

J 8686/17



INDIA NON JUDICIAL Government of Uttar Pradesh



सत्यमेव जयते

e-Stamp

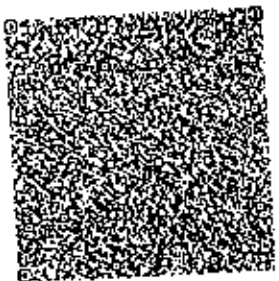
Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description

 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount (Rs.)


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 25-Jul-2017 01:28 PM
 SHCIL (FI)/ upshcil01/ KAISERBAGH/ UP-LKN
 SUBIN-UPUPSHCIL0104168550407700P
 RISHITA DEVELOPERS PVT LTD
 Article 23 Conveyance
 PART OF UNDIVIDED SHARE OF LAND FOR PLOT
 NO.G112,TOWER-C3,OMAXE INTEGRATED
 TOWNSHIP,SARSAWAN LUCKNOW.

 OMAXE LTD
 RISHITA DEVELOPERS PVT LTD
 RISHITA DEVELOPERS PVT LTD
 35,46,000
 (Thirty Five Lakh Forty Six Thousand only)

21199



Please write or type below this line

 OMAXE Limited
 Auth. Signatory



For Rishita Developers Pvt. Ltd.

 Authorised Signatory

0001843229

Statutory Alert
 The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details of this certificate will be the responsibility of the subscribers of the certificate. The terms of liability are as prescribed by the Competent Authority.



Shelly Kumar Agarwal

Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|---|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for G12
(Part) Proportionate land
admeasuring 3101.40 sq.mtrs. of
Tower No.C-3 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |

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For K...
Shelly Kumar Agarwal
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6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	3101.40
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	situated at 9 meter wide Road
	Sale Consideration	:	Rs. 4,29,15,370/-
	Valuation	:	Rs. 5,065,5,090 /-
	Stamp Duty	:	Rs. 35,46,000 /-

No. of Vendor - 1

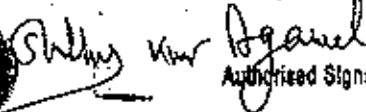
No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe - Ltd., a company incorporated under the Companies Act. 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S. Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117 Vibhuti Khand, Gomti Nagar. Opp Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN-AAECR1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>


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For Rishita Developers Pvt. Ltd.


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:- SALE DEED :-


This DEED OF SALE made on this 25th day of July, 2017 by Omaxo Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN- AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

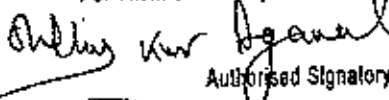
Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township

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with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.


AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on dated 16-02-2017.

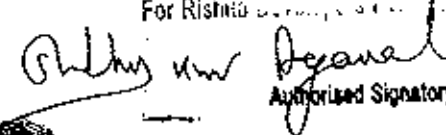

AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted which includes Group Housing Plot No. GH-2.

AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as "GH -2" falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).


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For Rishita

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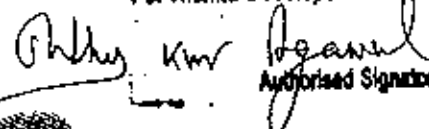

AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub –Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11/70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1, Zild No: 12888 pages 47 to 138, S.No: 13995 registered on 03-08-2012 and in pursuance of the JV a Power of attorney is also registered on dated 15-01-2013 vide Book No: 04 pages 227 to 256, Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permissions for development.

AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017.


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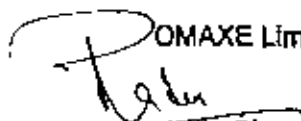
AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2.

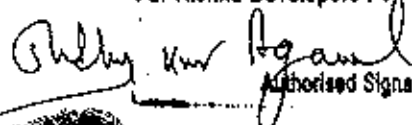

AND WHEREAS on the request of Vendee the Vendor has agreed to transfer the FSI of Tower No. C-3 on proportionate land area of 3101.40 Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs.4,29,15,370/- (Rupees Four Crore Twenty Nine Lac Fifteen Thousand Three Hundred and Seventy only).

- (a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed
- (b) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 3101.40 Sq.Mtrs may be pledged for the benefit Rishita Developers Pvt. Ltd., who is the sole

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For Rishita Developers Pvt. Ltd.



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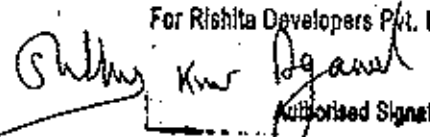
purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed Residential Complex will also not be denied to the Vendee or anybody.

- (d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.
- (e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and vendee hereby purchases the said Property in consideration of Rs.4,29,15,370 /-(Rupees Four

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For Rishita Developers Pvt. Ltd.

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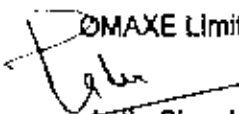
Crore Twenty Nine Lac Fifteen Thousand Three Hundred and Seventy only) on the terms and conditions mentioned herein under.

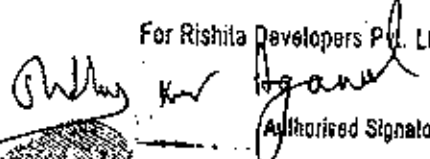

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received the sale consideration as per payment schedule given here in below-

1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 3101.04 Sq meter., relating to FSI of tower no. C-3 situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the controlling authority.
2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance, claim whatsoever from the Vendor or any other person claiming under or through it.
3. That this land will remain dedicated to the vendee or its assignees/allotees and the usages and title will be governed by

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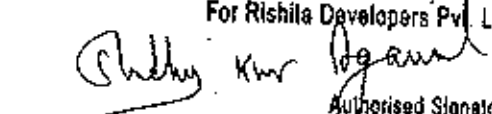
For Rishita Developers Pvt. Ltd.

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the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.

4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.
5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.
6. That the said Property which is subject matter of this sale deed is a part of GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if

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For Rishila Developers Pvt. Ltd.

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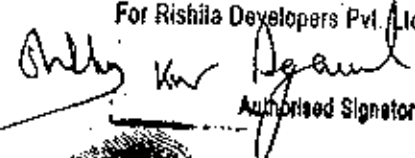



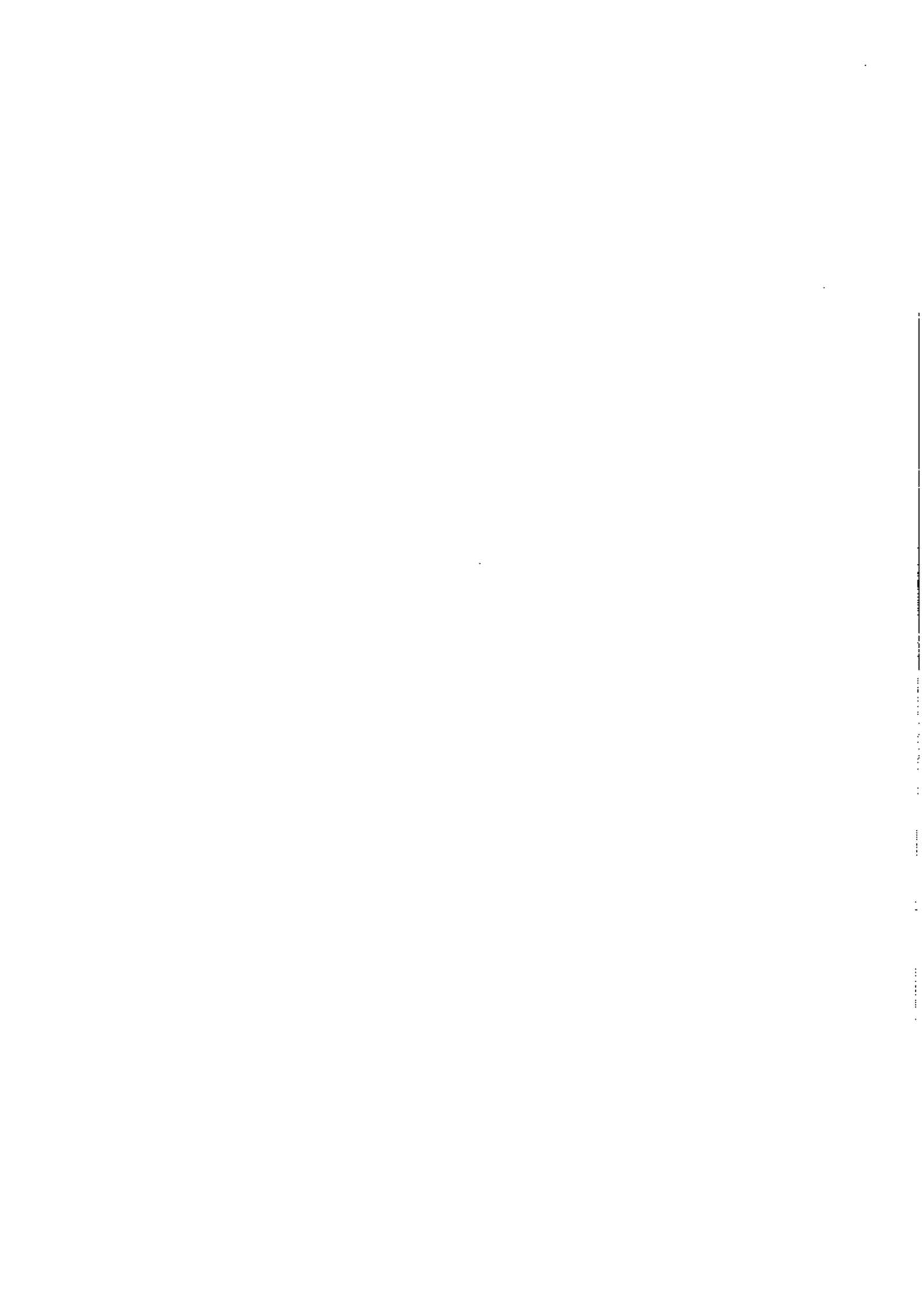
the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned.
8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.

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For Rishila Developers Pvt. Ltd.

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11. That the Vendor handed over the vacant, peaceful possession of the said land to the Vendee immediately on receipt of the consideration and the Vendee assures that he shall complete the construction within the statutory period.
12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road, point for connection of sewer line and water line upto the said plot no. GH-2 And the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and FIA clearance in respect of the building and for these factors only Vendee shall be exclusively responsible.
14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.
16. That the Vendee hereby assures that vendee and subsequent

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For Rishita Developers Pvt. Ltd.

Authorized Signatory


42,915,370.00 / 50,655,090.00 विक्रय पत्र 20,000.00 100 20,100.00 0
 फीस एगिस्ट्री दकल व प्रति भुक्त योग शब्द लगभग

प्रतिफल मालियत
 रिमिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार अग्रवाल
 पुत्र श्री महेश चन्द्र अग्रवाल

Signature of Suधीर कुमार अग्रवाल



निवासी थायी 116-117, विभूति खण्ड गोमती नगर, लखनऊ
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय में दिनांक 25/7/2017 समय 4:06PM
 बने निबन्धन हेतु पेश किया।

Signature of Suधीर कुमार अग्रवाल

रजिस्ट्रार अधिकारी के हस्ताक्षर
 दिनेश चन्द्र यादव
 उप-निबन्धक (द्वितीय)
 लखनऊ
 25/7/2017

निष्पादन लेखपत्र बाद राने व समझने मजमून व प्राप्त धनराशि रु धनोद्यानतार उक्त
 दिनेता

ओमेक्स लि.द्वा.अधि.हस्ता.रमेशकुण्ड गोयल
 पुत्र श्री स्व.पी.एस.गोयल
 पेशा नौकरी
 निवासी विभूति खण्ड गोमती नगर, लखनऊ

Signature of Ramesh Kumar Goel



रिमिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार
 अग्रवाल
 पुत्र श्री महेश चन्द्र अग्रवाल
 पेशा ध्यापार
 निवासी 116-117, विभूति खण्ड गोमती नगर, लखनऊ

Signature of Suधीर कुमार अग्रवाल



ने निष्पादन धोकार किया।
 दिनाकी पहचान काजी सईदुरहमान
 रव.काजी खलीकुरहमान

पेशा नौकरी
 निवासी सिल्वर हाईटस खुर्रम नगर, लखनऊ
 व समधीर शिवधीयी
 शा.रईस शिवधीयी
 पेशा नौकरी
 निवासी 425/340/1 अम्वरगंज, लखनऊ

Signature of Kazi Saideur Rahman

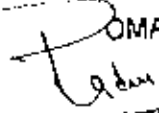


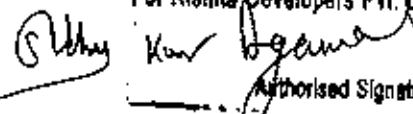
ने की।
 पलक्षतः भद्र कारियों को निशान अंगूठे निबन्धनतार लिये गये है।


रजिस्ट्रार अधिकारी के हस्ताक्षर
 दिनेश चन्द्र यादव
 उप-निबन्धक (द्वितीय)
 लखनऊ
 25/7/2017

purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU Notice, Policy, Circular etc. executed between Vendor and Vendee.

17. That the said Property is free from all kinds of encumbrances disputes, flaws, litigation, acquisition, requisition, attachments decree of any court or otherwise, demands, claim, facilities notices or acquisition etc
18. That all taxes and charges demanded by the Lucknow Naga Nigam Lucknow, Lucknow Development Authority Lucknow, an State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, CLU, CIC etc or any other service provider charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
20. That from today the Vendee shall become the absolute owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits forever without any claim, charge, right, interest demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.

OMAXE Limited

Auth. Signatory

For Rishla Developers Pvt. Ltd.

Authorised Signatory



Contd.

विक्रेता

Registration No.: 8686

Year: 2,017

Book No.: 1

0101 ओमेक्स लि.डा.अधि.इस्तर.एधेकृष्ण गोयल
स्व.पी.एस.गोयल
विभूति खन्ड गोमती नगर,लखनऊ
नीकरी



- 21 That the property is situated in the Omaxe City (Sarsawan) The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 20500 per sq.mtr since the said land exists on 9mtrs road. The land area for the FSI of said Tower is 3101.40Sq. meter. Market value of the land area for first 1000 sq.mtr.at the rate comes to Rs. 2,05,00,000/- (Rupees Two Crore Five Lacs only) Market value of remaining area of 2101.4 Sq. Mtr. at the rate of Rs. 14350 /- comes to Rs. 3,01,55,090/- (Rupees Three Crore One Lacs Fifty Five Thousands and Ninety Only) Hence the market value of the land comes to Rs. 5,065,5,090 /- (Rupees Five Crore Sixty Five Lacs Five Thousands and Ninety Only only) thus the stamp duty of Rs. 35,46,000/- (Rupees Thirty Five Lacs and Forty Six Thousand Only) has been paid on Market Value. The subject matter of this sale deed is FSI relating to open plot No GH2 having no construction thereon.

SCHEDULE OF PROPERTY

Proportionate land Area 3101.40 Sq. meter of tower C-3 out of Plot No GH2 (Part) situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

Boundary of said Property

East – 9 mtrs road thereafter other proposed site

West – Setback area thereafter green area

North – Tower No : C-4

South – Tower No : C-2

OMAXE Limited

Auth. Sign. of

For Rishita Developers Pvt. Ltd.

Authorised Signatory



केला

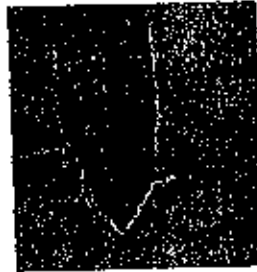
Registration No. : 8686

Year : 2017

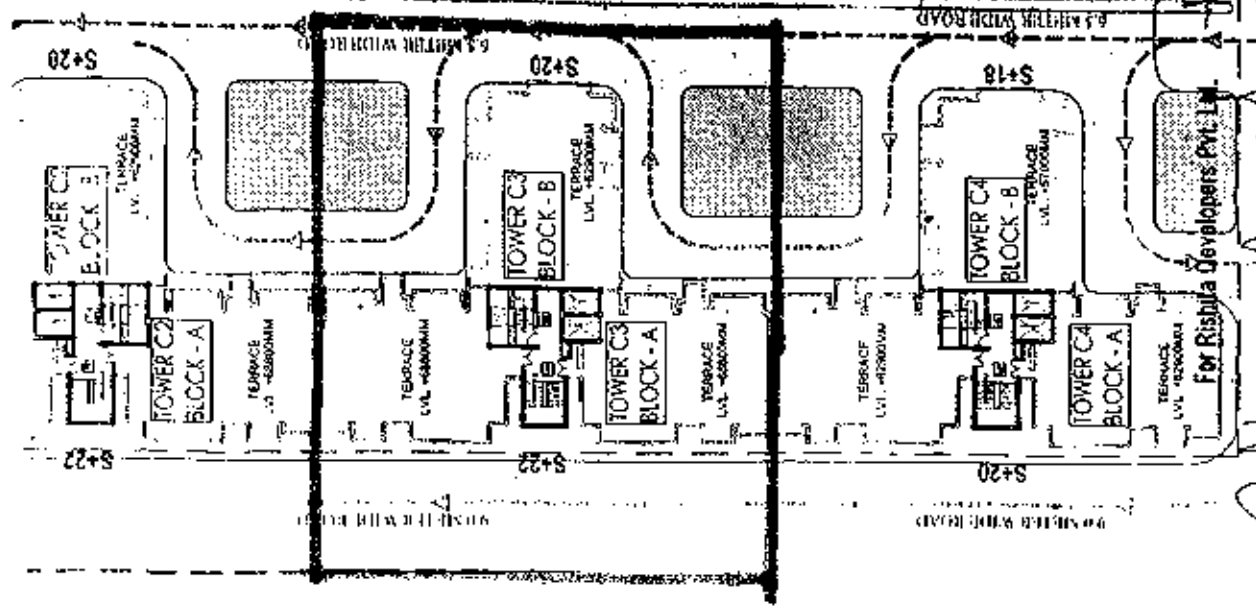
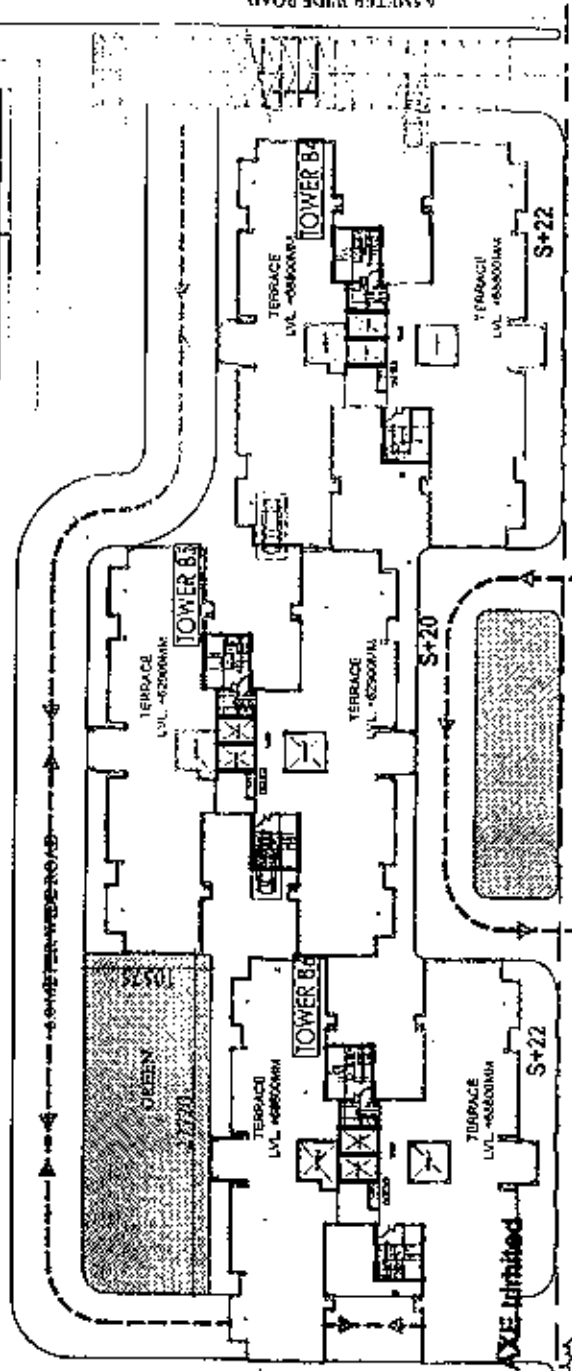
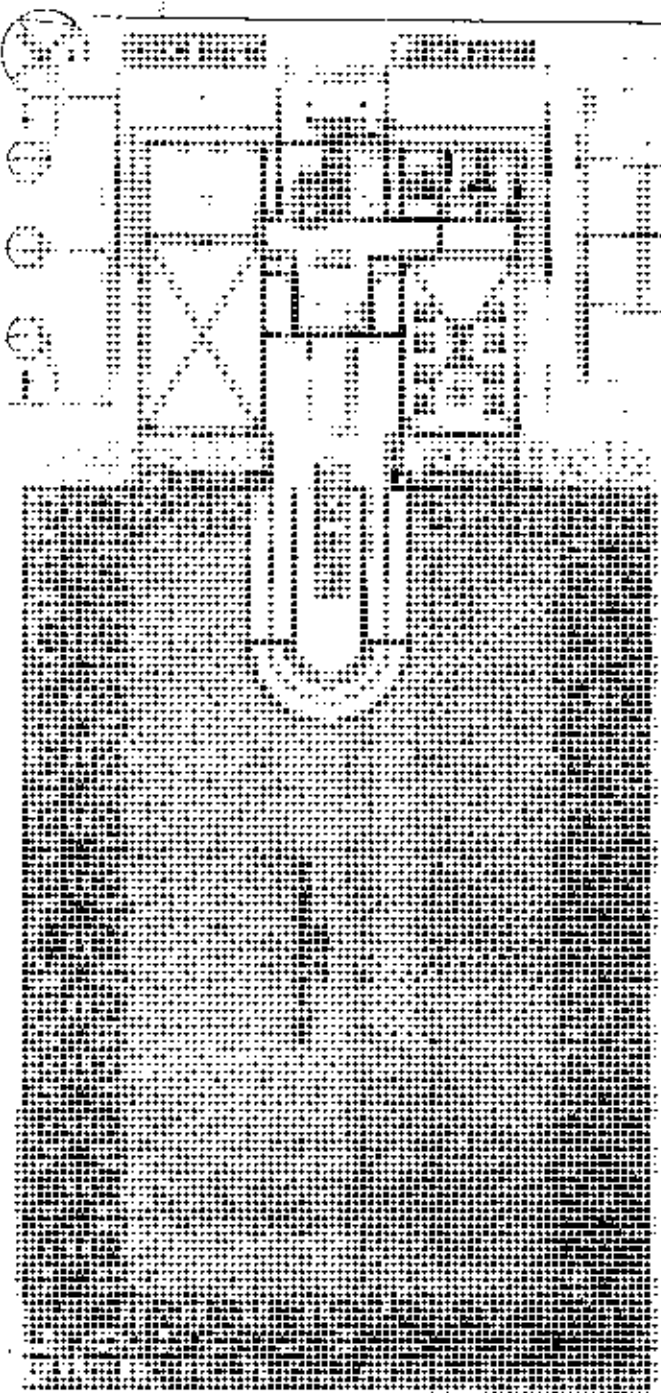
Book No. : 1

0201 रिषिता डेवलपर्स प्रा.लि.डा.अधि.हस्ता.सुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
116-117,विपुति खन्ड गोमती नगर,लखनऊ
व्यापार

Atulya Kumar Agrawal



शुद्धीकरण प्रमाणिका



90 METER WIDE ROAD

90 METER WIDE ROAD

90 METER WIDE ROAD

Authr. Signatory

Authr. Signatory

DOMAXE Limited

For Rishta Developers Pvt. Ltd.


Signature
 For Rishta Developers Pvt. Ltd.
 Authr. Signatory



SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of Rs.4,29,15,370/- (Rupees Four Crore Twenty Nine Lac Fifteen Thousand Three Hundred and Seventy only) to the promoter/vender in the following manner:-

1. Rs. 13,99,244 /- (Rupees Thirteen Lacs Ninety Nine Thousand Two Hundred and Forty Four Only) vide cheque No. 637082 drawn on State Bank of India, Ismailganj Branch, Lucknow
2. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514316 drawn on State Bank of India, Ismailganj Branch, Lucknow
3. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514317 drawn on State Bank of India, Ismailganj Branch, Lucknow
4. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514318 drawn on State Bank of India, Ismailganj Branch, Lucknow
5. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514331 drawn on State Bank of India, Ismailganj Branch, Lucknow
6. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514332 drawn on State Bank of India, Ismailganj Branch, Lucknow
7. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514333 drawn on State Bank of India, Ismailganj Branch, Lucknow
8. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514340 drawn on State Bank of India, Ismailganj Branch, Lucknow
9. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514335 drawn on State Bank of India, Ismailganj Branch, Lucknow
10. Rs. 10,86,968/- (Rupees Ten Lacs Eighty Six Thousand Nine Hundred Sixty Eight Only) vide cheque No. 514336 drawn on State Bank of India, Ismailganj Branch, Lucknow
11. Rs.4,29,158/- (Rupees Four Lacs, Twenty Nine Thousand One Hundred and Fifty Eight Only) is deduction towards TDS

Contd.


Auth. Signatory



For Ritshila Developers Pvt. Ltd.
K. R. Agarwal
Authorized Signatory

गवाह

Registration No.: 8686

Year: 2017

Book No.: 1

W1 काजी सईदुरहमान
स्व. काजी खलीकुरहमान
सिल्वर हाईटस खुरंग नगर, सिखनऊ
नोकरी



W2 तनवीर सिददीकी
स्व. रईस सिददीकी
425/340/1 अम्बरगंज, लखनऊ
नोकरी



19.12.2017

IN WITNESS WHEREOF We the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year mentioned first above in presence of the following

WITNESSES:



1. *Quazi Sayeedul Rehman*
S/o Late Q.E. Rehman
203, Sitou Heights App 4
Khatam Nagar
Lucknow.

