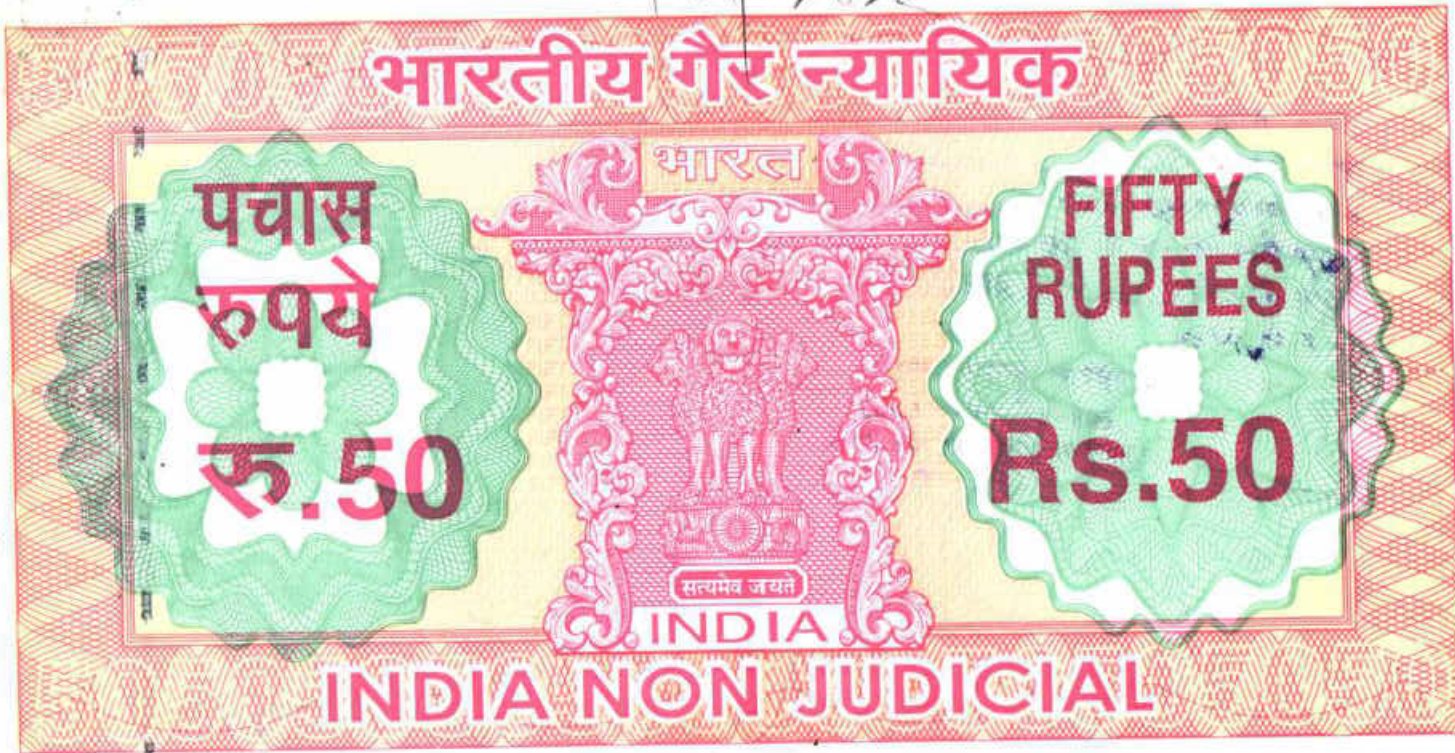


29/6/2022



उत्तर प्रदेश UTTAR PRADESH

CK 738154



DETAILS OF INSTRUMENT IN SHORT

Pargana	:	Lucknow
Stamp Duty Paid	:	100/-
Number of First Part (1)		
Details of First Party :		
ANS Constructions Pvt. Ltd. , (PAN-AADCA4574D) a Company Incorporated under the Companies Act, 1956, having its registered office at E-2/Block B-1 Extension, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi through its authorized signatory Umesh Kumar S/o Mr. Chandra Kumar Vishwakarma R/o Plot No. 524, F-2, Shalimar Graden Extn., Sahibabad, Ghaziabad, U.P. , duly authorized		

For ANS CONSTRUCTIONS PVT. LTD.


Authorised Signatory

509

03/12/2021

सत्यमेव जयते

सामान्य अर्थ प्रयोग का प्रमाण.....

स्टाम्प कोट का नाम व पूरा पता.....

