

धनराशि जमा करने का चालान फार्म

उपकोषागार/बैंक का नाम व शाखा

SBI GBB LKO

1. जिस व्यक्ति (पदनाम कद आवश्यक हो) या

संस्था के नाम से धनराशि जमा की जा

रही है उसका नाम

Chinmay Infra Developers Pvt Ltd

2. पता

A-1, Vibhuti Chandra, Gramati Nagar LKO

3. एंजीकर संख्या/पक्ष का नाम व वाद

संख्या (यदि आवश्यक हो)

4. जमा की जा रही धनराशि का पूर्ण विवरण

(धनराशि किस हेतु जमा की जा रही है तथा

किस विभाग के पक्ष में जमा की जा रही है।)

5. चालान की सकल राशि

30,00,000/-

6. चालान की निबल राशि

7. लेखा शीर्षक का पूर्ण विवरण/लेखा

शीर्षक की/मुहर

8. लेखा शीर्षक की 13 डिजिट कोड

मुख्य लेखा-शीर्षक

उप-मुख्य-शीर्षक

लघु-शीर्षक

उप-शीर्षक

व्यतिरेक-शीर्षक

धनराशि (अंकों में)

0030

02

102

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00

30,00,000/-

धनराशि (शब्दों में)

Rs. thirty (acs only)

चालान में लेखाशीर्षक की पुष्टि करने वाले

विभागीय अधिकारी के हस्ताक्षर मुहर सहित

योग 30,00,000/-

जमाकर्ता का नाम व हस्ताक्षर

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या

दिनांक

RECEIVED BY TRANSFER

15 JUN 2012

शब्दों में रू०

भारतीय स्टेट्स बैंक
STATE BANK OF INDIA
राजकीय व्यवसाय शाखा, लखनऊ
(Gen. Business Branch, Lucknow)

प्राप्त किया

प्राप्तकर्ता के हस्ताक्षर उपकोषागार/
बैंक की मुहर सहित

For Chinmay Infra Developers (P) Ltd.

9335265901
ANAR Properties Infrastructure Ltd

विवरण :

शेकड (विवरण सहित)

(घनराशि रूप में)

नोट, लिफाफे

Verified by Rs. 300,000.00
Rupa: Thirty Lacs only

1000 X

Depos.

500 X

Vide

100 X

Date: 15/06/12

50 X

Chinnay Info Development P. Ltd.

20 X

Treasury Officer

10 X

Collectorate, Lucknow

5 X

16/06/12

2 X

1 X

DD No. 50 1141 dt- 12-06-12

चेक (पूर्ण विवरण के साथ)

योग :

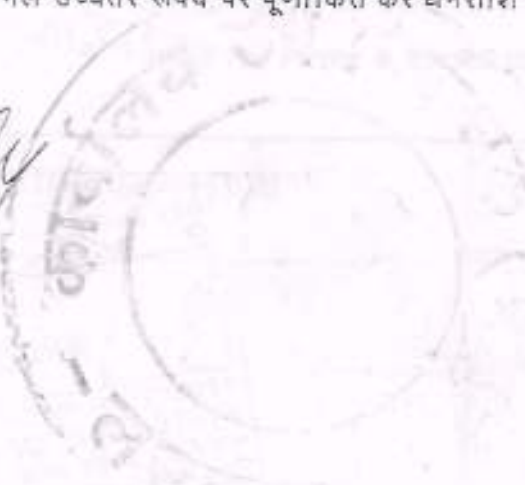
Rs = 30,00,000/-

टिप्पणी :

- 1- जिन विभागों में अधिक संख्या में चालानों द्वारा घनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक लेखा खण्ड-2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखों, की प्राप्तियां) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
- 2- जिन जमा घनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में घनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
- 3- यदि जमा की जाने वाली घनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की घनराशि को छोड़ दिया जायेगा एवं 50 पैसे या उससे अधिक की घनराशि का अगले उच्चतर रुपये पर पूर्णांकित कर घनराशि जमा की जायेगी।

30/06/12
Thirty Lacs only

Treasury Officer
Collectorate, Lucknow



22/12

11472/12

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

54AB 474857

CERTIFICATE

In pursuance of the order of the collector No.59.....

dated ...11.06.2012... passed under Section 10-A at the stamp
act is certified that an amount of Rs. = 30,00,000 =/- in words

(Rs. = thirty lac only) Only

has been paid by Chinmay Tupa Developers Pvt Ltd.