[Signature]
OMAXE Limited
Auth. Signatory

VENDOR
PAN- AAAC00171H)



2. *Tameer Siddiqui*
S/o Rais Siddiqui
Jr. No: 425/360/1,
Ambar Singh
Lucknow



[Signature]
For Rishita Developers Pvt. Ltd
Authorised Signatory

VENDEE
PAN - AAECR1191G)

Drafted by -

[Signature]
Advocate
Civil Court, Lucknow
Mob. No 9459296917
Regn. No. 1380/1979

Typed by

[Signature]
(Shubham Maurya)
Civil Court, Lucknow

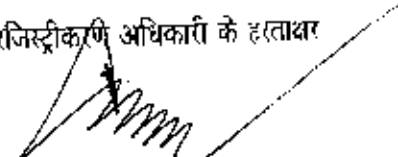
आज दिनांक 25/07/2017 को

वही सं. 1 जिल्द सं. 19881

पृष्ठ सं. 87 से 118 पर क्रमांक 8686

रजिस्ट्रीकृत किया गया।

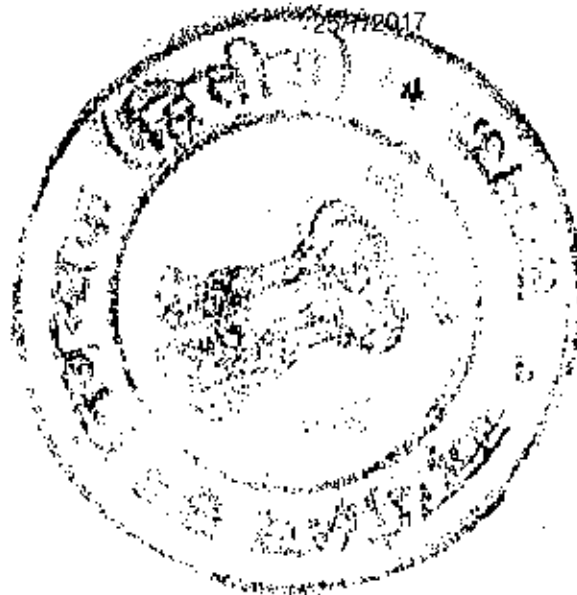
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

25/7/2017



1 1876/17

ROOPALI PANDIT



सत्यमेव जयते

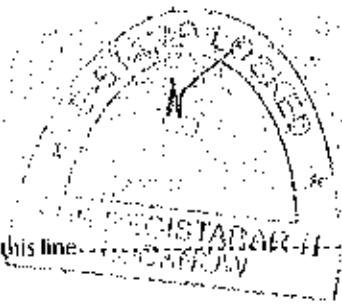
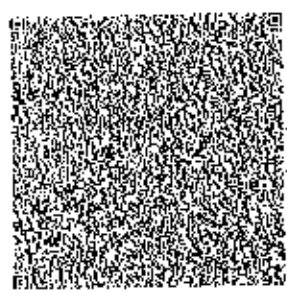
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP09388783304487P
Certificate Issued Date	: 30-Jun-2017 05:06 PM
Account Reference	: SHCIL (FI) upshcil017 QAISERBAQH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104065976377563P
Purchased by	: RISHITA DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: PART OF UNDIVIDED SHARE OF LAND FOR PLOT NO.GH2,TOWER-A-3,A-4,OMAXE INTEGRATED TOWNSHIP,SARSAWAN,LKO
Consideration Price (Rs.)	: 1,05,96,400
First Party	: OMAXE LIMITED
Second Party	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 1,05,96,400 (One Crore Five Lakh Ninety Six Thousand Four Hundred only)

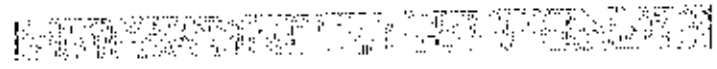
19154

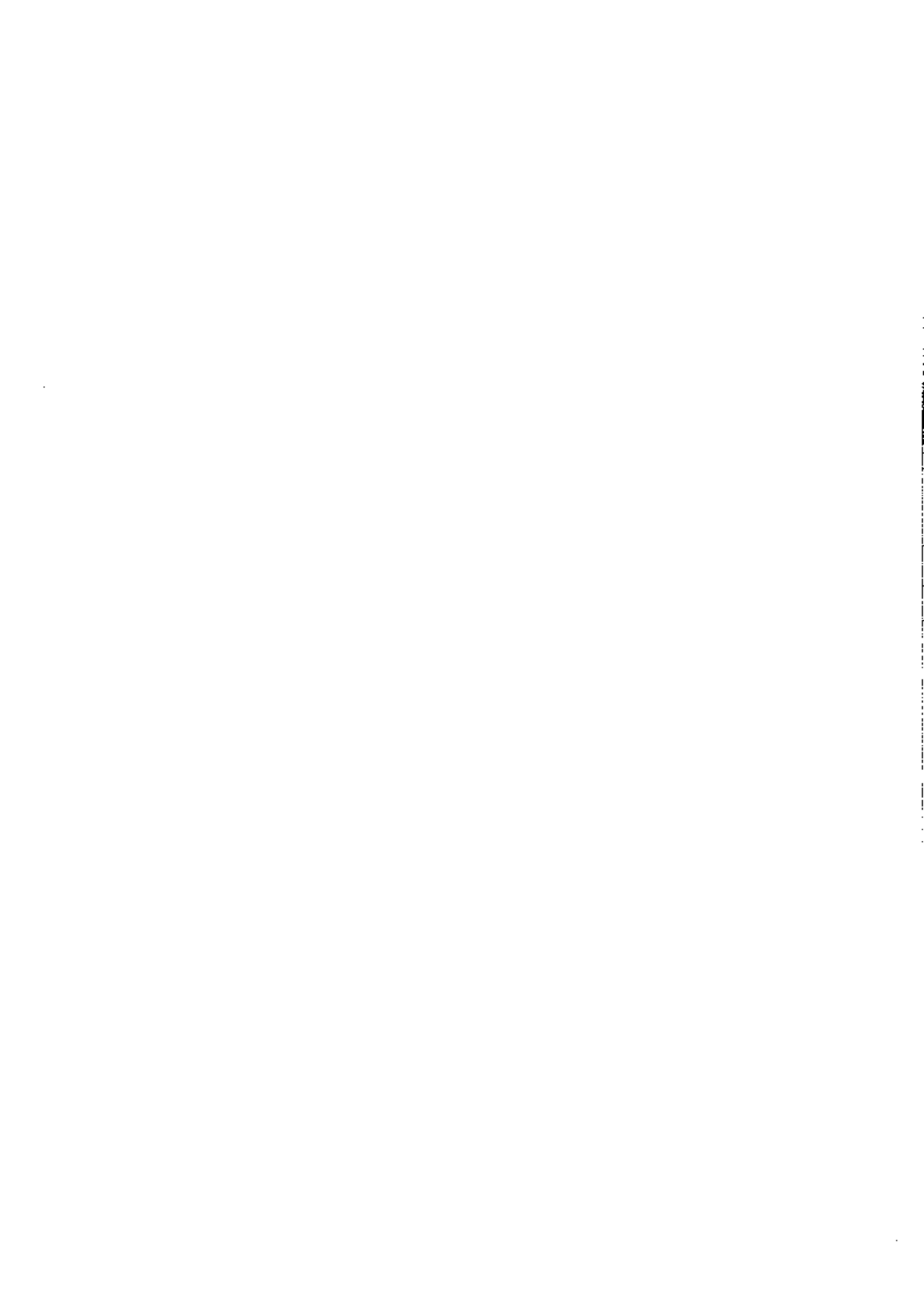


Please write or type below this line.

For Rishita Developers Pvt. Ltd.
 Kmr Agarwal
Authorized Signatory

VO 0006734312











Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|--|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2
(Part) Proportionate land
admeasuring 8308.79 sq.mtrs of
Tower No.A3 & A4 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |

A large, stylized handwritten signature in black ink.

Dr. HEMANT KUMAR JAIN, IAS, IAF
A handwritten signature in black ink.
Authorised Signatory

प्रतिवेष्टि ले का नम्बर	वर्ग	खण्ड	पुस्त	रजिस्ट्रीक रण की तारीख	प्रस्तुतकर्ता निवादाकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	<p>6</p> <p>Pardhy Kishore Goyal Q. No. P.S. Goyal D. No. 10/04 No. 20, Near P. J. S. Public School Haridwar - 121002.</p>	
					<p>Sudhanshu Kumar Aggarwal E/O Mahesh Chandra Aggarwal Q. No. 3/166, Virok K. D. 3 Con. to Nagar K. D.</p>	
					<p>Santosh Kumar Singh Opp. V. P. Singh Q. No. 359, Jangraon East, Sanohli, Bijnor, Haridwar</p>	
					<p>Qazi Sajeeb Rahman Q. No. Qazi Khatun Rahman Pata No. 203 Silver height Apartment V. K. Nagar, Haridwar</p>	





भारत सरकार
Government of India



राधे कृष्ण गोयल
Radhey Krishna Goyal

जन्म वर्ष / Year of Birth - 1973
पुरुष / Male



9555 6934 6176

आधार - आम आदमी का अधिकार

9555 6934 6176



भारतीय जनसंख्या प्रमाणन प्राधिकरण
Indian Identity and Authentication Authority of India

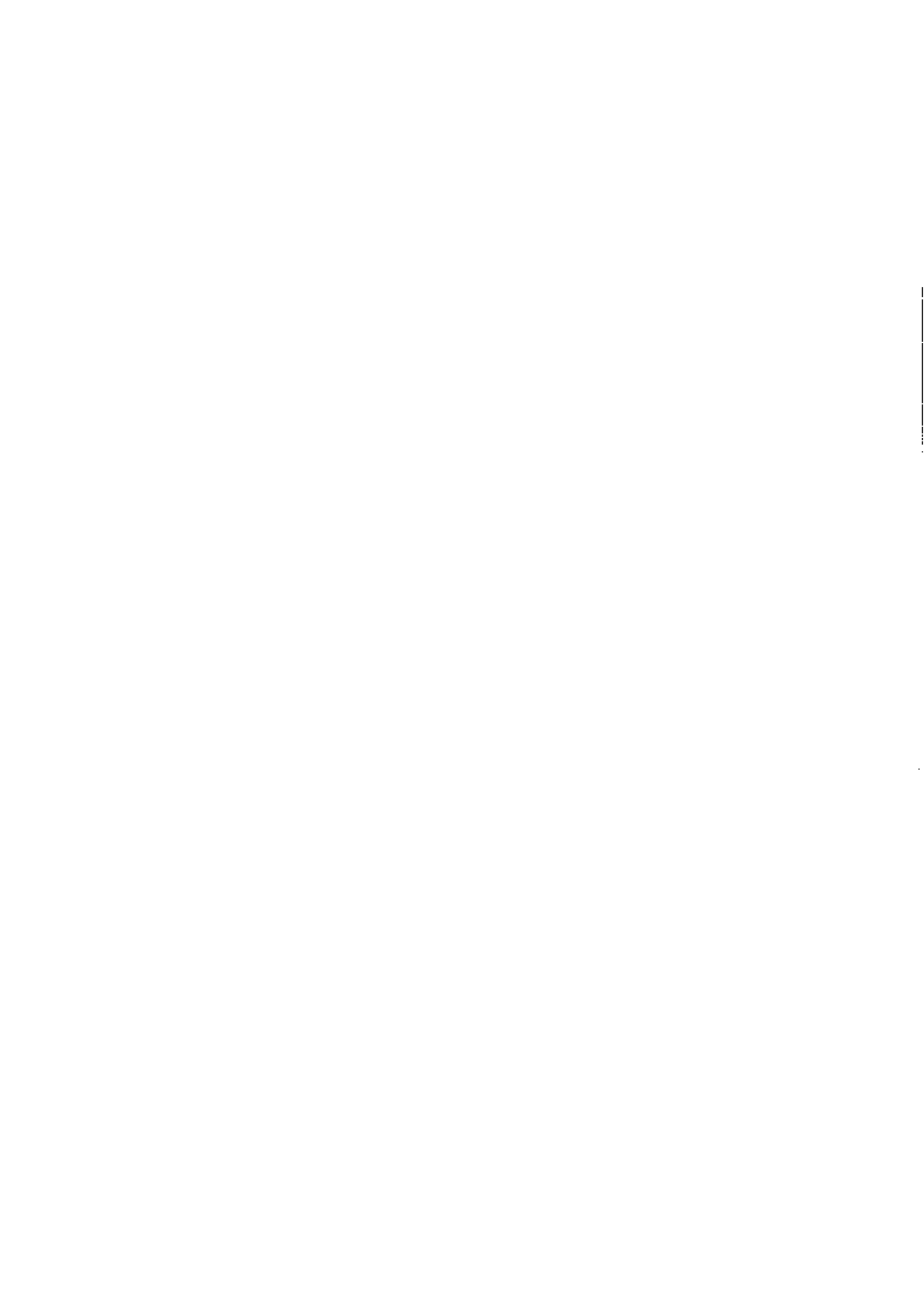
पता: S/O पी.एस. गोयल, 2809, Address: S/O P. S. Goyal, 1809 Sector 28
सेक्टर-28, निकट द्युनासिटी पब्लिक Near Dynasity Public school, Fardabad,
ब्लॉक, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

9555 6934 6176

1947
1947
1947

help@uidai.gov.in

www.uidai.gov.in





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



[Aadhaar Letter

नामपत्र नम्बर/Enrollment No.: 1067A0495231455

Stalhe Kumar Agarwal (शुभेन्द्र कुमार अग्रवाल)

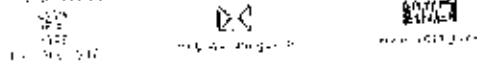
SSC Mahesh Chandra Agarwal, 3/186, Vivek Khand-3,
Gomti Nagar, Lucknow,
Uttar Pradesh - 226010

आधार नम्बर/ नम्बर/ Your Aadhaar No.:

2248 9631 9397



आधार-आम आदमी का अधिकार



- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन एवं करण की आवश्यकता है।
- कृपया अपना नवीनतम फोनाइन नंबर तथा ई-मेल पता दर्ज करवाएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित्व होगी।

शुभवच

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार का प्रमाण जीनस इन ऑथेंटिकेशन प्रदान करता है।
- यह एक इलेक्ट्रॉनिक प्रतीक है जो पत्र के समान है।

NOTE/NOTICE/TIP

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

Stalhe Kumar Agarwal

Digitally signed by Stalhe Kumar Agarwal
Date: 2018.07.29 10:34:54

- Aadhaar is valid throughout the country.
- You need to visit 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



शुभेन्द्र कुमार अग्रवाल
Stalhe Kumar Agarwal
जन्म तिथि/ DOB: 30/07/1977
पृथक /M/F: M



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आ-आज-प्रदेश-सेक्टर-अग्रवाल,
3/186, विवेक खंड-3,
गोमती नगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:
SSC Mahesh Chandra Agarwal,
3/186, Vivek Khand-3 Gomti Nagar,
Lucknow,
Uttar Pradesh - 226010

2248 9631 9397

2248 9631 9397

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



S. M. K. - D. S. K.

शुद्धक निगम
INCOME TAX DEPARTMENT
RISHITA DEVELOPERS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

02/09/2008

AAECR11916

11122615



भारत सरकार
Government of India

संकेत संख्या: 105
The Unique Identification Authority
जन्म तिथि: 09/09/1985
पुलिस: 1050



9354 5612 7223

आम आदमी का अधिकार

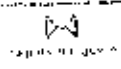
Handwritten signature
9997418505



भारतीय अद्विष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आसफाबाद रोड, 105, 105/1
के.एम.एम. इ.ए. राष्ट्रीय राजधानी क्षेत्र
दिल्ली-110025, भारत
दूरभाष: 011-26109100
वेबसाइट: www.uidai.gov.in
ईमेल: uidai@uidai.gov.in
आरक्षण संख्या: 1050

9354 5612 7223







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



नमोपलन संख्या/Enrolment No : 1410/20006/00205

Quazi Sayeed Ur Rehman (क़ाज़ी सईद उर रहमान)
S/O: Quazi Khaliqur Rahman, Flat no-203, Silver
Height Apartment, Gulshan Enclave, Kharan
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

पुरुष/म

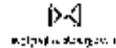
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आधार संख्या / Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



INFORMATION

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

Signature valid

Digitally signed by Quazi Sayeed Ur Rehman
DN: cn=Quazi Sayeed Ur Rehman, o=UAE, ou=UAE, email=quazi@uae.gov.in, c=IN

- आधार देश भर में मान्य है।
- आधार पत्र प्राप्त करने के लिए आपको एक बार ही का नमोपलन करने से काफी ही सफल रहना है।
- कृपया अपना मोबाइल नम्बर और ई-मेल पता अपडेट करें। इसके आधारे विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।
- Aadhaar is valid throughout the country.
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



क़ाज़ी सईद उर रहमान
Quazi Sayeed Ur Rehman
जन्म तिथि/DOB: 06/10/1978
पुरुष / MALE



पता:

संकोपित: क़ाज़ी खलीक़ुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
कुलशान एन्क्लेव, विकास नगर,
लखनऊ, उत्तर प्रदेश - 226022

Address:

S/O: Quazi Khaliqur Rahman, Flat
no-203, Silver Height
Apartment, Gulshan Enclave
Kharan Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022

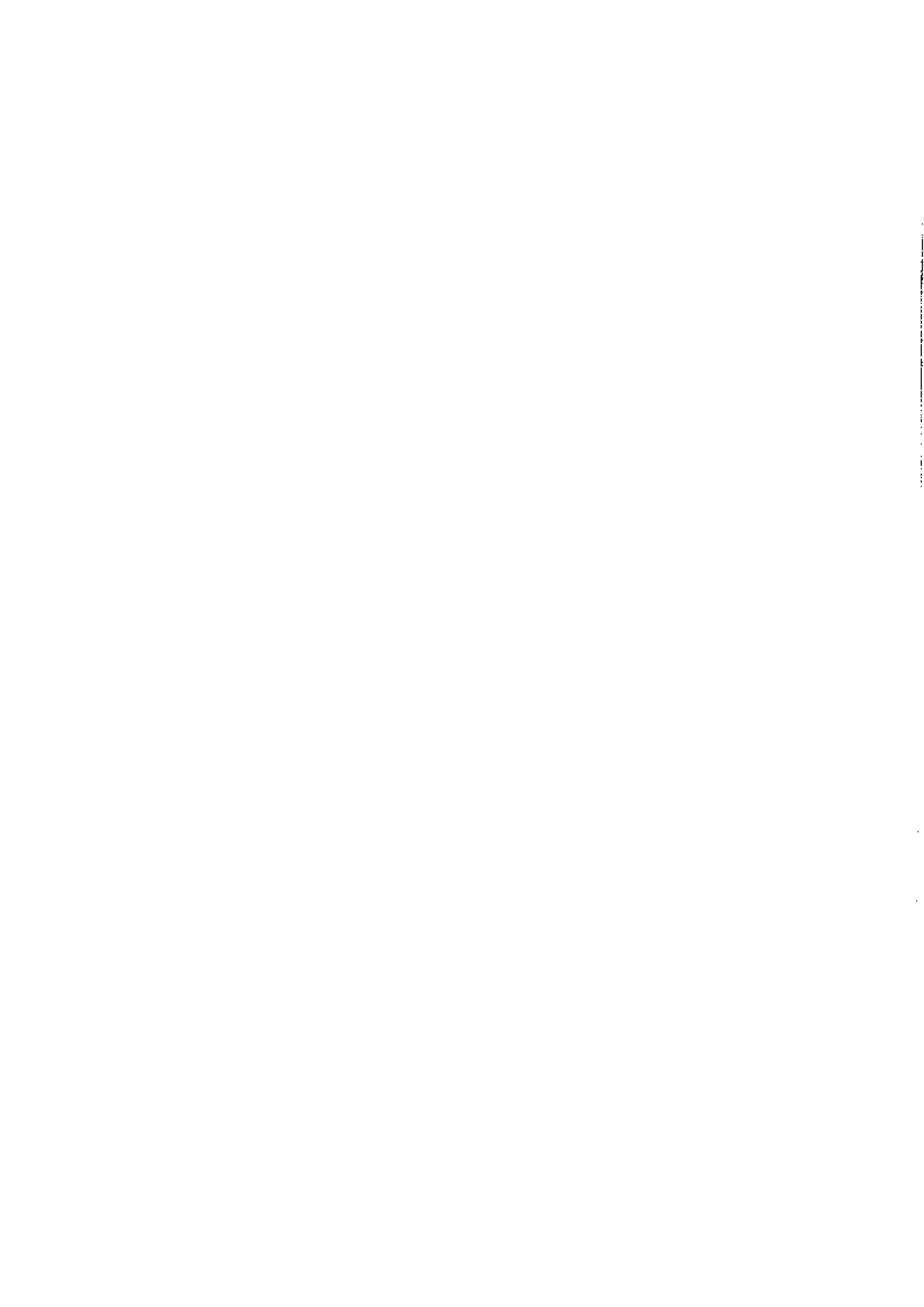
5307 3256 0633

मेरा आधार, मेरी पहचान

5307 3256 0633

MERA AADHAAR, MERI PEHCHAN

Handwritten signature and date: 06/10/2018



6. Unit of Measurement - Square Meter
7. Proportionate land - 8308.79
8. Location of Road - Not on any segment road.
9. Other description - situated at two side 24 meter wide Road
- Sale Consideration : Rs. 11,49,72,250/-
- Valuation : Rs.15,13,74,787 /-
- Stamp Duty : Rs. 1,05,96,400 /-

No. of Vendor - 1

No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S.Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>

[Handwritten Signature]

100/24/2014/100/2014/100
[Handwritten Signature]
 Shalini K. Agarwal
 Director

SALE DEED:

This DEED OF SALE made on this ^{13th} day of ^{July} 2017 by Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless.. the subject or context requires otherwise) of the other

[Handwritten signature]

For Rishita Developers Pvt. Ltd.
[Handwritten signature]
 authorized signatory



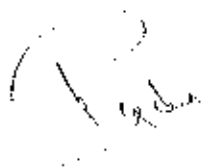
part.

WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.

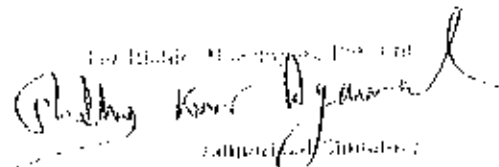
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on dated 16-02-2017.

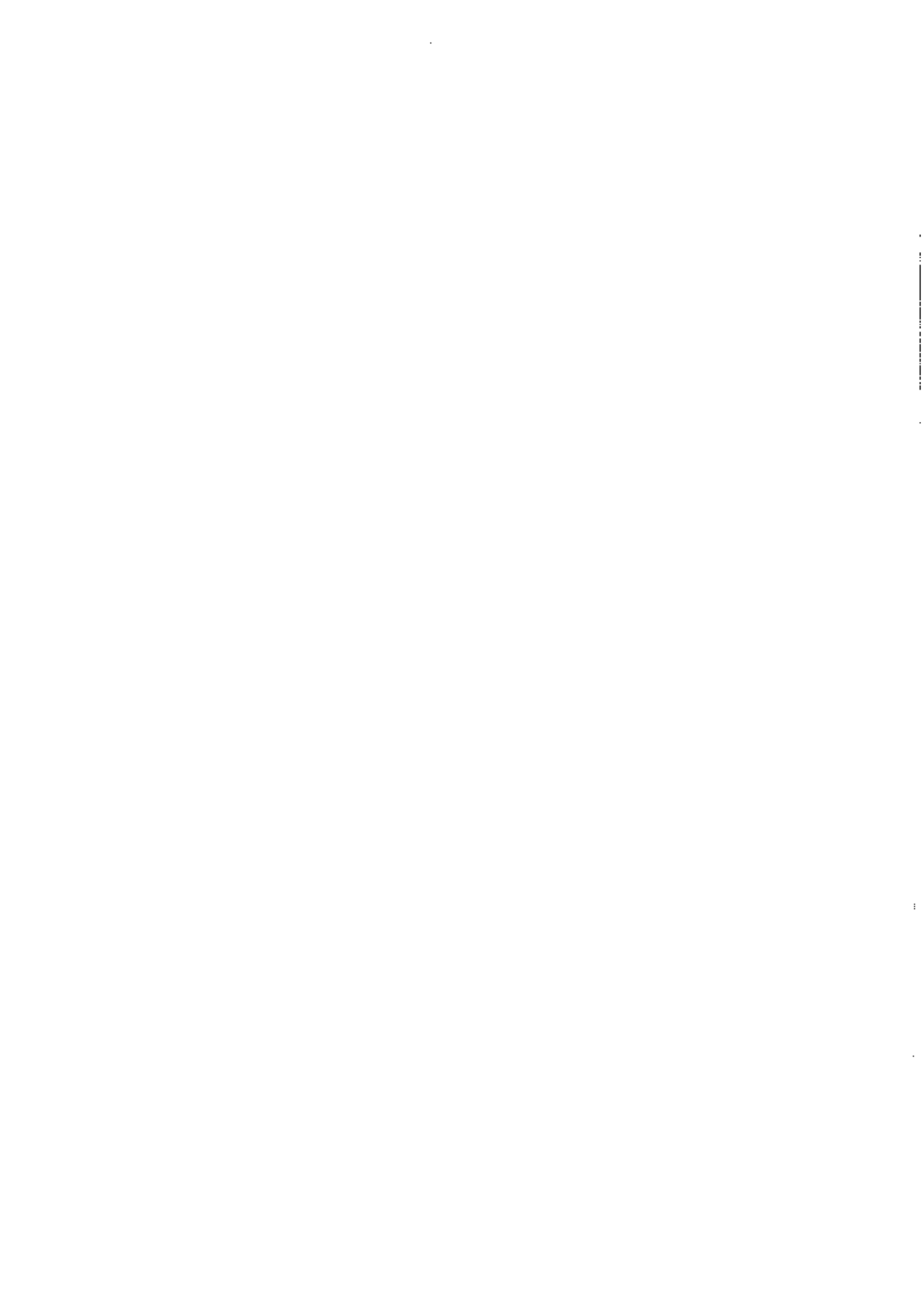
AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted by Omaxe Ltd. which included Group Housing Plot No. GH-2.

AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.



For Lucknow Development Authority
Shri. K. S. Singh
Secretary

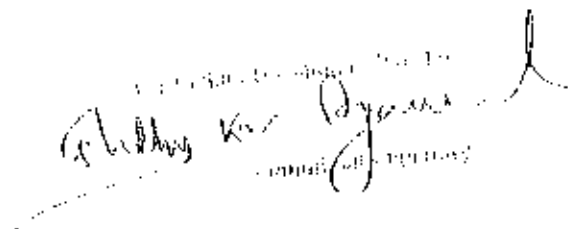
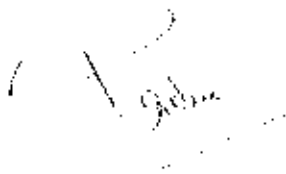


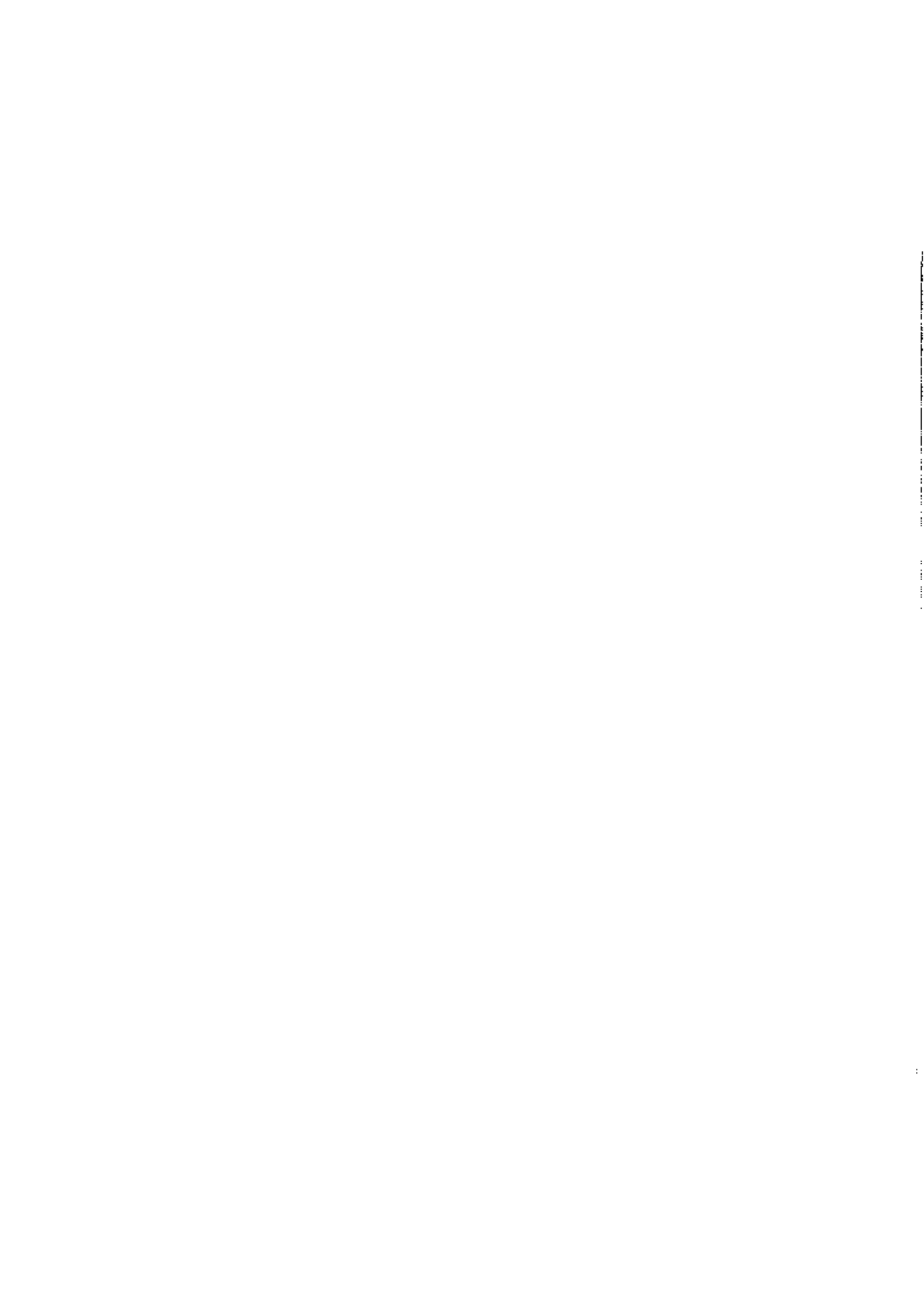


AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as "GH -2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).

AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub – Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11-70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1, Zild No: 12888 pages 47 to 138, S.No; 13995 registered on 03-08-2012 and in pursuance of the JV a Power of attorney is also registered on dated 15-01-2013 vide Book No: 04 pages 227 to 256 , Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permissions for development.





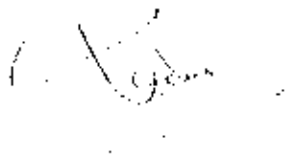
AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

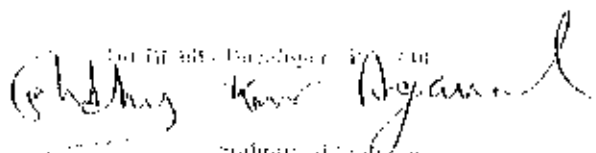
AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017.

AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2.

AND WHEREAS on the request of Vendee the Vendor agreed to transfer the FSI of Tower No.A-3 & A-4 on

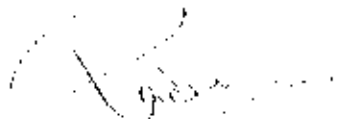


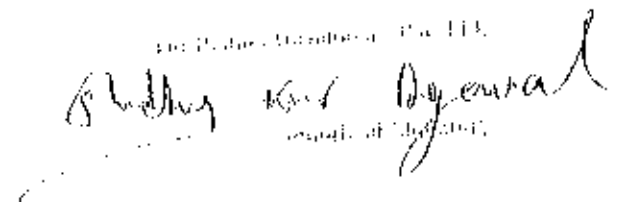
For the Vendor

Authorized Signatory



proportionate land area of 8308.79 Sq. Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 11,49,72,250 /- (Rupees Eleven Crore Forty Nine Lacs Seventy Two Thousand Two Hundred Fifty only).

