5 10107/17

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP03564517119625P
Certificate Issued Date	:	22-Aug-2017 02:18 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0104277703351893P
Purchased by	:	RISHITA DEVELOPERS PVT LTD
Description of Document	:	Article 23 Conveyance
Property Description	:	PART OF UNDIVIDED SHARE OF LAND FOR PLOT NO.GH2, TOWER-B4, OMAXE INTEGRATED TOWNSHIP, SARSAWAN, LKO.
Consideration Price (Rs.)	:	
First Party	:	OMAXE LTD
Second Party	:	RISHITA DEVELOPERS PVT LTD
Stamp Duty Paid By	:	RISHITA DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	:	40,15,000 (Forty Lakh FifteenThousand only)

24627

E-STAMP LOCKED
SUB REGISTARAR II
LUCKNOW

----------Please write or type below this line----------

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

UP 0001843830

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

सिलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्रीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राम
					राधे कृष्ण गोयल पुत्र श्री पी.एस.गोयल निवासी–1809 सेक्टर–28, नियर दयानसिटी पब्लिक स्कूल, फरीदाबाद, हरियाणा	
					सुधीर कुमार अग्रवाल पुत्र श्री महेश चन्द्र अग्रवाल निवासी–3/166, विवेक खण्ड–3, गोमतीनगर लखनऊ	
					काजी सईदुर रहमान पुत्र स्व0 श्री काजी खलीकुर रहमान निवासी– मकान नं0 203 सिल्वर हाइट्स, अपार्टमेंट खुर्रमनगर, लखनऊ	
					तनवीर सिद्दीकी पुत्र श्री रईस सिद्दीकी म0सं0 425/340/1, अम्बरगंज, तहसील–लखनऊ, जिला–लखनऊ	

भारत सरकार
Government of India

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

9555 6934 6176

आधार - आम आदमी का अधिकार

Son Pershantary.
Radhey
9711860106

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O पी.एस.गोयल, १८०९, सैक्टर-२८, निकट ड्यनासिटी पब्लिक स्कूल, फरीदाबाद, हरियाणा, 121002

Address: S/O P.S.Goyal, 1809, Sector-28, Near Dynasity Public school, Fandabad, Haryana, 121002

9555 6934 6176

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDHIR KUMAR AGARWAL

MAHESH CHANDRA AGARWAL

30/07/1977

Permanent Account Number
ACXPA0404H

Signature

For Rishita Developers Pvt. Ltd.
Authorised Signatory/Director

9935390234

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1067/04952/31455

Sudhir Kumar Agarwal (सुधीर कुमार अग्रवाल)

S/O: Mahesh Chandra Agarwal, 3/166, vivek khand-3,
Gomtinagar, Lucknow,
Uttar Pradesh - 226010

Date: 29/05/2015

आपका आधार क्रमांक/ Your Aadhaar No.:

2248 9631 9397

आधार-आम आदमी का अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

सूचना

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

INFORMATION

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

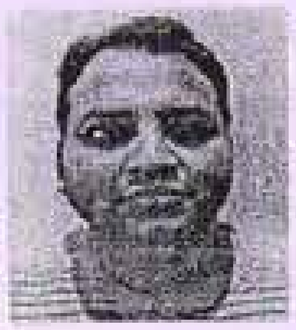
Validity unknown
Digitally signed by Jaideep Bhardwaj
Date: 2015.05.29 16:10:44 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.

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

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



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

पता:
आत्मज: महेश चन्द्र अग्रवाल,
3/166, विवेक खंड-3,
गोमतीनगर, लखनऊ,
उत्तर प्रदेश - 226010

Address:
S/O: Mahesh Chandra Agarwal,
3/166, vivek khand-3, Gomtinagar,
Lucknow,
Uttar Pradesh - 226010

2248 9631 9397

2248 9631 9397

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

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: Qazi Khaliqur Rahman, Flat no-203, Silver Height Appartment, Gulshan Enclave, Khurram Nagar, Vikas Nagar, Lucknow,
Uttar Pradesh - 226022

Date: 01/04/2016

आपका आधार क्रमांक/ Your Aadhaar No.:

5307 3256 0633

मेरा आधार, मेरी पहचान

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

सूचना

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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9936150762

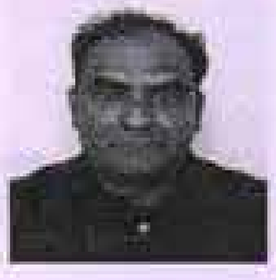
Signature valid
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.01.01 17:23:45 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज कराने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी.

