposed road Badahu Bandha

South- Gata No. 76 and Gata No. 77 etc. Badhu Chakmarg Khadanja.

For HOABL Developers Private Limited

Director / Authorized Signatory



For HOABL Realtech Private Limited

Director / Authorized Signatory



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SALE DEED

This Sale Deed ("Deed") is made and executed at Ayodhya on this 09th Day of October, 2023.

BY

HOABL DEVELOPERS PRIVATE LIMITED (*formerly known as Padmasiddh Developers Private Limited*) (CIN: U70109MH2021PTC364714, PAN: AAMCP1684L), a company incorporated under the Companies Act, 2013 having its registered office at 3rd Floor, Lodha Excelus, Apollo Mills Compound N.M Joshi Marg, Mahalaxmi Mumbai City, Maharashtra- 400011, acting **through its duly authorized representative Mr. Jignesh Narendra Gosalia son of Mr. Narendra J. Gosalia Aadhar No. XXXX 0106 3871 Resident of Building No.14, Balaji Diamond E/602, Agashi Arnala Road, Balaji Complex, Purpada Virar West, Maharashtra-401301, vide board resolution dated 01.09.2023 (hereinafter referred to as the "Vendor "** which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors and permitted assignees) of the ONE PART.

IN FAVOR OF

HOABL REALTECH PRIVATE LIMITED (*formerly known as Padmasiddh Realtech Private Limited*) (CIN: U70109MH2021PTC357485, PAN: AALCP8809L), a company incorporated under the Companies Act, 1956 having its registered office at 3rd Floor, Lodha Excelus, Apollo Mills Compound N.M Joshi Marg, Mahalaxmi Mumbai City, Maharashtra- 400011, acting **through its duly authorized representative Mr. Jignesh Narendra Gosalia son of Mr. Narendra J. Gosalia Aadhar No. XXXX 0106 3871 Resident of Building No.14, Balaji Diamond E/602, Agashi Arnala Road, Balaji Complex, Purpada Virar West, Maharashtra-401301, vide board resolution dated 20.09.2023 (hereinafter referred to as the "Vendee"** which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors and permitted assignees) of the OTHER PART.

The Vendor and the Vendee are hereinafter individually referred to as a "Party" and collectively as the "Parties".

WHEREAS:

A. By virtue of various sale deeds more particularly described in the **Schedule – I** hereunder, the

For HOABL Developers Private Limited

Director / Authorized Signatory



For HOABL Realtech Private Limited

Director / Authorized Signatory





Vendor became seized and possessed of as the lawful owner thereof certain land parcel admeasuring approx. 14963.000 square meters situated in Village Tihura Manjha, Pargana Haveli Awadh, Tehsil & District Ayodhya, Uttar Pradesh (hereinafter referred to as said "**Larger Land**").

- B. The Vendor has represented that the Larger Land is free from all encumbrances, mortgages, charges, injunctions, court orders, decrees, legal flaws, claims, demands, dues, notices, family disputes, minor interest etc., and the Vendor has the exclusive right to deal with the Larger Land in any manner whatsoever.
- C. Pursuant to the discussions between the Vendor and the Vendee, the Vendor has agreed to sell transfer and convey area admeasuring about 12963.000 square meters (hereinafter referred to as "**said Land**") out of the said Larger Land in favour of the Vendee and the balance area of 2000 square meters (hereinafter referred to as the "**Retained Land**") is retained by the Vendor, which was purchased by the Vendor vide deed no. 5297 & 5298 both dated 05.06.2023. The details of the said Land are more particularly described in **Schedule II** hereunder.
- D. The Vendor has absolute right, title to deal with the said Land and full power to sell, convey and transfer the said Land unto the Vendee by way of this Deed and that the Vendor has not done anything or knowingly suffered anything whereby its right and power to sell and convey the said Land to the Vendee, gets affected.
- E. The Vendee acknowledges that the Vendor has furnished all information, clarifications etc. as demanded by Vendee with regard to the said Land and the Vendee has executed this Deed with the Vendor after having carried out the site inspection and satisfied himself/herself/itself with physical and other condition with regard to the said Land which is already in its possession. The Vendee has relied solely on his/her/its own judgment investigation without being influenced by any representations, warranties, statements or estimates of any nature whatsoever and has satisfied itself about all aspects of the said Land while deciding to execute this Deed. There is no other oral or written representation or statement, made either by the Vendor or any person claiming under them, which may be considered to be part of this Deed.
- F. The Vendee further confirms that after the execution of this Deed, the Vendee shall not raise any issue/ dispute against the Vendor with respect to any aspect of the said Land including but not limited location, size, boundaries, development in and around the said Land and sale