- (a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (h) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 8308.79 Sq. Mtrs may be pledged for the benefit Rishita Developers Pvt. Ltd., who is the sole purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the




The Director, Government of India
Ministry of Urban Affairs
New Delhi



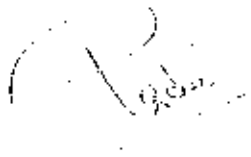
services to constructed Residential Complex will also not be denied to the Vendee or anybody.


(d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.

(e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission. NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor, the Vendor hereby sells and vendee hereby purchases the said Property in consideration of Rs. 11,49,72,250 /-(Rupees Eleven Crore Forty Nine Lacs



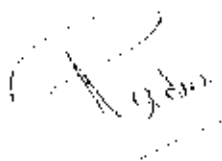

The Vendor hereby sells and the Vendee hereby purchases the said Property in consideration of Rs. 11,49,72,250 /-(Rupees Eleven Crore Forty Nine Lacs

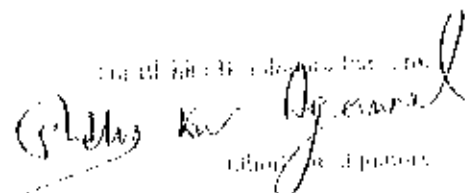
Seventy Two Thousand Two Hundred Fifty only) on the terms and conditions mentioned herein under.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received the sale consideration as per payment schedule given here in below-

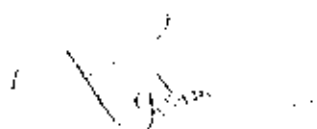
1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 8308.79 Sq. meter., relating to FSI of tower no. A-3 & A-4 situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the controlling authority.

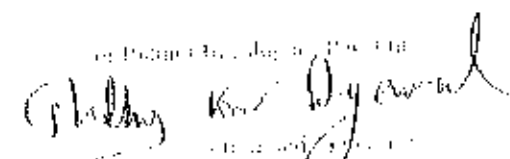



Sd/-
Name of the Vendee



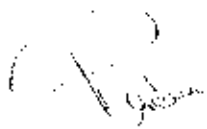
2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.
3. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.
5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.

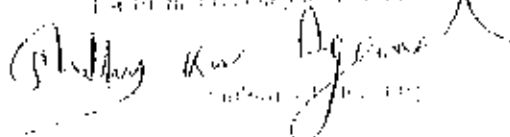



in witness whereof, I have signed and affixed my hand and seal at the office of the undersigned, on this 10th day of July, 2014.

6. That the said Property which is subject matter of this sale deed is a part of Plot No. GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/competent contractors/ workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned.



For the Vendor, Omaxe Ltd.

Authorized Signatory



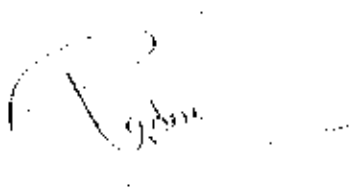
8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor.
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.
11. That the Vendor had handed over the vacant, peaceful possession of the said land to the Vendee immediately on receipt of consideration and the Vendee assures that the Vendee shall complete the construction within the

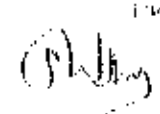
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The District Collector, Patna
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District Collector, Patna

statutory period.

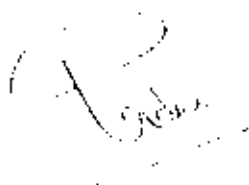
12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road , point for connection of sewer line and water line upto the said plot no: GH-2 and the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be exclusively responsible.
14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.

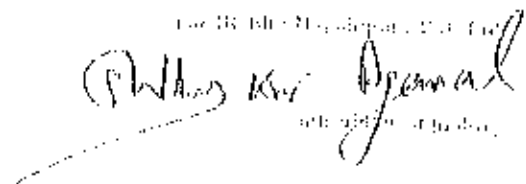


The Vendor hereby certifies that

Sd/-
Principal Engineer



16. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. executed between Vendor and Vendee.
17. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
18. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, CLU, CIC etc. or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
20. That from today the Vendee shall become the absolute owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits forever without any

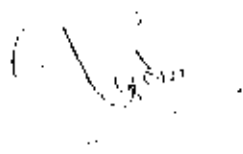


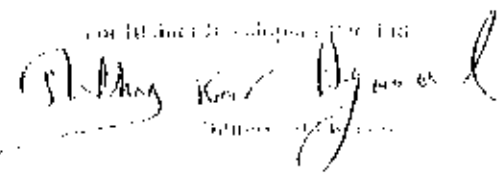

For the Vendor
Signature of the Vendor



claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.

21. That the property is situated in the Omaxe City (Sarsawan). The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22500 per sq.mtr. since the said land exists on two roads hence by enhancement of 10% the circle rate comes to Rs. 24750/- The land area for the FSI of said Tower is 8308.79 Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,47,50,000/- (Rupees Two Crore Forty Seven Lacs and Fifty Thousand only) Market value of remaining area of 7308.79 Sq. Mtr. at the rate of Rs. 17325/- comes to Rs.12,66,24,787/- (Rupees Twelve Crore Sixty Six Lacs Twenty Four Thousands Seven Hundred Eighty Seven only) Hence the market value of the land comes to Rs.15,13,74,787/- (Rupees Fifteen Crore Thirteen Lacs Seventy Four Thousand Seven Hundred Eighty Seven Only) thus the stamp duty of Rs. 1,05,96,400/- has been paid on Market Value. The subject matter of this sale deed is FSI relating to open plot No. GH2 having no construction thereon.



FOR THE SELLER/ENDORSEMENT




SCHEDULE OF PROPERTY

Proportionate land Area 8308.79 Sq. meter of tower A-3 & A-4 out of Plot No GH2 (Part) situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

East –Internal road thereafter Tower No. B-4 and club area.

West –Internal road thereafter 24 mtr.wide road.

North –Internal road through 24 mtr wide road.

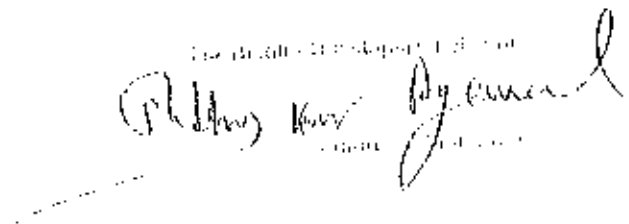
South - Tower No. A-2

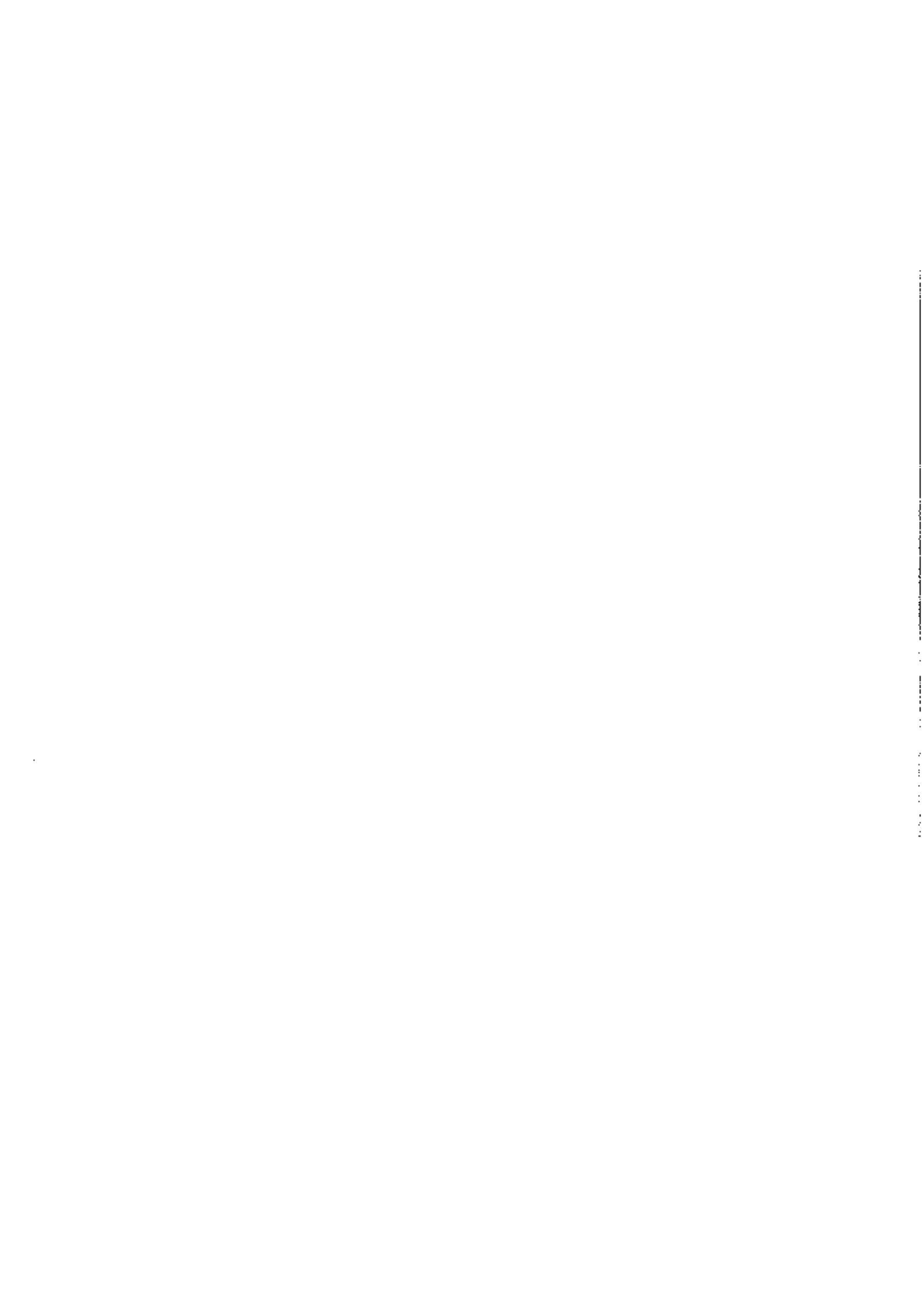
SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 11,49,72,250/-**(Rupees Eleven Crore Forty Nine Lacs Seventy Two Thousand Two Hundred Fifty only)to the promoter/vender in the following manner:-

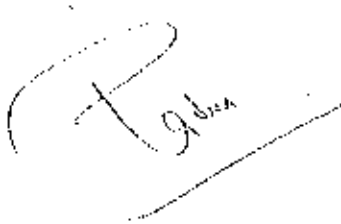
1. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514256 drawn on State Bank of India, Ismailganj Branch, Lucknow.
2. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514257 drawn on State Bank of India, Ismailganj Branch, Lucknow.

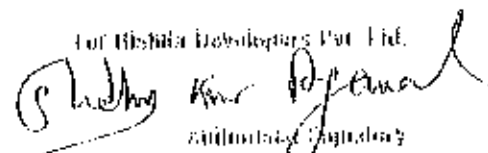






3. **Rs. 12,75,229/-** (Rupees Twelve Lacs Seventy Five Thousand Two Hundred Twenty Nine Only) vide cheque No. 514258 drawn on State Bank of India, Ismailganj Branch, Lucknow.
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514259 drawn on State Bank of India, Ismailganj Branch, Lucknow.
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514260 drawn on State Bank of India, Ismailganj Branch, Lucknow.
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514265 drawn on State Bank of India, Ismailganj Branch, Lucknow.
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514266 drawn on State Bank of India, Ismailganj Branch, Lucknow.
8. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514267 drawn on State Bank of India, Ismailganj Branch, Lucknow.
9. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514268 drawn on State Bank of India, Ismailganj Branch, Lucknow.
10. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514269 drawn on State Bank of India, Ismailganj Branch, Lucknow.



For District Development Pat Ltd.

District Development

विक्रय पत्र

114,972,250.00 / 151,374,787.00 20,000.00 120 20,120.00 44
पतिफल मासिकता फीस रजिस्ट्री मकान व प्रति शुल्क गेज प्लॉटों की संख्या

पुत्र श्री महेश चन्द्र अग्रवाल
व्यवसाय व्यापार
निवासी टावर नं. 1 कोरोनाेशन आनन्द टावर विभूति खन्ड गोमती नगर, लखनऊ
आशुतोष पता
ने यह लेखपत्र इस कार्यालय में दिनांक 6/7/2017 समय 4:49PM
वजे निबन्धन हेतु पेश किया।

(Signature)



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह
उप-निबंधक (द्वितीय)

लखनऊ

6/7/2017

विप्रादन लेखपत्र वाद सनने व समझने कबमून व प्राप्त धनराशि रु. पलेखानुसार उक्ता
विक्रेता क्रेता

ओमेक्स लि.द्वा.अधि.हस्ता.राधे कृष्ण गौगल
पुत्र श्री स्व.पी.एस.गोगल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

(Signature)



रिषिता डेवलपर्स प्रा.लि.द्वा.अधि.हस्ता.सुधीर कुमार
अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा व्यापार
निवासी टावर नं. 1 कोरोनाेशन आनन्द टावर विभूति
खन्ड गोमती नगर, लखनऊ

(Signature)



ने विप्रादन स्वीकार किया।

दिनांक पदतम काजी सईदुरहमान
स्व.काजी खलीकुरहमान

पेशा नौकरी

निवासी 203 सिल्वर हाइट्स अपार्टमेंट सुरीय नगर, लखनऊ

व संतोष कुमार सिंह
वी.पी.सिंह

पेशा नौकरी

निवासी ग्राम व पोस्ट जनीगांव हनुमोई

ने की।

परस्परतः भद साक्षियों के विधान अंगूठे निबन्धानुसार किये गये हैं।

(Signature)




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

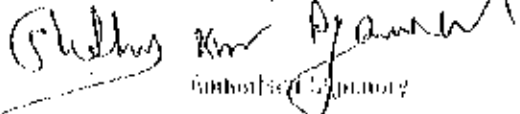
अनुपम सिंह
उप-निबंधक (द्वितीय)

लखनऊ

6/7/2017

11. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514270 drawn on State Bank of India, Ismailganj Branch, Lucknow.
12. **Rs. 8,13,499/-** (Rupees Eight Lacs Thirteen Thousand Four Hundred Ninety Nine Only) vide cheque No. 514271 drawn on State Bank of India, Ismailganj Branch, Lucknow.
13. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514264 drawn on State Bank of India, Ismailganj Branch, Lucknow.
14. **Rs. 41,86,501/-** (Rupees Forty One Lacs Eighty Six Thousand Five Hundred One Only) vide cheque No. 514275 drawn on State Bank of India, Ismailganj Branch, Lucknow.
15. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514276 drawn on State Bank of India, Ismailganj Branch, Lucknow.
16. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514277 drawn on State Bank of India, Ismailganj Branch, Lucknow.
17. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514278 drawn on State Bank of India, Ismailganj Branch, Lucknow.
18. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514279 drawn on State Bank of India, Ismailganj Branch, Lucknow.



For Mobile Development, Ltd.

General Manager

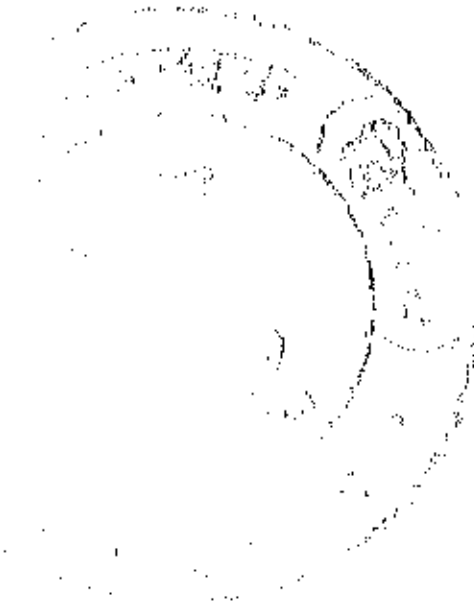
विक्रेता

Registration No.: 7876

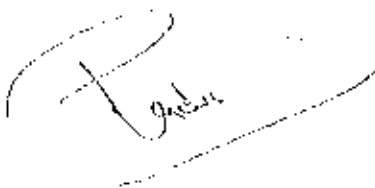
Year: 2,017

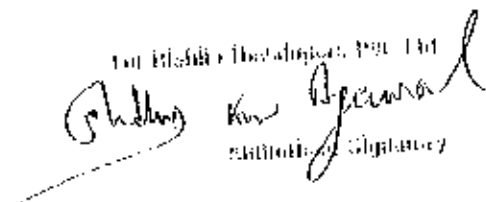
Book No: 1

0101 ओमेश्वर लि. द्वा. अधि. हस्तां. राधे कृष्ण गोयल
रा. पी. एम. गोयल
विगूरी स-ड गोमती नगर, लखनऊ
मीकरी



19. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514280 drawn on State Bank of India, Ismailganj Branch, Lucknow.
20. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514281 drawn on State Bank of India, Ismailganj Branch, Lucknow.
21. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514282 drawn on State Bank of India, Ismailganj Branch, Lucknow.
22. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514287 drawn on State Bank of India, Ismailganj Branch, Lucknow.
23. **Rs. 15,00,000/-** (Rupees Fifteen Lacs Only) vide cheque No. 514288 drawn on State Bank of India, Ismailganj Branch, Lucknow.
24. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514289 drawn on State Bank of India, Ismailganj Branch, Lucknow.
25. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514290 drawn on State Bank of India, Ismailganj Branch, Lucknow.
26. **Rs. 10,47,299/-** (Rupees Ten Lacs Forty Seven Thousand Two Hundred Ninety Nine Only) vide cheque No. 514291 drawn on State Bank of India, Ismailganj Branch, Lucknow
27. **Rs.11,49,722/-** (Rupees Eleven Lacs Forty Nine Thousand Seven Hundred Twenty Two Only) is deduction towards TDS.




The District Controller, P.W. D.
Lucknow

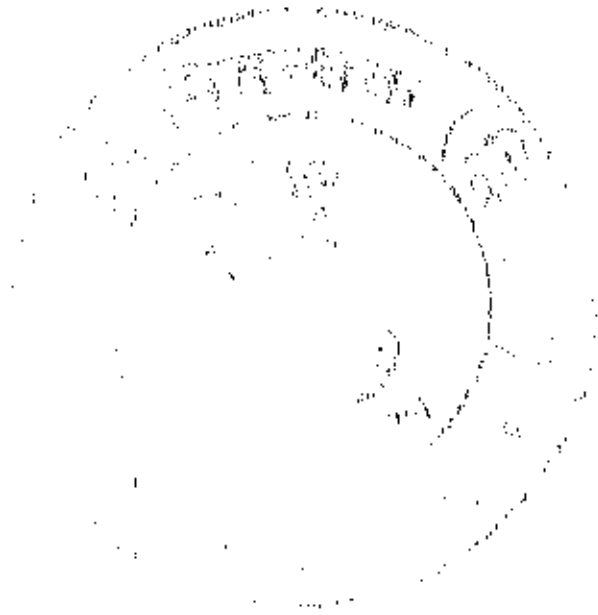
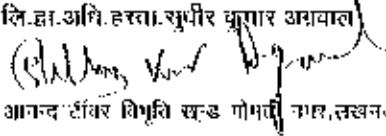
प्रेक्षा

Registration No. : 7876

Year : 2017

Book No. : 1

0201 रिगिता डेवळपर्स प्रा.लि.हा.अधि.हस्ता.सुपीर कृपार अश्याल
मरेश नन्ड अश्याल
खबर नं.1 कोणेनेशन आनन्द टाँकर विभूति खन्ड गोमती नगर,सखन,
याणार



IN WITNESS WHEREOF We the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year mentioned first above in presence of the following

WITNESSES:

1. *[Signature]*
S/o. *[Signature]*
205, Silver Heights,
C. Chandra Nagar
Lucknow.

[Signature]

VENDOR
(PAN- AAACO0171H)

2. *[Signature]*
Smt. *[Signature]*
S/o V. P. Singh
G.P. Janigan
Dist. Hardoi

[Signature]
For M/s. *[Signature]* Pvt. Ltd.
Lucknow

VENDEE
(PAN -AAECR 1191G)

Drafted by -

[Signature]
Advocate

Civil Court, Lucknow

Mob. No. 9450076877

Regn. No. 12020/10/2

Typed by

[Signature]

(Shubham Maurya)

Civil Court, Lucknow

गवाह

Registration No : 7876

Year: 2017

Book No. 1

W1 वसुंधी सईदुरहमान

रव.काशी सलीफुरहमान

203 सिल्वर हाइटस अपार्टमेंट खुरम नगर, लखनऊ

नौकरी

Handwritten signature



W2 रंजोप कृगार सिंह

डी.पी.सिंह

ग्राम व पोस्ट जनीगांव हरदोई

नौकरी

Handwritten signature



आज दिनांक 06/07/2017 को

बही सं. 1 जिल्द सं. 19823

पृष्ठ सं. 129 से 172 पर कर्पांक 7876

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

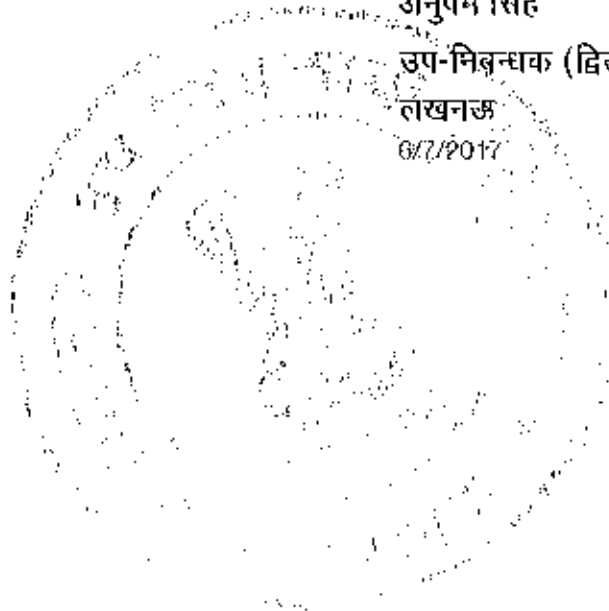
/

अनुपम सिंह

उप-निबन्धक (द्वितीय)

ताखनऊ

06/7/2017



I 28/7/17

ROOPALI PANDEY
Exp. Manager
LUCKNOW



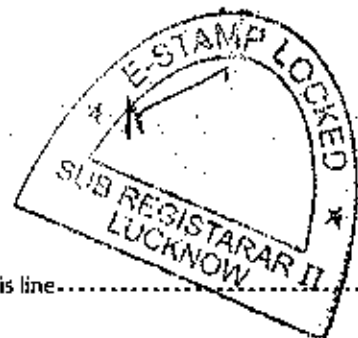
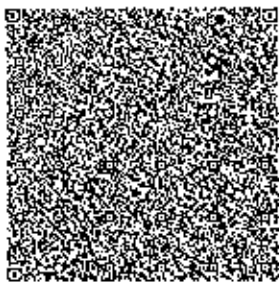
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP03404570722870P
Certificate Issued Date	: 05-Jul-2017 03:08 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104086064118124P
Purchased by	: RISHITA DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: PART OF UNDIVIDED SHARE OF LAND FOR PLOT NO.GH2,TOWER-B-5,B-6,OMAXE INTEGRATED TOWNSHIP,SARSAWAN,LKO
Consideration Price (Rs.)	:
First Party	: OMAXE LTD
Second Party	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 72,31,000 (Seventy Two Lakh Thirty One Thousand only)

19152



.....Please write or type below this line.....

Taru

For Rishita Developers Pvt. Ltd.
Shilpy Kaur Agarwal
Authorised Signatory



VO 0006734415

REGISTRATION AND STAMP DUTY DEPARTMENT



1. प्रत्यक्ष-नॉन व्यवसाय आयों का सारांश

व्यक्ति का नाम (हिंदी में) : रुम सं० 19152

वर्ष: 2017

वेतन या मासिक पत्र परभूत करने का तिथि: 06-Jul-2017

प्रत्यक्ष-नॉन व्यवसाय आयों का सारांश : रिश्ता : सेवानिवृत्त द्वारा अधिभूत-शुल्क सूचीर कुमार

व्यक्ति का पता : विक्रम पत्र

व्यक्ति का आय : 84,821,928. / 103,295,768.0

- 1. प्रत्यक्ष-नॉन व्यवसाय आयों : 20,000.0
- 2. प्रतिनिधित्व शुल्क : 120
- 3. निवेश या बचत शुल्क
- 4. सूचना देने के अधिभूत-शुल्क के लिए शुल्क
- 5. अधिभूत शुल्क
- 6. निवेश

2. अधिभूत शुल्क





1. वेतन या मासिक पत्र : 20,120.0

शुल्क वसूल करने का तिथि : 06-Jul-2017

12 तक जमा न होने पर प्रतिनिधित्व या बचत शुल्क

वसूल करने के लिए वेतन तिथि : 06-Jul-2017

प्रत्यक्ष-नॉन व्यवसाय आयों के हस्ताक्षर

क्रमांक अ. नं. पं. नं.	वर्ग	वर्ग	वर्ग	शिक्षण स्तर की वर्गीकरण	व्यक्तिगत विवरण का अ. नं. व पं. नं.	प्राप्तित संख्या का संक्षेपण संकेत
1	2	3	4	5	6	
					Paddy Khatiwala Co. of 45/50 P.S. Road, Gandhinagar Sec. 20, New Yamuna City Public School, Gandhinagar Haridwar - 221002.	
					Sankar Kumar Ghoshal AO, Panchsheel, Gandhinagar Dist. 2/166, V.P. Khatiwala Co. Sec. 20, Yamuna City Haridwar	
					Santosh Kumar Singh P.O. V.P. Singh Dist. 3/59, Yamuna City East-Samabhi, Yamuna City Haridwar	
					Gazi Sajjadur Rahman 60 Gazi Khatiwala Rohm... Patna 203, Silver High, Opposite V.K. Nagar, Haridwar	





भारत सरकार
Government of India



श्री कृष्ण गौरी
Rambhoy Krishna Goyal
जन्म वर्ष / Year of Birth: 1973
पुरुष / Male



9555 6934 6176

आधार आम आदमी का अधिकार

कृष्ण
गौरी



भारत सरकार
Unique Identification Authority of India

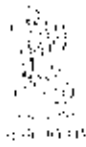
पता: S/O श्री एस गौरी, 2208, Address: S/O P S Goyal, 1909 Sector-20,
ब्लॉक 20, डिवाइस एनर्जिटी सोलर Near Dynasty Public School, Faridabad,
ए-बेल, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

9555 6934 6176

1947
1947
1009 306 1017

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1009 306 1017

1009 306 1017
1009 306 1017



भारतीय विज्ञान प्रमाण प्रणाली
AADHAAR
 Unique Identification Authority of India
 Government of India



आधार कार्ड

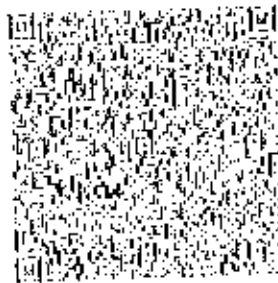
आधार नं. (UID): Enrolment No.: 10677049527314565

Shri Kumar Ajaywal (श्री कुमार अजयवाल)

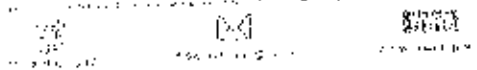
Shri Kishore Chandra Ajaywal, 3/166, Vivek Khand-3,
 Ghazli Nagar, Lucknow,
 Uttar Pradesh - 226010

आधार नं. (UID): Your Aadhaar No.

2248 9631 9397



आधार आम आदमी का अधिकार



- आधार विश्व भर में मान्य है।
- आधार का विवरण आपकी एन डी नंबर कार्ड में दर्ज करने वाले की जानकारी पर है।
- कृपया अपना सर्वोच्चतम मोबाइल नंबर तथा ई-मेल पता यह नंबरों, इनका उपयोग विभिन्न सुविधाएं प्राप्त करने में सहूलियत दी है।

ध्यान दें

- Aadhaar is valid for all citizens of India.
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated folio.