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

भारत सरकार
GOVERNMENT OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



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

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

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

5307 3256 0633

मेरा आधार, मेरी पहचान

5307 3256 0633

MERA AADHAAR, MERI PEHACHAN

भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UTH2302008

निर्वाचक का नाम :
फादर सिंह
Elector's Name:
[illegible]
पिता का नाम : [illegible] सिंह
Father's Name: [illegible]
लिंग / Sex : पुरुष / Male
जन्म तिथि / DOB : 01/09/1960

UTH2302008
पता - म.नं.425/340/1,
अम्बेडकर,
तहसील-लखनऊ, जिला-लखनऊ

Address- HNo.425/340/1,
Ambedkar [illegible]
TEH-Lucknow DIST-Lucknow

Date : 7-1-2013
171 - [illegible] निर्वाचन
[illegible]
अधिकारी के हस्ताक्षर की अनुकृति

Facsimile Signature of the Electoral Registration Officer for 171-Lucknow West - Constituency

10/01/2014

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली में दर्ज करवाने तथा उस पते पर इसी नम्बर का कार्ड पाने के लिए सम्बन्धित फार्म में यह कार्ड नम्बर अवश्य लिखें

In case of change in address, mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with the same number.

Jamee
9793114777

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 **3212.54** sq.mtrs of Tower No.B-4 situated at Omaxe Integrated Township at Sultanpur Road, Sarsawan, Lucknow
5.	v-Code	-	1125

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

6.	Unit of Measurement	-	Square Meter
7.	Proportionate land	-	**3212.54**
8.	Location of Road	-	Not on any segment road.
9.	Other description	-	situated at 24 meter wide Road
	Sale Consideration	:	Rs. 4,44,53,522/-
	Valuation	:	Rs.5,73,47,505 /-
	Stamp Duty	:	Rs. 40,15,000 /-

No. of Vendor - 1 No. of Vendee - 1

Details Of Vendor	Details Of Vendee
Omaxe Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 19 B First Floor, Omaxe Celebration Mall, Sohana Road, Gurgoan 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.	**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.

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

- : SALE DEED: -

This DEED OF SALE made on this **23rd** day of **August, 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, Gurgoan 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

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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 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 WHERE AS 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

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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 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 the Lucknow Development Authority (LDA) has granted development permission(s) vide permit no. 41815 dated July 21, 2017 with the validity till July 20, 2022.

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

AND WHEREAS on the request of Vendee the Vendor has agreed to transfer the FSI of Tower No.**B-4** on proportionate land area of 3212.54Sq.Mtrs.as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of **Rs. 4,44,53,522 /-** (Rupees Four Crore Forty Four Lakh Fifty Three Thousand Five Hundred and Twenty Two 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 3212.54 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 services to constructed Residential Complex will also not be denied to the Vendee or anybody.

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

(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. 4,44,53,522 /-** (Rupees Four Crore Forty Four Lakh Fifty Three Thousand Five Hundred and Twenty Two 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-

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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 3212.54 Sq. meter relating to FSI of tower no. B-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.

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

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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 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

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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.

11. That the Vendor has 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

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

Contd.....

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 purchasers of the apartment shall abide the terms and conditions of Integrated Township policy and also abide the terms and

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For Rishita Developers Pvt. Ltd.
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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.

21. That the property is situated in the Omaxe City (Sarsawan).The

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Auth. Signatory

For Rishita Developers Pvt. Ltd.
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Contd.....

विक्रय पत्र

44,453,522.00 /	57,347,505.00	20,000.00	100	20,100.00	0	
प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग	

रिषिता डे0प्रा0लि0 द्वारा अधि0हस्0 सुधीर कुमार अग्रवाल

पुत्र श्री महेश चन्द्र अग्रवाल

व्यवसाय नौकरी

निवासी स्थायी आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/8/2017 समय 3:32PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)
उप-निबन्धक (द्वितीय)
लखनऊ
24/8/2017

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता

ओमेक्स लि0 द्वारा अधि0हस्0 राधे कृष्ण गोयल
पुत्र श्री स्व0 पी0 एस0 गोयल
पेशा नौकरी
निवासी द्वितीय तल टीसी-34/वी2 सुब्बर टावर
विभूति खण्ड गोमती नगर लखनऊ

क्रेता

रिषिता डे0प्रा0लि0 द्वारा अधि0हस्0 सुधीर कुमार अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा नौकरी
निवासी आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखनऊ

ने निष्पादन स्वीकार किया ।

जिनकी पहचान काजी सईदुर रहमान
स्व.काजी खलीकुर रहमान

पेशा नौकरी

निवासी 203,सिल्वर हाइट, अपार्टमेन्ट खुर्रमनगर,लखनऊ

व तनवीर सिद्दीकी
रईस सिद्दीकी

पेशा नौकरी

निवासी 425/340/1 अम्बरगंज लखनऊ

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)
उप-निबन्धक (द्वितीय)
लखनऊ
24/8/2017

विक्रेता

Registration No.: 10107 Year : 2,017 Book No. : 1

0101 ओमेक्स लि0 द्वारा अधि0हस्0 राधे कृष्ण गोयल

स्व0 पी0 एस0 गोयल

द्वितीय तल टीसी-34/वी2 साइबर टावर विभूति खण्ड गोमती नगर २

नौकरी

subject land is situated more than 100 meter away from Amar Shaheed Path. The circle rate fixed as Rs. 22,500/- per sq.mtr. since the said land exists on 24 mtrs road. The land area for the FSI of said Tower is 3212.54 Sq. 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 2212.54 Sq. Mtr. at the rate of Rs. 15750/- comes to Rs. 3,48,47,505/- (Rupees Three Crore Forty Eight Lacs Forty Seven Thousands Five Hundred and Five only) Hence the market value of the land comes to Rs.5,73,47,505/-(Rupees Five Crore Seventy Three Lacs Forty Seven Thousand Five Hundred and Five Only) on which the stamp duty of Rs. 40,15,000/-(Rupees Forty Lacs fifteen Thousand Only) has been paid by the Vendee. The subject matter is this sale deed is FSI relating to part of Open No. GH-2 having no construction over the land.

SCHEDULE OF PROPERTY

Proportionate land Area **3212.54** Sq. meter of tower B-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:

Boundary of said Property

TOWER NO: B-4

East –Tower No.B -5.

West – Setback area and thereafter Tower No. A-4.

North – Setback area and thereafter 24 mtr wide road.

South - Setback area and thereafter club site.

OMAXE Limited

Auth. Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

Contd.....

SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 4,44,53,522 /-** (Rupees Four Crore Forty Four Lakh Fifty Three Thousand Five Hundred and Twenty Two only)to the promoter/vender in the following manner:-

1. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514272 drawn on State Bank of India, Ismailganj Branch, Lucknow.
2. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514273 drawn on State Bank of India, Ismailganj Branch, Lucknow.
3. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514274 drawn on State Bank of India, Ismailganj Branch, Lucknow.
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514284 drawn on State Bank of India, Ismailganj Branch, Lucknow.
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide chequeNo. 514285 drawn on State Bank of India, Ismailganj Branch, Lucknow.
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514286 drawn on State Bank of India, Ismailganj Branch, Lucknow.
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514292 drawn on State Bank of India, Ismailganj Branch, Lucknow.
8. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514293 drawn on State Bank of India, Ismailganj Branch, Lucknow
9. **Rs. 39,52,701/-** (Rupees Thirty Nine Lacs Fifty Two Thousand Seven Hundred and One Only) vide cheque No. 514283 drawn on State Bank of India, Ismailganj Branch, Lucknow.
10. **Rs. 56,286/-** (Rupees Fifty Six Thousand Two Hundred and Eighty Six Only) vide cheque No. 930790 drawn on State Bank of India, Ismailganj Branch, Lucknow.
11. **Rs.4,44,535/-** (Rupees Four Lacs Forty Four Thousand Five Hundred and Thirty Five Only) is deduction towards TDS.

OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.
Authorised Signatory

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क्रेता

Registration No. : 10107 Year : 2,017 Book No. : 1

0201 रिपिता डे0प्रा0लि0 द्वारा अधि0हस्0 सुधीर कुमार अग्रवाल

महेश चन्द्र अग्रवाल

आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखनऊ

नौकरी

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 Sajjad Rehman
S/o Late Q.K. Rehman
203, Silvantenglid
Khurramnagar
Lucknow (UP)

OMAXE Limited
Auth. Signatory
VENDOR
(PAN- AAACO0171H)

2. TANVIR SIDDIQUI
S/O RAIS SIDDIQUI
425/340/1 AMBER GANJ
LUCKNOW

For Rishita Developers Pvt. Ltd.
Authorised Signatory
VENDEE
(PAN - AAECR1191G)

Drafted by -
Advocate
Civil Court, Lucknow
Mob. No. 9415229617
Regn. No. 1320/1972

Typed by -
(ShubhamMaurya)
Civil Court, Lucknow

Contd.....

