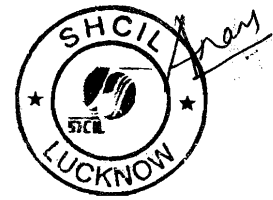




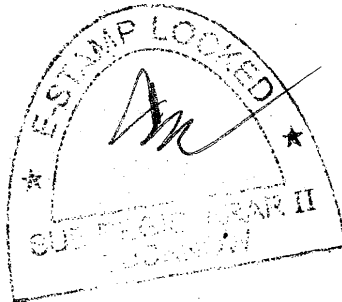
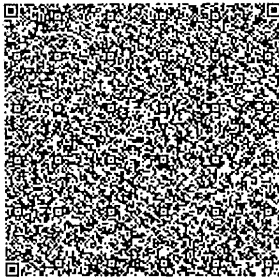
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**



<b>Certificate No.</b>	: IN-UP016797711236360
<b>Certificate Issued Date</b>	: 10-Feb-2016 02:06 PM
<b>Account Reference</b>	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
<b>Unique Doc. Reference</b>	: SUBIN-UPUPSHCIL01020191135186220
<b>Purchased by</b>	: M TECH DEVELOPERS CORPORATION
<b>Description of Document</b>	: Article 23 Conveyance
<b>Property Description</b>	: FSI IN GROUP HOUSING NO-2, IN SHALIMAR ONEWORLD, VILLAGE-BAGHAMAU, LUCKNOW.
<b>Consideration Price (Rs.)</b>	: 3,74,00,000 (Three Crore Seventy Four Lakh only)
<b>First Party</b>	: ANS DEVELOPERS PRIVATE LIMITED
<b>Second Party</b>	: M TECH DEVELOPERS CORPORATION
<b>Stamp Duty Paid By</b>	: M TECH DEVELOPERS CORPORATION
<b>Stamp Duty Amount(Rs.)</b>	: 26,18,000 (Twenty Six Lakh Eighteen Thousand only)

5587



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

Ans Developers Private Limited  
*[Signature]*  
Authorized Signatory

M Tech Developers Corporation

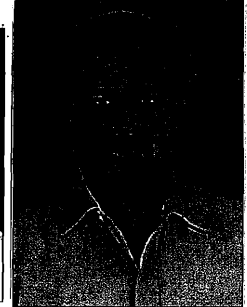
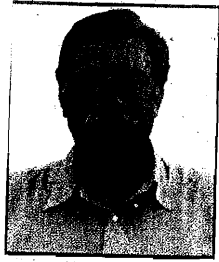
*[Signature]*  
Authorized Signatory

0004004240

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://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.





**Brief Detail of Sale Deed**

1. Type of Property -Residential
2. Mohalla - '**Shalimar One World**', Baghamau, Lucknow, (U.P.)
3. Detail of Property- Proportionate Land in Group Housing No. 2
4. Measurement of Unit- Square meter.
5. Proportionate Land Area of the property- 8,472.47 Sq. Meter,
6. Situation from road - More than 200 meters away from Main Lucknow-Faizabad Road.
7. Consideration- Rs. 3,74,00,000/-
8. Market Value- Rs. 3,73,84,374/-
9. Stamp paid- Rs. 26,18,000/-

No. of First Party: 1

No. of Second Party: 1

Details of Vendor	Details of Vendee
<b>ANS Developers Pvt. Limited,</b> a company incorporated under the	<b>M-Tech Developers Corporation,</b> a partnership firm having its office at 144/2, Hari Nagar Ashram, New