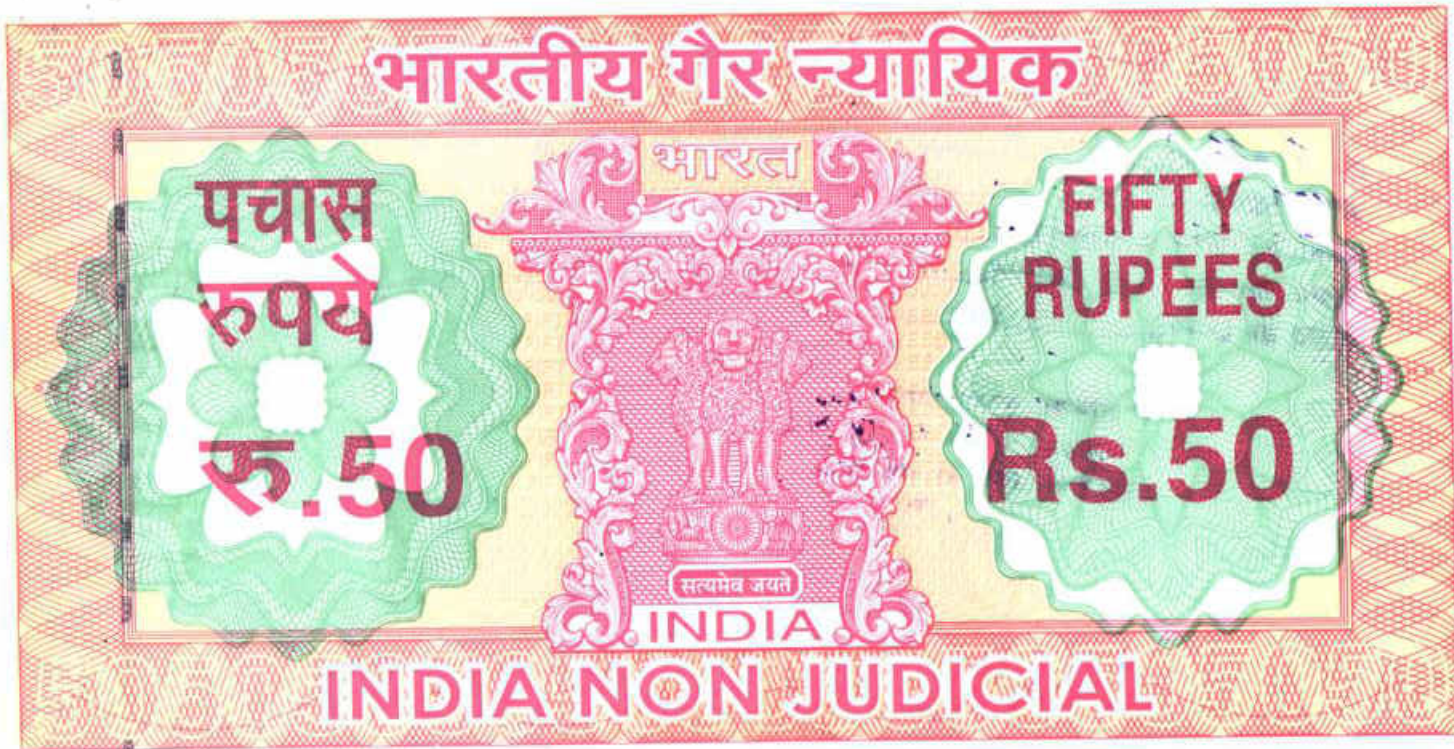
स्टाफ की प्रशंसा..... द्वारा.....

10. 11. 2019

हीरोन कृष्ण भाग्येश
लाइसेंस नं. 17403
लाइसेंस अवधि 31 मार्च 2024

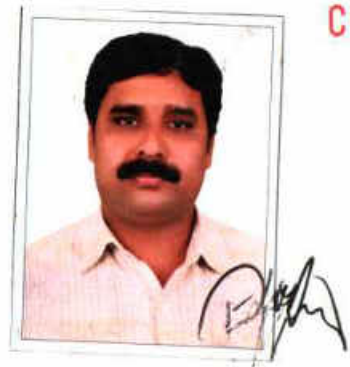
✓





उत्तर प्रदेश UTTAR PRADESH

CK 738155



2

vide resolution dated 02.02.2022

Number of Second Part (1)

Details of Second Party :