A-1, Vibhuti Khond, Gomati Nagar, Lucknow

in cash as stamp duty

in respect of this instrument in the State Bank of India Lucknow

by Challan No. ...57.060004... dated

...15.06.2012... a copy of which is annexed herewith.

Dated. 16-06-12

Chief Treasury Officer
Lucknow

- M. Anand Properties Infrastructure Ltd

Vibhuti
AUTHORISED SIGNATORYप्रिय रंजन कुमार
मुख्य वित्तियोगी
कलेक्टर, उत्तरप्रदेश

Ranjana



उत्तर प्रदेश UTTAR PRADESH



AUTHORISED SIGNATORY



Brief Detail of Sale Deed

1. Type of Property-Residential
2. Mohalla- Sushant Golf City, Sulanpur Road, Lucknow, (U.P.)
3. Detail of Property- Group Housing Plot of Land measuring 6583 sq. meter, situated at Block No. P & N of the group housing Property of Celebrity Greens at Sector B, Pocket-1 Group Housing Complex Plot No 1, Sushant Golf City, Sultanpur Road, Lucknow with a right of FSI for construction of building up to 131129.29 sq. feet

For Ansal Properties Infrastructure Ltd

For Chinmay Infra Developers (P) Ltd.

AUTHORISED SIGNATORY

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

AB 489885

- 2 -

(equivalent to 12182.21 sq. meter) in according to approved plan.

4. Measurement of Unit- Square meter.
5. Area of the property- 6583 sq. meter
6. Situation from road (as per appendix)-As per appendix 'Ka' of rate list- More than 100 meters from Amar Shaheed Path.
7. Other description- Situated at 6 meter wide Road and on two ways.
8. Area of the property (in case of multistoried building)- NA

For Anmol Properties Infrastructure Ltd.

Vikash
AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.

Ramendra
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

AB 489884

- 3 -

- | | | |
|-----|--|-----------------------|
| 9. | Valuation of trees- | NA |
| 10. | Boring/well/other- | NA |
| 11. | Constructed area- | NIL |
| 12. | Pertaining to the member of Housing Society- | NA |
| 13. | Consideration- | Rs. 3,67,16,200.36 /- |
| 14. | Market Value- | Rs. 4,31,91,280/- |
| 15. | Stamp paid- | Rs. 30,23,500/- |

For Anand Properties Infrastructure Ltd.

Vikash
AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.

Ramendra
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

AB 457964

- 4 -

No. of First Party: 1

No. of Second Party: 1

Details of vendor	Details of Vendee
M/s Ansal Properties & Infrastructure Ltd., a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow, through its authorized signatory Vikas Tripathi son of Shri M.S. Tripathi	Chinmay Infra Developers Pvt. Ltd. ,a company registered under the Companies Act, 1956 having its office at 63,Defence Estate, Gwalier Road, Agra, Uttar Pradesh having its correspondence Address at A-1, Vibhuti Khand, Gomti Nagar, Lucknow through its Director Ravi Bansal son of Shri V.D. Bansal

For Ansal Properties Infrastructure Ltd.

For Chinmay Infra Developers (P) Ltd.

AUTHORIZED SIGNATORY

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

V 627727

16 JUN 2012

- 5 -

This DEED OF SALE is made at Lucknow on this 16th day of June 2012.

BETWEEN

M/s Ansal Properties & Infrastructure Ltd., a company incorporated under the provisions of the Indian Companies Act 1956, having its Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at First Floor, YMCA Campus, 13, Rana Pratap Marg, Lucknow, through its authorized signatory Vikas Tripathi son of Shri M.S. Tripathi (hereinafter referred to as

For Chiranjeev Infra Developers (P) Ltd.

