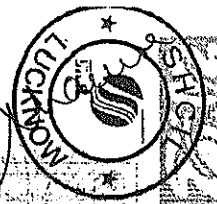


19157/115 ROOPALI PANDEY
Astt. Manager



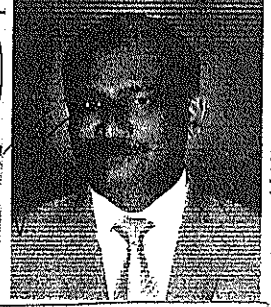
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Government of Uttar Pradesh

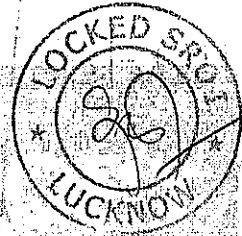
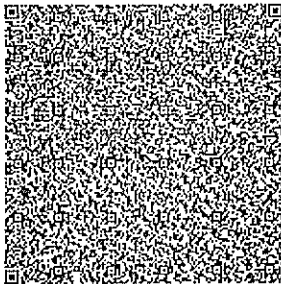


सत्यमेव जयते

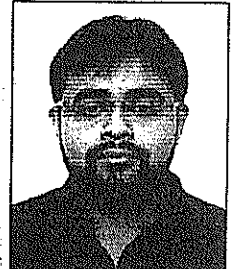
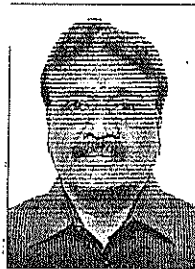
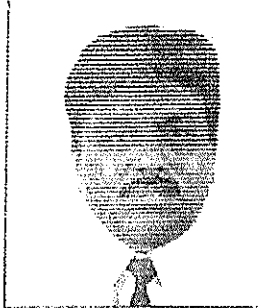
e-Stamp



Certificate No. : IN-UP01317622067209N
Certificate Issued Date : 25-Aug-2015 12:16.PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0101585361778997N
Purchased by : NIKHIL PAREKH AND OTHERS
Description of Document : Article 23 Conveyance
Property Description : PLOT NO GH-1, SALEH NAGAR, SHARDA NAGAR YOJNA, LUCKNOW
Consideration Price (Rs.) : 3,92,00,000
(Three Crore Ninety Two Lakh only)
First Party : PRABHARI ADHIKARI SAMPATTI LDA LUCKNOW
Second Party : NIKHIL PAREKH AND OTHERS
Stamp Duty Paid By : NIKHIL PAREKH AND OTHERS
Stamp Duty Amount(Rs.) : 27,44,000
(Twenty Seven Lakh Forty Four Thousand only)



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प्रभारी अधिकारी सम्पत्ति बल्क सेल
लखनऊ विकास प्रधिकरण लखनऊ

Roopali Harmanen Parakh

Meha Parakh

Prabhari

WN 0001958751

भाग 1

प्रस्तुतकर्ता अथवा पार्थी द्वारा रखा जाने वाला।

उप निवन्धक(प्रश्न) कस सं० 38537

लक्षण

लेख या पार्थना पत्र प्रस्तुत करने का दिनांक 01-Oct-2015

प्रस्तुतकर्ता या पार्थी का नाम जयसुख पारेख

लेख का प्रकार विक्रय पत्र

प्राप्तिलेख का धनमूल्य 39,200,000 / 2,744,000.00

1. रिजर्वेशन शुल्क 10,000.00
2. प्रिंटींग शुल्क 40
3. निर्माण या नवाश शुल्क
4. पुस्तकनामा के अधिकारों के लिए शुल्क
5. कॉपी शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 10,040.00

शुल्क प्रस्तुत करने का दिनांक 01-Oct-2015

दिनांक अत्र लेख प्रतिलिपि या नवाश प्रमाण पत्र

सामग्री करने के लिए तैयार किया 01-Oct-2015

रिजर्वेशन अधिकारों के हस्तक्षेप

Stamp Rs.27,44,000/-
Ward: Sharda Nagar

SALE DEED

Nature of Land : Residential/Group Housing
Ward & Pargana : Sharda Nagar, Lucknow
Mohalla : Ratan Khand, Lucknow.
Details : Plot No. GH-1A
Area : in M²
Area of the Property : 16345.44 Sqmtr
Road : 45 Mtr
Type of Property : Residential/Group Housing Plot
Consideration : Rs. 3,92,00,000/-