ANS Developers Pvt. Ltd (PAN-AAFCA9848N), a Company Incorporated under the Companies Act, 1956, having its registered office at A2/3, Safdarjung Enclave South Delhi, Delhi and its corporate office at 11th Floor, Shalimar Titanium, VibhutiKhand, Gomti Nagar, Lucknow -226010, Uttar Pradesh, acting through its authorized signatory/Director Mr.Syed Anwar MahmoodRzvi S/o Syed Mahmood Ali Rizvi, R/o 401/24 Kha, Abdul Aziz Road; Mahmood Nagar, Lucknow, duly authorized vide resolution dated 16.12.2021

For ANS CONSTRUCTION: *[Signature]*

Authorised Signatory

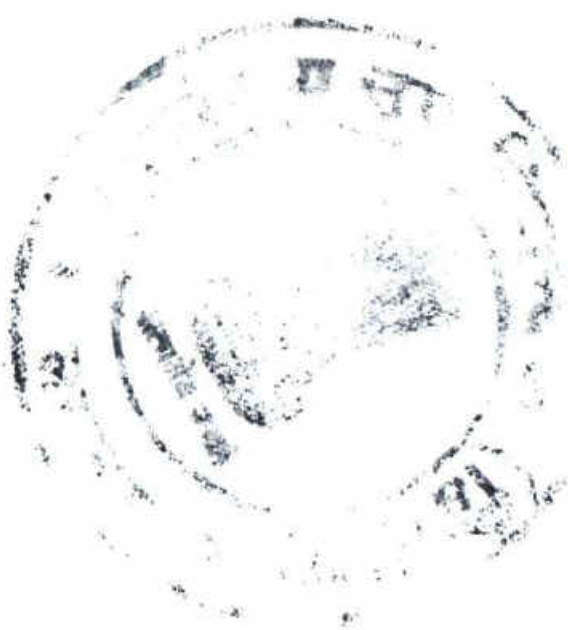
[Signature]


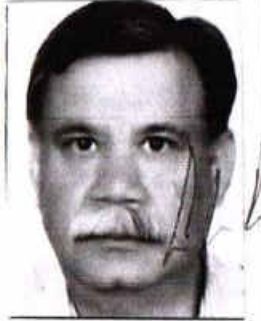
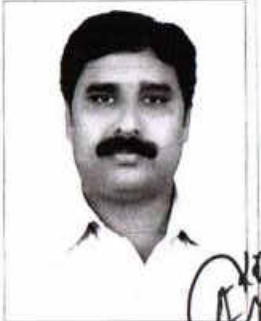

क्रमांक: 309
 दिनांक: 03/12/2021
 प्राप्त करने का अवधि:
 प्राप्त करने का नाम व पूरा पता:
 प्राप्त की जानकारी:

03/12/2021


Dr. V. H. Sankar Singh

वी.एच.एस. सिंग
 लॉक-अप नं. 17/10/21
 लाइसेंस अंक 31-पास 2021
 लखनऊ



सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
					<p>Umesh Kumar S/o Mr. Chandra Kumar Vishwakarma R/o Plot No. 524, F-2, Shalimar Graden Extn., Sahibabad, Ghaziabad, U.P.</p> <p>(Authorised Signatory of ANS Construction Pvt. Limited)</p> <p>(FIRST PARTY)</p>	 <p>9015366833</p>
					<p>Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow</p> <p>(SECOND PARTY)</p>	
					<p>Mr. Anirudh Kumar Nigam S/o Late H.P. Nigam, Naya-6, Puraiyya Kheda, Lucknow</p> <p>(Presenter of Syed Anwar Mahmood Rizvi)</p>	
					<p>Saurabh Kumar Rajvanshi S/o Mr. Chandra Bhal R/o E-5/121, Amrapali Yojna, Hardoi Road, Awas Vikas Colony, Dubagga, Kakori, Lucknow</p> <p>(Witness No. 1)</p>	




सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
					Manish Kumar S/o Mr. Ramakant, 10/3, Duda Colony, Rajeev Nagar, Khareeka, Telibagh, Lucknow (WITNESS NO. 2)	 <i>Manish</i>

Alhaz. Alhaz.

