

I-10/05/12



सत्यमेव जयते

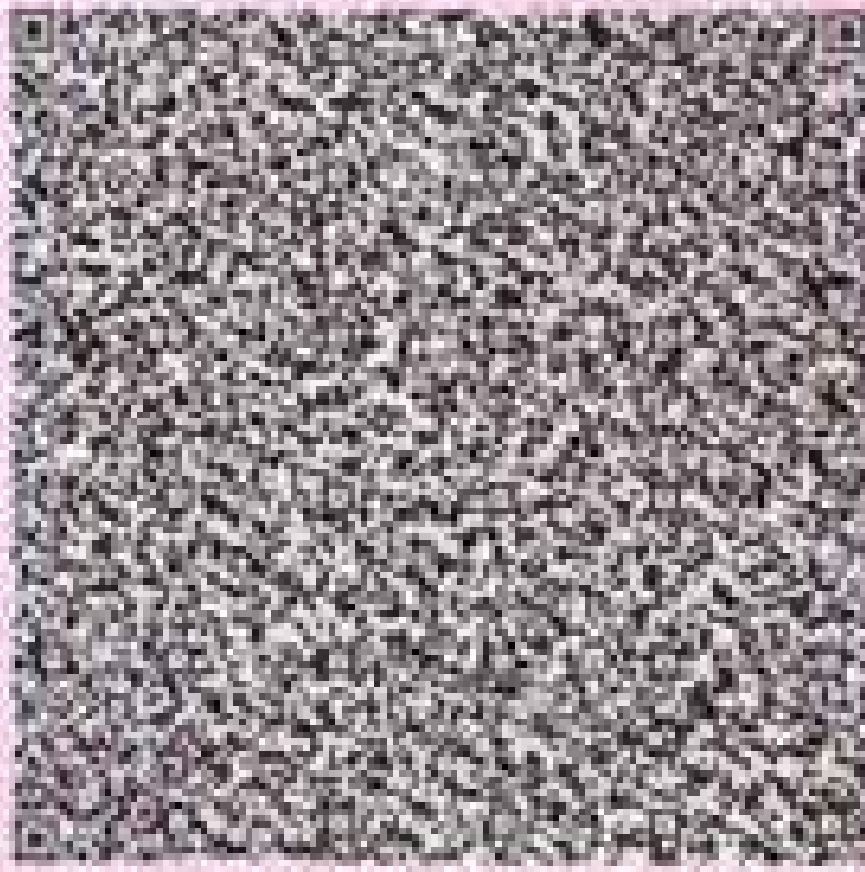
INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP03564523155071P
Certificate Issued Date	: 22-Aug-2017 02:19 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104277664887070P
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-C4, 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.)	: 35,75,000 (Thirty Five Lakh Seventy Five Thousand only)

24625



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

OMAXE Limited
[Signature]
Auth. Signatory

For Rishita Developers Pvt. Ltd.

[Signature]
Authorized Signatory

UP 0001843831

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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.

GENERAL INFORMATION

1. The examination is held in the month of...

2. The duration of the examination is...

3. The medium of the examination is...

4. The syllabus of the examination is...

5. The candidates are advised to...

6. The candidates are advised to...

7. The candidates are advised to...

8. The candidates are advised to...

9. The candidates are advised to...



10. The candidates are advised to...

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12. The candidates are advised to...



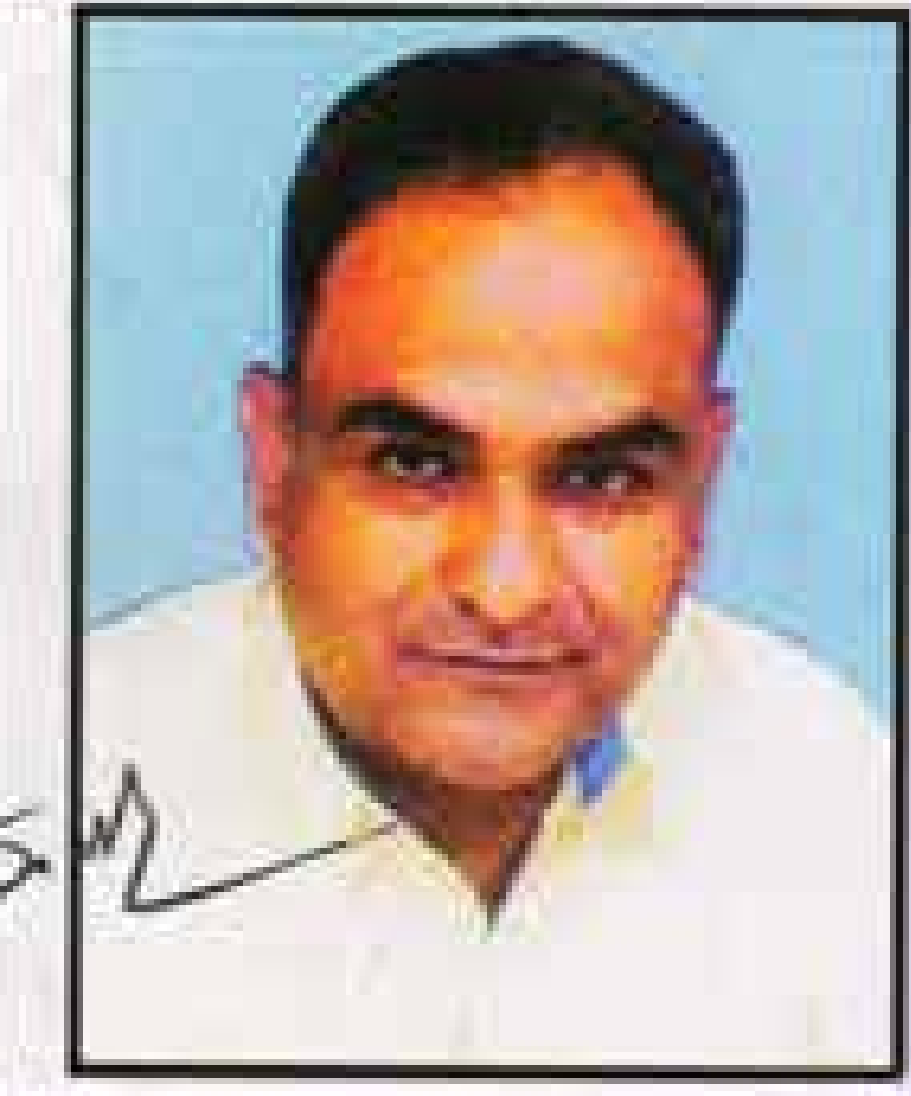



OMAKE LIST

Auto Stamp

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20005 Ju

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 खुरमनगर, लखनऊ	
					तनवीर सिद्दीकी पुत्र श्री रईस सिद्दीकी म0सं0 425/340/1, अम्बरगंज, तहसील-लखनऊ, जिला-लखनऊ	

25601
34

Tanveer



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

Not Registratory.