भारतीय विज्ञान प्रमाण प्रणाली

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

UIDAI का अधिकार है।
 UIDAI का अधिकार है।
 UIDAI का अधिकार है।

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

भारतीय विज्ञान प्रमाण प्रणाली
 UIDAI का अधिकार है।

श्री कुमार अजयवाल
 Shri Kumar Ajaywal
 UIDAI ID: 10677049527314565
 पता: RAJ



भारतीय विज्ञान प्रमाण प्रणाली
 UIDAI का अधिकार है।

पता

श्री कुमार अजयवाल, 3/166, विवेक खंड-3,
 घाज़ली नगर, लखनऊ,
 उत्तर प्रदेश - 226010

Address:

Shri Kumar Ajaywal, 3/166, Vivek Khand-3,
 Ghazli Nagar, Lucknow,
 Uttar Pradesh - 226010

2248 9631 9397

2248 9631 9397

आधार आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



भारत शासन
Government of India

एन.ए.ए.ए.ए.
National Identity System
भारत शासन, नई दिल्ली-110002
दूरभाष नम्बर



9354 5612 7223

आम आदमी का अधिकार

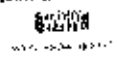
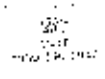
Signature
9998410585

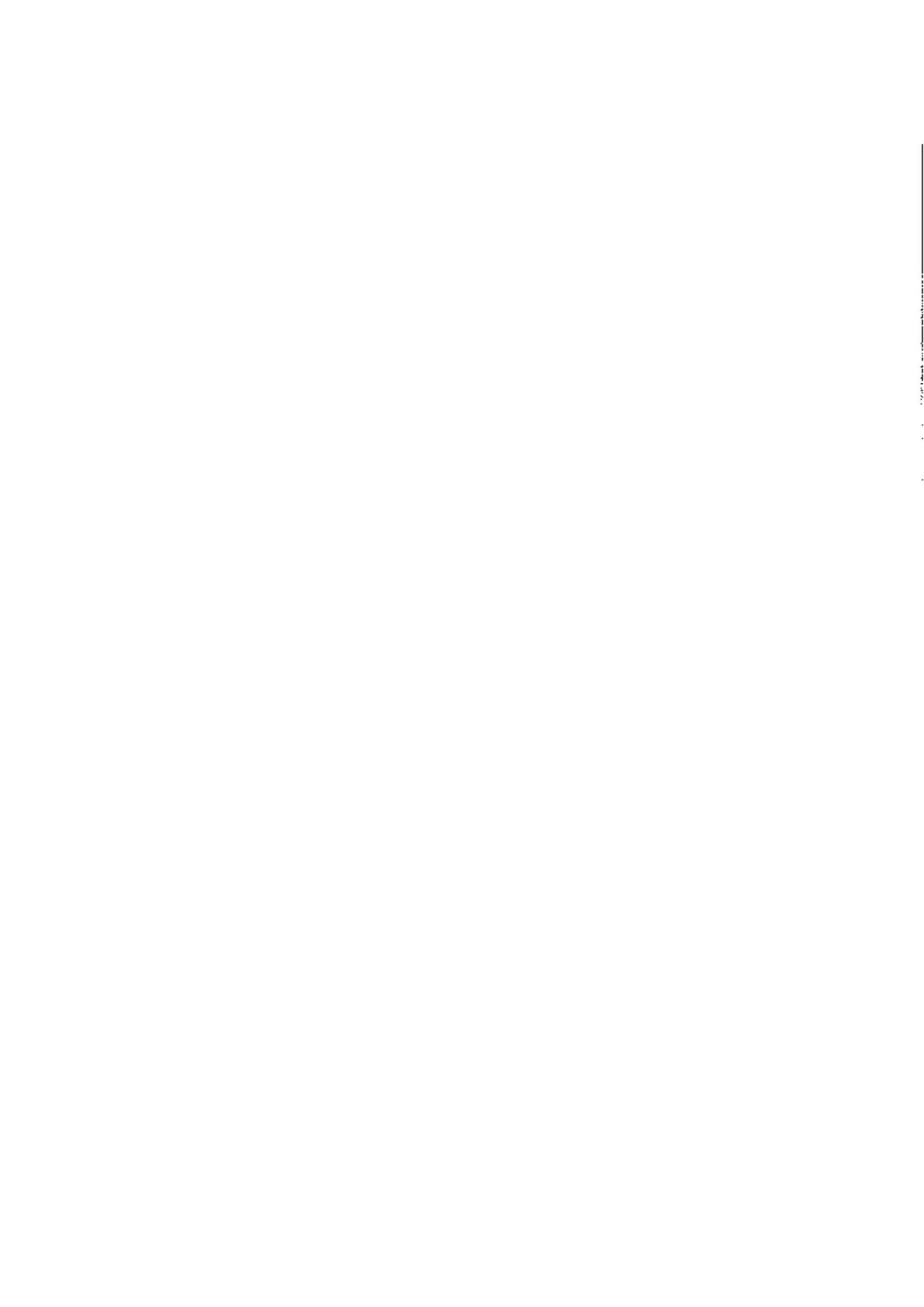


भारतीय विशिष्टता प्रमाण प्रणाली
Unique Identification Authority of India

एन.ए.ए.ए.ए.ए.ए.
National Identity System
भारत शासन, नई दिल्ली-110002
दूरभाष नम्बर

9354 5612 7223







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



आधार अंशिक (Enrollment No.): 14 18/20006600203

1. Qazi Sayeed Ali Rehman (काजी साईद अली रहमान)
 2. 501, Qazi Khaliqur Rehman, Flat no- 203, Silver
 3. Height Apartment, Gokhlan Enclave, Khoran
 4. Nagar, Vikas Nagar, Lucknow,
 5. Uttar Pradesh - 226022

सूचना

- 1. आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- 2. पहचान का प्रमाण आनलाइन अभिलेखितन द्वारा प्राप्त करें।
- 3. यह एक इलेक्ट्रॉनिक प्रतिलिपि रूप में उत्पन्न हुआ पत्र है।

आधार नं./ Your Aadhaar No.:

5307 3256 0633



INFORMATION

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

Signature valid
 Qazi Sayeed Ali Rehman
 Unique Identification Authority of India
 Date: 2018/10/19 12:34:03

मेरा आधार, मेरी पहचान
 Mera Aadhaar, Meri Peehachan

- 1. आधार देश भर में मान्य है।
- 2. आधार का लिए प्रमाण पत्र ही का उपयोग करें। कृपया इसे आनलाइन करें।
- 3. कृपया अपना नवीनतम प्रमाण पत्र का ईमेल पता को अपडेट करें। इस
 आसानी से ईमेल नुविआर कोड को से प्रमाणित करेंगे।

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



बिहार सरकार
 GOVERNMENT OF BIHAR



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



काजी साईद अली रहमान
 Qazi Sayeed Ali Rehman
 जनम तिथि/DOB: 06/10/1978
 पुरुष / MALE



पता:

मंत्रेशिव काजी खलीकुर
 रहमान, फ्लैट नं. 203,
 मिन्वर हाउस अपार्टमेंट,
 मुकेश नगर ईन्क्लेव, विक्रम नगर,
 विकास नगर, लखनऊ,
 उत्तर प्रदेश - 226022

Address:

501, Qazi Khaliqur Rehman, Flat
 no- 203, Silver Height
 Apartment, Gokhlan Enclave,
 Khoran Nagar, Vikas Nagar,
 Lucknow,
 Uttar Pradesh - 226022

5307 3256 0633

5307 3256 0633

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

Handwritten signature and stamp



Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|---|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2
(Part) Proportionate land
admeasuring 6129.89sq.mtrs of
Tower No.B-5 & B-6 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |

[Handwritten signature]

[Handwritten signature]
The Executive Director, Lucknow
Urban Development Authority

6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	6129.89
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	situated at 24 meter wide Road
	Sale Consideration	:	Rs. 8,48,21,928/-
	Valuation	:	Rs. 10,32,95,768 /-
	Stamp Duty	:	Rs. 72,31,000 /-

No. of Vendor - 1

No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuli Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S.Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>

[Handwritten signature]

[Handwritten signature]
 Mr. Mahesh Chandra Agarwal
 Authorized Signatory



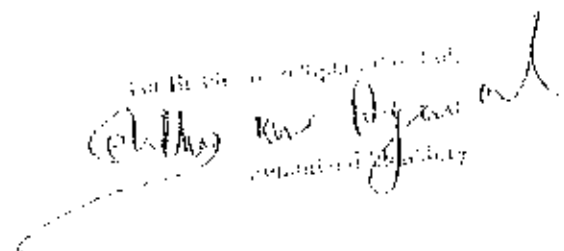
DEED OF SALE DEED:

This DEED OF SALE made on this ^{11th} day of ^{July} 2017 by Omaze Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaze Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAAC00171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

Rishika Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR 1191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless.. the subject or context requires otherwise) of the other




Sudhir Kumar Agarwal
Authorized Signatory

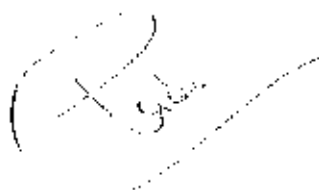
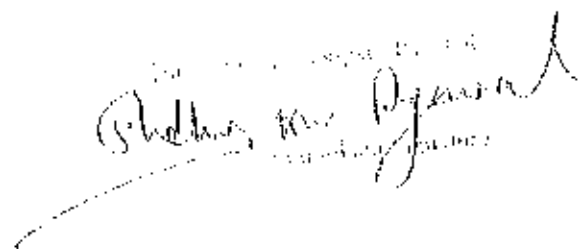
part.

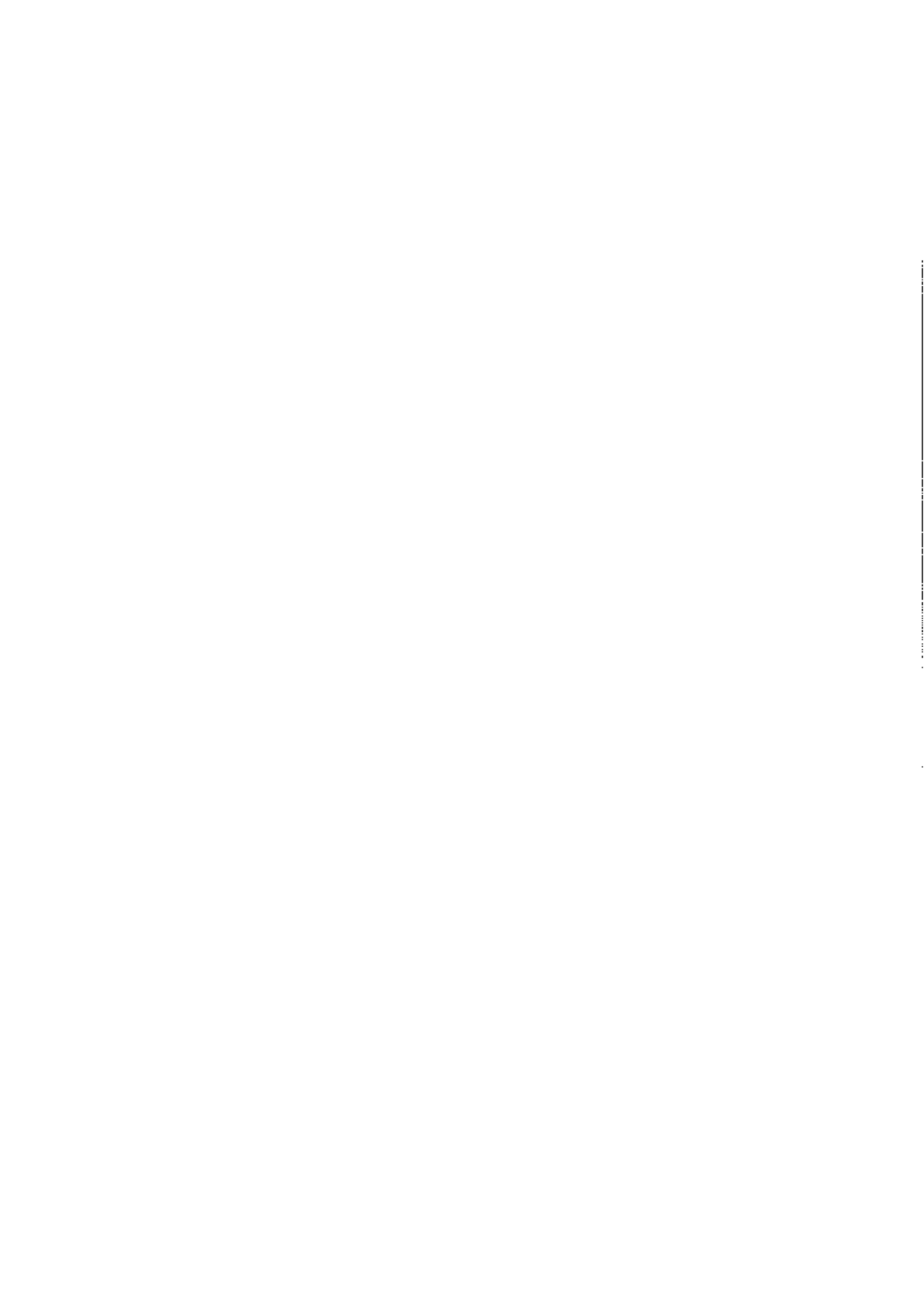
WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.

AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Garsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on dated 16-02-2017.

AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted which includes Group Housing Plot No. GH-2.

AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.



(6)

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow 2021.

AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as G14 -2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).

AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub -- Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11-70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1, Zild No: 12888 pages 47 to 138, S.No: 13995 registered on 03-08-2012 and in pursuance of the JV a Power of attorney is also registered on dated 15-01-2013 vide Book No: 04 pages 227 to 256 , Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and

For Omaxe Housing Pvt. Ltd.
(Signature)
Chairman of Consortium

(7)

obtain the necessary permissions for development.

AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017.

AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2.



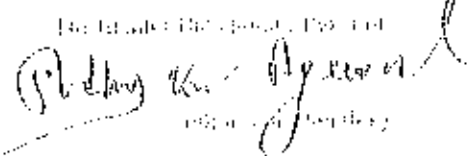
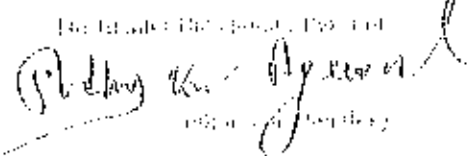
For and on behalf of the
Shri. Anil Kumar Singh
Chairman of LDA



AND WHEREAS on the request of Vendee the Vendor agreed to transfer the FSI of Tower No.3-5 & 3-6 on proportionate land area of 6129.89Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 8,48,21,928/- (Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only).

- (a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (b) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 6129.89Sq.Mtrsmay be pledged for the benefit Rishita Developers Pvt. Ltd., who is the sole purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the



By 
Name: 

township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed Residential Complex will also not be denied to the Vendee or anybody.

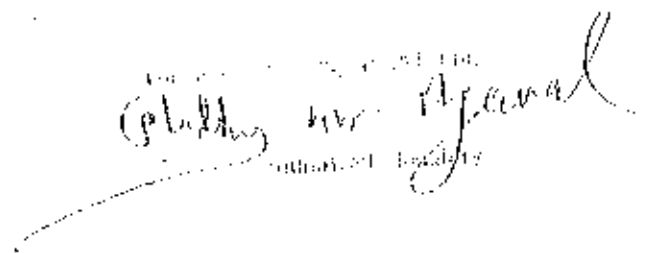
(d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.

(e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission, NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and vendee




Sd/-
Name of the Vendee
Date

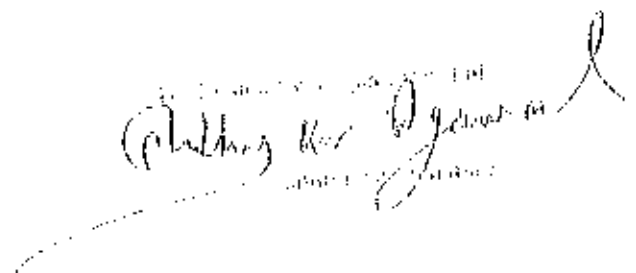
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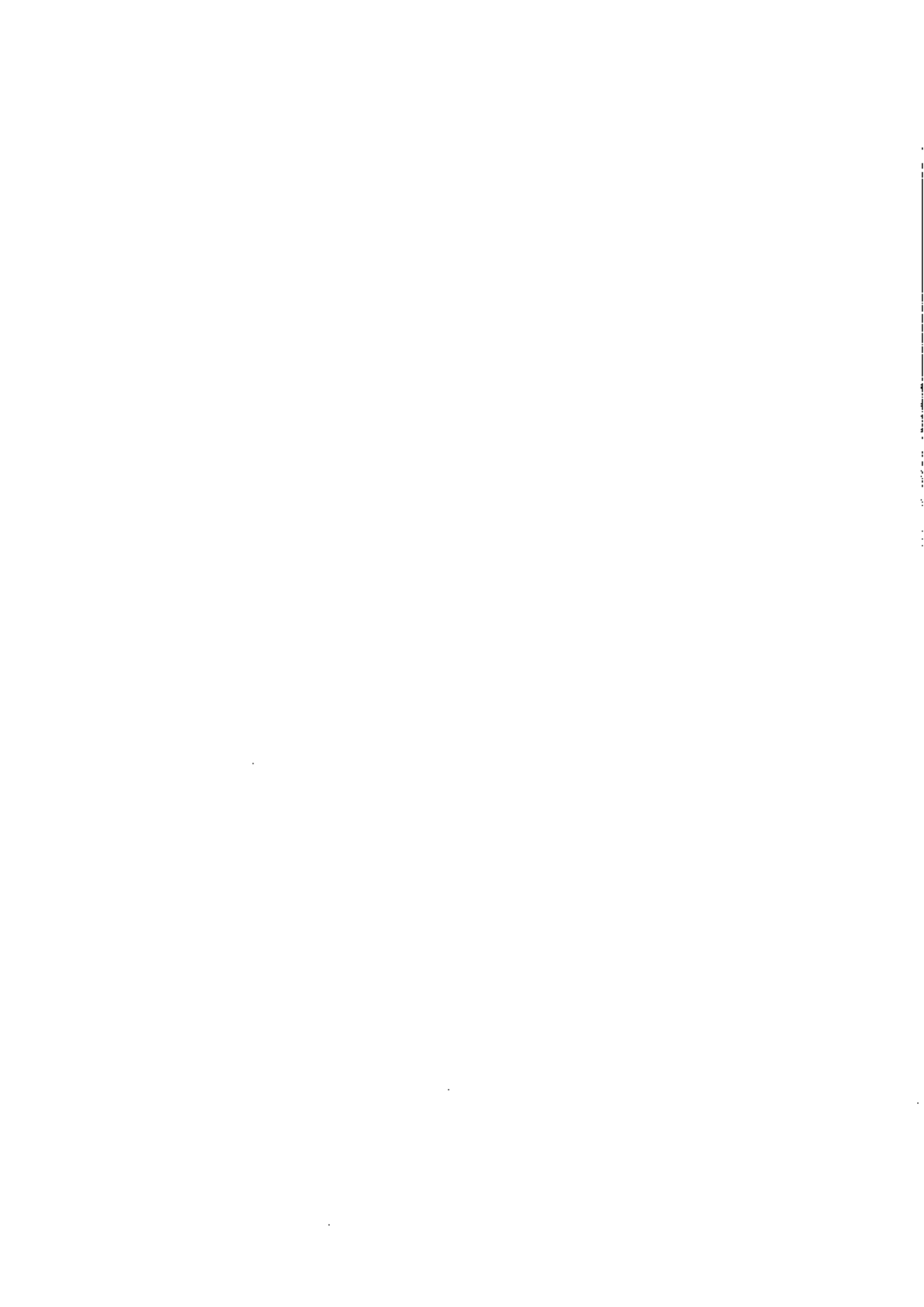
hereby purchases the said Property in consideration of Rs. 8,48,21,928/- (Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only) on the terms and conditions mentioned herein under.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received the sale consideration as per payment schedule given here in below-

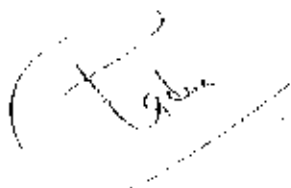
1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 6129.89 Sq. meter., relating to FSI of tower no. B-5 & B-6 situated within GH-2 in Omaze Integrated Township at Sultanpur Road, Sarsawan, Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the

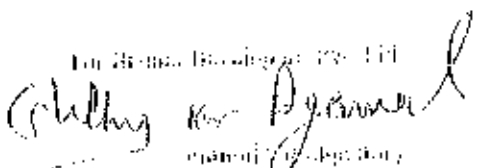




controlling authority.

2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.
3. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.
5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the

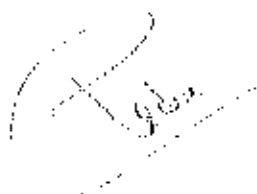


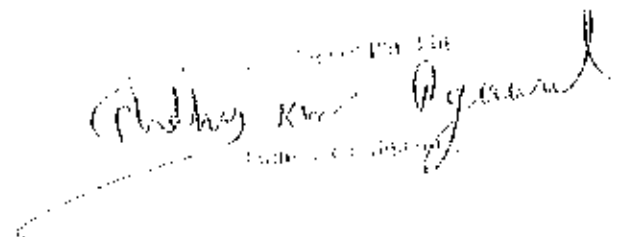
For Vendor/Builder/PO/LLP

Name of the Vendor/Builder/PO/LLP

maintenance agency

6. That the said Property which is subject matter of this sale deed is a part of Plot No. GH-2 within Omaze Integrated Township. All the rules & regulations framed by Omaze Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/ competent contractors/ workmen and in conformity with applicable laws, rules



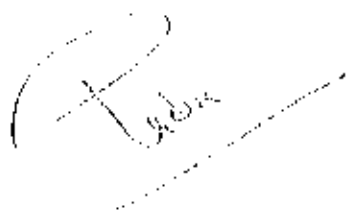

Name: _____
Address: _____

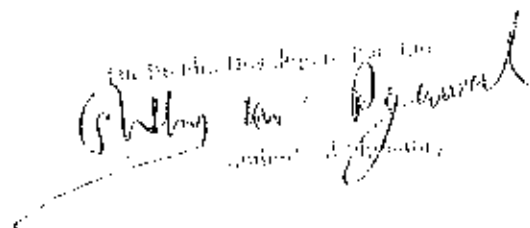


(13)

and regulations of the Authorities concerned.

8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor.
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.
11. That the Vendor had handed over the vacant, peaceful possession of the said land to the Vendee immediately



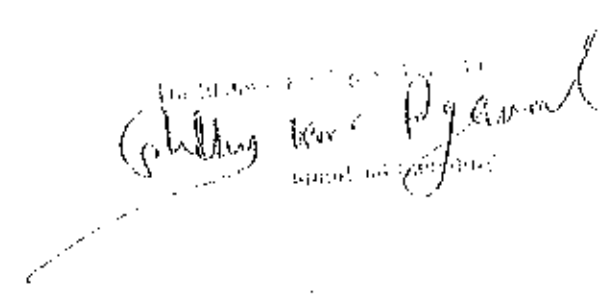

The Vendor, the Vendor, the Vendor
the Vendor, the Vendor, the Vendor



(14)

on receipt of consideration and the Vendee assures that the Vendee shall complete the construction within the statutory period.

12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road , point for connection of sewer line and water line upto the said plot no: G112 And the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be exclusively responsible
14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow

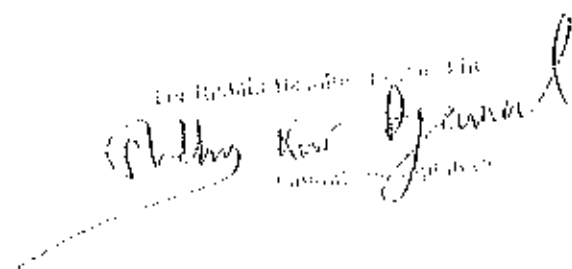
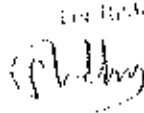
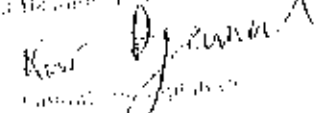


The stamp contains the text: "The Vendor's name is written in the above document" and "Signature of the Vendor".

the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.

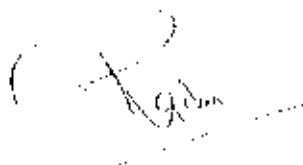
16. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. executed between Vendor and Vendee
17. That the said Property is free from all kinds of encumbrances, disputes, itaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.
18. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, C.U, C.I.C etc. or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
20. That from today the Vendee shall become the absolute


Vendor


The Vendee
Name: 
Address: 

owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.

21. That the property is situated in the Omaze City (Sarsawan). The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22500 per sq.mtr. since the said land exists on 24 mtrs road. The land area for the FSI of said Tower is 6129.89Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lacs only) Market value of remaining area of 5129.89 Sq. Mtr. at the rate of Rs. 15750/- comes to Rs.8,079,5,768/- (Rupees Eight Crore Seventy Nine Lacs Five Thousands Seven Hundred Sixty Eight only) Hence the market value of the land comes to Rs.10,32,95,768/- (Rupees Ten Crore Thirty Two Lacs Ninety Five Thousand Seven Hundred and Sixty Eight Only) thus the stamp duty of Rs. 72,31,000 /-(Rupees Seventy Two Lacs Thirty One Thousand Only) has been paid on Market Value. The subject matter of this sale deed is FSI relating to open Plot No. GH2 having no construction thereon.



SHRI
SHRI
SHRI

(17)

SCHEDULE OF PROPERTY

Proportionate land Area 6129.89 Sq. meter of tower B-5 & B-6 out of Plot No GH2 (Part) situated within GH-2 in Omare Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

Boundary of said Property

East --Internal road(setback) thereafter Tower No. C-4 .

West --Internal road (setback) and Tower No.B-4,

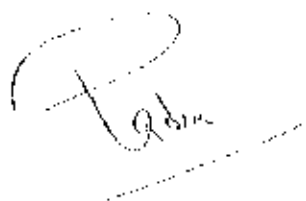
North --Internal road (setback) there after 24 mtr wide road.

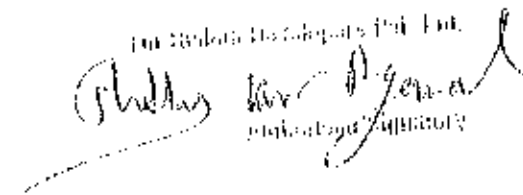
South - Internal road (setback) thereafter green area.

SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of Rs. 8,48,21,928/- (Rupees Eight Crore Forty Eight Thousand Twenty One Thousand Nine Hundred and Twenty Eight only)to the promoter/vender in the following manner:-

1. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514342 drawn on State Bank of India, Ismailganj Branch, Lucknow
2. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514343 drawn on State Bank of India, Ismailganj Branch, Lucknow




I hereby certify that the above is the correct copy of the original document.