M-Tech Developers Corporation

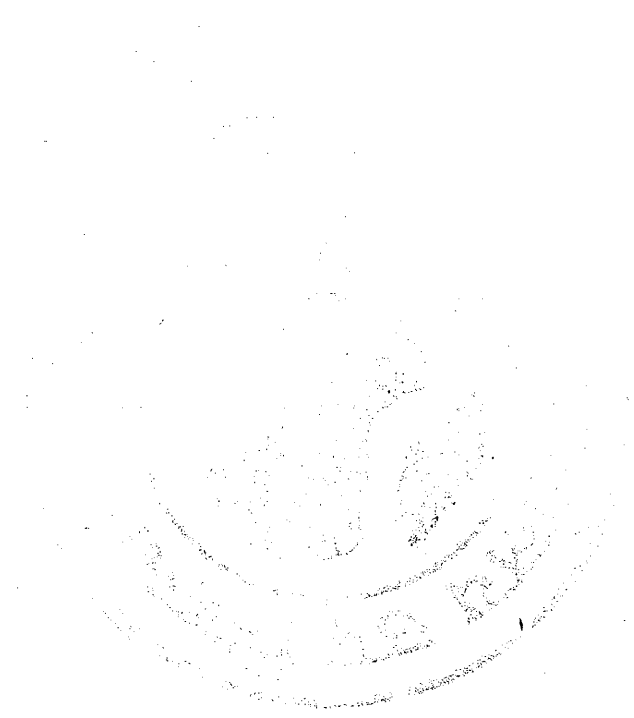
Ans Developers Pvt Ltd.

*[Signature]*  
Authorized Signatory

*[Signature]*

Partner

*[Signature]*



provisions of the Indian Companies Act 1956, having its Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai and branch/local office at First 11 <sup>th</sup> Floor, Titanium Block, TCG-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Mr. Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi	Delhi through its Partner Mr. Amit Kumar Jha S/o Shri Pashupati Jha R/o 24, Vasundhra Enclave, Nav jagriti Apartments, Delhi
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

This SALE DEED is made at Lucknow on this 11<sup>th</sup> day of February, 2016.

BETWEEN

**ANS Developers Pvt. Limited**, a company incorporated under the provisions of the Indian Companies Act 1956, having its **Registered Office at 308, Tulsiani Chambers, Nariman Point, Mumbai** and branch/local office at 11<sup>th</sup> Floor, Titanium Block, TCG-1/1, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi

Ans Developers Pvt. Ltd.

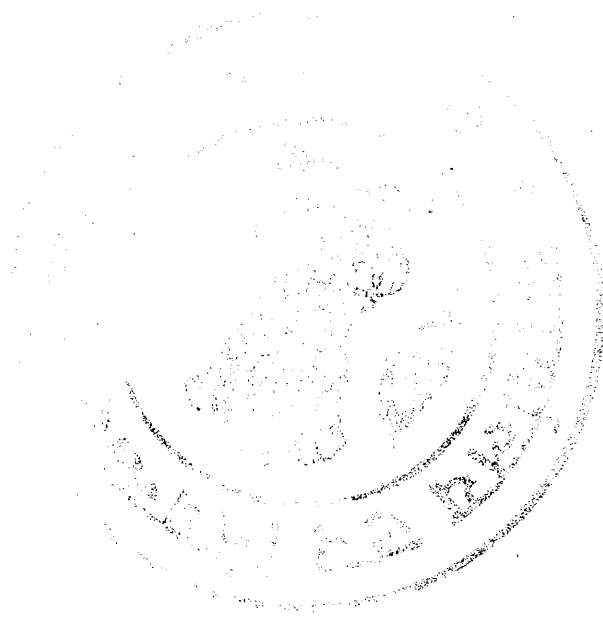


Authorized Signatory

M Tech Developers Corporation



Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



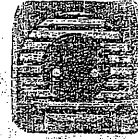
भारत सरकार  
GOVT. OF INDIA

ANS DEVELOPERS PRIVATE  
LIMITED

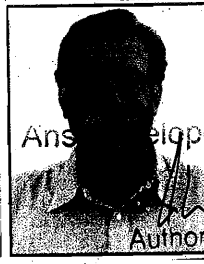
01/09/2006

Permanent Account Number

AAFCA9848N



Signature



Ans Developers Pvt Ltd

Authorized Signatory







भारत निर्वाचन आयोग  
पहचान पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UYV0902098



मतदाता का नाम : अमित झा

Elector's Name : Amit Jha

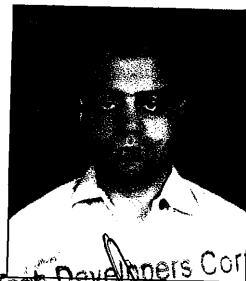
पिता का नाम : पासुपति झा

Father's Name : Pasupati Jha

लिंग / Sex : पुरुष / Male

1.1.2008 की आयु

Age as on 1.1.2008 : 33



M Tech Developers Corporation

Partner

UYV0902098

पता :