Rishi



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

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

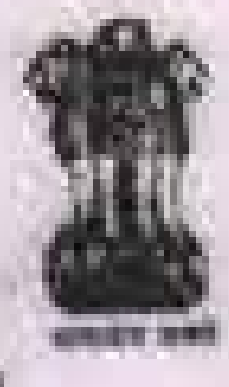
9555 6934 6176

1947
1800 300 1947

help@uidai.gov.in

www.ww
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SUDHIR KUMAR AGARWAL



भारत सरकार
GOVT. OF INDIA

MAHESH CHANDRA AGARWAL

30571677
Permanent Account Number
AGXPAN65H

Signature



For Rishita Developers Pvt. Ltd.
Rishita Kumar Agarwal
Authorized Signatory/Director



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



E-Aadhaar Letter

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

Sudhir Kumar Agarwal (सुधीर कुमार अग्रवाल)

सूचना

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

- 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.:

2248 9631 9397



INFORMATION

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

Sudhir Kumar Agarwal

Validity unknown
Digitally signed by Sudhir Kumar Agarwal
Date: 2015.05.29 10:44 IST

आधार-आम आदमी का अधिकार

1947
1800 300 1947

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- 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 सहायित 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.



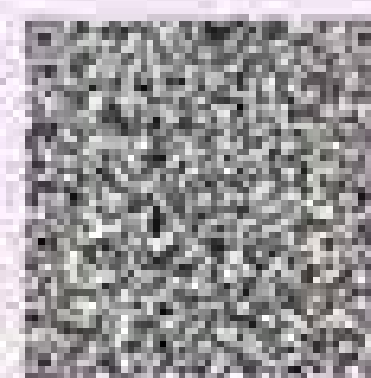
भारत-सरकार
GOVERNMENT OF INDIA



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

Date: 01/04/2016

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

मूचना

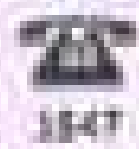
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रामाणिकता द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/Your Aadhaar No.:

5307 3256 0633



मेरा आधार, मेरी पहचान



1847



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INFORMATION

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

Handwritten signature and number: 9936130762

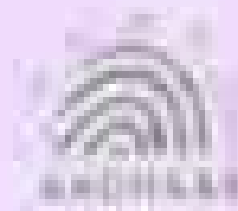
Signature valid

Digitally signed by QUAZI SAYEED UR REHMAN, Unique Identification Authority of India
Date: 2016.04.01 12:24:55

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना सर्वोत्तम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।
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- Please update your mobile number and e-mail address. This will help you to avail various services in future.



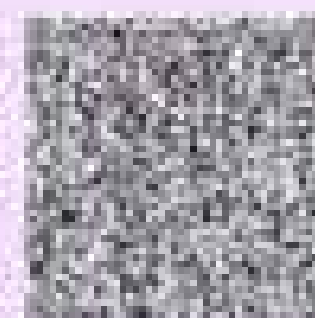
भारत सरकार
GOVERNMENT OF INDIA



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:

संबंधित: 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 :
रमेश सिद्धीक

(Voter's Name)
RAMESH SIDDIKI

पता का नाम : पूर्व सिद्धीक

(Former Name) : RAMESH SIDDIKI

लिंग / Sex : पुरुष / Male

कार्यकाल / DOB : 01/08/1960

UTH2302008

पता - म.सं.425/340/1,
अम्बरगंज,

तहसील-सखनऊ, जिला-सखनऊ

Address- HNo.425/340/1,
Ambarganj

TEH-Lucknow, DIST-Lucknow

Date: 7-1-2013

171 - लखनऊ पूर्व निर्वाचन क्षेत्र
निर्वाचक के हस्ताक्षर की अनुमति

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

104/1204

पता बदलने पर, नये पते पर अपना
नाम निर्वाचक नामावली में दर्ज करवाते
तथा इस पते पर इसी नम्बर का कार्ड
पाने के लिए सम्बन्धित कार्ड में यह
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.