M/s Ansal Properties Infrastructure Ltd.

Authorized Signatory

For Chiranjeev Infra Developers (P) Ltd.
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

V 627726
18 JUN 20

- 6 -

the 'Vendor', which expression shall include his/her/ their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

Chinmay Infra Developers Pvt. Ltd. ,a company registered under the Companies Act, 1956 having its office at 63, Defence Estate, Gwalier Road, Agra, Uttar Pradesh having its correspondence Address at A-1, Vibhuti Khand, Gomti Nagar, Lucknow through its — Director —, Ravi Bansal

For Chinmay Infra Developers (P) Ltd.

for Ansal Properties & Infrastructure Ltd.
VIRMA
AUTHORISED SIGNATORY

Ravi Bansal
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

V 627725

15 JUN 2017

- 7 -

son of Shri V.D. Bansal (hereinafter referred to as the 'Vendee', which expression shall include his / her / their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREAS the Vendor and Vendee are company, the expression he, him, she, her, himself, herself, it, itself etc. in this sale deed shall be deemed as modified and read suitably as the context requires.

For Chinmay Infra Developers (P) Ltd.

For Ansal Properties Infrastructure Ltd.

AUTHORISED SIGNATORY

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

R 635401

07 MAY 2017

- 8 -

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view of the mandates of the National and State Housing Policy, announced a policy on 22.11.2003 more commonly known as Hi-Tech Township Policy for the promotion and facilitation of private sector participation of the development of Hi-Tech Township with world class infrastructure, and in compliance

For Chinmay Infra Developers (P) Ltd.

of Urban Properties Infrastructure Ltd.

Vikash
AUTHORISED SIGNATORY

[Signature]
DIRECTOR

of the aforesaid policy the Government invited proposals for development of Hi-Tech Township in the State of U.P.

AND WHEREAS a High Power Committee was constituted in accordance with the guidelines and provisions of the Hi-Tech Township Policy and the said High Power committee selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow and a Memorandum of Understanding to that effect was executed between M/s Ansal Properties & Infrastructure Ltd. and Lucknow Development Authority (LDA) which is a statutory body constituted under the provisions of the Uttar Pradesh Urban Planning and Development Act 1973.

AND WHEREAS in pursuance of the aforesaid Memorandum of Understanding, M/s Ansal Properties & Infrastructure Ltd. has on different dates signed and executed Development Agreements with the Lucknow Development Authority (LDA) for development of Hi-Tech Township in the name and style of 'Sushant Golf City'.

AND WHEREAS in pursuance of the said Memorandum of Understanding and the development agreements a Detailed Project Report (DPR) for development of Sushant Golf City was submitted by M/s Ansal Properties & Infrastructure Ltd., which has been approved by the Lucknow Development Authority, Lucknow.

For Ansal Properties Infrastructure Ltd

Vikash
AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd
Ram Sundar
DIRECTOR

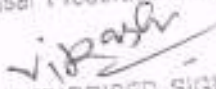
AND WHEREAS the detailed lay out plan of the aforesaid Hi-Tech Township has also been approved by the Lucknow Development Authority.

AND WHEREAS the land use of the proposed site confirms to the development of Hi-Tech Township as per the Master Plan of Lucknow-2021.

AND WHEREAS, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor has absolute right to sell, transfer and convey the Group Housing Plot of Land measuring 6583 sq. meter, situated at Block No. P & N of the group housing Property of Celebrity Greens at Sector -B, Pocket-1 Group Housing Complex Plot No 1, Sushant Golf City, Sultanpur Road, Lucknow with a right of FSI for construction of building up to 131129.29 sq. feet (equivalent to 12182.21 sq. meter) in according to approved plan on which block is built and its surrounding area, in Sushant Golf City, Sultanpur Road, Lucknow (U.P.) (hereinafter referred as the 'Said Property') and no one else except for the vendor has any right, claim, lien, interest or concern of any manner whatsoever on the said property and the Vendor has full rights and absolute authority to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement of any nature whatsoever with

of Ansal Properties Infrastructure Ltd.