बी4/24, वसुंधरा एन्क्लेव, नव जगिती अपार्टमेंट्स,  
दिल्ली - 110096

Address:

24, VASUNDHARA ENCLAVE, NAV  
JAGRITI APARTMENTS, DELHI - 110096

Date: 20/10/2008

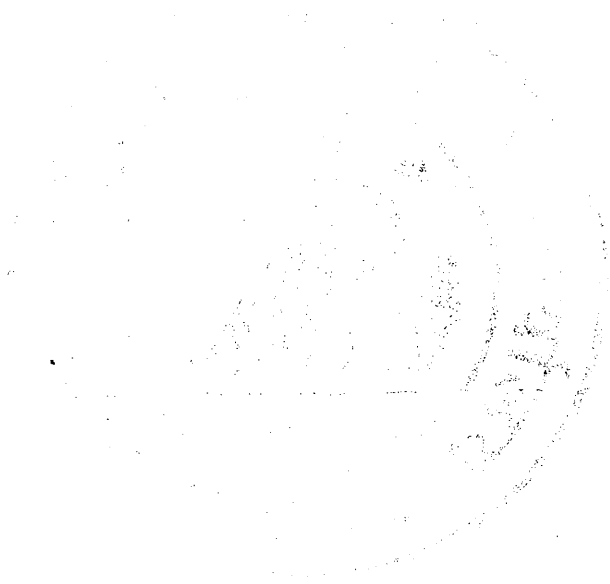
56-कोण्डली (अनुसूचित जाति) विधानसभा निर्वाचन क्षेत्र के  
निर्वाचक अभिलेखीकरण अधिकारी  
के हस्ताक्षर की अनुकूल

Facsimile Signature of the  
Electoral Registration Officer  
for 56-KONDLI (SC) Assembly  
Constituency

पता बदलने पर, नए पते पर अपना नाम निर्वाचक  
नामावली में दर्ज करवाने तथा उस पते पर इसी  
नम्बर का कार्ड प्राप्त करने लिए सम्बंधित फार्म में यह  
कार्ड नामावली के लिए जमा करना है।

In case of change in address, mention this Card  
Number in the relevant Form for including your name  
in the roll at the changed address and to obtain the  
card with the same number.

110096





DUPLICATE

भारत निर्वाचन आयोग  
पहचान पत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LWM3505922



निर्वाचक का : अनिरुद्ध कुमार  
Electors Name : Aniroodva Kumar  
पिता का नाम : स्व० हनुमान  
Father's Name : Sva 0 Hanuman  
लिंग / Sex : पुरुष / Male  
जन्म की तारीख : XX/XX/1981  
Date Of Birth



LWM3505922

पता : नया-62, पुरैयाखेड़ा, लखनऊ

तहसील - लखनऊ

जिला - लखनऊ (उ.प्र.)

Address : Naya - 62, Puraiyakheda, Lucknow

Tehsil - Lucknow

Distt. Lucknow (UP)