भारत सरकार

उमेश कुमार
Umesh Kumar
जन्म तिथि / DOB: 07/11/1984
पुरुष / MALE
Mobile No.: 9015366833
6408 7776 8873
VID : 9129 2676 3402 3188

मेरा आधार मेरी पहचान

9015366833

भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
पता:
चंद्र प्रकाश विश्वकर्मा, प्लॉट नं 524 एफ-2, शास्त्रीनगर
गार्डन एक्सटेंशन-1, साहिबबाद, गाजियाबाद, उत्तर प्रदेश - 201005

Address:
C/O Chandra Prakash Vishwakarma, Plot No
524 F-2, Shalimar Garden Ext-1, Sahibabad,
Sahibabad, Ghaziabad, Uttar Pradesh - 201005

6408 7776 8873
VID : 9129 2676 3402 3188

Download Date: 19/08/2018

QR Code with Photograph

Generation Date: 15/08/2018

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Amr

आयकर विभाग
INCOME TAX DEPARTMENT
ANS CONSTRUCTIONS PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



24/04/2002

Permanent Account Number

AADCA45740

20020274

यदि कार्ड के खोने/पाने पर कुलका सुचित करें/नोटिसः
आपका पत्र सेवा सुकाई, सर्वेस की सेवा
300 एडव. मॉडल स्टर्लिंग
प्लॉट नं. 341, सर्वेस नं. 997/8,
मॉडल स्टर्लिंग, नैप बंगला चौक के पास,
पुणे - 411 019.

If this card is lost / someone's lost card is found,
please inform / return to
Incharge, PAN Services Unit, NSDL
300 E-300, Model Sterling
Plot No. 341, Survey No. 997/8,
Model Sterling, Near Deep Foundation Church,
Pune - 411 019.

For ANS CONSTRUCTIONS PVT. LTD.

Authorised Signatory



Handwritten signature

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 2017/93911/06641

Syed Anwar Mahmood Rizvi (सईयद अन्वर महमूद रिज़वी)
S/O: Syed Mahmood Ali Rizvi, 401 / 24 Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow, Lucknow, Uttar Pradesh - 226003

संभवतः

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन अथॉरिजेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

आपका आधार क्रमांक/Your Aadhaar No.

5404 6976 5682



मेरा आधार, मेरी पहचान



1947



info@uidai.gov.in



www.uidai.gov.in

Signature

- पहचान देश भर में मान्य है।
- आपका एक बार नामांकन करने का अवसर ही अवसर होता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करें। इससे आपकी विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।
- 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



सईयद अन्वर महमूद रिज़वी
Syed Anwar Mahmood Rizvi
जन्म तिथि/DOB: 09/02/1956
पुरुष / MALE



पता:

अन्वर सईयद महमूद रिज़वी
रिज़वी, 401 / 24 ख
अब्दुल अज़ीज़ रोड, महमूद नगर
लखनऊ, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226003

Address:

S/O: Syed Mahmood Ali Rizvi,
401 / 24 Kha, Abdul Aziz Road,
Mahmood Nagar, Lucknow,
LU, PIN -
Uttar Pradesh - 226003


5404 6976 5682


5404 6976 5682

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

Signature


भारत सरकार
Government of India


अनिरुद्ध कुमार निगम
Anirudh Kumar Nigam
जन्म तिथि/ DOB: 06/05/1975
पुरुष / MALE



4162 1081 5542

मेरा आधार, मेरी पहचान


आधार
Unique Identification Authority of India

पता:
आलय: हनुमान प्रसाद निगम, न्यू-62,
पुरैया खेडा, लखनऊ, लखनऊ,
उत्तर प्रदेश - 226017

Address:
S/O: Hanuman Prasad Nigam,
New-62, Puraiya Kheda,
Lucknow, Lucknow,
Uttar Pradesh - 226017

4162 1081 5542

 1947  uaid@nic.gov.in  [www.uaid.gov.in](http://uaid.gov.in)

7887006666



**भारत सरकार
Government of India**

**भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India**

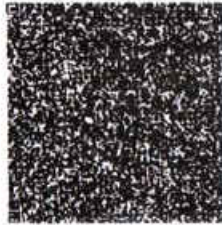
नामांकन क्रम/ Enrolment No.: 0000/00787/18878

Download Date: 10/09/2021

To
सौरभ कुमार राजवंशी
Saurabh Kumar Rajvanshi
Chandra Bhal
E-5/121
Amrapali Yojna
Hardoi Road Awas Vikas Colony
Dubagga Kakori
Kakori
Barawan Kalan
Lucknow Uttar Pradesh - 226101
8960604184

Issue Date: 09/09/2021

Signature Not Verified
Unique Identification
Authority of India
Date: 09/09/2021



आपका आधार क्रमांक / Your Aadhaar No. :