Handwritten signature and number:
9793114777

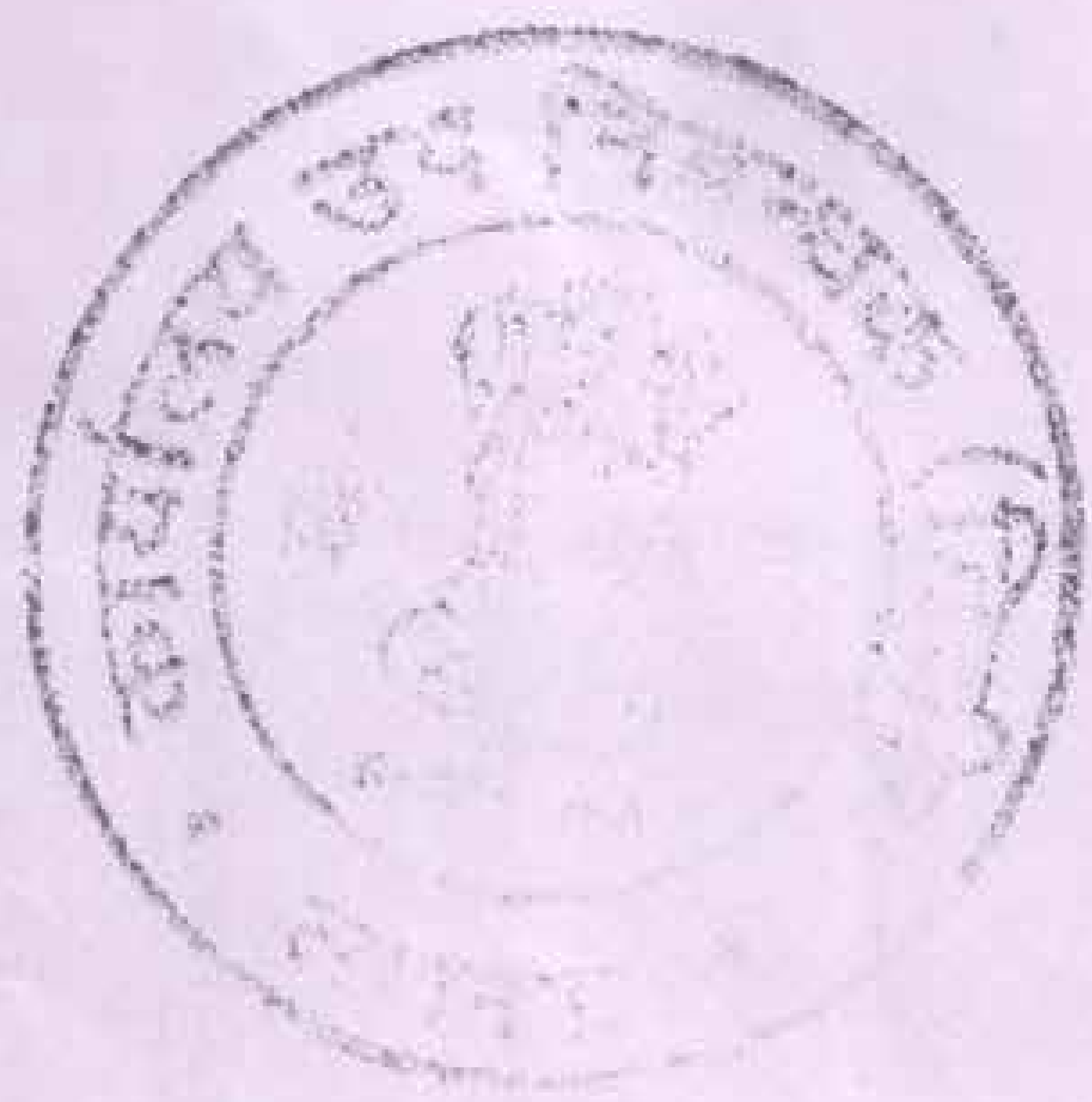
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Brief Detail Of Sale - Deed

- | | | | |
|----|------------------------|---|--|
| 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 2813.67 sq.mtrs of
Tower No. C-4 situated at
Omaxe Integrated Township at
Sultanpur Road, Sarsawan,
Lucknow |
| 5. | v-Code | - | 1125 |


OMAXE Limited
Auth. Signatory

Contd.....

For Rishita Developers Pvt. Ltd.

Authorised Signatory

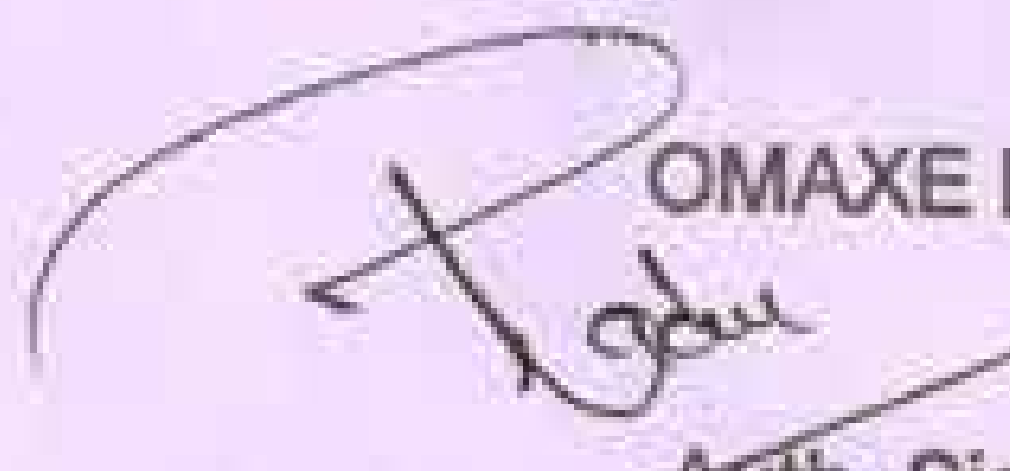



6. Unit of Measurement - Square Meter
7. Proportionate land - 2813.67
8. Location of Road - Not on any segment road.
9. Other description - situated at 24 meter wide Road
- Sale Consideration : Rs. 3,89,33,990/-
- Valuation : Rs.5,10,65,303 /-
- Stamp Duty : Rs. 35,75,000 /-

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>


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, 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

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.

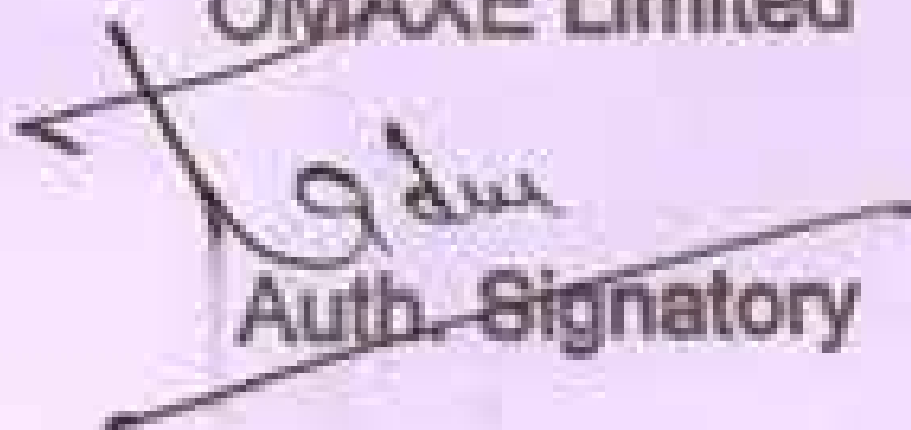
AND WHEREAS a High Power Committee constituted as per the guidelines and provisions of the Integrated Township Policy selected Omaxe Ltd. (the seller) for the development of Integrated Township on Sarsawan, Amar Shaheed Path, Lucknow and Development Agreement was accordingly executed between Omaxe Ltd.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

OMAXE Limited

Auth. Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

Contd.....