BOUNDARIES OF THE PROPERTY

NORTH : Abadi
SOUTH : Plot No. GH-1
EAST : L.D.A. Land
WEST : 45 Mtr Wide Road

Name of the Seller : **Prabhari Adhikarari (Sampatti)**
Lucknow Development Authority,
Lucknow.

Name of the Purchaser : 1. Mr. Jaysukh Parekh
S/o Mr. Shantilal Haribhai Parekh
R/o- 3-B, Upper Wood Street, First
Floor, Kolkata.

प्रभारी अधिकारी सम्पत्ति नन्दक सेल
लाखनऊ विकास प्राधिकरण लाखनऊ

J. Parekh

Harimukh Parekh


0 11 /

01-11

-3-

2. Mr. Hasmukh Parekh
S/o Mr. Shantilal Haribhai Parekh
R/o- 3-A, Upper Wood Street, Sixth
Floor, Kolkata.
3. Mr. Mehul Jaysukh Parekh
S/o Jaysukh Shantilal Parekh
R/o 3-B, Upper Wood Street,
First Floor, Kolkata.
4. Mr. Nikhil Parekh
S/o Mr. Hasmukh Parekh
R/o 3-A, Upper Wood Street,
Sixth Floor, Kolkata.


THIS SALE DEED made by Lucknow Development Authority, Lucknow (hereinafter referred to as LDA) a body corporate constituted under the provisions of Section-4 of the President's Act 11 of 1973 re-enacted and amended by U.P. Act 30 of 1974 through Prabhari Adhikari (Sampatti) Shri/Smt. *N. N. Singh* (hereinafter referred to as SELLER/ L.D.A. which expression, unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the One Part.


प्रभारी अधिकारी सम्पत्ति बल्क सेल
लखनऊ विकास प्राधिकरण लखनऊ



Hasmukh Parekh



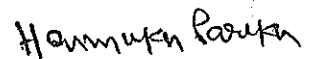
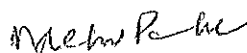
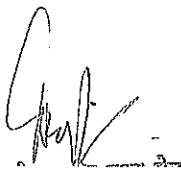


IN FAVOUR OF

1. Mr. Jaysukh Parekh S/o Mr. Shantilal Haribhai Parekh, R/o- 3-B, Upper Wood Street, First Floor, Kolkata, 2. Mr. Hasmukh Parekh S/o Mr. Shantilal Haribhai Parekh, R/o- 3-A, Upper Wood Street, Sixth Floor, Kolkata, 3. Mr. Mehul Jaysukh Parekh S/o Jaysukh Shantilal Parekh R/o 3-B, Upper Wood Street, First Floor, Kolkata, 4. Mr. Nikhil Parekh S/o Mr. Hasmukh Parekh, R/o 3-A, Upper Wood Street, Sixth Floor, Kolkata (hereinafter jointly referred to as PURCHASERS) which expression, unless repugnant to the context shall always mean and include the purchaser himself/herself, his/her heirs, successors, legal representatives and assigns) on the Other Part.

WHEREAS for the planned development of Lucknow and to feed the Residential needs of the public the land was acquired under the provisions of Land Acquisition Act 1894, by L.D.A. through State of U.P. under Sharda Nagar Scheme, for the planned development of said acquired land a Zonal Plan was prepared by LDA dividing the said land into various Khands with infrastructure facilities & whereas one of such Khand namely Ravi Khand at Bangla Bazar Road, Lucknow was allotted by LDA to M/s. Eldeco Housing & Industries

Ltd., on License vide License Agreement dated 21.7.1988 for construction & internal development and to allot duly developed plot & houses to various interested buyers through their License M/s. Eldeco Housing & Industries Ltd., on the terms & conditions stipulated in this regard.