3197 1005 3045

VID : 9198 2988 3852 5505

मेरा आधार, मेरी पहचान



**भारत सरकार
Government of India**



Download Date: 10/09/2021



सौरभ कुमार राजवंशी
Saurabh Kumar Rajvanshi
जन्म तिथि/DOB: 13/06/1986
पुरुष/ MALE

Issue Date: 09/09/2021

3197 1005 3045

VID : 9198 2988 3852 5505

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

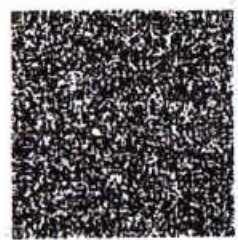


**भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India**



पता:
चंद्र भाल, ई-5/121, अमरपाली योजना, दुबग्गा काकोरी,
हरदो मार्ग आवास विकास बस्ती, काकोरी, लखनऊ,
उत्तर प्रदेश - 226101

Address:
Chandra Bhal, E-5/121, Amrapali Yojna,
Dubagga Kakori, Hardoi Road Awas Vikas
Colony, Kakori, Lucknow,
Uttar Pradesh - 226101



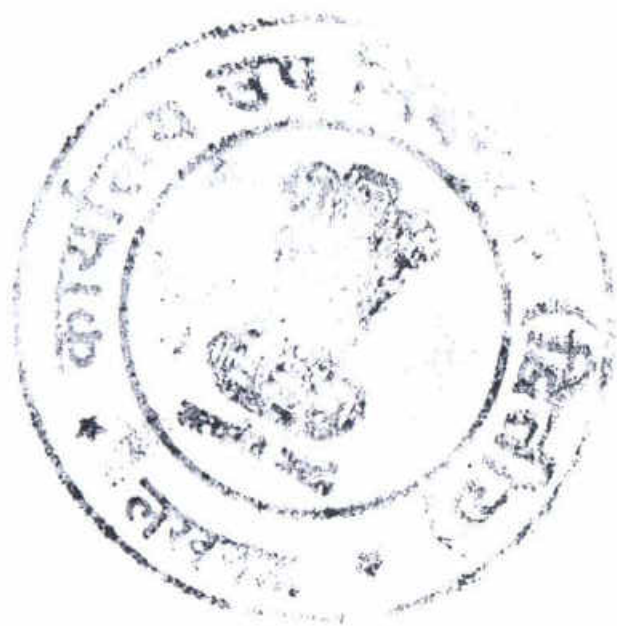
3197 1005 3045

VID : 9198 2988 3852 5505

1947 | help@uidai.gov.in | www.uidai.gov.in

Saurabh

8960604184



RECEIPT

This Receipt is executed on this 16th day of Feb., month and year, 2022, BY

ANS Constructions Pvt. Ltd, (PAN-AADCA4574D) a Company Incorporated under the Companies Act, 1956, having its registered office at E-2/Block B-1 Extension, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi through its authorized signatory Umesh Kumar S/o Mr. Chandra Kumar Vishwakarma R/o Plot No. 524, F-2, Shalimar Graden Extn., Sahibabad, Ghaziabad, U.P. , duly authorized vide resolution dated 02.02.2022 (hereinafter called the "**First Party**", which expression shall, unless excluded by or repugnant to be subject or context hereof, be deemed to mean and include its successors in interest, legal representatives, executors, administrators, nominees and assigns) of the **FIRST PART**