वित्तिय धन

84,821,928.00 / 183,295,768.08 20,000.00 120 20,120.00 44
पतिपत्न मालियत कीय विधि नयन व पति कुल मंग पुत्रों की संख्या

पुत्र श्री महेश चन्द्र अग्रवाल
पतिपत्न श्री महेश चन्द्र अग्रवाल
विवाह 20/04/2010 द्वारा अधिहरा श्री श्रीर कुमार अग्रवाल
आनन्द दावर प्रथम तल 116-117 विमुक्ति खण्ड गोपती नगर लखनऊ

(Signature)



गतिदीकरण अधिकारी के हस्ताक्षर
अनुभव सिंह
सम-निबन्धक (द्वितीय)
लखनऊ
6/7/2017

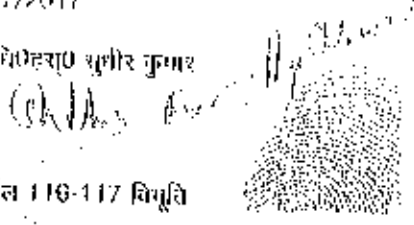
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जो निबन्धन हेतु पेश किया। *(Signature)*

विधान लेखक नाम राने न शपथने कर्मचारी न प्राप्त शपथपत्र के फलेधारण उनका
निकेतन केस

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पेशा नौकरी
विवाही 19 वी प्रथम तल ओगेवरा विमुक्ति खण्ड
गोपती नगर लखनऊ



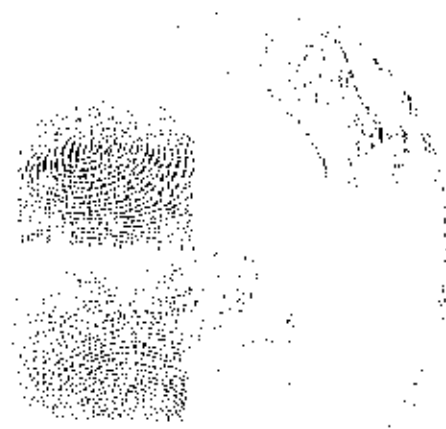
विधि 20/04/2010 द्वारा अधिहरा श्री श्रीर कुमार
अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा नौकरी
विवाही आनन्द दावर प्रथम तल 116-117 विमुक्ति
खण्ड गोपती नगर लखनऊ



ने निबन्धन स्वीकार किया।
विवाही पक्षक राजी राहुदुरहमान
रसो राजी खलीकुरहमान

पेशा नौकरी
विवाही विमुक्ति खण्ड गोपती नगर लखनऊ
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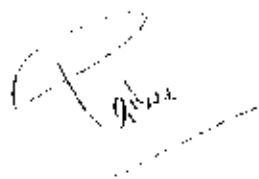


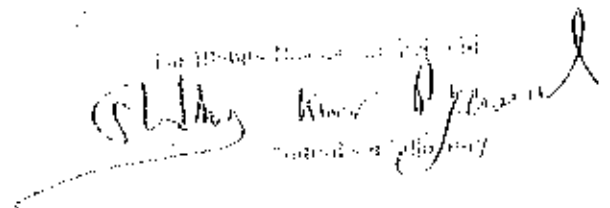
पेशा नौकरी
विवाही 359 जनी गांव हरदोई

ने की :
परमार्थक भव सक्षियों के निबन्धन अंगुठे निबन्धनार लिये गये हैं।

गतिदीकरण अधिकारी के हस्ताक्षर
अनुभव सिंह
सम-निबन्धक (द्वितीय)
लखनऊ
6/7/2017

3. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514344 drawn on State Bank of India, Ismailganj Branch, Lucknow
4. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514345 drawn on State Bank of India, Ismailganj Branch, Lucknow
5. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514346 drawn on State Bank of India, Ismailganj Branch, Lucknow
6. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514347 drawn on State Bank of India, Ismailganj Branch, Lucknow
7. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514348 drawn on State Bank of India, Ismailganj Branch, Lucknow
8. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514349 drawn on State Bank of India, Ismailganj Branch, Lucknow
9. Rs. 27,50,956 /- (Rupees Twenty Seven lacs Fifty Thousand and Fifty Six Only) vide cheque No. 514350 drawn on State Bank of India, Ismailganj Branch, Lucknow
10. Rs. 12,23,652 /- (Rupees Twelve Lacs Twenty Three Thousand Six Hundred and Fifty Two Only) vide cheque No




For the purpose of the above mentioned
Kumar Pykara
20/11/2017

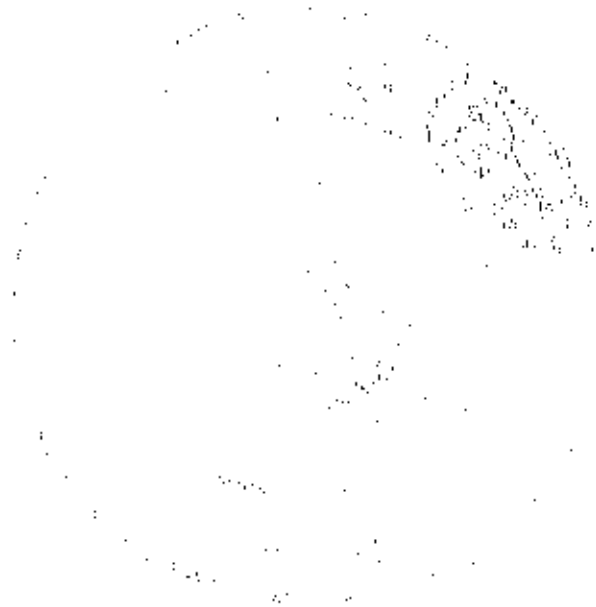
चिकेता

Registration No.: 7874

Year: 2017


Book No.: 1

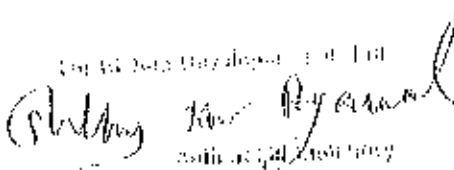
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19 वीं प्रथम चक्र ओभेक्स लि० वि० अणु० गोयली नगर कलकत्ता
बीक०



637038 drawn on State Bank of India, Ismailganj Branch,
Lucknow

11. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637039 drawn on State Bank of India, Ismailganj Branch, Lucknow
12. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637041 drawn on State Bank of India, Ismailganj Branch, Lucknow
13. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637042 drawn on State Bank of India, Ismailganj Branch, Lucknow
14. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637043 drawn on State Bank of India, Ismailganj Branch, Lucknow
15. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637044 drawn on State Bank of India, Ismailganj Branch, Lucknow
16. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637045 drawn on State Bank of India, Ismailganj Branch, Lucknow
17. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637046 drawn on State Bank of India, Ismailganj Branch, Lucknow
18. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 637047 drawn on State Bank of India, Ismailganj Branch, Lucknow
19. Rs. 8,48,220/- (Rupees Eight Lacs Forty Eight Thousand Two Hundred and Twenty Only) is deduction towards TDS



For and to the order of the


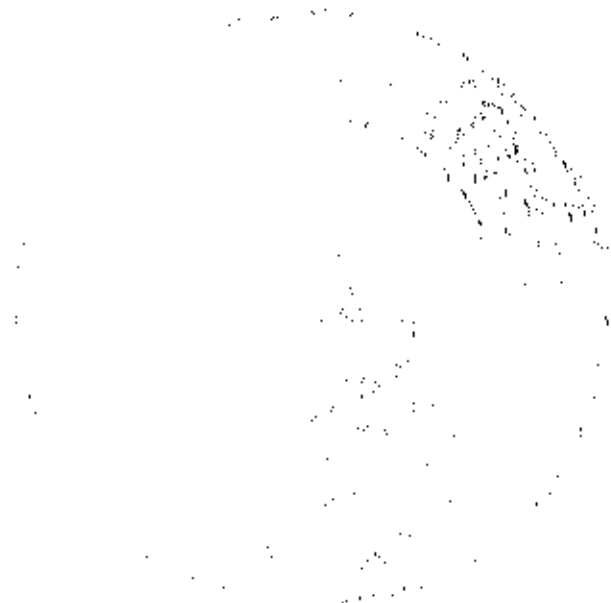
केस

Registration No. : 7874

Year : 2017

Book No. : 1

0201 रिषिता डेओसाओलिठि द्वारा अधि० हनु० सुनीर कुमार अग्रवाल
गरीब बन्धु अग्रवाल (S. D. G. P. No. 100/2017)
असा-र तबबर प्रथम चर 116/117 विपुलि खण्ड पोमरी गिर तब
चीवरी



IN WITNESS WHEREOF We the above named Vendor and
Vendee have set their respective hands with healthy and free
mind on these present on the day, month and year mentioned
first above in presence of the following

WITNESSES:

1. *[Handwritten signature]*
2. *[Handwritten signature]*

[Handwritten signature]
VENDOR
(PAN- AAAG001711)

2. *[Handwritten signature]*
S/o V.P. Singh
C/P. Janghon
Dist. Meerut

[Handwritten signature]
VENDEE
(PAN- AAECR- 1191G)

Drafted by
[Handwritten signature]
Advocate
Civil Court, Lucknow
Mob. No. 9345 2296817
Regn. No. 1320/1975

Typed by
[Handwritten signature]
(Shubham Maurya)
Civil Court, Lucknow

गवाह

Registration No.: 7874

Year: 2017

Book No. 1

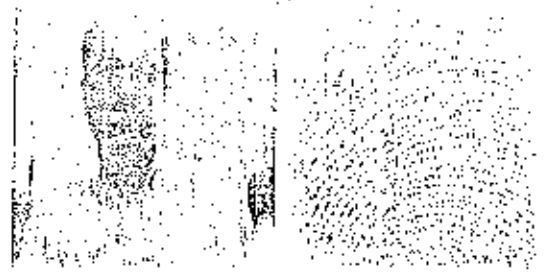
W1 गजनी राइदुरहमान
रन0 काजी खलीमुर्हमान
विभूते खण्ड गोगती नगर लखनऊ
नोकरा

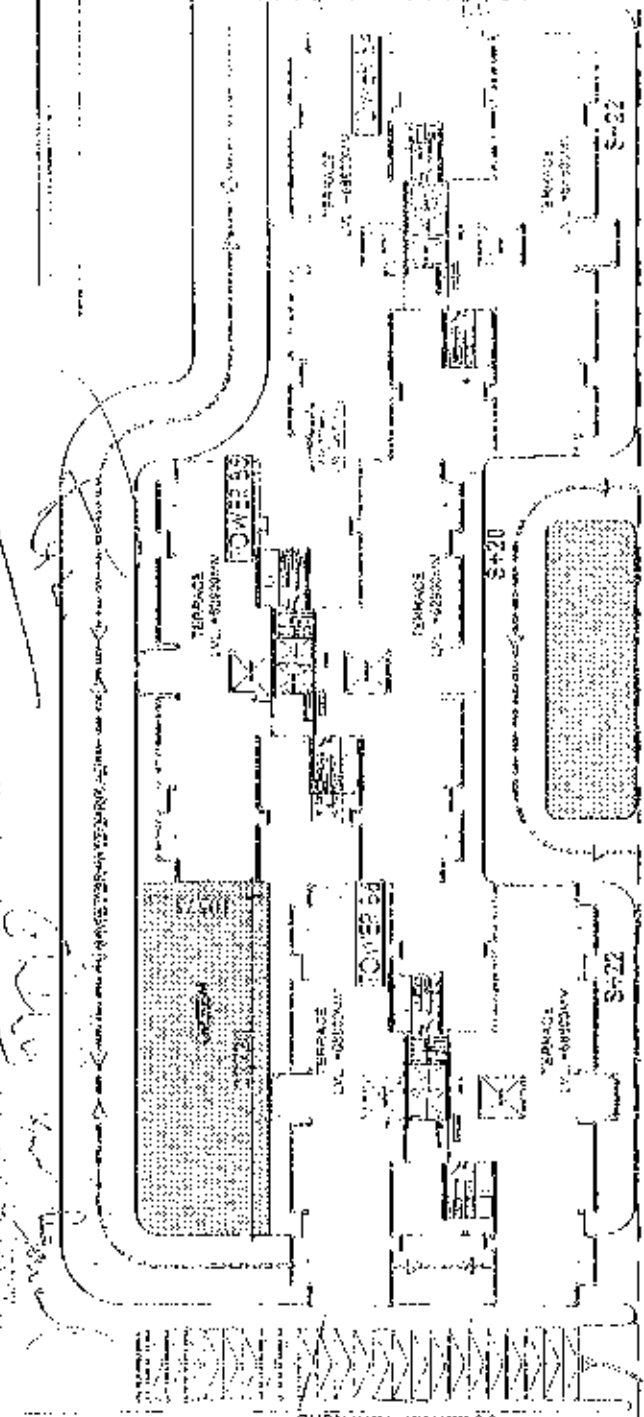
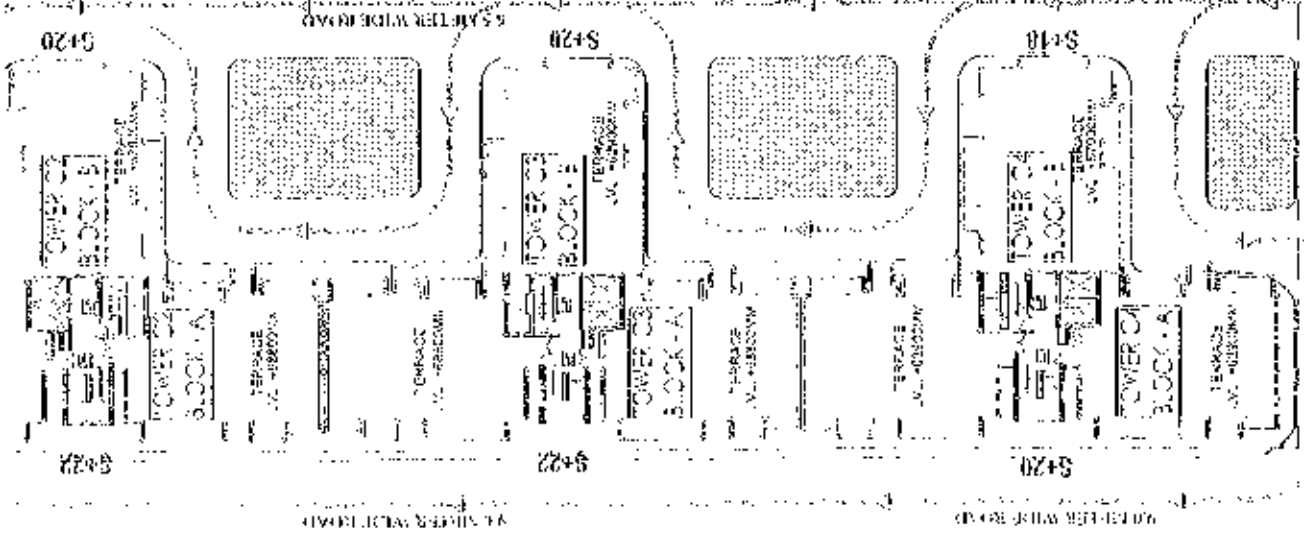
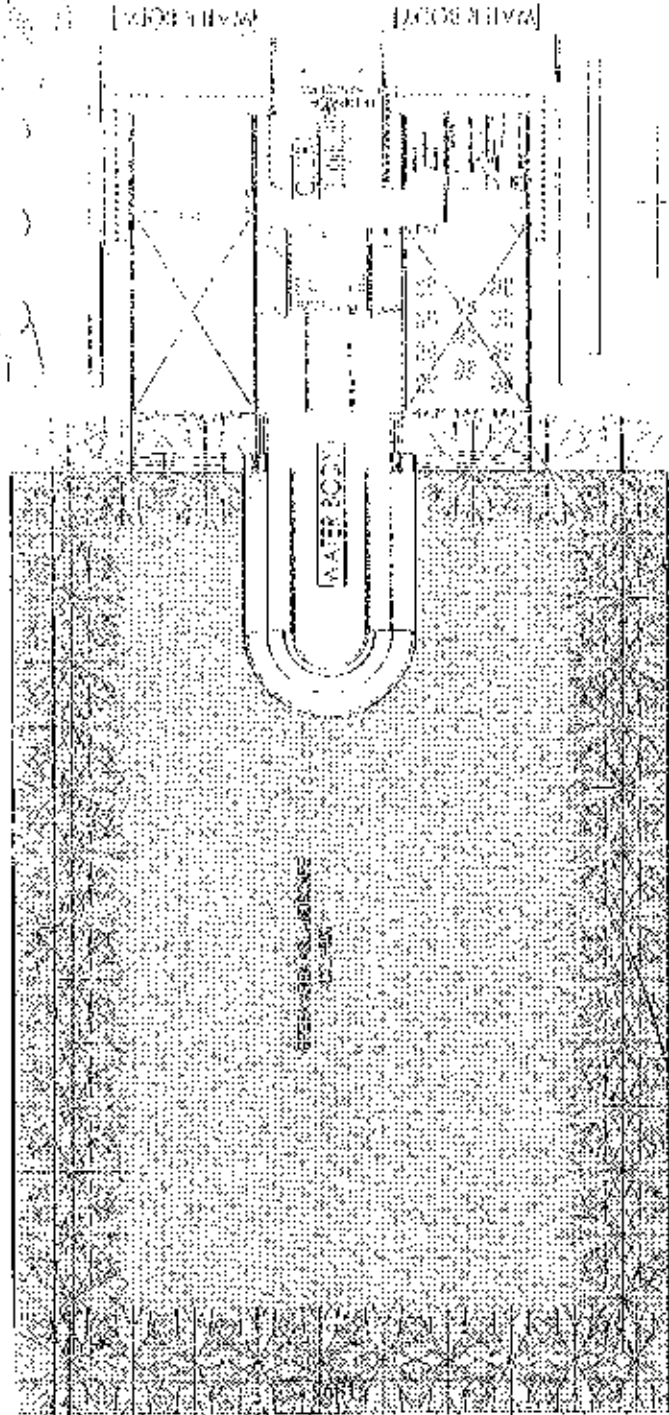
2017



W2 संतोष कुमार सिंह
वी0 वी0 सिंह
359 जमी गांव हरदोई
नोकरा

2017





WATER BODY

WATER BODY

9.0 METER WIDE ROAD

9.0 METER WIDE ROAD

9.0 METER WIDE ROAD



आज दिनांक 06/07/2017 को

वही सं. 1 जिल्द सं. 19823

पृष्ठ सं. 61 से 104 पर क्रमांक 7874

संजिस्ट्रीकृत किया गया।

संजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम सिंह

सम-निवन्धक (द्वितीय)

लखनऊ

6/7/2017

6809/17



सत्यमेव जयते

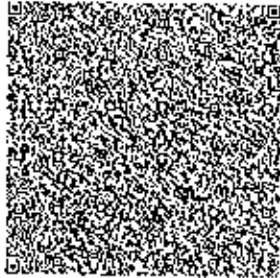
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP03305411574910P
Certificate Issued Date : 12-Jun-2017 04:21 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0103943513200770P
Purchased by : RISHITA DEVELOPERS PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : PART OF UNDIVIDED SHARE OF LAND FOR PLOT NO.GH2
TOWER-A1,A2,OMAXE INTEGRATED
TOWNSHIP,SARSAWAN,LKO
Consideration Price (Rs.) :
First Party : OMAXE LIMITED
Second Party : RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By : RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 97,42,400
(Ninety Seven Lakh Forty Two Thousand Four Hundred only)

16713



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Please write or type below this line

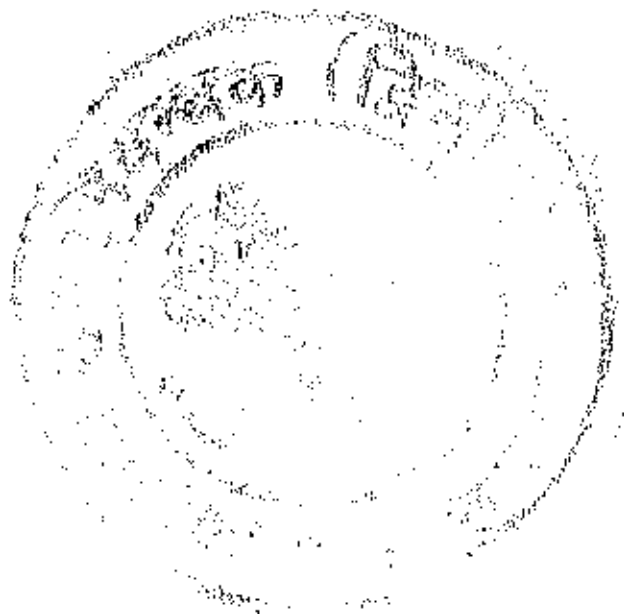
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Rishita Developers Pvt. Ltd.
Handwritten signature
Authorized Signatory

0006734741

Statutory Alert:

- The authenticity of E-stamp Certificate should be verified at www.e-stamp.com. Any discrepancy in the details on this Certificate and as available on the website needs to be notified.
- The mode of checking the genuineness is on the responsibility of the purchaser.
- In case of any discrepancy, please inform the concerned Authority.



सिलसिले का क्रमांक	वर्ष	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख
1	2	3	4	5

प्रस्तुतकर्ता विधादकता का नाम व पता

पासपोर्ट साइज का नवीनतम फोटोग्राफ

Mr. Radhey Krishna Goyal son of Late Mr. P.S. Goyal. authorized signatory Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow



Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal authorized signatory Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, VibhutiKhand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010



Santosh Kumar Singh
s/o V.P. Singh 8/0
359 Janigaon East
Sindila Haridwar



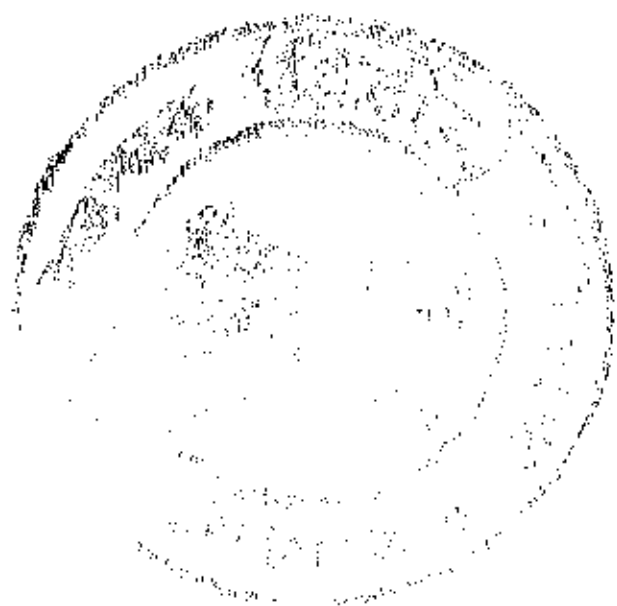
(Witness No-1)

Qazi Saifuddin Rehman
s/o Late Qazi Khalique
Rehman 8/0 flat
No 203 Silver Heights
Apartment Khayranagar
Lucknow



(Witness No-2)

17539





भारत सरकार
Government of India



राधे कृष्ण गोयल
Radhey Krishna Goyal
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



9555 6934 6176

आधार - आम आदमी का अधिकार



Radhey
9211850176



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

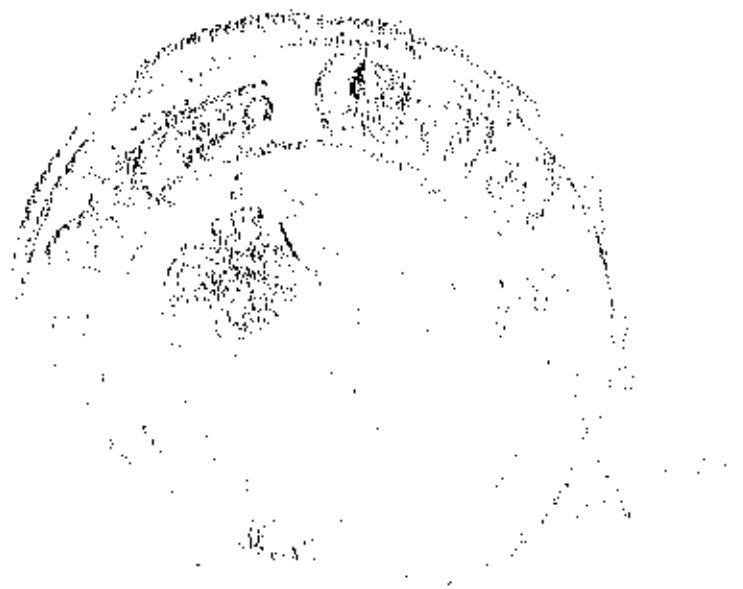
पता: S/O पी एस गोयल, 1209, Address: S/O P.S. Goyal, 1209, Sector-20,
सेक्टर-20, मिट टू-गोरीठी पब्लिक Near Dynasly Public school, Faridabad,
स्कूल, फरीदाबाद, हरियाणा, 121002 Haryana, 121002

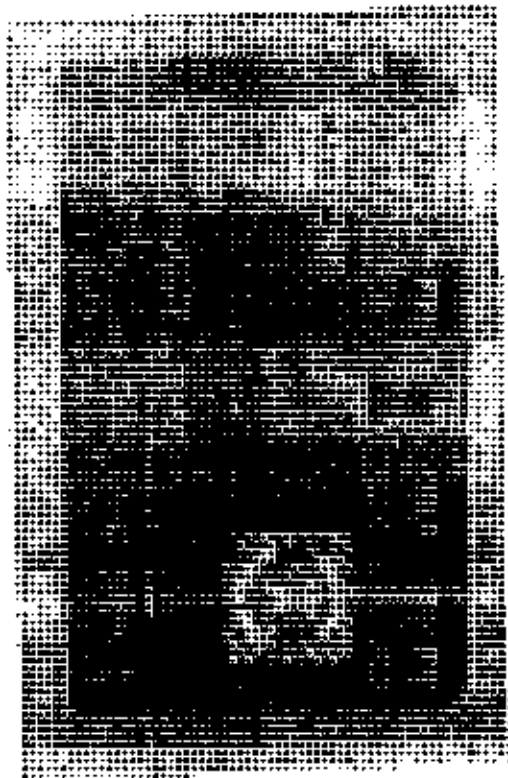
9555 6934 6176

1947
1800 300 1947

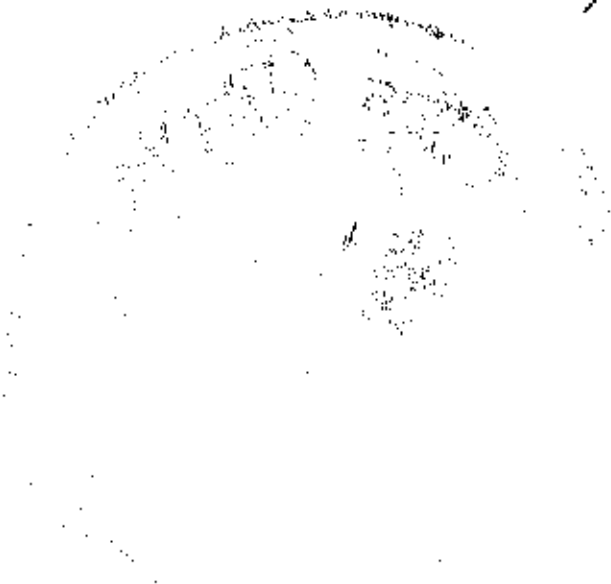
help@uidai.gov.in

www.uidai.gov.in





12







Government of India



सुधीर कुमार अग्रवाल
Sudhir Kumar Agarwal
जन्म तिथि / DOB : 30/07/1977
पुरुष / Male



2248 9631 9397

आधार - आम आदमी का अधिकार



Mahesh Kumar Agarwal
99333390204



आधार पहचान संख्या / Aadhaar Number

पता: आशुतोष महेश चन्द्र अग्रवाल,
3166, विवेक शंकर-3, गौरीगंज,
लुधियाना, मोरारजीपुर, उत्तर प्रदेश,
226010

Address: S/O: Mahesh Chandro Agarwal,
3166, Vivek Shank-3, Gauriganj,
Ludhiana, Morarji Pur, Uttar Pradesh,
226010

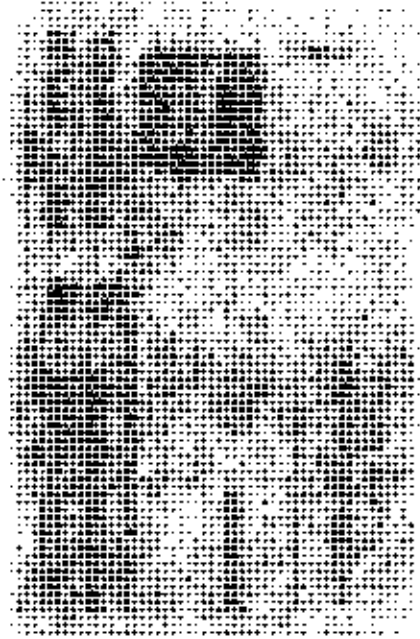
2248 9631 9397

1247
1099 260 1047

help@uidai.gov.in

www.uidai.gov.in





For Rishita Developers Pvt Ltd

Rishita

Kam Aggarwal

Authoriser/Signatory





भारत सरकार
Government of India

संतोष कुमार सिंह
Santosh Kumar Singh
जन्म तिथि / DOB - 05/08/1972
पुरुष / Male



9354 5612 7223

आधार - आम आदमी का अधिकार



9997418585



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

प.म. शंभोषित जी जी सिंह, 35D, Address: S/O: V.P. Singh, 35D, Janpura
जानीबात इस्ट रोड संडीसा बेनीगंज East Sandiba, Beniganj Dist, Haridw.
देहरा, हरदोई, बेनीगंज, उत्तर प्रदेश, Dehraj, Uttar Pradesh, 241364
241304

9354 5612 7223

1800 303 1347

help@uidai.gov.in

www.uidai.gov.in





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



नामांकन क्रमांक/Enrolment No.: 1418/20006/00205

Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O: Quazi Khaliqur Rahman, Flat no-203, Silver
Height Appartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

Date: 01/04/2015

मूलना

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

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



INFORMATION

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



Signature valid
Generated by Unique
IDENTIFICATION AUTHORITY OF INDIA
Date: 20150401 11:23:01:51

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन करे करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराने, इससे आपकी विभिन्न सुविधाएं प्राप्त करने में मददगार 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.