गवाह

Registration No.: 10107 Year : 2017 Book No. : 1

W1 काजी सईदुर रहमान

स्व.काजी खलीकुर्र रहमान

203,सिल्वर हाइट, अपार्टमेन्ट खुर्रमनगर,लखनऊ

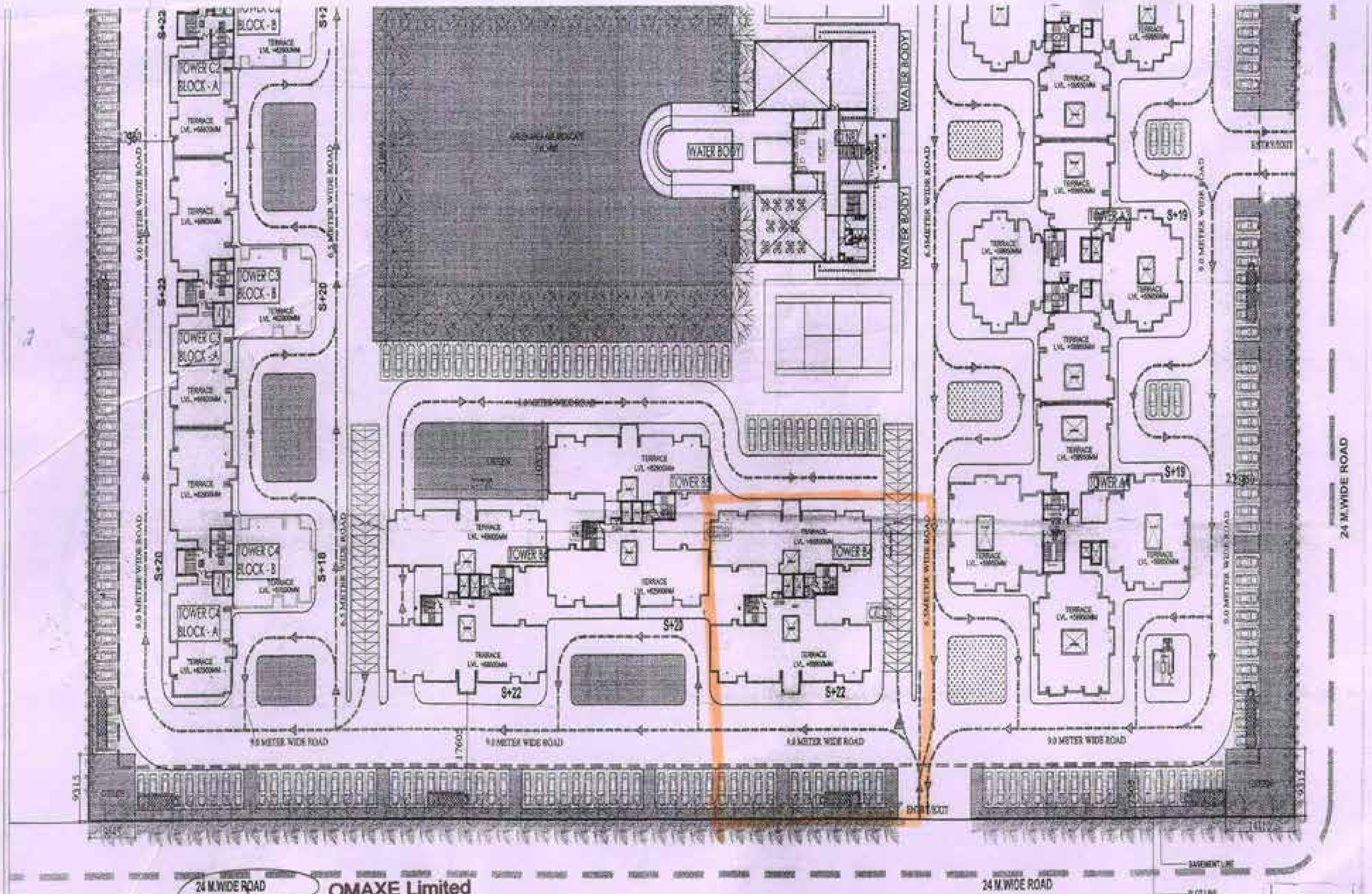
नौकरी

W2 तनवीर सिददीकी

रईस सिददीकी

425/340/1 अम्बरगंज लखनऊ

नौकरी



24 M.WIDE ROAD

OMAXE Limited

Auth. Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

SITE PLAN

	BOTANICAL NAME	COMMON NAME	PHYSIOGNOMY

FAR CALCULATION

आज दिनांक **24/08/2017** को

वही सं. **1** जिल्द सं. **19990**

पृष्ठ सं. **29** से **62** पर कमांक **10107**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

24/8/2017