Date : 20-04-2009

171-लखनऊ पश्चिम

निर्वाचन क्षेत्र के निर्वाचक

रजिस्ट्रार अधिकारी के

Resimile Signature of Electoral

Registration Officer

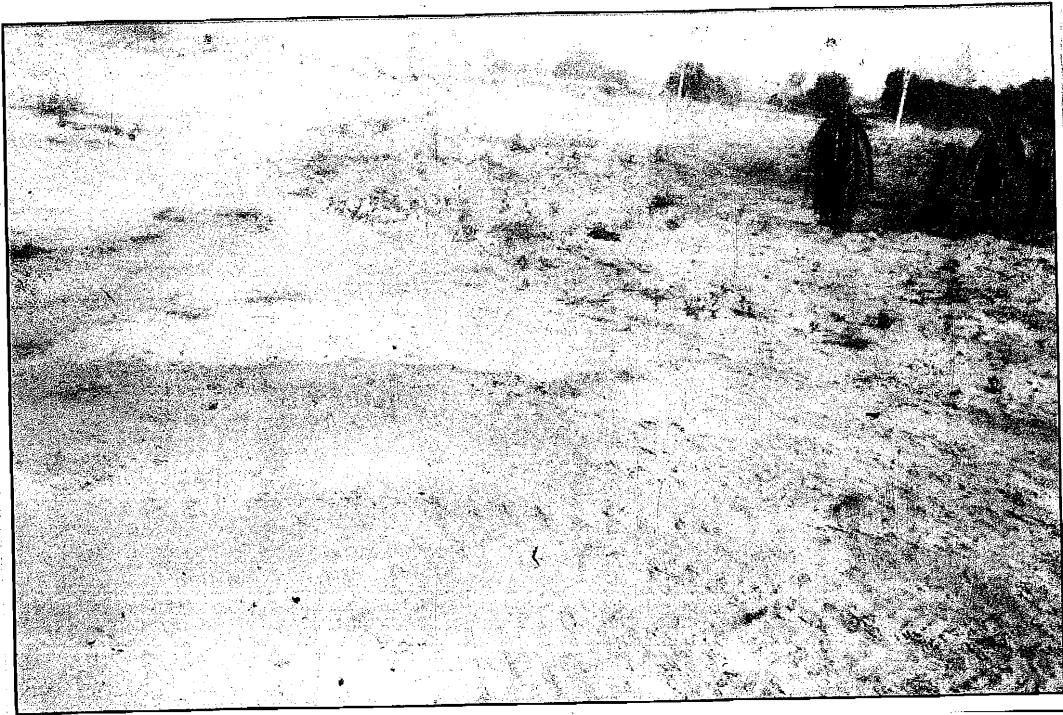
for 171 - Lucknow West

32/960

पता बदलने पर, नये पते पर अपना नाम निर्वाचक  
नामावली में दर्ज करवाने तथा उस पते पर इसी  
नम्बर का कार्ड पाने के लिए सम्बंधित फार्म में  
In case of change of address, you should include 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.



**PHOTOGRAPH OF THE PLOT IN THE 'SHALIMAR ONEWORLD'**  
**SITUATED IN VILLAGE-BAGHAMAU, DISTT. LUCKNOW**



Ans Developers Pvt. Ltd.

*[Signature]*  
Authorized Signatory

**VENDOR**

M Tech Developers Corporation

**VENDEE**

*[Signature]*  
Partner



LICENSING AUTHORITY



LICENCE HOLDER'S SIGNATURE



9336847774

INDIA DRIVING LICENCE UTTAR PRADESH	
DL NO.	2680/91 2/C 4.3.99
NAME	M. S. N. KRIPATEL
ADDRESS	370 M. P. J. TRIPAT 4060 GULLY KI L. CKNOH.
VEHICLE CATEGORY	M. C. CL. 3 LND P. 0.
VALID UPTO	30.6.2011
LICENSING AUTHORITY	LKO. 1.7.77
VALID THROUGHOUT INDIA	
ISSUED ON	
BLOOD GROUP	
RENEWED UPTO DATE OF BIRTH	





UNION OF INDIA Driving Licence (UP) (NT)

UP32A20070092430



जारी करने की तिथि  
Date of Issue  
19/02/2007

वैधता - Validity  
18/02/2027

जन्म तिथि  
Date of Birth  
15/08/1988

Blood Group  
UNKNOWN



नाम / Name

**SRJESH KUMAR SHARMA**

पिता/पति का नाम / Son/Daughter/Wife of

SIYA RAM SHARMA



UP32A20070092430



MCWG  
19/02/2007

पता / Address:  
536/468, NEW MADEYGANJ NEAR  
BARI PAKARIYA S.T.P. ROAD  
LUCKNOW

Holder's Signature

जारीकर्ता / Issuing Authority Sign  
TRANS GOMTI LUCKNOW

(UP)

Form 7 Rule 16(2)

*Signature*  
mdb - 98399176



(hereinafter referred to as 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. (authorized vide Boards Resolution dated 01.09.2015).

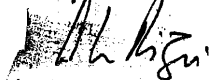
**AND**

**M-Tech Developers Corporation**, a partnership firm having its office at 144/2, Hari Nagar Ashram, New Delhi through its Partner Mr. Amit Kumar Jha S/o Shri Pashupati Jha R/o 24, Vasundhra Enclave, Nav jagriti Apartments, Delhi (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.

**AND**

**AND Whereas** ANS Construction Limited, a company registered under the Companies Act. 1956 having its registered office at E-2/Block B1, Extension, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi has been issued a License for Integrated Township under Integrated Township Policy by the Lucknow Development Authority, Lucknow who entered in to a Joint Development Agreement for Development of the Land for Integrated Township with the Vendor and other group consortium companies.