Quazi Sayeed Ur Rehman
993665876



भारत सरकार
GOVERNMENT OF INDIA

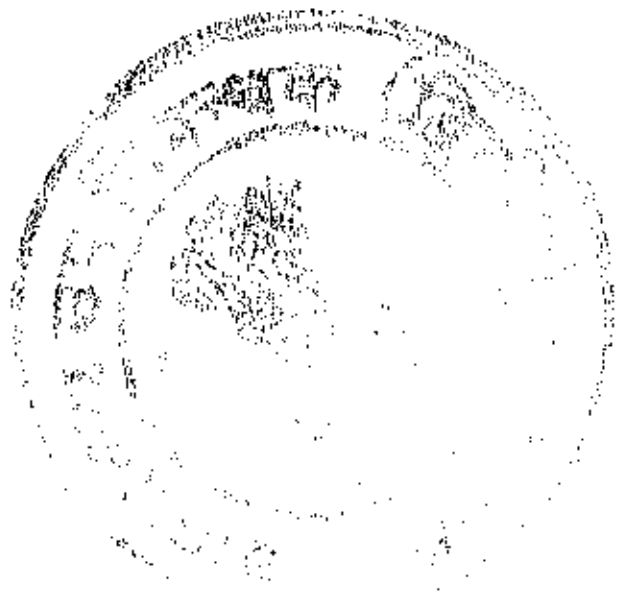
काज़ी सईद उर रहमान
Quazi Sayeed Ur Rehman
जन्म तिथि/DOB: 06/10/1978
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
गंवाशिन: काज़ी खलीकुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
कुलशान ईन्क्लेव, खुर्राम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:
S/O Quazi Khaliqur Rahman Flat
no-203, Silver Height
Appartment, Gulshan Enclave,
Khurram Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022



प्रस्तुतकर्ता अथवा पार्टी द्वारा रखा जाने वाला।

अप-निबन्धांक (द्वितीय) क्र. 00 16713

अवधि

शुल्क या पार्टी का प्रस्तुत करने का दिनांक 15-Jun-2017

प्रस्तुतकर्ता या पार्टी का नाम रिशिता डेबलपर्स प्रा.लि.द्दा.अधि.हरता.सुधीर कुमार

लेख का प्रकार रिक्त य पत्र

पतिपाल की धनराशि 105,229,750 / 139,176,774.0

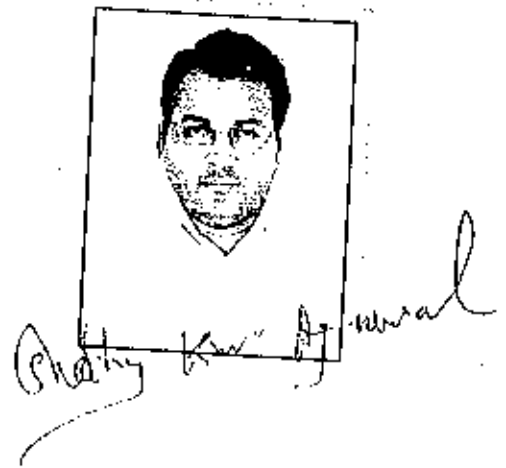
1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 100
3. निर्दिष्ट वस्तुशुल्क
4. मुद्राणाना के अधिपत्रों प्रकाश के लिए शुल्क
5. करिशन शुल्क
6. विविध
7. करिशन शुल्क

1 से 8 तक का योग 20,100.0

शुल्क भगूल करने का दिनांक 15-Jun-2017

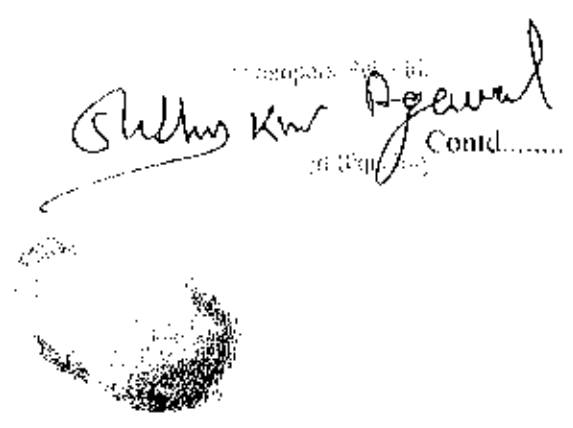
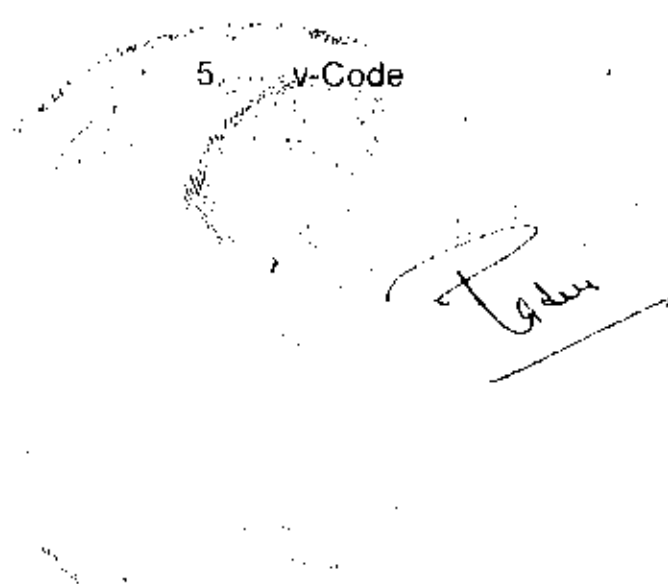
दिनांक अथ लेख प्रतिलिपि या वस्तुशुल्क प्रकाश या
वापस करने के लिए तैयार किया 15-Jun-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|--|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2
(Part) Proportionate land
admeasuring 7604.72sq.mtrs of
Tower No. A1 & A2 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | V-Code | - | 1125 |





6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	7604.72
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	situated at two side 24 meter wide Road
	Sale Consideration	:	Rs. 10,52,29,750/-
	Valuation	:	Rs. 13,91,76,774 /-
	Stamp Duty	:	Rs. 97,42,400 /-

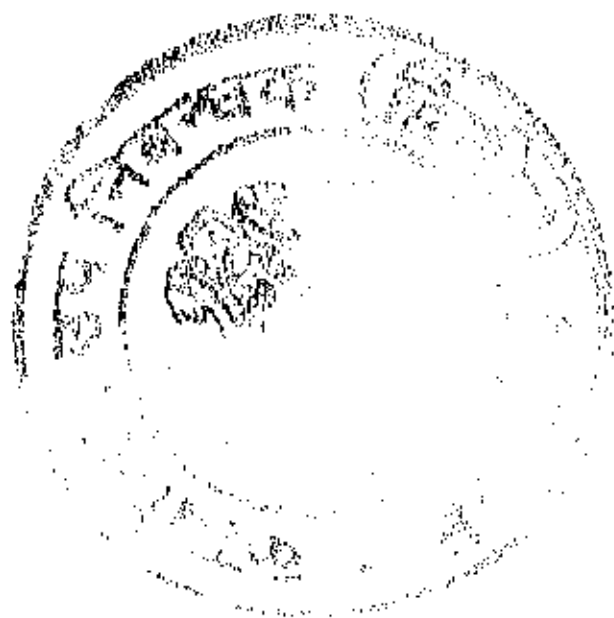
No. of Vendor - 1

No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S.Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR11191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal.</p>

[Handwritten Signature]

[Handwritten Signature]
 Contd.....



- : SALE DEED: -

This DEED OF SALE made on this 15th day of June, 2017 by Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN- AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

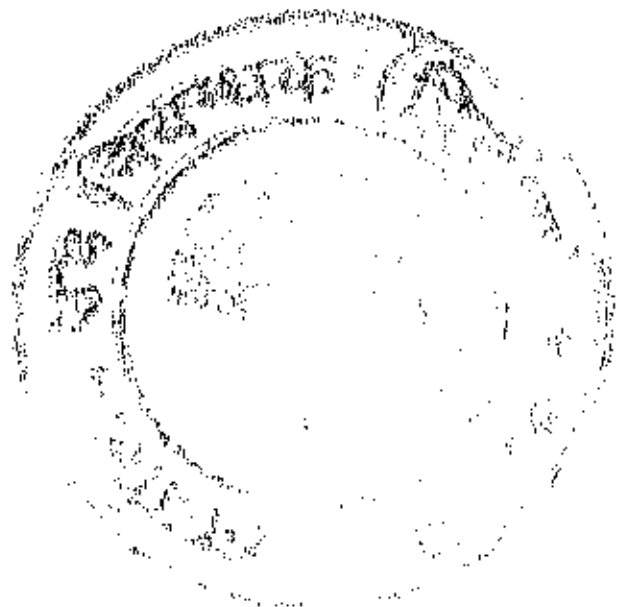
AND

Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR11191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township

Tadwa

For Rishita Developers Pvt. Ltd. No. PS. 166.
Sudhir Kumar Agarwal
 Contd.....



with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.

AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on dated 16-02-2017.

AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted which includes Group Housing Plot No GH-2.

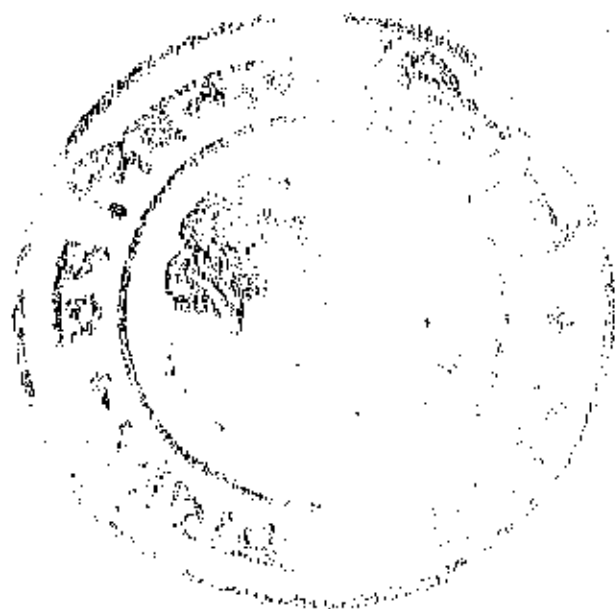
AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No GH-2 has been approved by the Lucknow Development Authority

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as "GH -2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).



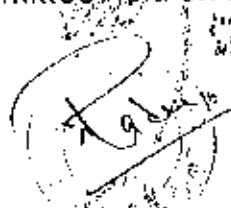
For Lucknow Development Authority
Shriy Kishor Agarwal
Contd.
Secretary (Land Development)



AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub –Registrar-II, Lucknow as document no. 314, in book No.4, Zild No. 228 at Pages 11-70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1, Zild No: 12888 pages 47 to 138, S No; 13995 registered on 03-08-2012 and in pursuance of the JV a Power of attorney is also registered on dated 15-01-2013 vide Book No: 04 pages 227 to 256 , Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permissions for development.

AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016, supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017



Shri. Ravi Kumar Jaiswal
Member, Purchase Committee
Lucknow Development Authority



AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

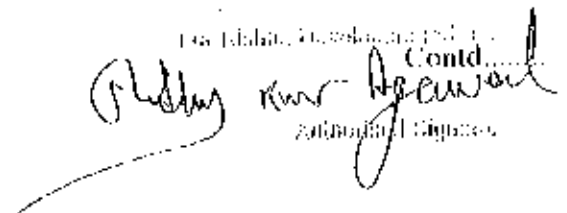
AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2.

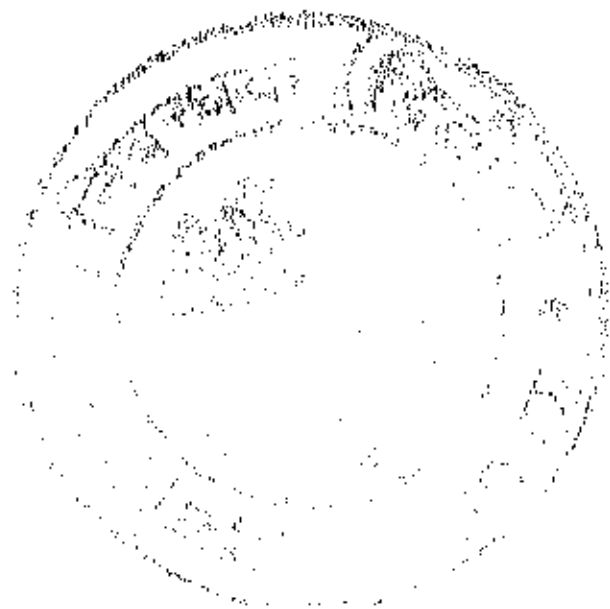
AND WHEREAS on the request of Vendee the Vendor has agreed to transfer the FSI of Tower No. A-1 & A-2 on proportionate land area of 7604.72 Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of Rs. 10,52,29,750 /-(Rupees Ten Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and Fifty only).

- (a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.
- (b) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 7604.72 Sq.Mtrs may be pledged for the benefit Rishita Developers Pvt. Ltd., who is the



For Rishita Developers Pvt. Ltd.
Contd.
Authorized Signatory



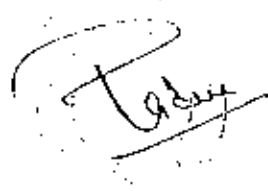


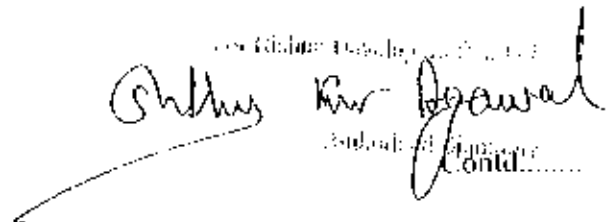
sole purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed Residential Complex will also not be denied to the Vendee or anybody.

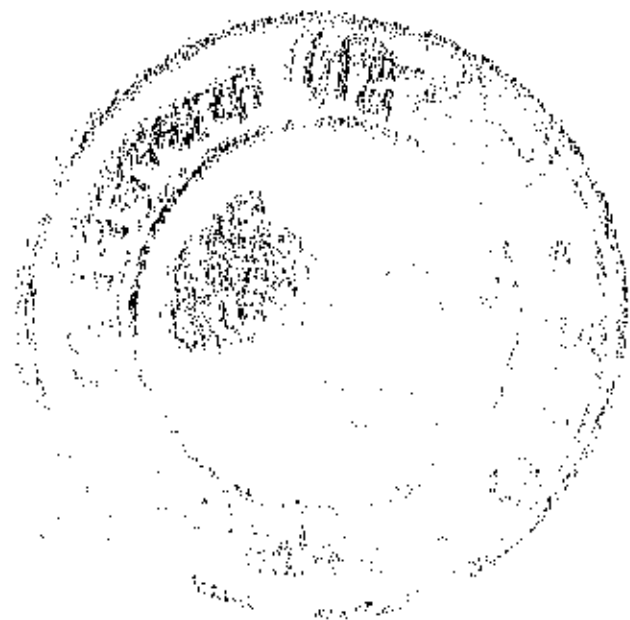
- (d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.
- (e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission. NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and vendee hereby purchases the said Property in consideration of Rs. 10,52,29,750 /-(Rupees Ten




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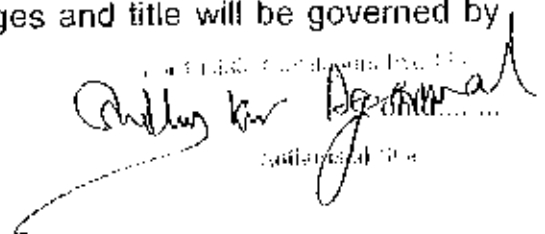
Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and Fifty only) on the terms and conditions mentioned herein under.

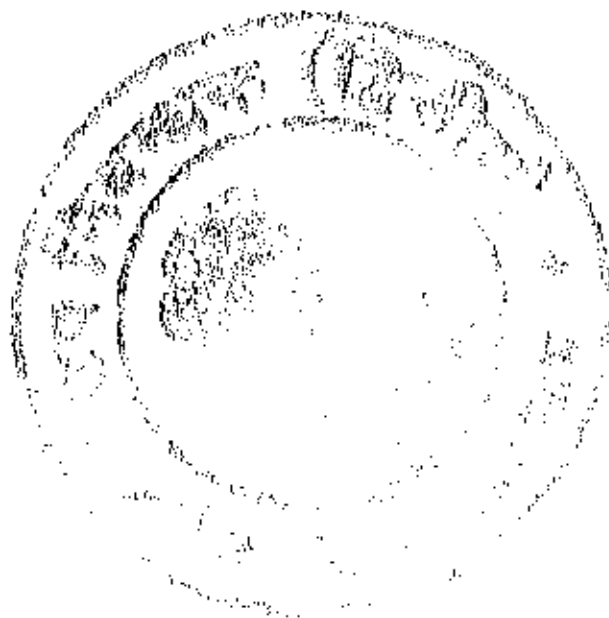
NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received the sale consideration as per payment schedule given here in below-

1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 7604.72 Sq. meter., relating to FSI of tower no. A-1 & A-2 situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the controlling authority.
2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it.
3. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by




Signature of the Vendee



the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land

4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.
5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency.
6. That the said Property which is subject matter of this sale deed is a part of GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if



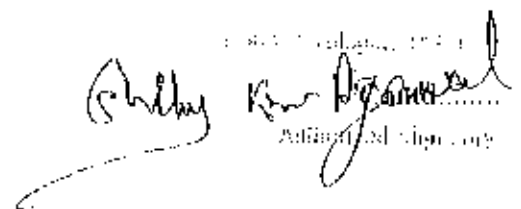
... Urban Development ...
Handwritten signature of the Vendee
Attested by ...

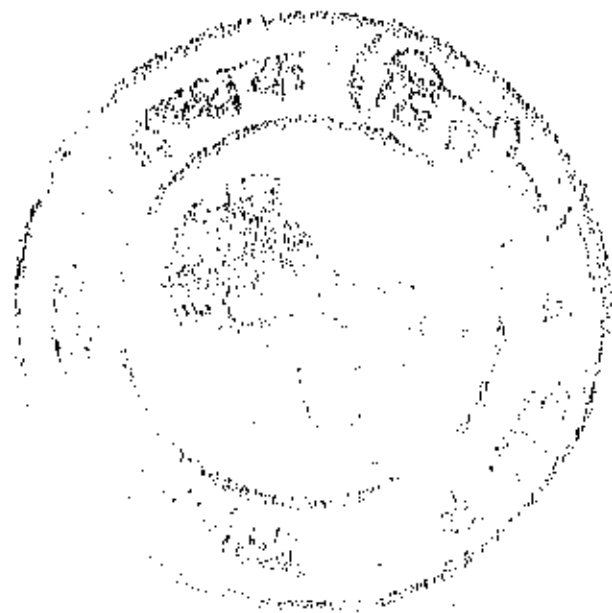


the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned.
8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor.
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.


Vendor


Vendee



11. That the Vendor handed over the vacant, peaceful possession of the said land to the Vendee immediately on receipt of consideration and the Vendee assures that the Vendee shall complete the construction within the statutory period
12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road , point for connection of sewer line and water line upto the said plot no: GH-2 and the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building and for these factors only Vendee shall be exclusively responsible.
14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.
16. That the Vendee hereby assures that vendee and subsequent

Talwar

Shriy Kant Rajwani
Contd.....
Signature



purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. executed between Vendor and Vendee.

17. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc
18. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, CLU, CIC etc. or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor.
20. That from today the Vendee shall become the absolute owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.


[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]
Contd.....

विक्रय पत्र

105,229,750.00 / 139,176,774.00

20,000.00 100 20,100.00 0

कीमत रजिस्ट्री कर प्रति शुल्क योग शब्द लागू

प्रतिफल गलिभत
श्री रिपिता डेवलपर्स प्रा. लि. द्वा. अधि. हरता. सुधीर कुमार अप्रवाल
पुत्र श्री महेश चन्द्र अप्रवाल

Shilpy Kumar Agarwal



विद्यार्थी स्वामी विभूति खन्ड गोमती नगर, लखनऊ
आस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 15/6/2017 को 4:30PM
को निवेदन हेतु पेश किया।

Shilpy Kumar Agarwal

रजिस्ट्रार अभिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ
15/6/2017

निष्पादन लेखपत्र नद शीने न समझे मजबूत व प्राप्त धनराशि रु. पलेखानवार उक्त
विक्रेता केता

ओमेवरा लि. द्वा. अधि. हरता. राक्षेफण्य गोमल
पुत्र श्री स्व. पी. एस. गोमल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

Shilpy Kumar Agarwal



श्री रिपिता डेवलपर्स प्रा. लि. द्वा. अधि. हरता. सुधीर कुमार
अप्रवाल
पुत्र श्री महेश चन्द्र अप्रवाल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

Shilpy Kumar Agarwal

ने निष्पादन स्वीकार किया।

जिनकी पहचान संतोष कुमार सिंह
वी. पी. सिंह

पेशा नौकरी

निवासी 359 जानी गांव शंडीला हरदोई

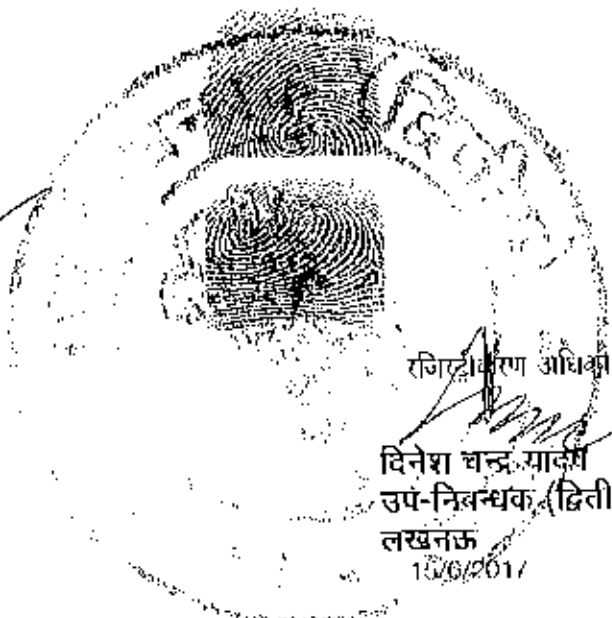
काजी साईदुर्रहमान
स्व. काजी खलीकुर्रहमान

पेशा नौकरी

निवासी विभूति खन्ड गोमती नगर, लखनऊ

ने की।

पुनश्चात् यह राशियों के निशान अंगूठे निष्पादित लिये गये हैं।



रजिस्ट्रार अभिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ
15/6/2017

21. That the property is situated in the Omaxe City (Sarsawan). The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22500 per sq.mtr. since the said land exists on two roads hence by enhancement of 10% the circle rate comes to Rs. 24750/- The land area for the FSI of said Tower is 7604.72 Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,47,50,000/- (Rupees Two Crore Forty Seven Lacs and Fifty Thousand only) Market value of remaining area of 6604.72 Sq Mtr. at the rate of Rs. 17325/- comes to Rs.11,44,26,774/- (Rupees Eleven Crore Forty Four Lacs Twenty Six Thousands Seven Hundred Seventy Four only) Hence the market value of the land comes to Rs.13,91,76,774/- (Rupees Thirteen Crore Ninety One Lacs Seventy Six Thousand Seven Hundred Seventy Four Only) thus the stamp duty of Rs. 97,42,400 /- has been paid on Market Value. *there is no construction.*

SCHEDULE OF PROPERTY

Proportionate land Area 7604.72 Sq. meter of tower A-1 & A-2 out of Plot No GH2 (Part) situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

Boundary of said Property

East - Internal road thereafter Tower No. B-3 and club area.

West - Internal road thereafter 24 mtr. wide road.

North - Tower No. A-3

South - Internal road thereafter 24 mtr. wide road.

T. G. Singh

Sh. R. K. Jaiswal
 Director
 Omaxe Integrated Township Ltd. Ltd.

विक्रेता

Registration No.: 6809

Year: 2017

Book No.: 1

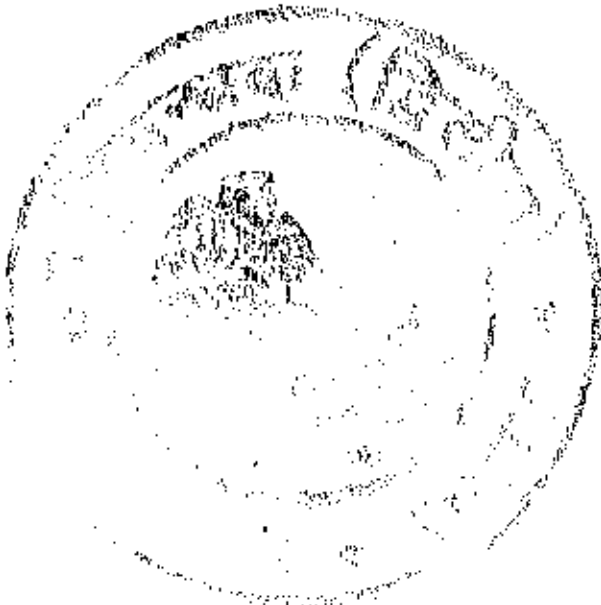
0101 ओमेवस लि.हा.अपि.हरता.राधेकृष्ण गोयल

सच.पी.एस.गोयल

विश्रुति खन्ड गोपाली नगर,लखनऊ

नोकरी

Radha



SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of Rs. 10,52,29,750/- (Rupees Ten Crore Fifty Two Lakh Twenty Nine Thousand Seven Hundred and Fifty only) to the promoter/vender in the following manner:-

1. Rs. 4,54,52,684/- (Rupees Four Crore Fifty Four Lacs Fifty Two Thousand Six Hundred Eighty Four Only).
2. Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lacs Only) vide cheque No 466121 drawn on Syndicate Bank, Hazratganj Branch, Lucknow.
3. Rs. 2,00,000/- (Rupees Two Lacs Only) vide cheque No. 466528 drawn on Syndicate Bank, Hazratganj Branch, Lucknow.
4. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514251 drawn on State Bank of India, Ismailganj Branch, Lucknow
5. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514252 drawn on State Bank of India, Ismailganj Branch, Lucknow.
6. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514253 drawn on State Bank of India, Ismailganj Branch, Lucknow
7. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514254 drawn on State Bank of India, Ismailganj Branch, Lucknow.
8. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514255 drawn on State Bank of India, Ismailganj Branch, Lucknow.
9. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514261 drawn on State Bank of India, Ismailganj Branch, Lucknow.
10. Rs. 50,00,000/- (Rupees Fifty Lacs Only) vide cheque No. 514262 drawn on State Bank of India, Ismailganj Branch, Lucknow.
11. Rs. 37,24,771/- (Rupees Thirty Seven Lacs Twenty Four Thousand Seven Hundred Seventy One Only) vide cheque No 514263 drawn on State Bank of India, Ismailganj Branch, Lucknow.
12. Rs. 10,52,295/- (Rupees Ten Lacs Fifty Two Thousand Two Hundred Ninety Five Only) is deduction towards TDS.

