

Brief description of the Deed

1.	Nature of land	: Residential
2.	Ward/Pargana	: Lucknow (Code 111)
3.	Village	: Sarsawa (V code 112B)
4.	Description of Property	: Part of Khasra Plot Numbers as per Schedule B of this Deed, situated at Village Sarsawa, Pargana, Tehsil Sarojini Nagar District Lucknow.
5.	Unit of Measurement	: Square Meter.
6.	Area of Property (land)	: 14,439.29 square meters.
7.	Position of Road (As per Parishisth)	: More than 500 meters away from Amar Shaheed Path.
8.	Other descriptions	: NIL.
9.	Total area of property (In case of Multi storey building)	: Not applicable
10.	Total covered area	: Not applicable
11.	Value of Trees	: No trees hence, Not applicable
12.	Boarding/ Wall/others	: Not applicable
13.	Year of Construction	: Not applicable
14.	Whether related to member of Cooperative Housing Society	: No
15.	Consideration	: Rs.22,71,01,775/- (Rupees Twenty Two crores, Seventy One Lacs, One thousand Seven hundred and Seventy Five only)
16.	Market Value	: Rs. 23,41,68,818/-
17.	Stamp Duty Payable	: Rs. 1,63,91,830 /-
18.	Stamp Duty paid on agreement	: Rs.50,15,100/-
19.	Stamp Duty paid on this deed	: Rs. 1,13,76,830/-

Achates Buildcons Pvt. Ltd. BALLAD CONBUILD PVT. LTD. For CHUM PROPERTIES PVT. LTD. For GAVEL PROPERTIES PVT. LTD.

Authorized Signatory

Auth. Signatory

Auth. Signatory

Auth. Signatory

For KARTIKAY BUILDWELL PVT. LTD. For Guru Rakhs Projects Pvt. Ltd. For HAKE DEVELOPERS PVT. LTD. For HAMLET BUILDWELL PVT. LT

Auth. Signatory

Auth. Signatory

Auth. Signatory

Auth. Signatory

For EMAAR MGF LAND LTD.

Suraj Infra ventures Pvt. Ltd

Suraj Infra Housing Pvt. Ltd

Authorized Signatory

Authorized Signatory

Authorized Signatory/Direct.

वाच सं. 561 स्टांप्प पत्र सं. 20/6
-10/01/17 / 10/01/17 / 10/01/17
स्टांप्प एक्ट की धारा-42 (क) के अर्न्तगत प्रमाण पत्र

प्रमाणित किया जाता है। कि इस लेख पत्र द्वारा हस्तान्तरित की जाने वाली सम्पत्ति का मूल्यंकन 957505022 रु. निर्धारित किया जाता है इस पर देय कमी स्टांप्प शुल्क सं. 1639/94 रु. राशि सं. 1000 अर्न्तगत 9835/24 कुल सं. 173054 रु. की दिनांक 12/09/16 को द्वारा ट्रेजरी पासवान सं. 6/02064 स्टेट बैंक ऑफ इंडिया, लखनऊ में जमा कर कर लेख पत्र पर स्टांप्प एक्ट की धारा पर (ग) के अर्न्तगत प्रमाण पत्र अंकित रूप में व्यक्त किया है।

अपर जिलाधिकारी (वि० एवं च०)
लखनऊ

10/01/17

आज दिनांक 12/09/2016 को
बही सं. 1 जिल्द सं. 18988
पृष्ठ सं. 247 से 298 पर क्रमांक 14223
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ
12/9/2016



1483/12



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

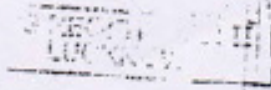
बेनाम पत्र

प्रमाणित किया जाता है कि निम्न अनुसूच
प्रदत्त गणना 5584/11 अंदा किया गया
भूदाय शुल्क रु. 52039000
बिक्रय पत्र में समाविष्ट किया गया।

एम निबन्धक नि 38
नं 12
15/2/17

Base Certificate No.
Certificate No.
Split 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.)

: IN-UP023812869362490
: IN-UP023882858924710
: 12-Sep-2016 03:17 PM
: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
: SUBIN-UPUPSHCIL01028544402556550
: SURAJ INFRAVENTURES PRIVATE LIMITED
: Article 23 Conveyance
: KHASRA PLOT NO 249, 253, 255, 317 and 328, VILL-SARSAWA
PAR AND TEH AND DIST-LKO
: ACHATES BUILDCON PRIVATE LIMITED AND OTHERS
: SURAJ INFRAVENTURES PRIVATE LIMITED
: SURAJ INFRAVENTURES PRIVATE LIMITED
: 63,50,020
(Sixty Three Lakh Fifty Thousand And Twenty only)



For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

Please write or type below this line
For RAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Achatas Buildcons Pvt. Ltd.

Authorised Signatory

For Acorn Developers Pvt. Ltd.

Authorised Signatory

For Acorn Estates Private Limited.

Auth. Signatory

For GEORGY PROPERTIES PVT. LTD.

Auth. Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

Suraj Infra ventures Pvt. Ltd.