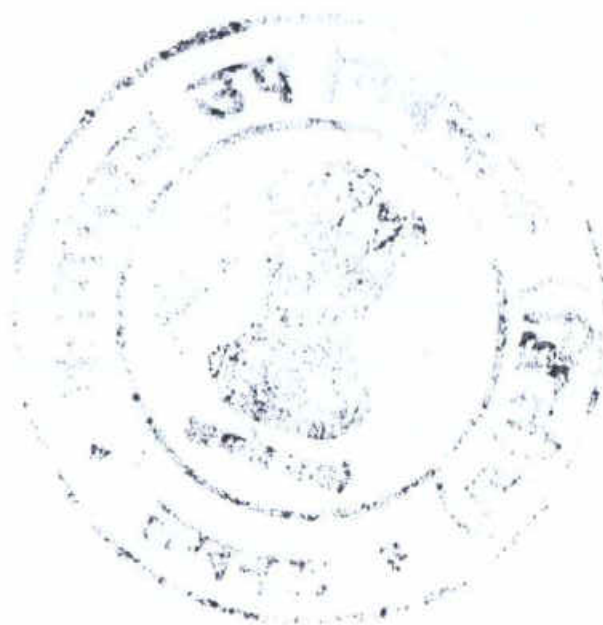
IN FAVOUR OF

ANS Developers Pvt. Ltd (PAN-AAFCA9848N), a Company Incorporated under the Companies Act, 1956, having its registered office at A2/3, Safdarjung Enclave South Delhi, Delhi and its corporate office at 11th Floor, Shalimar Titanium, VibhutiKhand, Gomti Nagar, Lucknow -226010, Uttar Pradesh, acting through its authorized signatory/Director Mr.Syed Anwar MahmoodRzvi S/o Syed Mahmood Ali Rizvi, R/o 401/24 Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow, duly authorized vide resolution dated 16.12.2021 (hereinafter called the "**Second Party**", which expression shall, unless excluded

For ANS CONSTRUCTIONS PVT. LTD


Authorized Signatory





by or repugnant to be subject or context hereof, be deemed to mean and include its successors in interest, legal representatives, executors, administrators, nominees and assigns) of the **OTHER PART**.

WHEREAS the parties executed a Joint Development Agreement on 11.02.2016 with respect to the property detailed in the schedule of the property given at the foot of this deed on the terms and conditions specified therein which agreement is duly registered in Book No. 1, Jild No. 17945, at pages 397 to 550, S. No. 2587 on 18.02.2016 in the office of the Sub-Registrar-II, Lucknow

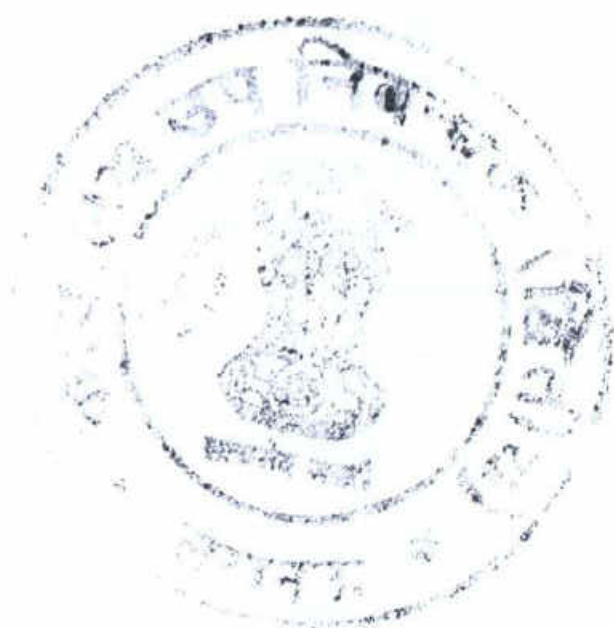
AND WHEREAS as per the agreement referred to above, the Second Party was to develop the land detailed in the schedule of the property against the consideration and 4,60,00 0 Sq. ft. of FSI

AND WHEREAS the consideration and 4,60,000 Sq. ft. FSI has duly been given to the First Party in the manner detailed hereinafter:-

- a. FSI of 2,10,000 Sq. ft, transferred in favour of M-Tech Developers Corporation as nominee of the First Party, for and on behalf of the First Party through sale deed dated 11.02.2016, which instrument is duly registered in Book No 1., Jild No. 17946, at pages 1 to 56, S. No. 2588, on 18.02.2016 in the office of Sub- Registrar II, Lucknow.

For ANS CONSTRUCTIONS PVT. LTD.

Authorised Sign



- b.** FSI of 2,50,000 sq. ft, transferred in favour of Standard Malls Pvt. Ltd by the Second Party and its OCCs to the nominee of the First Party, for and on behalf of the First Party through the sale deed dated 18.06.2011 which instrument is duly registered in Book No.1, Jild No.11071, at pages 139 to 202, S. No. 7896, registered on 18.06.2011 in the office of Sub- Registrar II, Lucknow

AND WHEREAS in the manner stated above the Second Party has complied with the terms of the Joint Development Agreement dated 11.02.2016. The developed FSI as agreed stands delivered and thus the agreement is fully performed by the Second Party.

AND WHEREAS in terms of the Joint Development Agreement referred to above, the left over area is now owned and possessed by the Second Party as exclusive owner thereof.