Tadix

Prady *Sanjay* *Contd.*
 Contd. of Page No. 14

केता

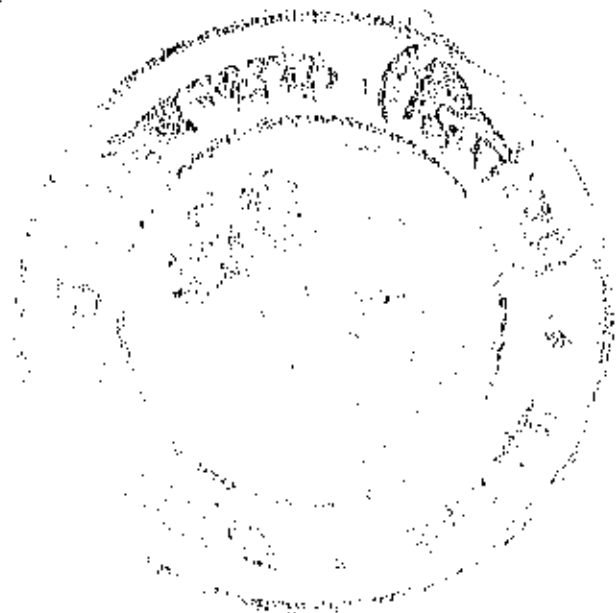
Registration No. : 6809

Year : 2,017

Book No. : 1

0201 विविता डेवलपर्स प्रा. लि. डा. अशि. हस्ता. सुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
विपुलि खण्ड गोमती नगर, लखनऊ.
गौकरी

Shriy Kumar Agarwal



IN WITNESS WHEREOF We the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year mentioned first above in presence of the following



WITNESSES:

1. *[Signature]*
(Sushil Kumar Singh)
Son of VP Singh s/o
389, Kungah, Lucknow
Hes do



VENDOR
(PAN- AAACO0171H)



2. *[Signature]*
(Bassu Sanyal/Phiman)
s/o Karam Khaliq Rehman
8/0 flat No 203 Silver Heights
Apartment Khera am Nagar
Lucknow



[Signature]
For Rishita Developers Pvt. Ltd.
Authorised Signatory

VENDEE
(PAN - AAECR11191G)

Drafted by -

[Signature]

Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1320/1972

Typed by

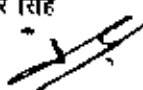
[Signature]
(Shubham Maurya)
Civil Court, Lucknow

गवाह


Registration No.: 6809

Year: 2017

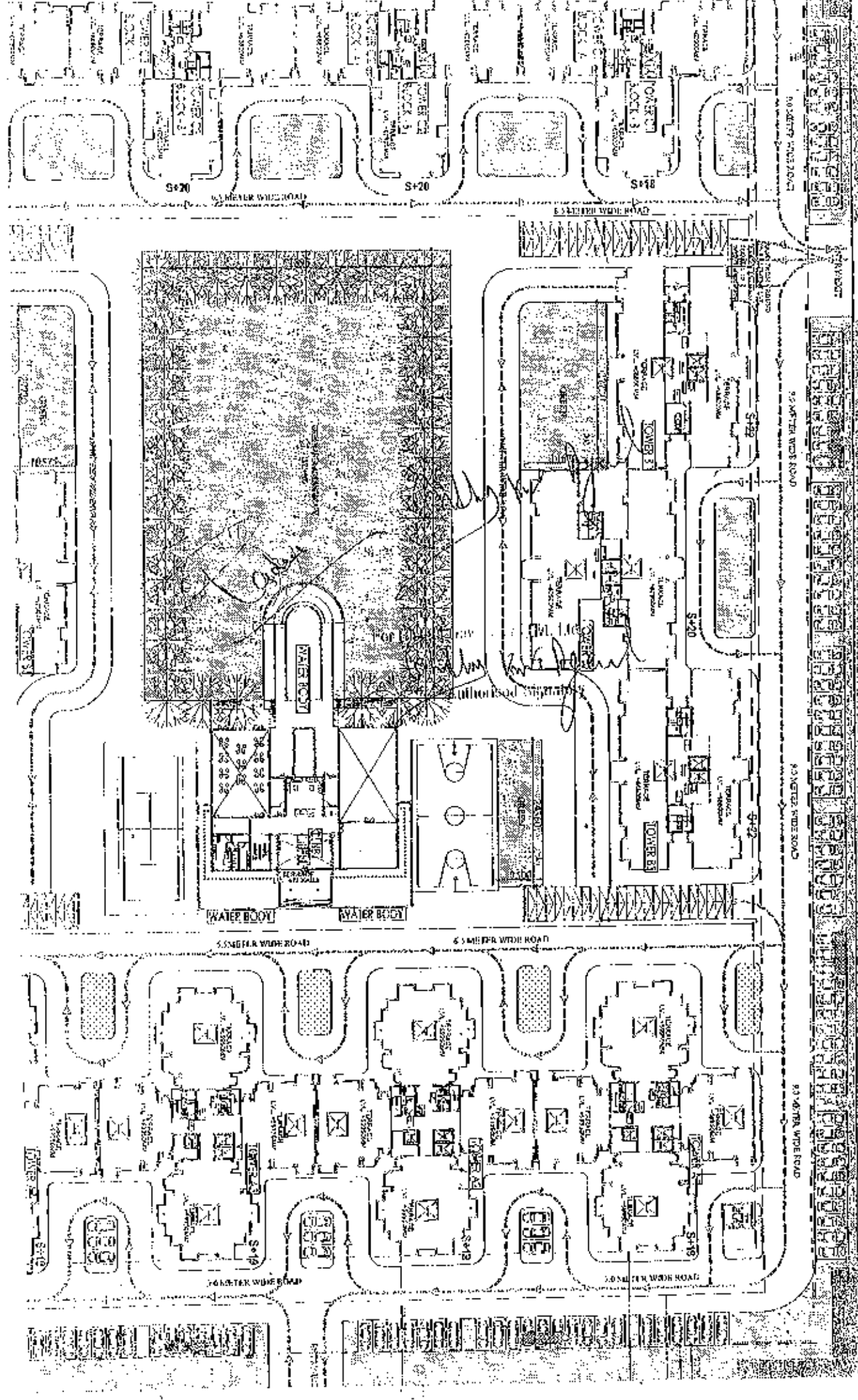
Book No. : 1

W1 संतोष कुमार सिंह
वी.पी.सिंह 
359 जानी गांव संडीला हरदोई
नौकरी



W2 काजी सईदुरहगान
रव.काजी खलीकुरहमान 
विभूति खन्ड गोमती नगर, लखनऊ
नौकरी





PORT LANE
ASSOCIATION
RESIDENTIAL

5.5 METER WIDE ROAD



आज दिनांक 15/06/2017 को

बही सं. 1 जिल्द सं. 19747

पृष्ठ सं. 1 से 34 पर क्रमांक 6809

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017



6810/17



सत्यमेव जयते

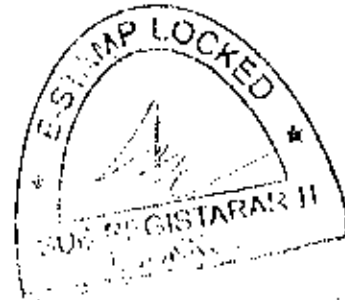
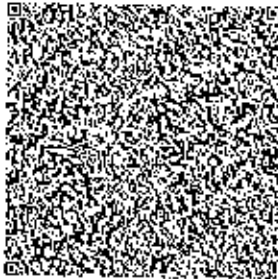
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP03305380240483P
Certificate Issued Date	: 12-Jun-2017 04:20 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0103943535249822P
Purchased by	: RISHITA DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: PART OF UNDIVIDED SHARE OF LAND PLOT NO.GH2 TOWEH-B1,B2,B3,OMAXE INTEGRATED TOWNSHIP,SARSAWAN,LKO.
Consideration Price (Rs.)	:
First Party	: OMAXE LTD
Second Party	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: RISHITA DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 1,04,25,300 (One Crore Four Lakh Twenty Five Thousand Three Hundred only)

16714



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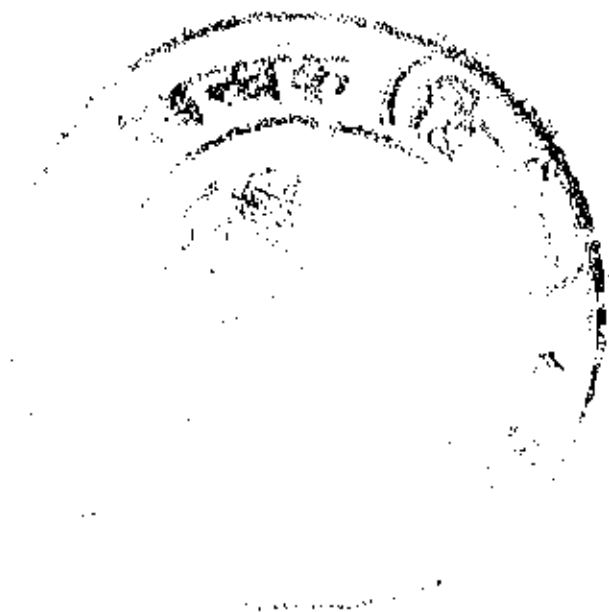
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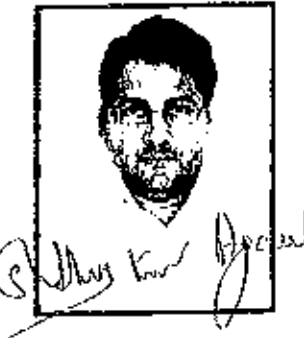


Shelby Kumar Agarwal
Joint Registrar

0006734740

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.india-stamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the applicability of the provisions of the Act, 1988 is on the purchaser of the stamp duty.
3. In case of any discrepancy please contact the Registrar, Lucknow.



रिजिस्ट्रार के का नम्बर	वही	खण्ड	पृष्ठ	रजिस्ट्रीक रण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
1	2	3	4	5	6	7
					<p>Mr. Radhey Krishna Goyal son of Late Mr. P.S. Goyal. authorized signatory Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow</p>	
					<p>Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal authorized signatory Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, VibhutiKhand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010</p>	 <p>(Sudhir Kumar Agarwal)</p>
					<p>Santosh Kumar Singh s/o V.P. Singh 8/0 359 Janigaon East Surdila Haridwar (Witness No. 1)</p>	
					<p>Qazi Saifuddin Lehman s/o Late Qazi Khalique Lehman 8/0 Flr Ab 203 Silver Heights Apartment Kharran Nagar Lucknow (Witness No. 2)</p>	

175





भारत सरकार
Government of India



राधे कृष्ण गौयल
Radhey Krishna Goyal
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



9555 6934 6176

आधार - आम आदमी का अधिकार



Radhey
9555 6934 6176



भारत सरकार
Unique Identification Authority of India

पता: S/O पी एस गौयल, 1809, सेक्टर-28,
सोफ्ट-28, निकट डायनासिटी पब्लिक स्कूल,
फरीदाबाद, हरियाणा, 121002
Address: S/O P.S.Goyal, 1809, Sector-28,
Near Dynasty Public school, Faridabad,
Haryana, 121002

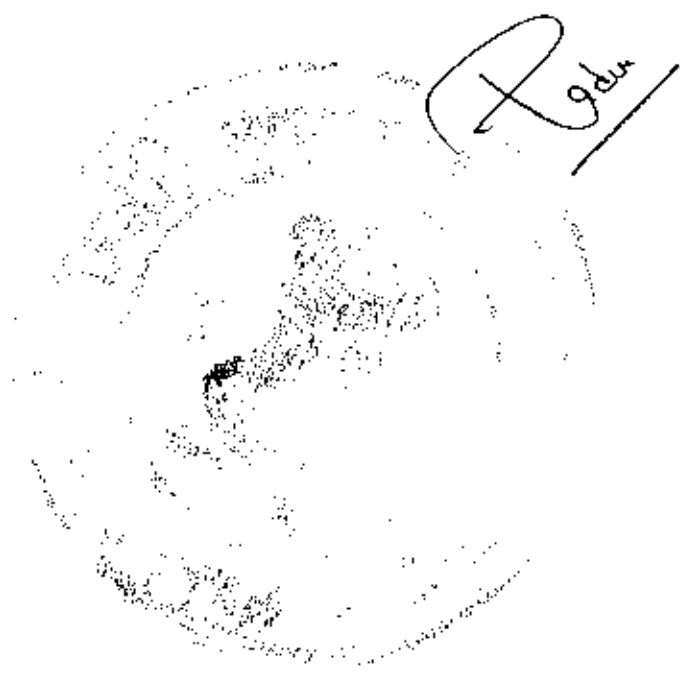
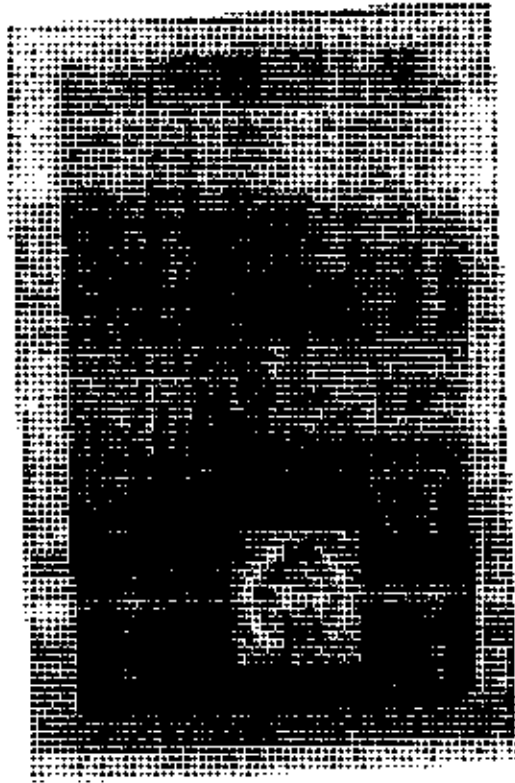
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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in









सर्वोच्च न्यायालय
Government of India



सुधीर कुमार अग्रवाल
Sudhir Kumar Agarwal
जन्म तिथि / DOB : 30/07/1977
पुरुष / Male



2248 9631 9397

आधार - आम आदमी का अधिकार



Sudhir Kumar Agarwal
9935390234



उत्तराखण्ड सरकार
Uttarakhand State Government

पता: आत्मन महेश चन्द्र अग्रवाल,
3/188, विदेक ब्लॉक-3, गौमतीनगर,
लखनऊ, गौमतीनगर, उत्तर प्रदेश,
226010

Address: S/O: Mahesh Chandra Agarwal,
3/188, Videk Block-3, Gomti Nagar,
Lucknow, Gomti Nagar, Uttar Pradesh,
226010

2248 9631 9397

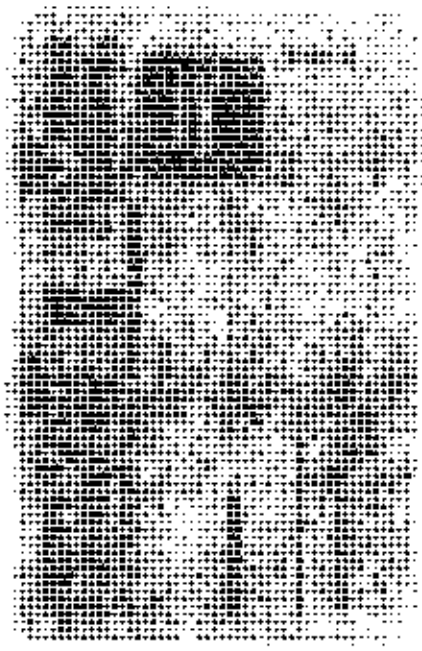
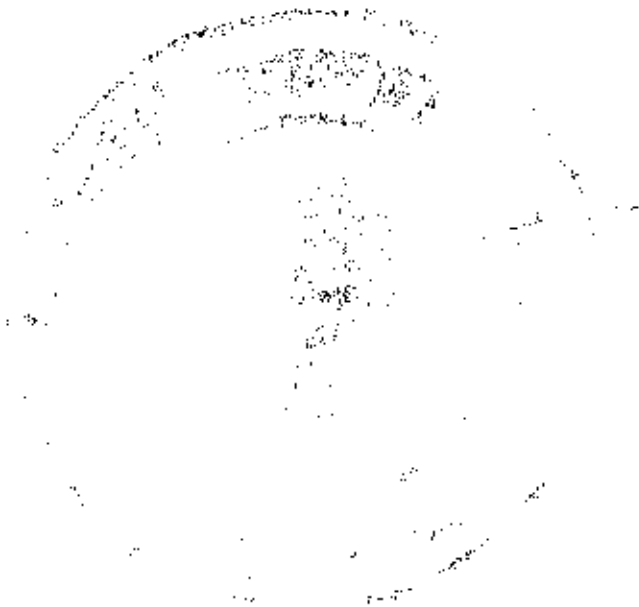
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www.ukdga.gov.in







For Rishita Developers Pvt. Ltd.

Rishita *Kan Aggarwal*
Authorised Signatory





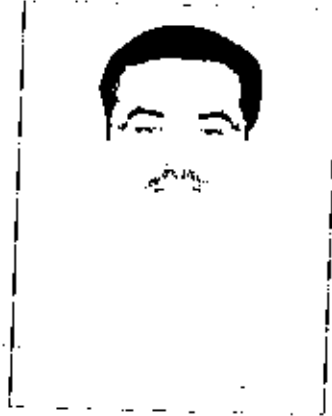
भारत सरकार
Government of India

शंभु कुमार सिंह
Santosh Kumar Singh
जन्म तिथि / DOB 05/01/1977
पुरुष / Male



9354 5612 7223

आधार - आम आदमी का अधिकार



9997410585



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: शंभुगोल, वी पी सिंह, 359,
कनौजवांग ईस्ट, मंडीला, बंगाल
देश, हाटौई, बंगाल, उत्तर प्रदेश,
241304

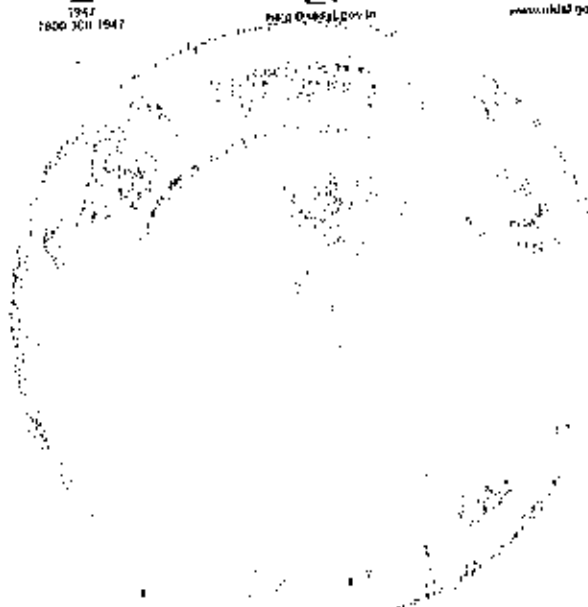
Address: S/O V P Singh, 359, Janghon
Easi Sarai, Hanganj Dehat, Mandel,
Banganj, Uttar Pradesh, 241304

9354 5612 7223

1947
1800 301 1947

1947
aa@uaa.gov.in

1947
www.aa.gov.in







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



नामांकन क्रमांक/Enrolment No.: 1418/20006/00205

Date: 01/04/2016

Quazi Sayeed Ur Rehman (काज़ी सईद उर रहमान)
S/O- Qazi Khaliqur Rahman, Flat no-203, Silver
Height Apartment, Gulshan Enclave, Khurram
Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

गृचना

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

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

INFORMATION

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



Signature valid

Digitally signed by Quazi Sayeed Ur Rehman
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.04.01 12:23:55 IST

■ आधार देश भर में मान्य है।

■ आधार के लिए आपको एक ही बार हमारे केंद्रों में पंजीयन की आवश्यकता है।

■ कृपया अपना नवीनतम मोबाइल नंबर और ई-मेल पता अपने पंजीयन प्रोफाइल में अपडेट करें। इससे आपको भविष्य में विभिन्न सुविधाओं का उपयोग करने में सहायता मिलेगी।

■ Aadhaar is valid throughout the country.

■ You need to enrol only once for Aadhaar.

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भारत सरकार
GOVERNMENT OF INDIA

काज़ी सईद उर रहमान
Quazi Sayeed Ur Rehman
जन्म तिथि/ DOB: 06/10/1978
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
मंसूफिन, काज़ी खलीकुर
रहमान, फ्लैट न-203,
सिल्वर हाइट अपार्टमेंट,
गुलशन ईन्क्लेव, खुर्रम नगर,
विकास नगर, लखनऊ,
उत्तर प्रदेश - 226022

Address:
S/O- Qazi Khaliqur Rahman, Flat
no-203, Silver Height
Apartment, Gulshan Enclave,
Khurram Nagar, Vikas Nagar,
Lucknow,
Uttar Pradesh - 226022



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

[पसलुकर्ता अथवा पार्थी द्वारा रखा जाने वाला]

उप-निधायक (द्वितीय)

कम नं० 16714

तख्त-नं०

लेन या पार्शिया पत्र प्रस्तुत करने का दिनांक

15-Jun-2017

पसलुकर्ता या पार्थी का नाम

शिविता देवलपरा प्रा.सि.दा.अपि.हरदा.सुधीर कुमार

लेन का प्रकार

विक्रय पत्र

पसलुकरण की धनराशि

124,915,590 / 148,931,078.0

1. रजिस्ट्रीकरण शुल्क 20,000.0

2. पोलिसिकरण शुल्क 100

3. विवेक्षण या तलाश शुल्क

4. मुख्तारनाम के अधिपतामी करण के लिए शुल्क

5. कर्षण शुल्क

6. विवेधि

7. धनिक मजाना

सं 6-नक का योग

20,100.0

शुल्क प्रस्तुत करने का दिनांक

15-Jun-2017

दिनांक जब लेन पसलुकरण या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

15-Jun-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|---|
| 1. | Type of Property | - | Residential |
| 2. | Pargana | - | Lucknow |
| 3. | Mohalla | - | Sarsawan (Omaxe City) |
| 4. | Detail of the Property | - | Undivided share of land for GH2 (Part) Proportionate land admeasuring 9027.37 sq.mtr of Tower No. B-1, B-2 & B-3 situated at Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow |
| 5. | v-Code | - | 1125 |

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6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	9027.37
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	Situated at 24 meter wide road
	Sale Consideration	:	Rs 12,49,15,590/-
	Valuation	:	Rs.14,89,31,078/-
	Stamp Duty	:	Rs. 1,04,25,300 /-

No. of Vendor - 1

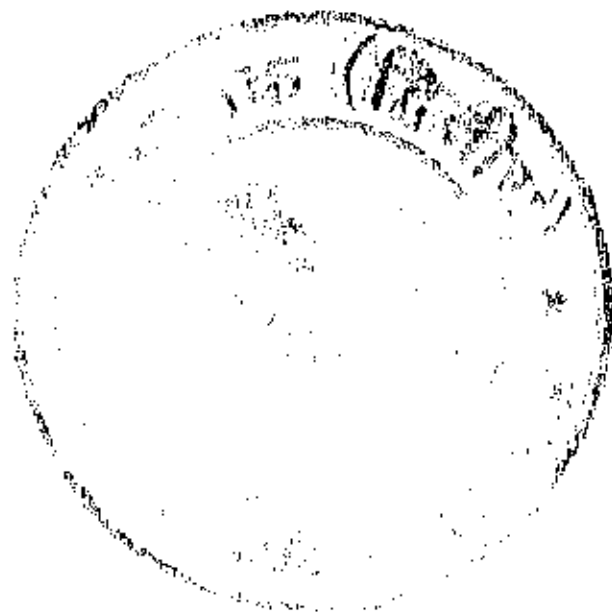
No. of Vendee - 1

<u>Details Of Vendor</u>	<u>Details Of Vendee</u>
<p>Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana-122001 and Regional Office at Second Floor TC-34/ V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN-AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P.S. Goyal.</p>	<p>Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN-AAECR11191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal</p>

Radhey Krishna Goyal

Sudhir Kumar Agarwal
 Authorized Signatory

Contd

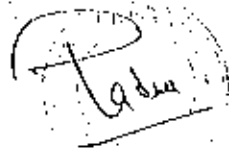


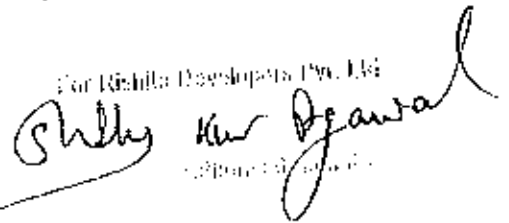
SALE DEED:

This DEED OF SALE made on this 15th day of June, 2017 by Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgaon Haryana 122001 and Regional Office at Second Floor TC-34/V2, Cyber Tower, Vibhuti Khand, Gomti Nagar, Lucknow (PAN- AAACO0171H) through its authorized signatory Mr. Radhey Krishna Goyal son of Late Mr. P. S. Goyal (hereinafter referred to as the 'Vendor', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

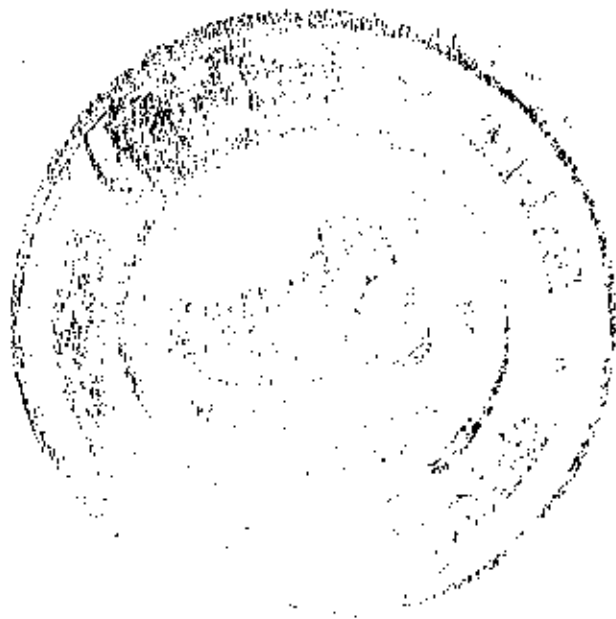
AND

Rishita Developers Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at Coronation Anand Tower, 1st Floor 116-117, Vibhuti Khand, Gomti Nagar, Opp. Sushma Hospital, Faizabad Road, Lucknow-226010 (PAN - AAECR11191G) through its authorized signatory Mr. Sudhir Kumar Agarwal son of Mr. Mahesh Chandra Agarwal, (hereinafter referred to as the 'Vendee', which expression shall include its, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.



For Rishita Developers Pvt. Ltd.

 Sudhir Kumar Agarwal

Contd.....



WHEREAS the Housing & Urban Planning Department Government of Uttar Pradesh keeping view of the mandates of the National and State Housing Policy, announced a policy on 2005 more commonly known as Integrated Township Policy for the promotion and facilitation of private sector participation of the development of Integrated Township with world class infrastructure, and in compliance of the aforesaid policy the Government invited proposals for development of Integrated Township in the State of U.P.

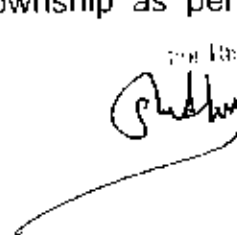
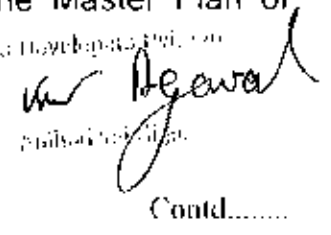
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd. the seller and Lucknow Development Authority on 28-02-2013 and revised on 16-02-2017.

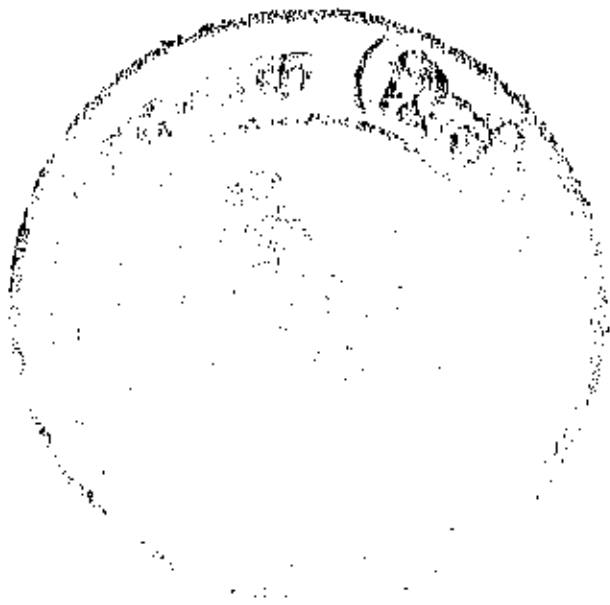
AND WHEREAS in pursuance of the said development agreements a Detailed Project Report (DPR) was submitted by Omaxe Ltd. which included Group Housing Plot No. GH-2.

AND WHEREAS the detailed layout plan of the aforesaid Integrated Township including Group Housing Plot No. GH-2 has been approved by the Lucknow Development Authority.

AND WHEREAS the land use of the proposed site conforms to the development of Integrated Township as per the Master Plan of Lucknow-2021.

Tabir

Shubh
Anil Kumar
The Lucknow Development Authority
Lucknow
Contd.....



AND WHEREAS the Vendor on its own and through its Subsidiaries or Associate Companies is the lawful recorded owners and otherwise well and sufficiently entitled to and in possession of all the piece and parcel of land in Group Housing Project year marked as "GH -2 falling in duly approved layout in the name and style of "Omaxe Integrated Township" situated at Sultanpur Road, Sarsawan, Lucknow, Uttar Pradesh (Hereinafter called as said land).

AND WHEREAS the owners of the land are the members of the consortium vide consortium agreement executed on August 11, 2006 and duly registered in the office of Sub -Registrar, Lucknow as document no. 314, in book No.4, Zild 228 at Pages 11/70 on 11.08.2006 and duly executed Joint Venture Agreement vide Book No: 1 , Zild No: 12888 pages 47 to 138, S.No: 13995 registered on 03 -08-2012 and in pursuance of JV a Power of attorney is also registered on dated 15-01-2013 in Book No: 04 pages 227 to 256 , Zild no: 385 and S.No: 29 in the office of Sub Registrar II Lucknow, which POA has not been revoked till date by virtue of which Omaxe Ltd, is the Lead Member and is authorized to design, develop, finance, construct, sell, operate, apply and obtain the necessary permissions for development.

AND WHEREAS the Vendor submitted plan(s) for the necessary development permission(s) for group housing with respect to said land area admeasuring 46486.50 sq. mtrs. in the office of Lucknow Development Authority (LDA) on September 3, 2015 and obtained



For Omaxe Development Pvt. Ltd
Chhvi
Kun Bhowal
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the necessary development permission(s) vide Permit no. 39540 dated February 23, 2016 with the validity till February 22, 2021.

AND WHEREAS an additional purchasable FAR has been applied to the concerned competent authorities showing its bonafide intentions to develop group housing project endeavoring the total FAR/FSI of 3.72 on the said land against which the technical approval has already been granted on 17.10.2016 supporting the proposal and the point of purchasable FAR of 3.72 too has been approved by LDA in its purchase committee held on 23.02.2017.

AND WHEREAS the Vendee offered for the purchase of approved FAR existing and future with respect to the development of group housing on Plot No. GH-2 admeasuring 46486.50 sq. mtrs comprising of 14 towers for itself in the year 2012.

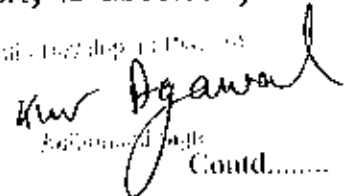
AND WHEREAS the Vendor also accepted the request of Vendee to obtain the sale deed in parts of Plot No. GH-2

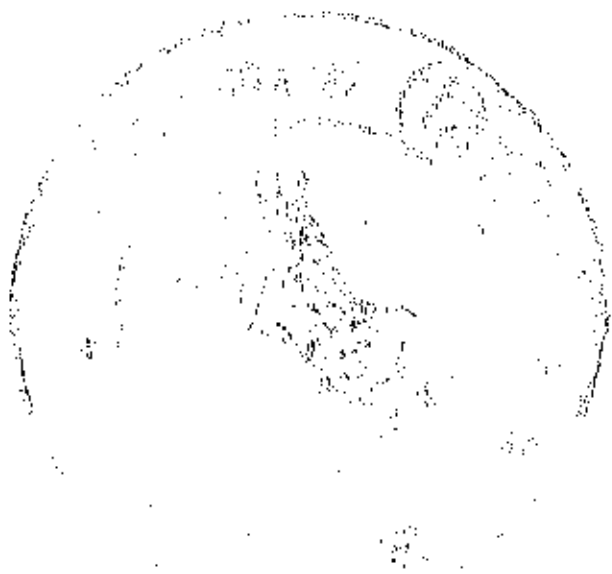
AND WHEREAS on the request of Vendee the Vendor has agreed to transfer the FSI of Tower No. B-1, B-2 & B-3 on proportionate land area of 9027.37 Sq.mtrs. as per approved layout with respect to the development of Group Housing on Plot no. GH-2 for a consideration of Rs. 12,49,15,590/- (Rupees Twelve Crore Forty Nine Lacs Fifteen Thousand Five Hundred and Ninety only).