AUTHORISED SIGNATORY

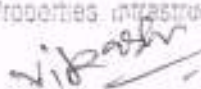
For Chinmay Infra Developers (P) Ltd.


DIRECTOR

any party / person in respect of the said Property to any other person (s) / party / lies.

- (b) 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.
- (c) That in the detailed lay out plan of DA-1 area of Sushant Golf City, the Hi-tech Township at Lucknow, above mentioned land has been approved for the group housing complex.
- (d) That all the group housing blocks has been duly approved under the urban planning & Development Act, 1973, and are salable.
- (e) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive, both.
- (f) That with these facts it is provided that the ground area covered by building of the blocks as well as the land appurtenant to it as indicated in the enclosed plan may be pledged for the benefit Chinmay Infra Developers Pvt. Ltd. who is the sole purchaser of the FSI Area in these blocks with the condition that the right of interconnecting

OF ANSAL PROPERTIES INFRASTRUCTURE LTD



AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd



DIRECTOR

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 these blocks will also not be denied to the residents of all or any blocks located in this land. Also the first charge on the loans released due to the pledging of lands will be committed in favour of the FSI dues payable by the purchaser to the developer i.e Ansals. With this condition the land indicated as per A in the annexed plan may be mortgaged as per terms and conditions of Ansal API for which the developer have no objection. The mortgage deed will also be vetted by the Developer, Ansal Properties & Infrastructure Ltd.

- (g) That the Vendor hereby confirms and assures the Vendee that Vendor is not barred or prevented by any administrative / statutory attachment order or notification from entering into present transaction with the Vendee.
- (h) 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.

AND WHEREAS, the Vendee has satisfied to the right, title and interest of the Vendor in the aforesaid Group Housing Plot of Land / Property.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.

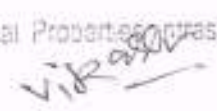
DIRECTOR

AND WHEREAS upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sell and vendee hereby purchases the said Group Housing Plot of land/Property for a consideration of Rs. 3,67,16,200.36 /- (Rs. Three Crores Sixty Seven Lacs Sixteen Thousand Two Hundred and Thirty Six Paise Only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendee has paid the entire sale consideration of Rs. 3,67,16,200.36 /- (Rs. Three Crores Sixty Seven Lacs Sixteen Thousand Two Hundred and Thirty Six Paise Only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration as per schedule.
2. That the Vendor doth hereby absolutely sell, conveys, transfers and assigns Group Housing Plot of Land measuring 6583 sq. meter, situated at Block No. P & N of the group housing Property of Celebrity Greens at Sector B, Pocket-1 Group Housing Complex Plot No 1, Sushant Golf City, Sultanpur Road, Lucknow with a right of FSI for construction of building up to 131129.29 sq. feet (equivalent to 12182.21 sq. meter) in according to approved plan, which forms the foot print of the building on which the block is built and its surrounding area, in Sushant Golf City, Sultanpur Road,

For Ansal Properties Infrastructure Ltd.

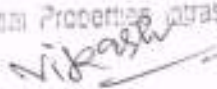

AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

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 FSI area 131129.29 sq. feet (equivalent to 12182.21 sq. meter) as per approved plan of Lucknow Development Authority provided by vendor without prior written permission from the vendor.

3. That the Vendee shall hereafter 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 and before every subsequent transfer of the property hereby sold it shall be mandatory for the vendee to obtain a No objection certificate from the Vendor and all subsequent Vendees shall abide all the terms and conditions of the Sushant Golf City as laid down by the Lucknow Development Authority and the Vendor.
4. 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 second party will enjoy all the rights and title on the said land.

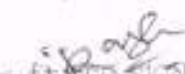
For Anand Properties Infrastructure Ltd

AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.