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 the 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.....

The first part of the document is a letter from the Secretary of the State to the Governor, dated the 10th of January, 1862. The letter is addressed to the Governor and is signed by the Secretary. The letter is a copy of a letter from the Secretary of the State to the Governor, dated the 10th of January, 1862. The letter is a copy of a letter from the Secretary of the State to the Governor, dated the 10th of January, 1862.



AND WHEREAS on the request of Vendee the Vendor has agreed to transfer the FSI of Tower No.C-4 on proportionate land area of 6026.21Sq.Mtrs. as per approved layout with respect to the development of Group Housing on Plot no: GH-2 for a consideration of **Rs. 3,89,33,990 /-** (Rupees Three Crore Eighty Nine Lakh Thirty Three Thousand Nine 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 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 2813.67 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.....

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- (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.

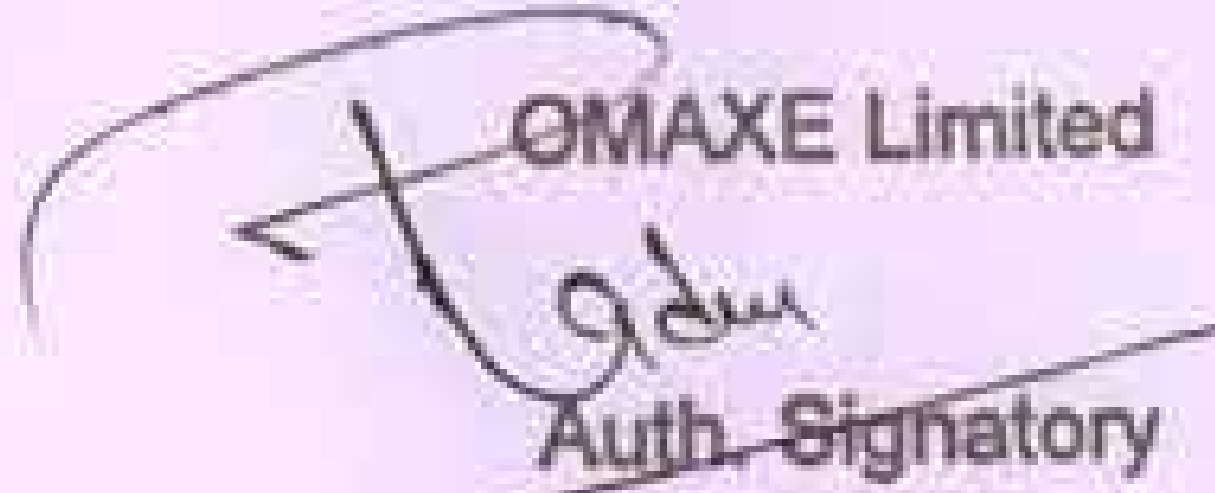
AND WHEREAS, the Vendee has checked, verified in details and satisfied itself on the point of the land right, title and permission. NOC obtained by the concerned authority by the Vendor in the aforesaid Group Housing, Residential Complex.

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. 3,89,33,990 /-** (Rupees Three Crore Eighty Nine Lakh Thirty Three Thousand Nine Hundred and Ninety 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


OMAXE Limited
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For Rishita Developers Pvt. Ltd.

Authorized Signatory

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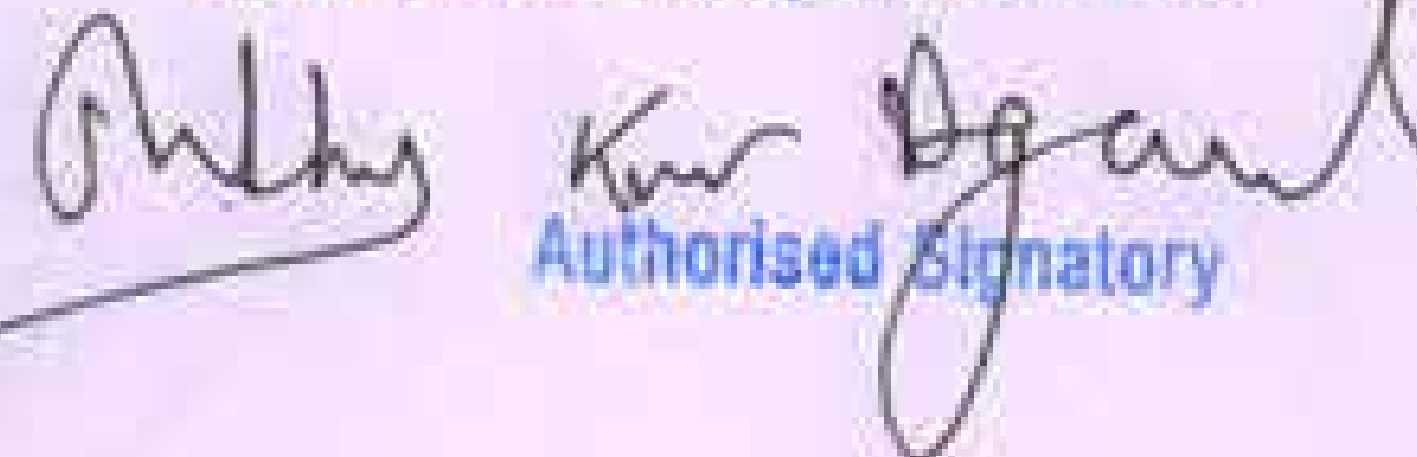
assigns the right of construction for availing available and to be available FAR/FSI in respect of the land reserved for Group Housing No. GH-2 with Proportionate land Area 2813.67 Sq. meter., relating to FSI of tower no.C-4 situated within GH-2 in Omaxe Integrated Township at Sultanpur Road, Sarsawan, 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 which the building is or to be constructed and it is relevant for the

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For Rishita Developers Pvt. Ltd.


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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 represents to the Vendor that the Vendee shall carry out any or


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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 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 statutory period.


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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 conditions mentioned in the term sheet and subsequent MOU,


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For Rishita Developers Pvt. Ltd.