(a) That the title of the Vendor over the said property is absolutely clear and marketable and the said property is absolutely free






Kun Agawal
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from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

- (b) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive.
- (c) That with these facts it is provided that the ground area covered by building of the Residential Complex as well as the land appurtenant to it as indicated in the enclosed plan which works out to proportionate land admeasuring 9027.37 Sqmtrs. may be pledged for the benefit Rishita Developers Pvt Ltd., who is the sole purchaser of the said property with the condition that the right of interconnecting services cannot be denied to the other area of the township to which it is serving, and similarly the services coming from other area to this part and extending the services to constructed Residential Complex will also not be denied to the Vendee or anybody
- (d) That the Vendor shall keep the Vendee harmless and indemnified at all times from all losses and damages in case the above declarations or any part thereof is found to be false or incorrect and/ or otherwise for any reason, whatsoever.
- (e) The Vendee affirms and assures that he will take necessary approval from all the concerned department for any changes or



Rishita Developers Pvt. Ltd.
Signature: *Rishita Developers Pvt. Ltd.*
Contd.....



alternation in location or planning of the tower as mentioned in approved layout and if any such changes or alternation made by the Vendee without prior approval of the concern authority the Vendee is solely responsible / liable at whatever stage for such changes. The Vendor is not be responsible at any stage from the date of execution of this document.

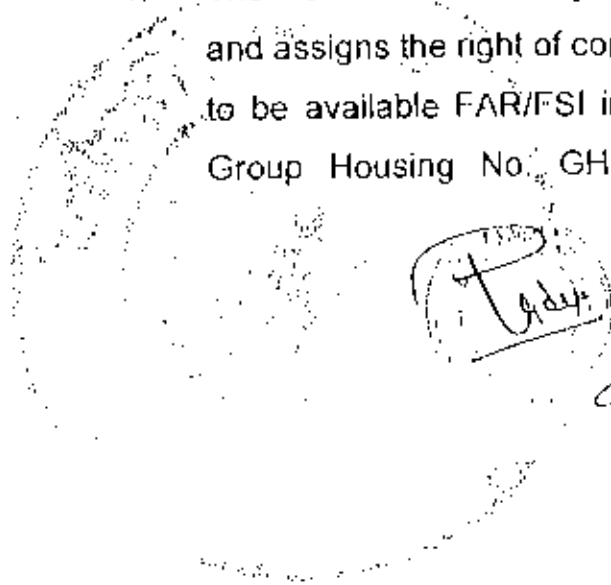
AND WHEREAS, the Vendee has checked , verified in details and satisfied itself on the point of the land right, title and permission. NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

AND WHEREAS, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and vendee hereby purchases the said Property in consideration of Rs. 12,49,15,590/- (Rupees Twelve Crore Forty Nine Lacs Fifteen Thousand Five Hundred and Ninety only) on the terms and conditions mentioned herein under.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That having received and acknowledged the above total sale consideration :

1. The Vendor doth hereby absolutely sells, conveys, transfers and assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area



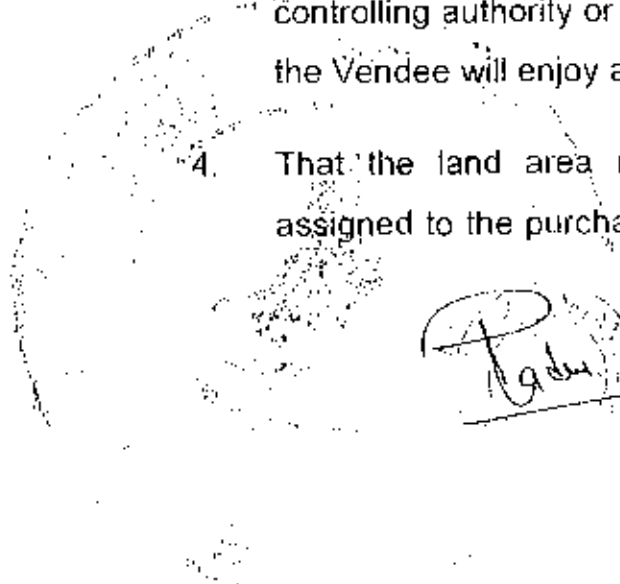
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9027.37 Sq. meter, relating to FSI of Tower No. B-1, B-2 & B-3 situated within GH-2 in Omaxe Integrated Township at Suitanpur Road, Sarsawan, Lucknow, along with all the rights of ownership, interest, easement and privileges appurtenant to the said Property to have and to hold the same unto the Vendee absolutely and forever. The Vendee further irrevocably confirms, assures and represents to the vendor that the vendee shall not, in any circumstances whatsoever, carry out construction over the said Property more than Permitted FSI as per approved plan of Lucknow Development Authority. Further, the vendee hereby assures that the vendee will develop as per the prescribed law Governed by the controlling authority.

2. That the Vendee shall hold, enjoy, use and transfer the said Property under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it..
3. That this land will remain dedicated to the vendee or its assignees/allottees and the usages and title will be governed by the law which may be framed by the Government or the controlling authority or the scheme defined by the vendor and the Vendee will enjoy all the rights and title on the said land.
4. That the land area mentioned herein indicates the area assigned to the purchaser as part of the approved integrated



Radu

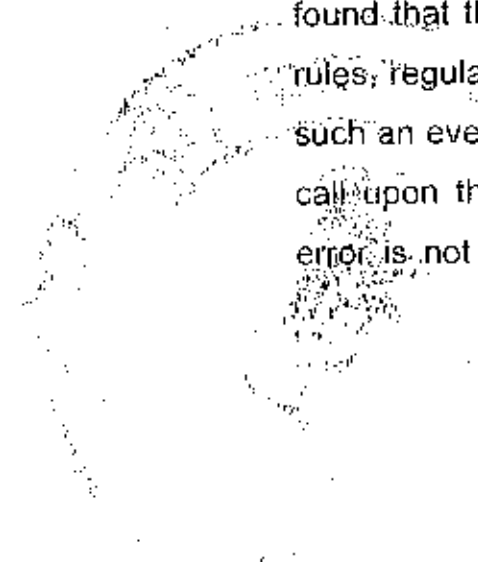
For Vendor, Lucknow Development Authority

Shri K. K. Singh
Contd.....



layout plan on which the building is or to be constructed and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area to be constructed by the vendee with the land appurtenant.

5. That this piece of land will have unfettered right on the services which are coming up to this land from the public areas and the Vendee will have right to usages on such services on payment basis as demanded by the maintenance agency
6. That the said Property which is subject matter of this sale deed is a part of GH-2 within Omaxe Integrated Township. All the rules & regulations framed by Omaxe Ltd. for uniformity of Integrated Township regarding building by laws shall be strictly followed by the vendee and shall be for the purpose of Residential Complex in the GH2, Amar Shaheed Path, Lucknow and the Vendee assures and confirms to the Vendor that the said Property shall strictly be used for Residential Complex purposes. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to



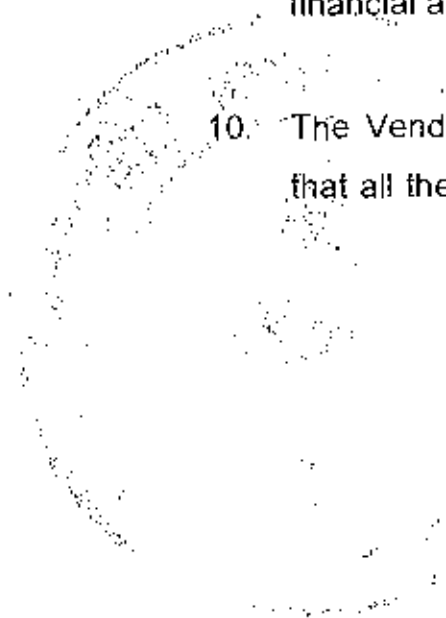
[Signature]

Omaxe Integrated Township
[Signature] *[Signature]*
Cantt.....



move the appropriate Court of law against the Vendee for breach of trust, at the sale cost and responsibility of the Vendee.

7. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workman like manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned.
8. The Vendee hereby undertakes to indemnify the Vendor that for any liability on account of the structures raised, buildings built services, laid down which comes to the notice shall be discharged by the Vendee only, and if any liability of risk comes to the notice later on due to these reasons then the Vendee only shall be responsible.
9. The Vendee shall maintain all the services and shall create a system under which no liability of any kind including the financial and/or legal could be inflicted on the Vendor.
10. The Vendee further undertakes and assures to the Vendor that all the occupants/ customers of the Residential Complex



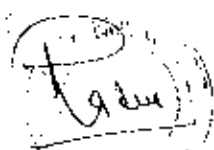
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Authorized Signatory
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shall follow the rules framed for the maintenance of the services of the Integrated Township by the Vendor and shall include such provisions in the instruments to be executed in such way that the customers, assignees and occupants are liable/bound for implementation of the rules framed for the Integrated Township for the maintenance and up keep of the services.

11. That the Vendor handed over the vacant, peaceful possession of the said land to the Vendee immediately on receipt of consideration and the Vendee assures that the Vendee shall complete the construction within the statutory period.
12. That it is clarified that the vendor is not responsible for the breaches if any in the construction of the building or technical defects if subsequently found therein and for all such factors Vendee will be only responsible.
13. That the Vendor will be responsible to develop the surrounding area like 24 mtrs surrounded road ,point for connection of sewer line and water line upto the said plot no. GH-2 and the responsibility to take completion certificate of the building and the services within this premises, and to take fire clearance and to comply with restrictions imposed by the pollution control and EIA clearance in respect of the building

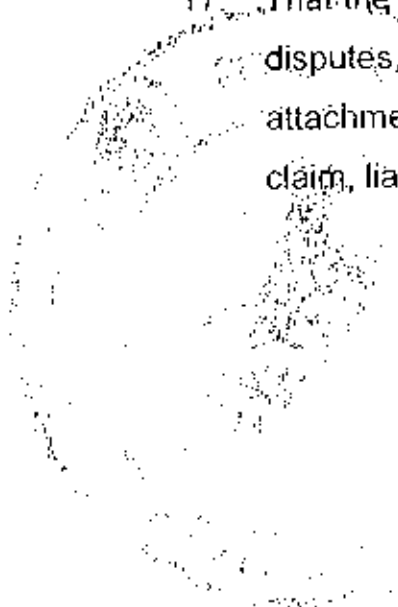

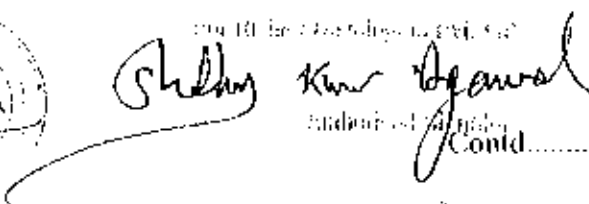


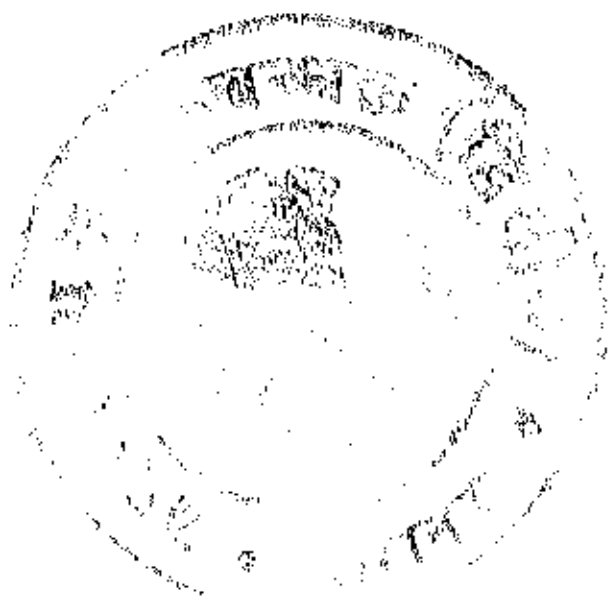
Shelly
General
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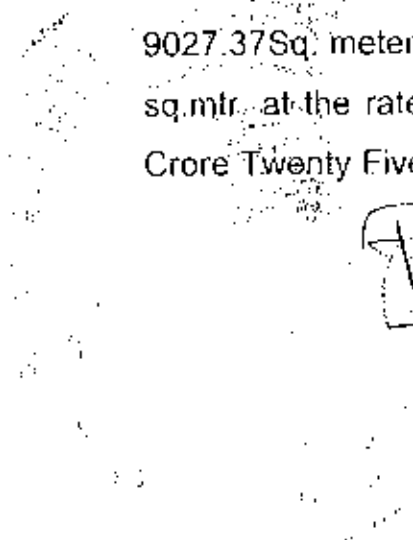
and for these factors only Vendee shall be exclusively responsible.

14. That the Vendee do hereby agrees that he shall abide by the provisions of the law, rules and regulations and the relevant bye-laws in force at any time and that he shall pay and discharge all duties, demands, assessments for common expenses and contributions required to be paid by him/it.
15. That Vendee assures that it shall follow the prevailing contemporary law with regard. The Vendee shall follow the provisions, rules and regulations of the Prevailing Law and also the policy of the Vendor.
16. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU, Notice, Policy, Circular etc. executed between Vendor and Vendee.
17. That the said Property is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc.




Shelby Kumar Bajawal
Vendee



18. That all taxes and charges demanded by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority Lucknow, any State or Central Government or any other authorities empowered to impose the same dues, demands, taxes, charges including property tax, C.U, C.I.C etc. or any other service provider, charges, duties, liabilities and outgoing with effect from today shall be borne by the Vendee while the taxes pertaining to the period prior to the execution of the present sale deed shall be borne by the Vendor
20. That from today the Vendee shall become the absolute owner of the said property and shall be entitled to have and hold the possession, occupation and use of the said Property and enjoy the benefits forever without any claim, charge, right, interest, demand and lien from the Vendor or any person or persons claiming to or under the Vendor. But without prejudice to right of inspection and other rights of granted to Vendor under this deed of sale.
21. That the property is situated in the Omaxe City (Sarsawan).The subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22500 per sq.mtr. The land area for the FSI of said towers is 9027.37Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lacs only) Market value of remaining area


Lucknow

Shri K. K. Agarwal
Agent

विक्रय पत्र

124,915,590.00 / 148,931,078.00 20,000.00 100 20,100.00 0

फीद रजिस्ट्री नकल व प्रति शुल्क योग शब्द लाभभा

परिफल गालियत
रिषिता डेवलपर्स प्रा.लि.दा.अधि.हस्ता.सुधीर कुमार अप्ताल

पुत्र श्री महेश चन्द्र अप्ताल

व्यवसाय नौकरी

निवासी स्थायी विभूति खन्ड गोमती नगर, लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 15/6/2017 समय 4:42PM

यज्ञे नियन्त्रण हेतु पेश किया।

Signature



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

निष्पादन लेखपत्र बाद सुनने व समझने पत्रमन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता क्रेता

ओपेक्स लि.दा.अधि.हस्ता.संधेकृष्ण गोयल
पुत्र श्री स्व.पी.एस.गोयल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

रिषिता डेवलपर्स प्रा.लि.दा.अधि.हस्ता.सुधीर कुमार
अप्ताल
पुत्र श्री महेश चन्द्र अप्ताल
पेशा नौकरी
निवासी विभूति खन्ड गोमती नगर, लखनऊ

ने निष्पादन स्वीकार किया।

जिन्सी पहचान संतोष कुमार सिंह
जी.पी.सिंह

पेशा नौकरी

निवासी 359 जानी गांव संडीला हरदोई

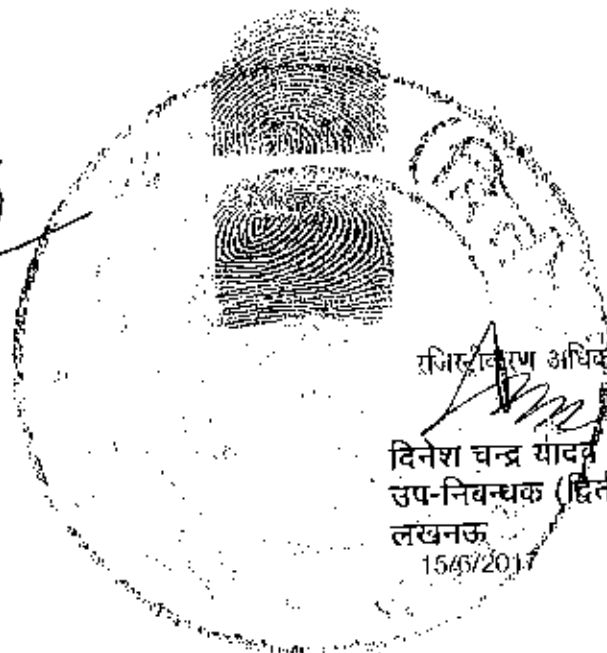
व काजी सईदुरहमान
स्व.काजी संडीकुरहमान

पेशा नौकरी

निवासी विभूति खन्ड गोमती नगर, लखनऊ

ने की।

पर्यक्षतः भद्र साधकों के निशान जंगूटे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

of 8027.37 Sq. Mtr. reduced by 30% at the rate of Rs 15750/- comes to Rs.12,64,31,078/- (Rupees Twelve Crore Sixty Four Lacs Thirty One Thousand and Seventy Eight only) total Rs.14,89,31,078/- (Rupees Fourteen Crore Eighty Nine Lacs Thirty One Thousand Seventy Eight Only) on which a stamp duty of Rs 10,42,5,300 /- has been paid as per rules. There is no construction.

SCHEDULE OF PROPERTY

Proportionate land Area 9027.37 Sq. meter of tower B-1, B-2 & B-3 out of Plot No GH-2 (Part) situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow delineated and marked in the annexed site plan which is bounded as under:

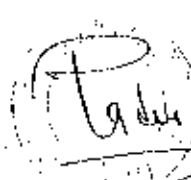
Boundary of Said Property

East –Internal road thereafter Tower No. C-1.

West –Internal road thereafter Tower No. A-1.

North –Internal Road & Green Area

South - Internal road thereafter 24 mtr. wide road.


For Public Development
Shri K. S. Aggarwal
Registrar, Lucknow
Contd.....

विक्रेता

Registration No.: 6810

Year : 2,017

Book No. : 1

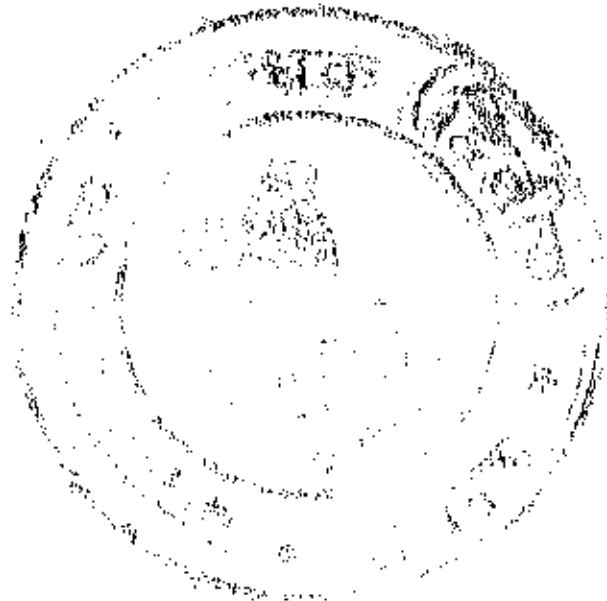
0101 ओमेवस लि.द्वि.अधि.हस्ता.राधेकृष्ण गोयल

स्य पी.एस.गोयल

विभूति खन्ड गोमती नगर,लखनऊ

गोकरी

Radha



SCHEDULE OF PAYMENT

That the Vendee has paid the sale consideration of Rs. 12,49,15,590/- (Rupees Twelve Crore Forty Nine Lacs Fifteen Thousand Five Hundred and Ninety only) to the promoter/vender as:-

1. Rs. 12,36,66,434/- (Rupees Twelve Crore Thirty Six Lacs Sixty Six Thousand Four Hundred Thirty Four only) part of Sale Consideration.
2. Rs. 12,49,156/- (Rupees Twelve Lacs Forty Nine Thousand One Hundred and Fifty Six only) is deduction towards TDS.

IN WITNESS WHEREOF We the above named Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month and year mentioned first above in presence of the following



WITNESSES:

1. *[Signature]*
 Santosh Kumar Singh
 Fate - Chini U. P. Singh
 Current Post - Ekniyagan
 Dist - Haridwar

2. *[Signature]*
 Quasi Sajoodi Khan
 State Q. K. Khan
 P. G. 7000
 Ubbhuti Khan
 Ganti Napan
 U.K.

[Signature]

VENDOR
(PAN- AAACO0171H)

[Signature]
 Arjun Prasad Singh
 Arjun Prasad Singh
 Arjun Prasad Singh

VENDEE
(PAN - AAECR11191G)



केला

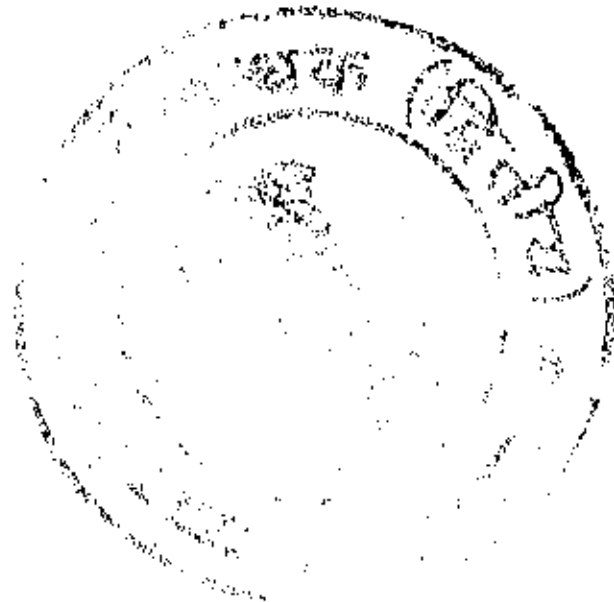
Registration No. : 6810

Year: 2017

Book No. : 1

0201 सिविता डेवलपर्स प्रा.लि.टा.अपि.हस्ता.सुधीर कुमार अग्रवाल
महेश चन्द अग्रवाल
विपुलि ला-ड गोमती नगर,लखनऊ
भोकरा

Sudhir Kumar Agrawal



Drafted by -



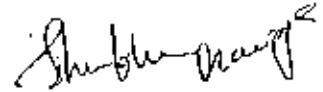
Advocate

Civil Court, Lucknow

Mob. No. 9452296917

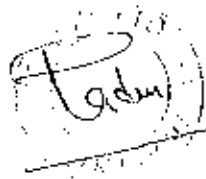
Regn. No. 1320/1972

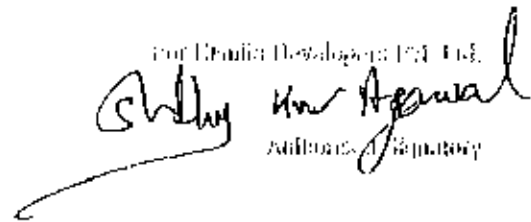
Typed by



(Shubham Maurya)

Civil Court, Lucknow



for Drafting Development Ltd. Ltd.

Advocate, Lucknow

Contd.....

गवाह

Registration No.: 6810

Year: 2017

Book No. : 1

W1

संतोष कुमार सिंह

नी.पी.सिंह

359 जाली गंज रांचीला हरबोई

चीकरी



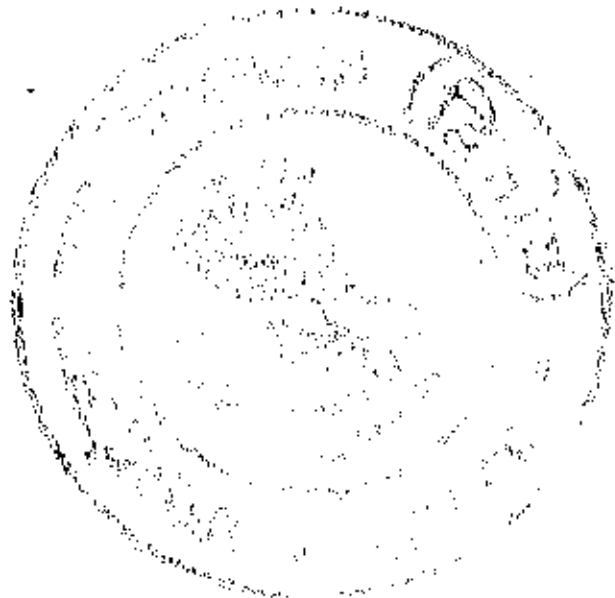
W2

काजी साईदुर्रहमान

रा.काजी सलीमुर्रहमान

विभूति खन्ड गोगली नगर,लखनऊ

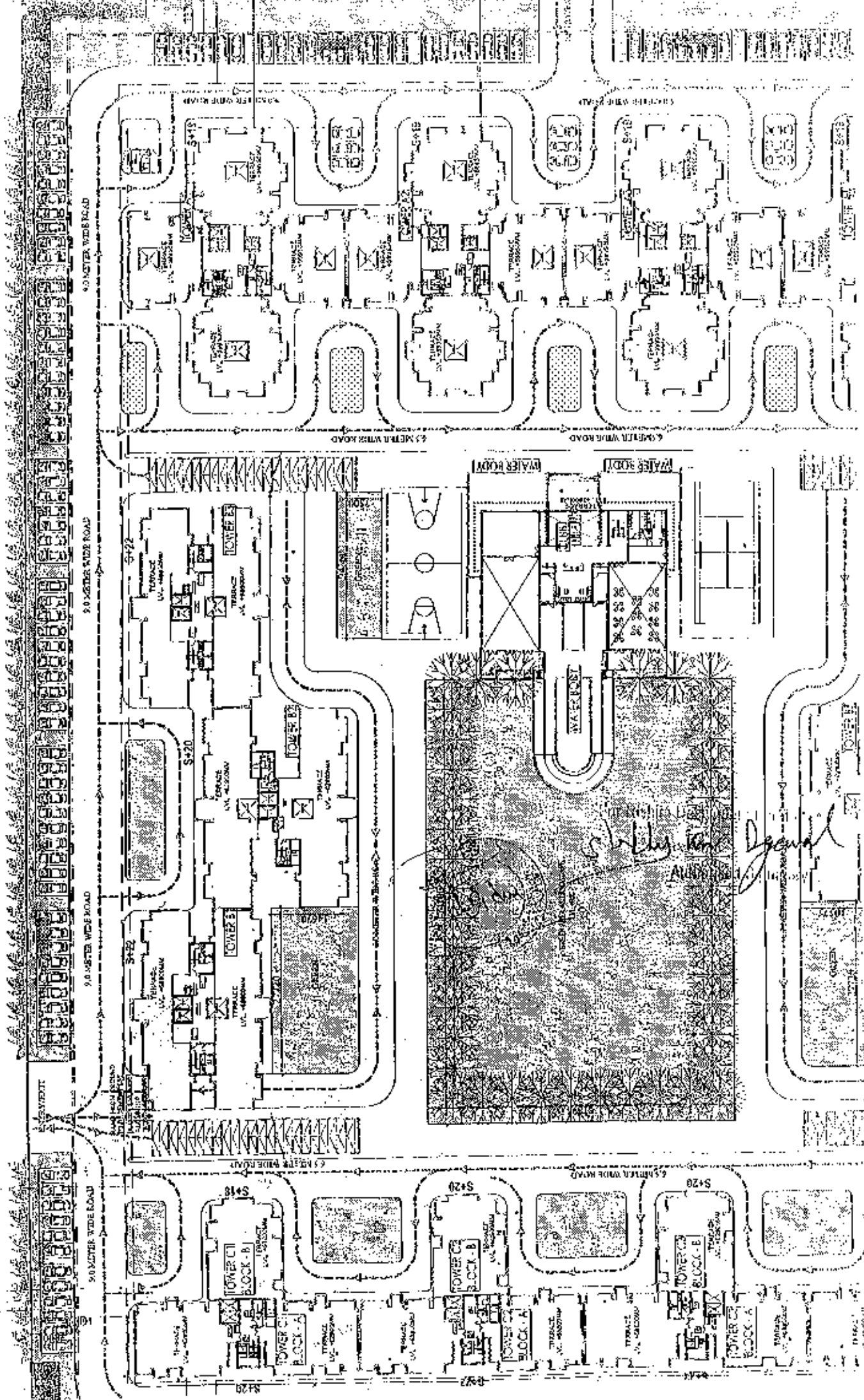
चीकरी





20 METER ROAD

ADJACENT TO BASEMENT L4
16 M STITCHED TO BE ALIGNED WITH



S. Kelly
Architect

आज दिनांक 15/06/2017 को

वही सं. 1 जिल्द सं. 19747

पृष्ठ सं. 35 से 72 पर कर्मांक 6810

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र योदव

उप-निबन्धक (द्वितीय)

लखनऊ

15/6/2017