DIRECTOR

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 is being sold and conveyed by the Vendor to the Vendee for the purpose of Group Housing in the Sushant Golf City And the Vendee assures and confirms to the vendor that the said Property shall strictly be used for Group Housing purposes only and if at any point of time it is found that the use of the said Property is not in conformity with the purpose for which it is being sold 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 sole 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 workmanlike manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be

For Anshu Properties Infrastructure Ltd.


AUTHORIZED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

entitled to access at all hours of the day and on all days (including Sunday's/Public Holidays) for inspection of the construction being carried out over the said Property.

8. That the said Property which is being sold to the vendee is part of Hi-Tech Township of Ansal properties & Infrastructure Ltd. All the rules & regulations framed by Ansal properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, colour scheme, upkeep, maintenance etc. shall be strictly followed by the vendee. 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 sole cost and responsibility of the Vendee.
9. That the Vendor shall look after the maintenance and upkeep of the Common areas and facilities until these are handed over to some corporate body or other agency appointed by the Vendor for maintenance, upkeep, repairs, security etc. of the building(s) including the landscaping and common area.. However 'landscaping and common area' may be specified. The Vendee or its Prospective Apartment ALLOTTEE(S)

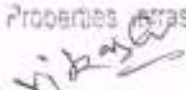
For Ansal Properties Infrastructure Ltd.
Vibasa
AUTHORIZED SIGNATORY

For Chinmay Infra Developers (P) Ltd.
Ramendra
DIRECTOR

unconditionally agrees and consents to the said arrangement and he/she/it shall pay interest free security deposit and maintenance charges as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost. In addition to maintenance charges, there will be contribution to the Replacement Fund etc. Any delay in payments will make the Vendee or its Prospective Apartment ALLOTTEE(S) liable for interest @ 24% per annum. The Vendee or its Prospective Apartment ALLOTTEE(S) further unconditionally agrees that in the event of non-payment of any of the charges within the specified time shall also disentitle the Vendee or its Prospective Apartment ALLOTTEE(S) to the enjoyment of common services including lifts, electricity, water etc. and the Maintenance Agency shall be free to discontinue / disconnect the said services.

10. The Second Party hereby indemnify the first party i.e. to the developer company 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 Second Party only, and if any liability of risk comes to the notice later on due to these reasons then the second party only shall be responsible.
11. The second Party shall maintain the building and all other services and common spaces inside the building and shall

For Ansal Properties Infrastructure Ltd.


AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

create a system under which no liability of any kind including the financial and legal can be inflicted on the First Party i.e. on the developer company if any such comes to the notice later on. The format of the instruments will be designed and approved accordingly.

12. The Second Party indemnify the First Party that all the occupants and allottees of the building shall follow the rules framed for the maintenance of the services of the Township by the First Party and shall include such provisions in all the instruments to be executed in such way that their allottees, assignees and occupants are liable for implementation of the rules framed for the Township for the maintenance and up keep of the services.
13. That Vendee assures that as and when required the Vendee or its Prospective Apartment ALLOTTEE(S) shall sign the maintenance agreement with the Vendor or its nominated agency and the Vendee shall abide by all the terms and conditions of the allotment.

The payable maintenance charge as demanded shall include and comprise township and building maintenance.

14. That the Vendor has handed over the vacant, peaceful possession of the said Property to the Vendee and the vendee assures that the Vendee shall complete the construction over the said Property within a period of three

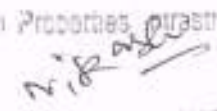
VIJAY PROPERTIES INFRASTRUCTURE LTD
Vijay
AUTHORISED SIGNATORY


DIRECTOR

years from the date of provisional permission for construction and in the event of default the Vendee shall pay fine to the Vendor imposed by the Vendor.

15. That the Vendee can get the said Property under sale mutated, substituted and transferred in his name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor .The Vendor undertakes that it shall sign all other papers/documents required in this connection.
16. That the Vendor will provide services as per the term sheet/ agreements signed in respect of FSI sales which has been duly executed between the parties and will be acceptable to both the parties wherever any point of difference as relates to rights, title and interest of the property and maintenance thereof arises.
17. 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.
18. That as provided in earlier agreement the vendor will be responsible to develop the area and obtain the completion certificate of the services from the Controlling Authority but it will be the responsibility of the vendee to take completion certificate of the building and the services within this

For Anand Properties, Infrastructure Ltd.


AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

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 responsible.

19. That the Vendee does 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 it.
20. That the Vendor hereby agrees and covenant with the Vendee to indemnify and keep indemnified the Vendee against all losses or damages or claims which the Vendee is made liable an account of any legal defect in the title.
21. That the vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of Hi-tech policy and also abide the terms and conditions mentioned in the term sheet and subsequent MOU executed between Vendor and Vendee.
22. 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.
23. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the

101 ANNEE PROPERTIES DEVELOPERS LTD

Vikash
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For Chinmay Infra Developers (P) Ltd.

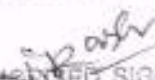
[Signature]
DIRECTOR

compensation under the orders of any Courts, the same shall be borne by Vendee upon receiving intimation from the Vendor.

24. 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, 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. Subject to verification of date of possession, if that is prior to sale then payment should be undertaken by the vendee from the date of possession.

25. 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 himself, their heirs, successors and assignees 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.

For Ansal Properties Infrastructure Ltd.


AUTHORISED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

26. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said Property including stamp duty, registrations fee and other incidental expenses on the Sale Deed.
27. That the property is situated in the Sushant Golf City and according to appendix ka, the property is situated more than 100 meter from Amar Shaheed Path and for the purpose of calculation of the stamp duty the circle rate of the land is fixed Rs. 8,000/- per sq. mts. The said property is situated on 6 meter wide road but exist on two ways. The total proportional land area for the FSI on which the block is built is 6583 Sq. mt. Market value of the land area 1000 Sq. Mt. at the rate of Rs. 8800/- by enhancing 10% comes to Rs 88,00,000/-. Market value of remaining area of 5583 Sq. Mt. at the rate of $8800-30\%=6160 \times 5583 = 3,43,91,280/-$. Hence the total market value of the property comes to Rs. 4,31,91,280/-. Since the market value is higher than the consideration money therefore total stamp duty of Rs. 30,23,500/- has been paid on Market value.

SCHEDULE OF PROPERTY

Group Housing Plot of Land measuring 6583 sq. meter, situated at Block No. P & N of the group housing Property of Celebrity Greens at Sector B, Pocket-1 Group Housing Complex Plot No 1, Sushant Golf City, Sultanpur Road,

For Ansh Properties Infrastructure Ltd

Vikash
AUTHORIZED SIGNATORY

For Chinmay Infra Developers (P) Ltd

Ramendra
DIRECTOR

विक्रय पत्र

36,716,200.00 / 43,191,280.00 10,000.00 40 10,040.00 2,000

प्रतिकूल

मालिगन

सौम रजिस्ट्री

मकान व प्रति शुल्क

योग

अव्य लगभग

श्री मे.अंसल प्रापटीज एन्ड इन्फ्रा.लि.द्रा.अधि.हस्ता.विकास त्रिपाठी

पुत्र श्री एम.एस.त्रिपाठी

पञ्चरात्र नौकरी

निवासी प्लाट 13, राणा प्रताप मार्ग, लखनऊ

अध्यापी पता

मे.अंसल प्रापटीज एन्ड इन्फ्रा.लि.द्रा.अधि.हस्ता.विकास त्रिपाठी

पुत्र श्री एम.एस.त्रिपाठी

दिनांक 16/6/2012

समय 4:00PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी.सी.सिंह
उप निबन्धक (प्रथम)