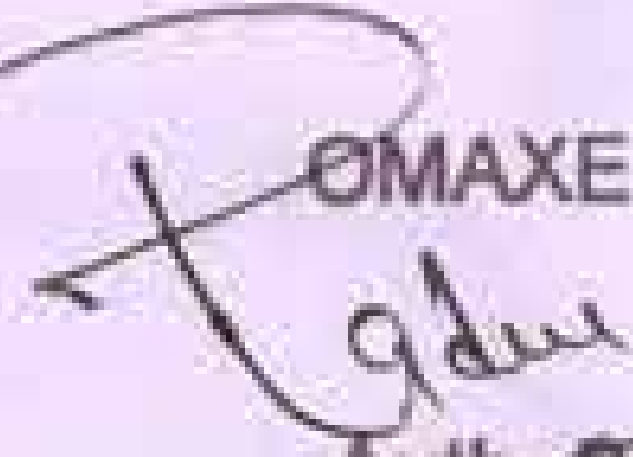
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Notice, Policy, Circular etc. executed between Vendor and Vendee.

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 subject land is situated more than 100 meter away from Amar

OMAXE Limited

Auth. Signatory

For Rishita Developers Pvt. Ltd.

Authorised Signatory

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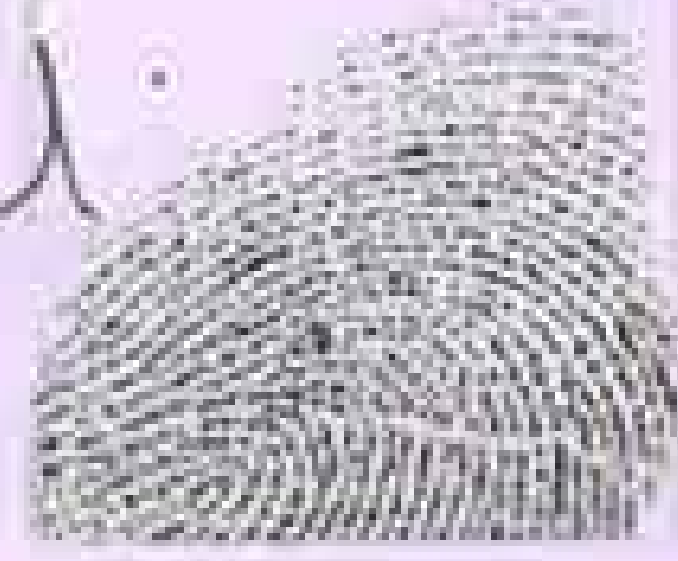
विक्रय पत्र

38,933,990.00 / 51,065,303.00 20,000.00 100 20,100.00 0

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग अर्द्ध लगभग

रिश्ता डे०प्रा०लि० द्वारा अधि०हस्० सुधीर कुमार अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल

Shelky Kumar Agrawal



व्यवसाय नौकरी
निवासी स्थान आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/8/2017 समय 3:28PM
बड़े नियन्त्रण हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Shelky Kumar Agrawal

रूपम श्रीवास्तव (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

24/8/2017

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. पलेखानुसार उक्त
विक्रेता केता

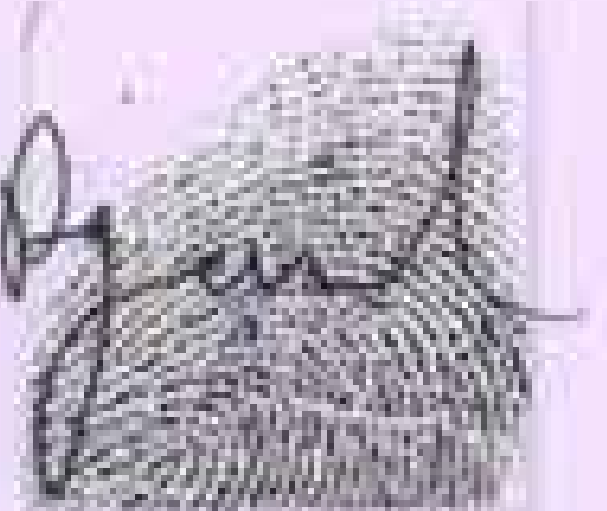
ओमेक्स लि० द्वारा अधि०हस्० राधे कृष्ण गोयल
पुत्र श्री स्व० पी० एस० गोयल
पेशा नौकरी
निवासी द्वितीय तल टीसी-34/वी2 साइबर टावर
विभूति खण्ड गोमती नगर लखनऊ

Radhe Krishna Goel



रिश्ता डे०प्रा०लि० द्वारा अधि०हस्० सुधीर कुमार
अग्रवाल
पुत्र श्री महेश चन्द्र अग्रवाल
पेशा नौकरी
निवासी आनन्द टावर प्रथम तल 116-117 विभूति
खण्ड गोमती नगर लखनऊ