AND WHEREAS Besides above, under under the said agreement cash consideration of Rs. 6,70,00,000/- (Rupees Six Crores Seventy Lacs Only) was payable to the First Party out of which 2 cheques detailed in clause No. 2.2 (i) and (ii) could not be encashed as such a sum of Rs 4,00,00,000/- (Rupees Four Crores Only) remained unpaid, which amount has now been paid as per details given below:

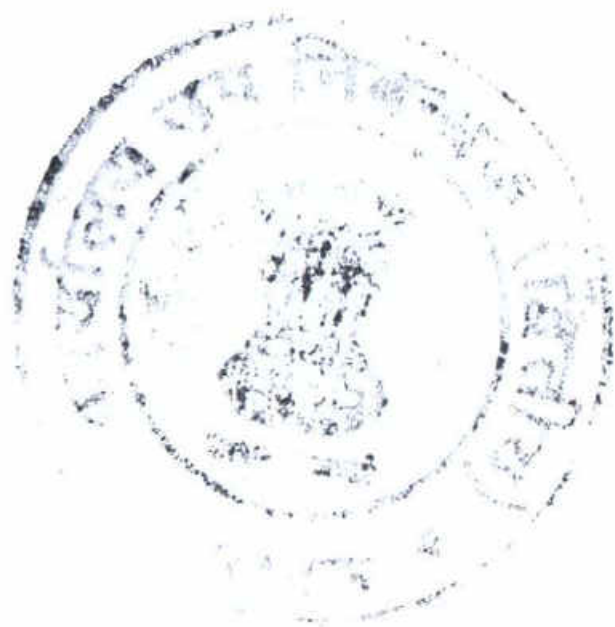
UTR No	Date Of Clearance	Amount
HDFCR52022020895385731	08-02-2022	37,26,000.00
HDFCR52022020895392202	08-02-2022	50,00,000.00

For ANS CONSTRUCTIONS PVT. LTD.



Authorised Signatory





HDFCR52022020895521853	08-02-2022	50,00,000.00
HDFCR52022020995674223	09-02-2022	50,00,000.00
HDFCR52022020995755582	09-02-2022	50,00,000.00
HDFCR52022021096038887	10-02-2022	50,00,000.00
HDFCR52022021095956732	10-02-2022	50,00,000.00
HDFCR52022021196209071	11-02-2022	50,00,000.00
HDFCR52022021196257830	11-02-2022	12,74,000.00
	TOTAL	4,00,00,000.00

AND WHEREAS the Second Party, for the satisfaction of the financial institutions financing the projects, have requested the First Party to give in Black and White stating the above facts and also to confirm/certify the full and final payment.

NOW THIS INDENTURE WITNESSTH AS UNDER:

1. That now there is no financial liability as against the Second Party.

2. That in pursuance of Joint Development Agreement executed between the parties on 11.02.2016 and registered on 18.02.2016 in the office of Sub Registrar-II Lucknow, in Book No I, Jild No 17945, at pages 397 to 550 at S. No. 2587, the parties confirm that the Second Party is exclusive owner in possession of the land detailed in the schedule of the property given at the foot of this deed with all

For ANS CONSTRUCTIONS PVT. LTD.

Authorised Signatory

[Signature]

रसीद

बही सं०: 1

रजिस्ट्रेशन सं०: 2964

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री ए एन एस कंस्ट्रक्शंस प्रा० लि० द्वारा
उमेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री चंद्र कुमार विश्वकर्मा
व्यवसाय : नौकरी

निवासी: प्लॉट न० 524, एफ-2 शालीमार गार्डन विस्तार, साहिबाबाद गाज़ियाबाद

Umesh Kumar



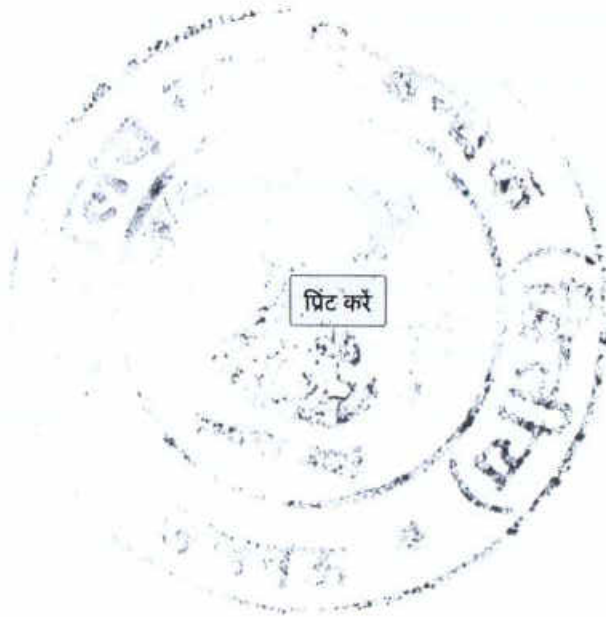
श्री, ए एन एस कंस्ट्रक्शंस प्रा० लि० द्वारा

उमेश कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 17/02/2022 एवं 03:28:42

PM बजे

निबंधन हेतु पेश किया।



Umesh Kumar

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -
उप निबंधक : सदर द्वितीय
लखनऊ
17/02/2022
सन्तराम यादव -
निबंधक लिपिक

transferable rights therein and the First Party has no claims, rights and interests in the property, left with the Second Party.