लखनऊ

16/6/2012

निष्पादन लेख/पत्र वाद करने व समझने मजमून व प्राप्त धनराशि रु पलेखानुसार उक्त

मिळता

केता

श्री मे.अंसल प्रापटीज एन्ड

इन्फ्रा.लि.द्रा.अधि.हस्ता.विकास त्रिपाठी

पुत्र श्री एम.एस.त्रिपाठी

पेशा नौकरी

निवासी 13, राणा प्रताप मार्ग, लखनऊ

श्री विन्मय इन्फ्रा.ड्रॉ.प्रा.लि.द्रा.निदेशक रवि बंसल

पुत्र श्री वी.डी.बंसल

पेशा व्यापार

निवासी ए-1, विभूति खन्ड गौमती नगर, लखनऊ

व निष्पादन स्वीकार किया।

निस्कार पाठान श्री नित्यानन्द तिवारी

पुत्र श्री सुरेन्द्र कुमार तिवारी

पेशा नौकरी

निवासी 4/323, रुचि खन्ड-1, शारदा नगर, लखनऊ

व श्री विवेक कुमार सिंह एड.सिविल कोर्ट, लखनऊ

पुत्र श्री

पेशा

निवासी

को।

को।

लखनऊ: भद्र माध्याह्न के निम्न अंगूठे निष्पादनुसार लिखे गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी.सी.सिंह
उप निबन्धक (प्रथम)

लखनऊ

16/6/2012

Lucknow with a right of FSI for construction of building up to 131129.29 sq. feet (equivalent to 12182.21 sq. meter) in according to approved plan on which block is built and its surrounding area, in Sushant Golf City, Sultanpur Road, Lucknow, delineated and marked in the annexed site plan which is bounded as under:-

Boundary of Block P

North – Block N
South – 6.0mt wide road & green
East – 6.0mt wide road & green
West – 6.0mt wide road & green

Boundary of Block N

North – 6.0mt wide road & green
South – 6.0mt wide road & green
East – Block P
West – 6.0mt wide road & green

SCHEDULE OF PAYMENT

Vendor has received a sum of Rs. 3,67,16,200.36 /- (Rs. Three Crores Sixty Seven Lacs Sixteen Thousand Two Hundred and Thirty Six Paise Only) from the Vendee the receipt of which is acknowledged by the Vendor.

For Ansal Properties Infrastructure Ltd.


AUTHORIZED SIGNATORY

For Chinmay Infra Developers (P) Ltd.


DIRECTOR

विक्रेता

Registration No.: 11472

Year: 2012

Book No.: 1

0101 मे.अंसल प्रापर्टीज एन्ड इन्फ्रा.लि.ड्रा.अधि.हस्ता.विकास त्रिपाठी

एम.एस.त्रिपाठी

13,राणा प्रताप मार्ग,हस्तनगर

मीरठ



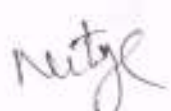
IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

WITNESSES:

1. 
Vinod Kumar Singh
Advocate
Civil Court Lucknow

For Ansal Properties Infrastructure Ltd

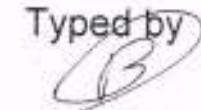

AUTHORISED SIGNATORY
VENDOR

- 
2. Nitya Narmol Tiwari
S/o Shri Surendra K. Tiwari
A/328 Ruchi Khod-L
Sharda Nagar
Lucknow

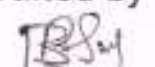
For Chinmay Infra Developers (P) Ltd.


DIRECTOR
VENDEE

Typed by


(BARQAT ALI)

Drafted by


(BENKAT RAMAN SINGH)
Advocate
Civil Court, Lucknow

क्रेता

Registration No. : 11472

Year : 2012

Book No. : 1

0201 विन्मय हुन्का डेव. प्रा. लि. द्वा. निदेशक रवि बंसल

वी.डी.बंसल

ए-1, विगुडी रोड, गोमती नगर, लखनऊ

वापस



PHOTOGRAPH



For Ansh Properties Infrastructure Ltd.

Vikash
WITH SIGNATORY
Vendor

For Chinmay Infra Developers (P) Ltd.

Ram Singh
DIRECTOR

Vendee

आज दिनांक 16/06/2012 को

वही सं 1 जिल्द सं 14363

पृष्ठ सं 359 से 414 पर क्रमांक 11472

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी.सी. सिंह
उप-निबन्धक (प्रथम)

लखनऊ
16/6/2012