For HOABL Developers Private Limited

Director / Authorized Signatory

For HOABL Realtech Private Limited

Director / Authorized Signatory



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Third block of faint, illegible text, possibly a list or detailed description.

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Fifth block of faint, illegible text, possibly a concluding paragraph or signature area.

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consideration of the said Land, at any time in future.

- G. The Vendor is desirous of selling the said Land and the Vendee has agreed to purchase the said Land together with all rights, liberties, privileges, easements, appendages and advantages whatsoever attached to the Land for total consideration of Rs. 4,99,75,000/- (Rupees Four Crores Ninety-Nine lakhs and Seventy-Five Thousand Only) on the terms and conditions contained hereinafter.

AND NOW THIS SALE DEED WITNESSETH AS UNDER:

1. In consideration of the payment of the Sale Consideration as defined in Clause 2 below, the Vendor hereby irrevocably sell, grant, convey, transfer, assign and assure unto the Vendee, by way of absolute sale, the said Land together with all right, title and interest into and upon the same and every part thereof what-so-ever appertaining to the said Land belonging to or in any way usually held, enjoyed or reputed to be known as part and parcel thereof, and its entire right, title and interest whatsoever therein unto and upon the said Land absolutely free from all encumbrances, charges, liens, lis-pendens, injunctions, mortgages and attachments.
2. The Vendee shall pay an amount of Rs. 4,99,75,000/- (Rupees Four Crores Ninety-Nine Lakh and Seventy-Five Thousand Only) ("**Sale Consideration**") to the Vendor, towards Sale Consideration of the said Land. The Sale Consideration shall be paid in the following manner after deducting an amount of Rs. 4,99,750/- (Rupees Four Lakh Ninety-Nine Thousand and Seven Hundred Fifty Only) (i.e. equivalent to 1% of the Sale Consideration), towards Income tax deduction at source as prescribed under the applicable laws and shall deposit the same with the Income Tax Authorities on each and every transactions towards the Sale Consideration:
 - 2.1. An amount of Rs. 49,47,525/- (Rupees Forty Nine Lakh Forty-Seven Thousand Five Hundred and Twenty Five Only), being 10% of the Sale Consideration, simultaneously with the execution of this Deed ("**First Tranche Consideration**") payable on or before execution hereof;
 - 2.2. An amount of Rs. 2,96,85,150/- (Rupees Two Crores Ninety-Six Lakh Eighty-Five Thousand One Hundred and Fifty Only), being 60% of the Sale Consideration ("**Second Tranche Consideration**") payable on or before 30.11.2023;

For HOABL Developers Private Limited

Director / Authorized Signatory



For HOABL Realtech Private Limited

Director / Authorized Signatory





- 2.3. An amount of Rs. 1,48,42,575/- (Rupees One Crore Forty-Eight Lakh Forty Two Thousand Five Hundred and Seventy Five Only), being 30% of the Sale Consideration, ("**Third Tranche Consideration**") payable on or before 30.01.2024.
3. The Vendee has deposited post-dated cheques with the Vendor for the payment of the Second, and Third Tranche Consideration, as more particularly described in **Schedule - III**. The Vendee undertakes that all the said post-dated cheques will be honoured on presentation on or after the date of the respective cheques. In case any of the cheques are dishonoured, then without limitation to the other rights and remedies available to the Vendor under law which are hereby reserved, the Vendee shall forthwith make the necessary payments, without any delay or demur.
4. The Vendee acknowledges that from the execution date hereof the Vendor is fully discharged of all their obligations towards the Vendee with regard to said Land and therefore Vendee undertakes not to raise any dispute / claim whatsoever either in present or in future against the Vendor. The Vendee confirms and agrees that the Vendee shall be fully responsible for the said Land including maintaining possession of the said Land.
5. The Vendor has handed over to the Vendee all original title deeds as more particularly described in **Schedule - I** along with other documents relating to the said Land and the Vendee acknowledges the receipt of the same.
6. Simultaneously with the execution of this Deed, the Vendor has handed over the vacant, peaceful physical possession of the said Land to the Vendee and the Vendee hereby acknowledges the same.
7. The Vendor hereby represents and warrants to the Vendee:
- That the Vendor has full right and absolute authority, and legal competency to sell, convey and transfer the said Land to the Vendee.
 - That the Land is free from all encumbrances, charges, liens, and the Vendor has a clear, absolute, marketable title and indefeasible ownership rights to the said Land.
 - That no other person/s have any right, title or interest whatsoever either by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said Land.