AND WHEREAS vide Supplementary License Agreement dated 14.03.2014 some more land at Ratan Khand (Village Saleh Nagar) was further allotted by LDA to M/s. Eldeco Housing & Industries Ltd on the terms and condition as stipulated therein for development & allotment to prospective buyers.

AND WHEREAS, the Purchaser applied for obtaining a Residential/ Group Housing plot after acknowledging the terms of allotment & in consequent thereof the Plot No. GH-1 Land area of 16345.44 sqmtres., situated at Ratan Khand, Saleh Nagar, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow has been allotted in favour of the purchaser vide Allotment No.UD1/SN/GH/0002 dated 12.03.2008 for sale consideration amount Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lacs only) & other charges which stands paid by the purchaser to the Licensee who acknowledges the receipt of payment.

WHEREAS, as per Govt. G.O. No.1639/9-Aa-1-95-80-MIS/86-Awas section dated, 10-5-1995 provision has been made for the transfer of land as free hold by paying 12% of the premium amount as free hold charges.

And accordingly the purchaser has also paid the free hold charges in respect of the land amounting to Rs. 42,00,000/- (Rupees Forty Two Lacs only) in L.D.A. Vide challand No. 21/34068 dated 25.08.2015 UCO Bank L.D.A. Gomti Nagar, Lucknow. Thus, the entire consideration amount has been paid by Purchaser to the Licensee & freehold charges Rs.42,00,000/- L.D.A.

प्रभासी अधिकारी सम्पत्ति बल्क सेल
लखनऊ विकास प्राधिकरण लखनऊ

J. Singh


Hannu Khan

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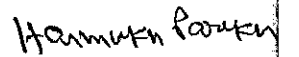
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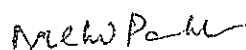
HENCE, THIS SALE DEED WITHNESETH AS UNDER:-

1. That in consideration of sum of the aforesaid sale consideration amount Rs.3,92,00,000/- including Free hold charges paid by the Purchaser in the manner above mentioned, the seller do hereby sell, convey and assign absolutely all that land bearing layout Group Housing Plot no. GH-1A, bearing an area of 16345.44 sqmtres. situated at Ratan Khand, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow, boundaries whereof shown with red colour in the attached map plan with this deed, more specifically described in the schedule of property given at the foot of this deed, in favour of the purchaser to hold, possess and enjoy the same for ever as absolute owner thereof, free from all encumbrances without any claim by Seller or any person claiming through Seller, with all easementry rights so far held & enjoyed by the Seller.
2. That the possession of the property hereby sold transferred and conveyed through this document has simultaneously been delivered by the seller to the purchaser through this document. Henceforth the purchaser shall have exclusive legal right to hold and enjoy the said land as absolute owner thereof.
3. That the purchaser covenant with the seller to use the plot hereby transferred strictly for residential purposes and shall always abide by the rules and regulations framed by the L.D.A. Board and Government Orders issued from time to time.


प्रभारी अधिकारी सम्पत्ति बल्क सेल
समन्वय विकास अधिकरण लखनऊ



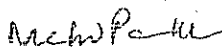




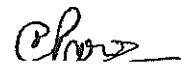


4. That the Purchaser shall be at liberty to get his/her name mutated in relevant records maintained by the local authorities regarding the demised property.
5. That any tax or charges as imposed by the local authority constituted under the provisions of law shall be payable by the purchaser regularly. The electricity & other service connection shall be taken by the purchaser at his own cost and expenses and shall make the payment of entire charges, usage bills/cost, whichever may be lawfully imposed & demanded.
6. That the purchaser shall neither use nor permit to be used the said premises for any public religious purposes nor shall make and cause to be done such act on the said premises in the part of upon the whole thereof which may be or may create nuisance annoyance or any kind of damage to the other purchasers owners of occupiers and the persons of the locality.
7. That the land transferred herewith through this document is free hold but keeping the view in mind that land was acquired according to provisions of Land Acquisition Act hence in case due to any judgment and order or direction passed by any court of law making increase in the quantum of the compensation and solatium or regarding the interest in such circumstances the purchaser is giving the undertaking through this document and covenant with the seller that he/she shall make the payment of increased compensation according to proportionate area of the demised property out of the layout plan area, on demand note raised by L.D.A. in this regard and sent to the purchaser, the same shall be properly paid off failing which the seller shall have a right to realize the said amount as mentioned in the demand note from