Authorised Signatory

VO 0005309104

1. The validity of this Stamp Certificate should be verified at www.shcil.gov.in on the website renders it invalid.
2. The responsibility of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh


e-Stamp

Certificate No.	: IN-UP02902588138494P
Certificate Issued Date	: 15-Feb-2017 01:33 PM
Account Reference	: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0103481702709080P
Purchased by	: SURAJ INFRAVENTURES PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA PLOT NO 249 253 255 317 AND 328 VILL SARSAWA PAR AND TEH AND DIST LUCKNOW
Consideration Price (Rs.)	: .
First Party	: ACHATES BUILDCON PRIVATE LIMITED AND OTHERS
Second Party	: SURAJ INFRAVENTURES PRIVATE LIMITED
Stamp Duty Paid By	: SURAJ INFRAVENTURES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 95,22,000 (Ninety Five Lakh Twenty Two Thousand only)




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


For KARTIKAY BUILDWELL PVT. LTD.


Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.


Auth. Signatory


For Achates buildcons Pvt. Ltd.


Authorised Signatory

For Aamr Developers Pvt. Ltd.


Authorised Signatory

For Anulach Estates Private Limited


Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.


Auth. Signatory

EMAAR MGF LAND LTD.


Authorised Signatory

Suraj Infraventures Pvt. Ltd.

VO 0006726404

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.shcil.org available on the website renders it invalid.
The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.

Brief description of the Deed

1.	Nature of land	: Residential
2.	Ward/Pargana	: Lucknow (Code 111)
3.	Village	: Sarsawa (V code 1126)
4.	Description of Property	: Part of Khasra Plot Numbers as per Schedule B of this Deed, situated at Village Sarsawa, Pargana, Tehsil and District Lucknow.
5.	Unit of Measurement	: Square Meter.
6.	Area of Property (land)	: 14,439.29 square meters.
7.	Position of Road (As per Parishisth)	: More than 500 meters away from Amar Shaheed Path.
8.	Other descriptions	: NIL.
9.	Total area of property (In case of Multi storey building)	: Not applicable
10.	Total covered area	: 3625 Sq. Mt.
11.	Value of Trees	: No trees hence, Not applicable
12.	Boarding/ Well/Others	: Not applicable
13.	Year of Construction	: 2016
14.	Whether related to member of Cooperative Housing Society	: No
15.	Consideration	: Rs. 23,44,20,801/-
16.	Market Value (Land)	: Rs. 25,75,85,700/-
	Market Value (Structure)	: Rs.4,35,00,000/-
17.	Stamp Duty Payable	: Rs. 2,10,76,020/-
18.	Stamp Duty paid on agreement	: Rs. 52,04,000/-
19.	Stamp Duty paid on this deed	: Rs. 1,58,72,020/-

Boundaries

North : 45 meter wide road

For KARTIKAY BUILDWELL PVT. LTD.

Auth. Signatory

For GAVEL PROPERTIES PVT. LTD.

Auth. Signatory

For Acutech Estates Private Limited

Auth. Signatory

For Achates Buildcons Pvt. Ltd.

Authorised Signatory

For GEODESY PROPERTIES PVT. LTD.

Auth. Signatory

For Acorn Developers Pvt. Ltd.

Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

1

Suraj Infraventures Pvt. Ltd.

(Authorised Signatory/Director)


South : Proposed 12 meter wide road and Part of Khasra No.317, 318 and 328
East : Khasra No.-255 (Part) 258 and 257
West : Khasra No.223, 225 and part of 249

No. of First Party (FIRST PARTYs) : Six.
No. of Second Party (SECOND PARTY) : One.
No. of Confirming Parties : One

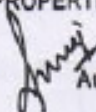
Description of the FIRST PARTY :-

1. **Kartikay Buildwell Private Limited**, (PAN - AACCK7892K) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001 through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 10/02/2017;
2. **Gavel Properties Private Limited**, (PAN - AACGG5761H) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 10/02/2017;
3. **Achates Buildcons Private Limited**, (PAN - AAFCAB058E) a company registered under the Companies Act, 1956, having its registered office at ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, through its Authorised Signatory Mr. Pankaj Tyagi, son of Mr. Jay Prakash Tyagi, authorised vide board resolution dated 10/02/2017;

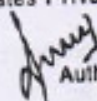
For KARTIKAY BUILDWELL PVT. LTD.


Auth. Signatory

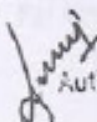
For GAVEL PROPERTIES PVT. LTD.


Auth. Signatory

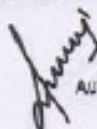
For Acutech Estates Private Limited


Auth. Signatory

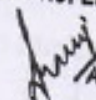
For Acorn Developers Pvt. Ltd.


Authorised Signatory

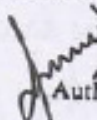
For Achates Buildcons Pvt. Ltd.


Authorised Signatory

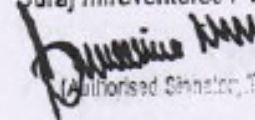
For GEODESY PROPERTIES PVT. LTD.


Auth. Signatory

For EMAAR MGF LAND LTD.


Authorised Signatory

Suraj Infraventures Pvt. Ltd.


Authorised Signatory

आज दिनांक 15/02/2017 को
वही सं. 1 जिल्द सं. 19380
पृष्ठ सं. 251 से 304 पर क्रमांक 1483
रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)
दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ
15/2/2017