For HOABL Developers Private Limited


Director / Authorized Signatory



For HOABL Realtech Private Limited


Director / Authorized Signatory

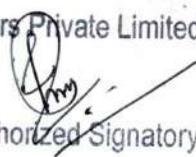




8. That the Vendor shall sign and execute all such documents as may be required and found necessary in connection with the said Land so as to have the right, title and interest transferred and assigned in the favour of the Vendee or its nominee(s) and to confirm the title/ownership of the said Land in favour of the Vendee or its nominee(s).
9. The Vendee at its own costs and expenses can get the said Land transferred and mutated in its own name as owner in the records or of any concerned authority on the basis of this Deed or its true copy without any further act or consent of the Vendor. However, if so required by the Vendee and at the cost of the Vendee, the Vendor shall also appoint, if so required by the Vendee, any person to represent the Vendor before any governmental authority and delegate due authority to such person to do all such acts, deeds and things to facilitate and ensure the mutation in favour of the Vendee as contemplated above.
10. The Vendor further agrees to execute any deed, document or instrument to perfect the Vendee's title to the Land hereby conveyed.
11. The Vendee shall be entitled to hold, use and enjoy the said Land in the manner permitted by the competent authorities without any hindrance or claim from the Vendor.
12. The Vendee agrees and undertakes to pay, from the date execution of this Deed, directly to the competent authority(ies) all taxes, dues, demands, charges, duties, liabilities, if any, levied or leviable in respect of the said Land.
13. The Vendee has borne all expenses for the execution and registration of this Deed including the cost of stamp duty, registration and other incidental charges. Further, the Vendee shall also bear the expenses/charges if there is any shortfall/deficiency/additional levy on the stamp duty, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be payable by the Vendee.
14. This Deed shall be governed by, and interpreted in accordance with the laws of India and the courts of Ayodhya shall have exclusive jurisdiction in relation to all matters arising out of this Deed.

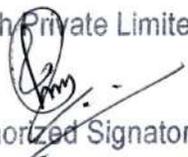
IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses.

For HOABL Developers Private Limited


Director / Authorized Signatory



For HOABL Realtech Private Limited


Director / Authorized Signatory





SCHEDULE - I
LIST OF TITLE DEEDS

Sr.No.	Farmer's Name	Farther Name	Gata No.	Khata No.	Area (Square Meter)	Date of Execution	Registration No.
1	झिनकन	राम बहादुर	4 ई/5	317	3795.000	3-6-2023	5243/23
2	राम करन	केशवराम	4 ई/5	317	1265.000	1-6-2023	5158/23
3	राम जी	केशवराम	4 ई/5	317	1265.000	1-6-2023	5158/23
4	बाबुराम	छोटेलाल	4 ई/5	317	2530.000	5-6-2023	5273/23
5	रामसजीवन	गंगाप्रसाद	4 ख/6	38	2530.000	3-6-2023	5245/23
6	लल्ला	राम लगन	4अ/7	412	759.000	5-6-2023	5297/23
7	मौजराम	राम लगन	4अ/7	412	759.000	5-6-2023	5297/23
8	चंद्रभान	किशन	4अ/7	412	60.000	5-6-2023	5298/23

SCHEDULE - II
DESCRIPTION OF THE SAID LAND

All that piece and parcel of land aggregately admeasuring 12963.000 square metres bearing following Gata Nos situated in Village Tihura Manjha, Pargana Haveli Awadh, Tehsil & District Ayodhya, Uttar Pradesh.