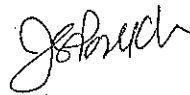
the purchaser as arrears of land revenue. In acceptance of the above covenant and undertakings as stated in the present paragraph the purchaser has put his/her hands to there presents. That in case of any dispute regarding the demised property the courts situated within the territory of Lucknow shall have exclusive jurisdiction to hear and decide the case. However, at the option of both the parties the dispute may be referred to the Chairman, L.D.A. for arbitration and the award given by the said Arbitrator shall be legally binding upon both the parties.

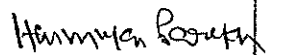
8. That the cost of land is Rs. 3,50,00,000/- & the freehold charges are Rs.42,00,000/-, thus consideration cost of plot including freehold charges comes to Rs.3,92,00,000/- for the purpose of payment of stamp duty upon which a sum of Rs.27,44,000/- as stamp duty is being herein paid by the Purchaser vide G.O. No. KA-NI-7-440(2)/11-2015-700(III)/13/dated 30 March 2015 through E Stamp Certificate No. IN-UP01317622067209N dated 25.08.2015.

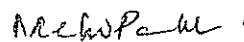
SCHEDULE OF PROPERTY

All that Group Housing Plot No. GH-1A, bearing an area of 16345.44 sqmtres, boundaries whereof shown in red colour in the attached map plan with this document situated at Ratan Khand, Saleh Nagar, Sharda Nagar Scheme, Bangla Bazar Road, Lucknow. Boundaries


प्रभारी अधिकारी शारदा नगर क्षेत्र
समूहिक विकास अधिकरण लखनऊ










whereof as under:-

NORTH	:	Abadi
SOUTH	:	Plot No. GH-1
EAST	:	LDA Land
WEST	:	45 Mtr Wide Road

IN WITNESS WHEREOF I, Prabhari Adhikari (Sampatti) (Bulk Sale) for and on behalf of the seller and the purchaser in their sound state of body and mind without any undue influence or coercion have set their hands to these presents in ratification and confirmation of the covenants and contents of this deed at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar Scheme, Lucknow in presence of the witnesses on the day, month and year below written.

WITNESS:


1-



 प्रभारी अधिकारी सम्पत्ति बल्क सेल
 लखनऊ विकास प्राधिकरण लखनऊ
 SELLER


(Prabhari Adhikari (Sampatti) (Bulk Sale))

For and on behalf of the -
 प्रभारी अधिकारी सम्पत्ति बल्क सेल
 लखनऊ विकास प्राधिकरण लखनऊ
 SELLER

2-


 Pranjendra Kumar Singh
 Aliganj Lucknow.

Typed by : 