Shelky Kumar Agrawal



ने निष्पादन स्वीकार किया।

जिनकी पहचान काजी सइदुरहमान
स्व० काजी खलीकुरहमान

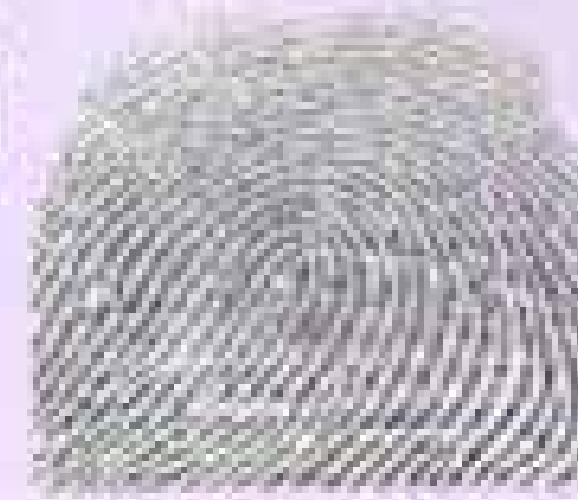
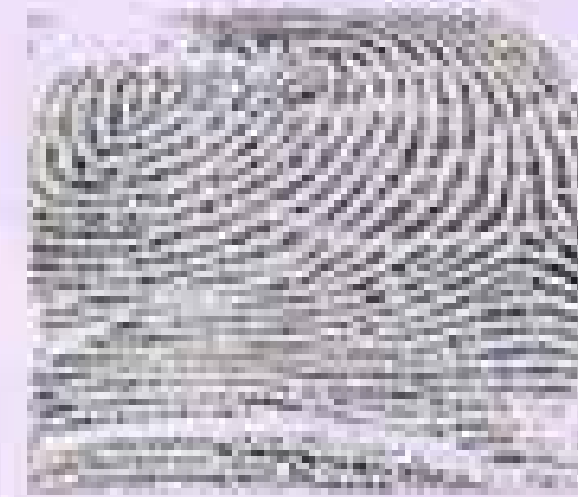
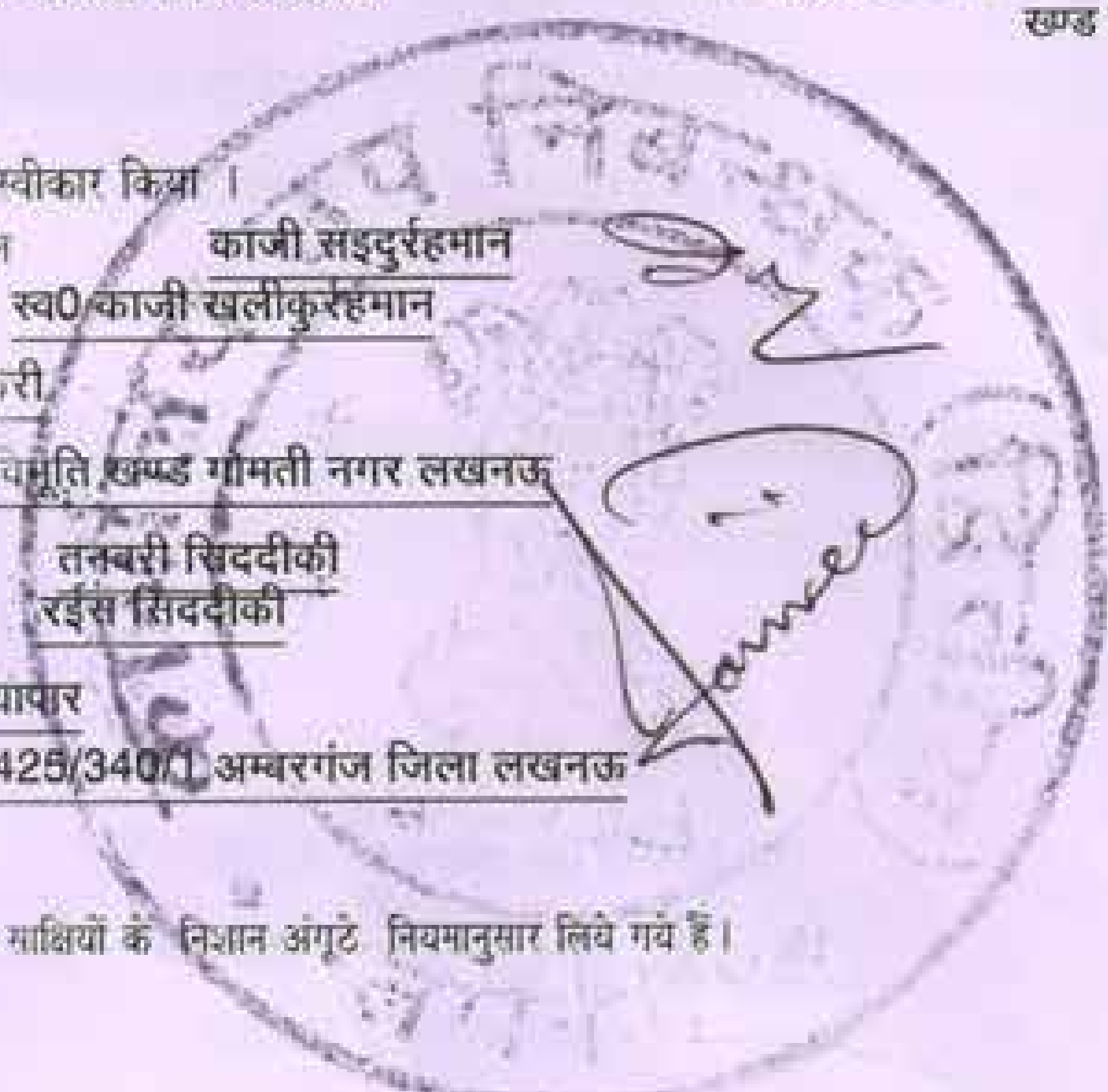
पेशा नौकरी
निवासी विभूति खण्ड गोमती नगर लखनऊ

व तन्वरी सिददीकी
रईस सिददीकी

पेशा व्यापार
निवासी 425/340/1 अम्बरगंज जिला लखनऊ

ने की।

प्रत्यक्षता भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव (प्रभारी)
उप-निबन्धक (द्वितीय)

लखनऊ

24/8/2017

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 2813.67Sq. meter. Market value of the land area for first 1000 sq.mtr. at the rate comes to Rs. 2,25,00000/- (Rupees Two Crore Twenty Five Lacs only) Market value of remaining area of 1813.67 Sq. Mtr. at the rate of Rs. 15750/- comes to Rs. 2,85,65,303/- (Rupees Two Crore Eighty Five Lacs Sixty Five Thousands Three Hundred and Three only) Hence the market value of the land comes to Rs.5,10,65,303/-(Rupees Five Crore Ten Lacs Sixty Five Thousand Three Hundred and Three Only) on which the stamp duty of Rs.35,75,000/-(Rupees Thirty Five Lacs Seventy Five Thousand Only) has been paid by the Vendee. The subject matter of this sale deed is FSI relating to part of Open plot no. GH-2 having no construction over the land.