Gata No.	Khata No.	Area as per record (Biswa)	Hectare	Square Meter
4 ई/5	317	70.000	0.8855	8855.000
4 ख/6	38	20.000	0.2530	2530.000
4अ/7	412	12.857	0.1578	1578.000
		102.857	1.2963	12963.000

For HOABL Developers Private Limited

Director / Authorized Signatory



For HOABL Realtech Private Limited

Director / Authorized Signatory



11/11/2022
11/11/2022

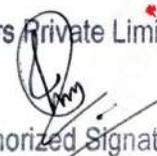
Sl. No.	Name of the Candidate	Roll No.	Grade	Remarks
1	EDUCATION			
2	EDUCATION			
3	EDUCATION			
4	EDUCATION			
5	EDUCATION			
6	EDUCATION			
7	EDUCATION			
8	EDUCATION			
9	EDUCATION			
10	EDUCATION			



SCHEDULE – III
DETAILS OF PDC

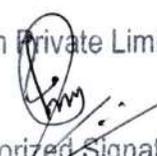
Tranche particulars	Particulars of Cheque/ RTGS/NEFT	Amount (in Rs.) after deduction of TDS as per applicable rates
First Tranche Consideration	Cheque Number " <u>000155</u> " Dated- 09.10.2023 drawn on <u>H.D.F.C BANK</u>	Rs. 49,47,525/-
Second Tranche Consideration	Cheque Number " <u>000156</u> " Dated- 30.11.2023 drawn on <u>H.D.F.C BANK</u>	Rs. 2,96,85,150/-
Third Tranche Consideration	Cheque Number " <u>000157</u> " Dated- 30.01.2024 drawn on <u>H.D.F.C BANK</u>	Rs. 1,48,42,575/-

For HOABL Developers Private Limited.


Director / Authorized Signatory



For HOABL Realtech Private Limited.


Director / Authorized Signatory



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 10994

वर्ष: 2023

प्रतिफल- 49975000 स्टाम्प शुल्क- 3498500 बाजारी मूल्य - 35389000 पंजीकरण शुल्क - 499750 प्रतिलिपिकरण शुल्क - 80 योग : 499830

श्री एच ओ ए बी एल रियलटेक प्राइवेट लिमिटेड द्वारा
जिग्नेश नरेंद्र गोसल्या अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री नरेंद्र जे गिसलिया
व्यवसाय : नौकरी
निवासी: बालाजी काम्प्लेक्स पूरपड़ा विरार वेस्ट आगाशी पालघर महाराष्ट्र व
सहादतगंज अयोध्या



श्री, एच ओ ए बी एल रियलटेक प्राइवेट
लिमिटेड द्वारा
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09/10/2023 एवं 04:41:27 PM बजे
निबंधन हेतु पेश किया।

जिग्नेश नरेंद्र गोसल्या अधिकृत
पदाधिकारी/ प्रतिनिधि

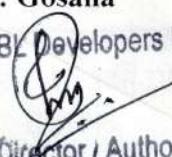
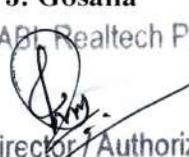
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मस्तराम गुप्ता प्रभारी
उप निबंधक :सदर
अयोध्या
09/10/2023

तेज नारायण गोंड
निबंधक लिपिक
09/10/2023

प्रिंट करे

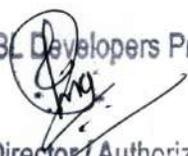


<p>Vendor</p> <p>For HOABL DEVELOPERS PRIVATE LIMITED</p> <p>Mr. Jignesh Narendra Gosalia son of Mr. Narendra J. Gosalia</p> <p>For HOABL Developers Private Limited</p>  <p>Director / Authorized Signatory</p> <p>(Authorised Signatory)</p>	<p>Vendee</p> <p>For HOABL REALTECH PRIVATE LIMITED</p> <p>Mr. Jignesh Narendra Gosalia son of Mr. Narendra J. Gosalia</p> <p>For HOABL Realtch Private Limited</p>  <p>Director / Authorized Signatory</p> <p>(Authorised Signatory)</p>
<p>WITNESSES: 1.</p>  <p>Abhishek Yadav S/o Kameshwar Prasad Yadav</p> <p>Address: Lavkush Nagar, Ram Ghat, Ayodhya, Uttar Pradesh.</p>	<p>2.</p>  <p>Kamal Kumar Srivastava S/o Girish Chandra Srivastava</p> <p>Address: H No.256, Sarethi, PO. Darshan Nagar, Faizabad, Uttar Pradesh-224135</p>