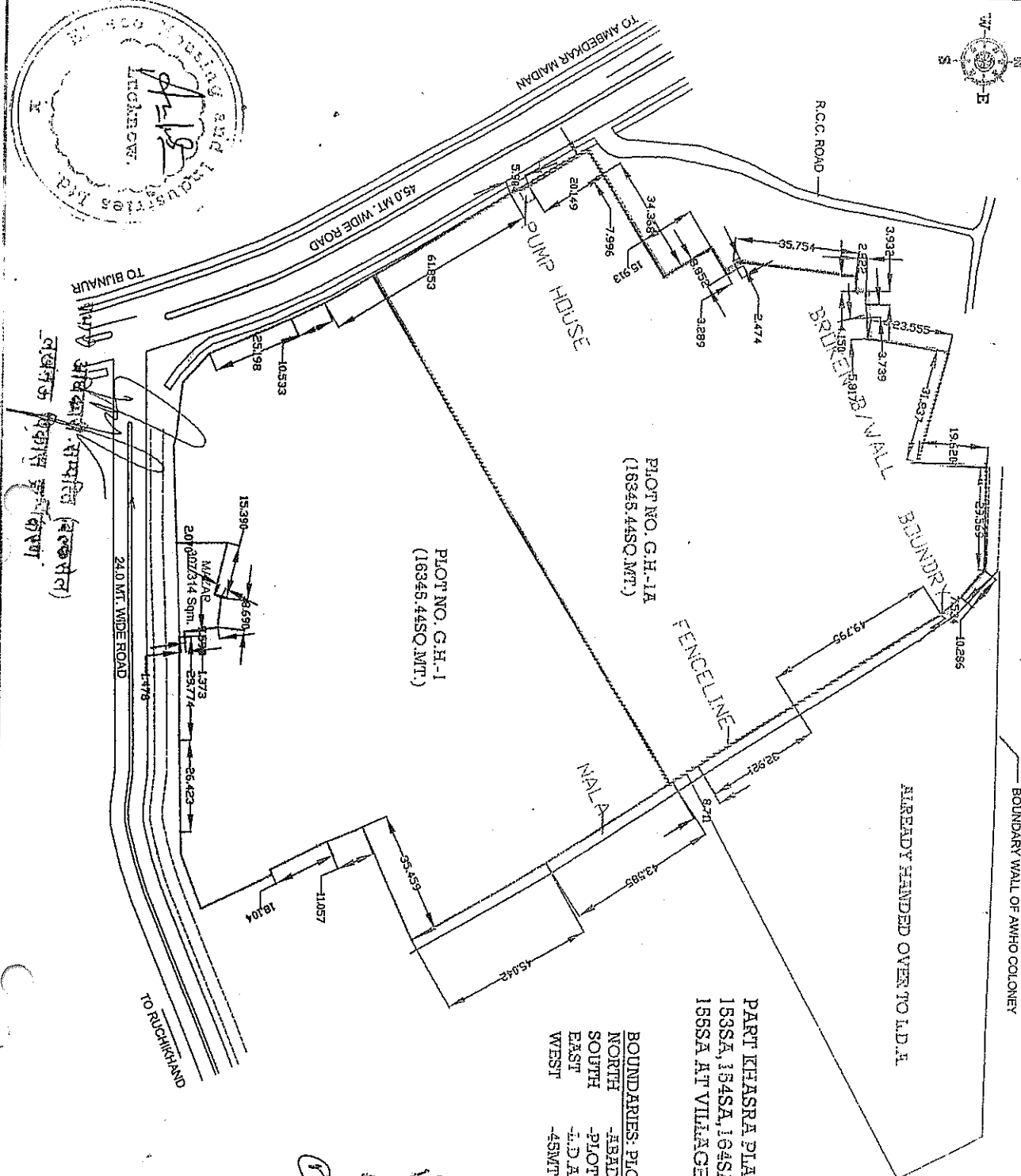
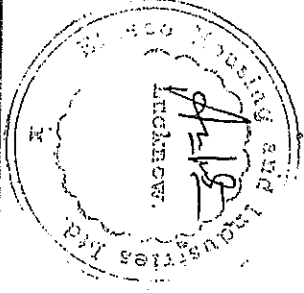
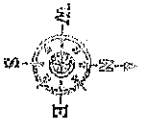

 Harshdeep

mehar

PURCHASER







PART KHASRA PLAN OF 1485A, 85A, 140/1, 1455A, 1505A, 1535A, 1545A, 1645A, 1655A, 1665A, 1575A, 7/45A, 1445A, 1485A AT VILLAGE SAHEB NAGAR, BAGLIA BAZAR, LUCK

BOUNDARIES: PLOT NO. G.H.-1A
NORTH - ABADI
SOUTH - PLOT NO. G.H.-1
EAST - I.D.A. LAND
WEST - 45MT. WIDE ROAD

gpr
Haiman Reshma
Mehar Pal
Dhanu