3. That the Second Party is now under no obligation as per the Joint Development Agreement dated 11.02.2016.
4. That this instrument is covered under Section 2 (23) of Stamp Act read with Article 53 of the Schedule given under the Stamp Act. Proper stamp duty and registration fees has already been paid against the Principal instrument.

SCHEDULE OF THE PROPERTY

Khasra No 150 Ka, measuring 0.190 Hectare, Khasra No.104 measuring 0.053 Hectare, Khasra No. 172 measuring 0.633 Hectare, Khasra No. 180 measuring 0.042 Hectare, Khasra No.307 measuring 0.028 Hectare, Khasra No.584, measuring 0.088 Hectare, Khasra No.654 measuring 0.438 Hectare, Khasra No.637 measuring 0.210 Hectare, Khasra No. 46 measuring 0.013 Hectare, Khasra No. 47 measuring 0.339 Hectare, Khasra No.317 Ka measuring 0.057 Hectare Total measuring 2.091 Hectare situate at Village Baghamau, Pargana, Tehsil & District Lucknow and bounded as under:-

For ANS CONSTRUCTIONS PVT. LTD.



Authorised Sign



बही सं०: 1

रजिस्ट्रेशन सं०: 2964

वर्ष: 2022

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

प्रथम पक्ष: 1

श्री ए एन एस कंस्ट्रक्शंस प्रा० लि० के द्वारा उमेश कुमार, पुत्र श्री चंद्र कुमार
विश्वकर्मा

निवासी: प्लॉट न० 524, एफ-2 शालीमार गार्डन विस्तार, साहिबाबाद
गाज़ियाबाद

व्यवसाय: नौकरी

द्वितीय पक्ष: 1





श्री ए एन एस डेवलपर्स प्रा० लि० द्वारा अधि० ह० सय्यद अनवर महमूद
रिजवी के द्वारा अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच पी निगम


निवासी: न्यू 62, पुरैय्या खेडा लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

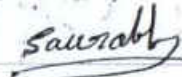


श्री सौरभ कुमार राजवंशी, पुत्र श्री चन्द्रमाल

निवासी: ई-5/121, आस्पहली योजना, हरदोई रोड लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 1

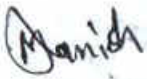


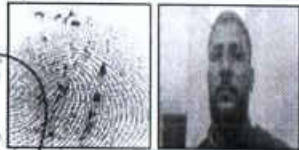


श्री मनीष कुमार, पुत्र श्री रमाकांत

निवासी: 10/3 झुंडा कालोनी, राजीवनगर, तेलीबाग लखनऊ

व्यवसाय: नौकरी





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

कंचन मिश्रा -
उप निबंधक: सदर द्वितीय

लखनऊ

सन्तराम यादव -

निबंधक लिपिक

प्रिंट करें

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
EXECUTED THIS SUPPLEMENTARY DEED ON THE DATE,
MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

WITNESSES

1.



Saurabh
(Saurabh Kumar Rajvanshi)
S/o Mr. Chandra Bhal
R/o E-5/121, Amrapali Yojna,
Hardoi Road, Awas Vikas Colony,
Dubagga, Kakori, Lucknow

TRANS CONSTRUCTIONS PVT. LTD.

Authorised Signatory
FIRST PARTY

2.



Manish
(Manish Kumar)
S/o Mr. Ramakant,
10/3, Duda Colony, Rajeev Nagar,
Khareeka, Telibagh, Lucknow

Manish
SECOND PARTY

Drafted By:

Ram Ji Das

(Ram Ji Das)
Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1320 of 1972

Typed By:

Subham Maurya

(Subham Maurya)
Civil Court, Lucknow

आवेदन सं०: 202200821010643

बही संख्या 1 जिल्द संख्या 25781 के पृष्ठ 349 से 364 तक क्रमांक 2964 पर दिनांक
17/02/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कंचन मिश्रा -

उप निबंधक : सदर द्वितीय

लखनऊ

17/02/2022