Typed By: Abhishek
 Abhishek Yadav
 Mob. No.9450457015

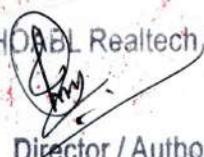
Drafted By:
 Aishwarya Kumar
 Advocate
 Mob. No. 9318903698
 Aishwarya Kumar

For HOABL Developers Private Limited



Director / Authorized Signatory

For HOABL Realtch Private Limited



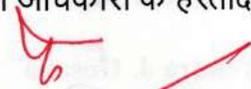
Director / Authorized Signatory



आवेदन सं०: 202300905015136

बही संख्या 1 जिल्द संख्या 10762 के पृष्ठ 333 से 356 तक
क्रमांक 10994 पर दिनांक 09/10/2023 को रजिस्ट्रीकृत किया गया।

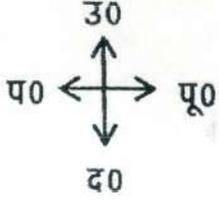
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


मस्तराम गुप्ता प्रभारी
उप निबंधक : सदर
अयोध्या
09/10/2023



अनुसूची-1

200 मीटर की त्रिज्या के अर्न्तगत विक्रीत भूमि की स्थिति ग्राम तिहुरा मांझा परगना हवेली अवध, तहसील सदर, जनपद अयोध्या।



----- बंधा -----

----- प्रस्तावित सड़क -----

गाटा संख्या-3

विक्रीत भूमि

गाटा संख्या-4 का शेष भाग /
प्रस्तावित योजना 30 प्र 0 आ 0
एवं विकास परिषद

गाटा संख्या-4 का शेष भाग
रास्ता इण्टरलॉकिंग

गाटा संख्या-76

गाटा संख्या-77 आदि

रास्ता खडजा

For HOABL Developers Private Limited

Director / Authorized Signatory



For HOABL Realtech Private Limited

Director / Authorized Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 10994

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री एच ओ ए बी एल डेवलपर्स प्राइवेट लिमिटेड के द्वारा जिग्नेश नरेंद्र गोसल्या, पुत्र श्री नरेंद्र जे गिसलिया निवासी: बालाजी काम्प्लेक्स पूरपड़ा विरार वेस्ट आगाशी पालघर महाराष्ट्र व सहादतगंज अयोध्या व्यवसाय: नौकरी



क्रेता: 1

श्री एच ओ ए बी एल रियलटेक प्राइवेट लिमिटेड के द्वारा जिग्नेश नरेंद्र गोसल्या, पुत्र श्री नरेंद्र जे गिसलिया निवासी: बालाजी काम्प्लेक्स पूरपड़ा विरार वेस्ट आगाशी पालघर महाराष्ट्र व सहादतगंज अयोध्या व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अभिषेक यादव, पुत्र श्री कामेश्वर प्रसाद यादव

निवासी: लवकुश रामघाट जिला अयोध्या

व्यवसाय: नौकरी

Abhishek



पहचानकर्ता: 2

श्री कमल कुमार श्रीवास्तव, पुत्र श्री गिरीश चंद्र श्रीवास्तव

निवासी: सरेठी पोस्ट दर्शननगर जिला अयोध्या

व्यवसाय: नौकरी

Komal & Srivastava



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

मस्तराम गुप्ता प्रभारी
उप निबंधक, सदर
अयोध्या

09/10/2023

तेज नारायण गौड
निबंधक लिपिक अयोध्या
09/10/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी: विक्रेता ने प्रलेखानुसार प्रतिफल की धनराशि प्राप्त होना स्वीकार किया।

प्रिंट करें