SCHEDULE OF PROPERTY

Proportionate land Area 2813.67 Sq. meter of tower C-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

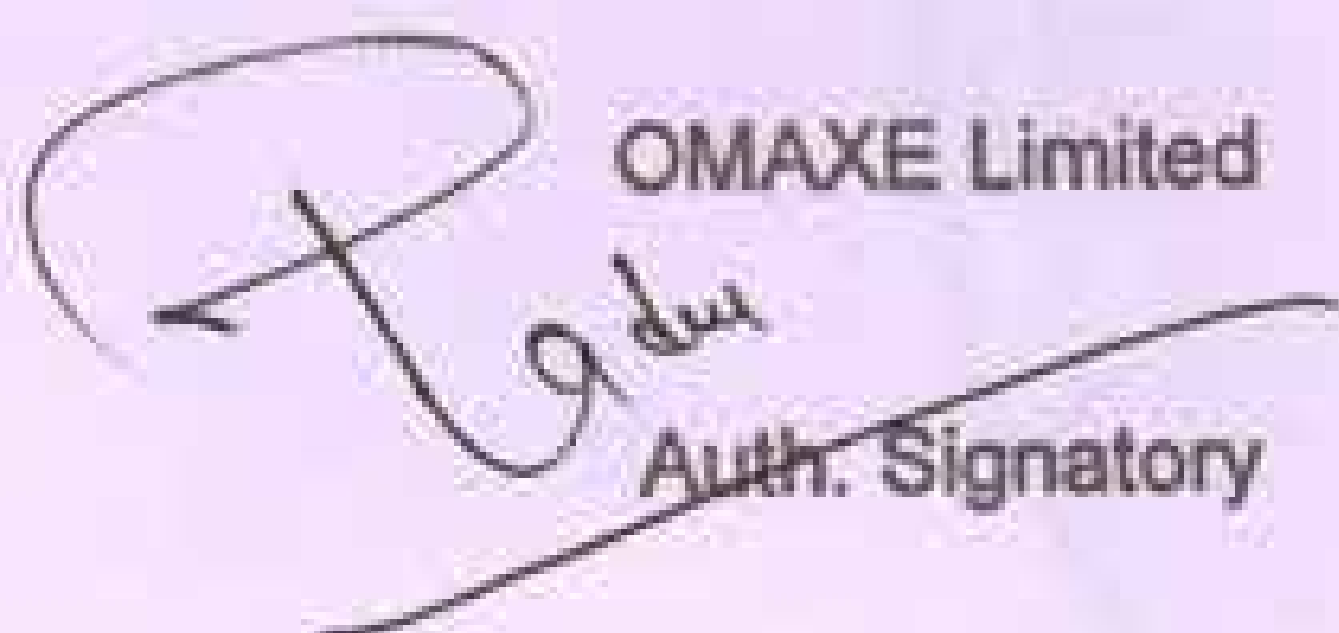
TOWER NO: C-4

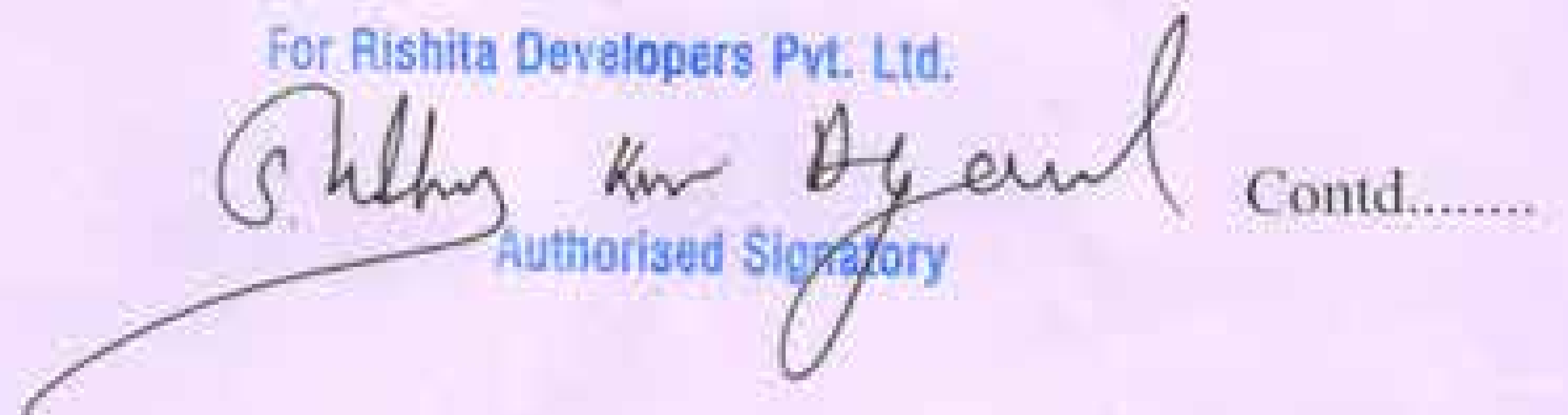
East – Setback area and thereafter others proposed site.

West – Setback area and thereafter Tower No.B-6.

North –Setback area and thereafter 24 mtr wide road.

South -Green area and Tower No: C-3


OMAXE Limited
Auth. Signatory

For Rishita Developers Pvt. Ltd.

Authorized Signatory Contd.....

विक्रेता

Registration No.: 10105

Year : 2,017

Book No. : 1

0101 ओमेक्स लि0 द्वारा अधि0 हस्त0 राधे कृष्ण गोयल

रव0 पी0 एस0 गोयल

पिंपीय तल टीसी-34/वी2 साइबर टावर विमूक्ति खण्ड गोमती नगर २
नोकरी



SCHEDULE OF PAYMENT

The Vendee has paid the sale consideration of **Rs. 3,89,33,990 /-** (Rupees Three Crore Eighty Nine Lakh Thirty Three Thousand Nine Hundred and Ninety only) to the promoter/vender in the following manner:-

1. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514294 drawn on State Bank of India, Ismailganj Branch, Lucknow
2. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514295 drawn on State Bank of India, Ismailganj Branch, Lucknow
3. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514296 drawn on State Bank of India, Ismailganj Branch, Lucknow
4. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514297 drawn on State Bank of India, Ismailganj Branch, Lucknow
5. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514298 drawn on State Bank of India, Ismailganj Branch, Lucknow
6. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514299 drawn on State Bank of India, Ismailganj Branch, Lucknow
7. **Rs. 50,00,000/-** (Rupees Fifty Lacs Only) vide cheque No. 514300 drawn on State Bank of India, Ismailganj Branch, Lucknow
8. **Rs. 29,21,820 /-** (Rupees Twenty Nine Lacs Twenty One Thousand Eight Hundred and Twenty Only) vide cheque No. 514341 drawn on State Bank of India, Ismailganj Branch, Lucknow
9. **Rs. 6,22,830/-** (Rupees Six Lacs Twenty Two Thousand Eight Hundred and Thirty Only) vide cheque No.930791 drawn on State Bank of India, Ismailganj Branch, Lucknow
10. **Rs.3,89,340/-** (Rupees Three Lacs Eighty Nine Thousand Three Hundred and Seventy Four Only) is deduction towards TDS.

OMAXE Limited


Auth. Signatory

For Rishita Developers Pvt. Ltd.


Authorised Signatory

Contd.....

क्रेता

Registration No. : 10105

Year : 2017

Book No. : 1

0201 शिशिता डे0प्रा0लि0 द्वारा अधि0हस्0 सुधीर कुमार अग्रवाल
महेश चन्द्र अग्रवाल
आनन्द टावर प्रथम तल 116-117 विभूति खण्ड गोमती नगर लखन-
नौकरी



Shishu Kumar Agrawal




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 Sajeeb Rahman
S/o Kati D.K. Rehman
203, Silver Street, LB App 1
Khurram Nagar
Lucknow


OMAXE Limited
Auth. Signatory

VENDOR
(PAN- AAACO0171H)


2. Tahir Siddiqui
S/o Kati Siddiqui
42/340/1, Amber Gatis
Lucknow

For Rishita Developers Pvt. Ltd

Authorised Signatory

VENDEE
(PAN - AAECR1191G)

Drafted by -



Advocate

Civil Court, Lucknow

Mob. No. 9452256917

Regn. No. 1320/1972

Typed by



(Shubham Maurya)

Civil Court, Lucknow

गवाह

Registration No.: 10105

Year: 2017

Book No.: 1

W1 काजी सइदुरहमान

सो0 काजी खलीकुरहमान

विभूति खण्ड गोमती नगर लखनऊ

नौकरी



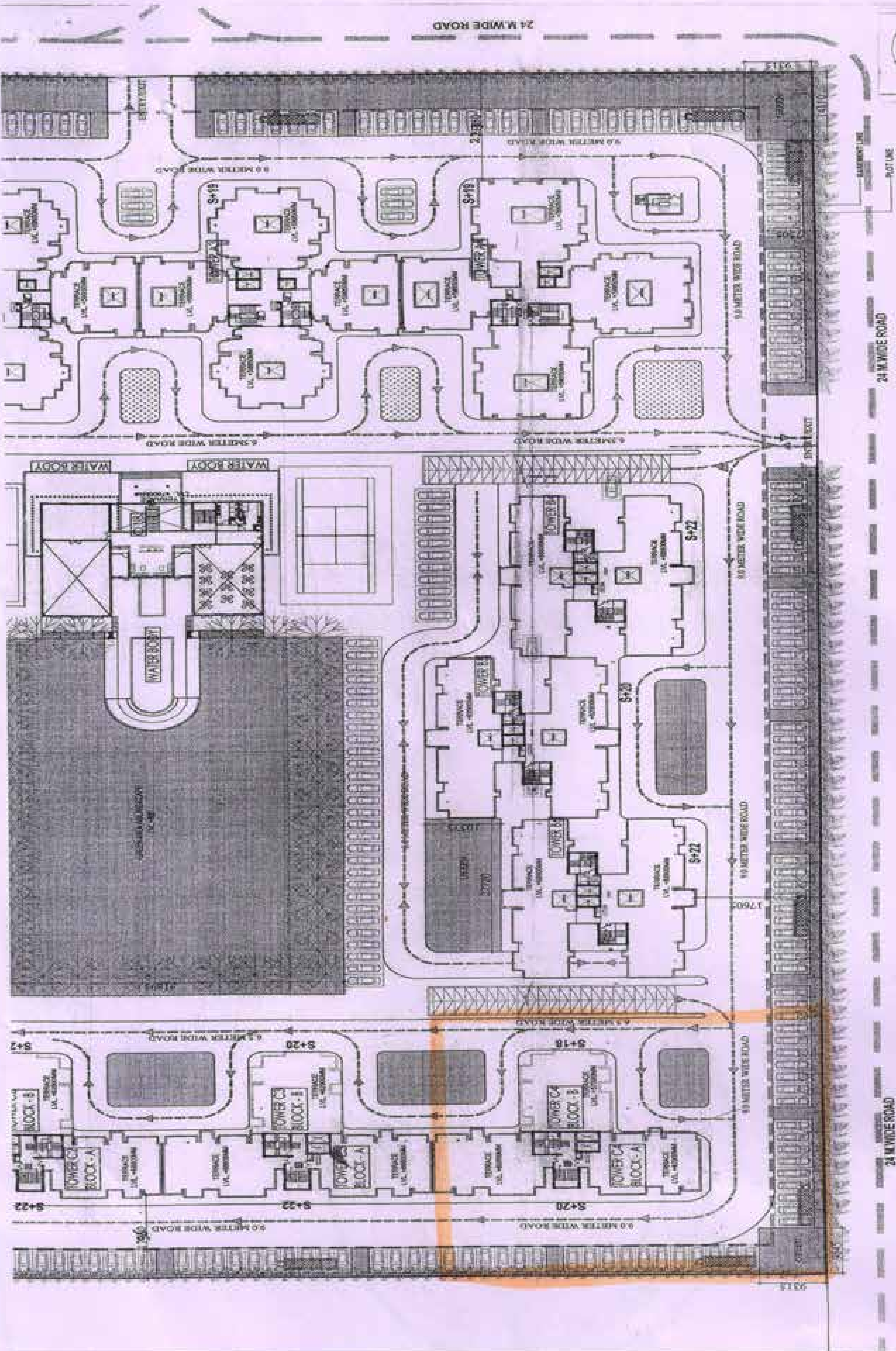
W2 तनवरी सिददीकी

रईस सिददीकी

425/340/1 अम्बरगंज जिला लखनऊ

ब्यापार





SITE PLAN

[Signature]

Auth. Signatory

OMAXE Limited

For Rishita Developers Pvt. Ltd.

[Signature]
Authorized Signatory

BOTANICAL NAME	COMMON NAME	PHYSIOLOGY
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DATE	SCALE	PROJECT
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18/06/2020

आज दिनांक 24/08/2017 को

वही सं. 1 जिल्द सं. 19989

पृष्ठ सं. 387 से 420 पर क्रमांक 10105

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


रूपम श्रीवास्तव (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

24/8/2017