Ans Developers Pvt Ltd



Authorized Signatory

M Tech Developers Corporation



Partner



AND Whereas the Vendor are engaged in the business of real estate development and are presently developing a Integrated Township to be known as '**Shalimar One World**' in Village Baghamau Distt. Lucknow U.P. (hereinafter 'said Land')

**AND Whereas** the Vendor have planned to Develop Group Housing Blocks in the Project on a part of said Integrated Township known as '**Shalimar One World**'

**AND WHEREAS** the detailed lay out plan of the aforesaid Township has also been approved by the Lucknow Development Authority vide Permit No. 38943 dated 12.10.2015.

**AND WHEREAS** the land use of the proposed site conforms to the development of Township as per the Master Plan of Lucknow-2021.

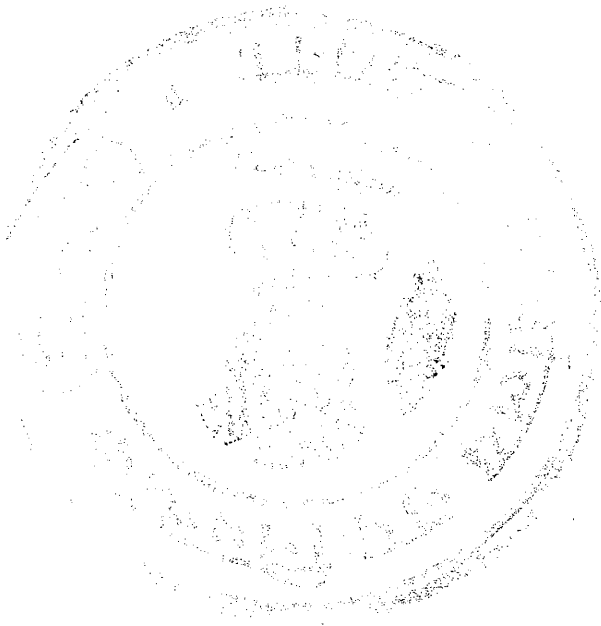
**AND WHEREAS** the Vendee has approached the Vendor for acquiring the Floor Specific Index (FSI) area measuring 2,10,000 (Two Lacs Ten Thousand) Sq. feet. ('subject FSI') Group Housing No-2 forming part of the said Township.

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

Ans Developers Pvt. Ltd.

Authorised Signatory

M Tech Developers Corporation  
2018



**AND WHEREAS** the Vendor hereby transfers and assign the subject FSI to the Vendee on terms and conditions mutually agreed and detailed hereinafter.

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

(a) That the Vendor has absolute right to sell, transfer and convey measuring 2,10,000 (Two Lacs Ten Thousand) Sq. Ft. FSI in the Group Housing No. 2 on proportionate Land Area 8,472.47 (Eight Thousand Four Hundred Seventy Two point Four Seven) Sq. Meter, situated at Village Baghamau Distt. Lucknow. (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 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.

M Tech Developers Corporation

Partner

Ans Developers Pvt. Ltd

Authorized Signatory





- (c) That in the detailed lay out plan area of '**Shalimar One World**', the Integrated Township in Village Baghamau, Distt. Lucknow, above mentioned land has been approved for the group housing complex.
- (d) That the services including sewerage, water lines, power supply systems, drainage, pooled parking etc. for the plot are common and exclusive, both.
- (e) 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.
- (f) 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**, upon the aforementioned declaration and assurance of the Vendor the Vendor hereby sells and Vendee hereby purchases the said Group Housing Plot of land/ Property for a consideration of Rs. 3,74,00,000/- (Rupees Three Crores Seventy Four Lacs Only) on the terms and conditions mentioned herein under:

Ans Developers Pvt. Ltd

  
Authorized Signatory

M. T. S. S. Corporation

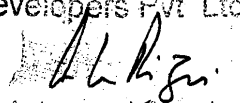
  
Authorized Signatory



**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the entire sale consideration of Rs. 3,74,00,000/- (Rupees Three Crores Seventy Four Lacs Only) having been already paid to the Vendor by the Vendee.
2. That in pursuance of nomination so made by confirming party, the Vendor hereby sells, conveys, transfers and assigns absolutely proportionate Land Area measuring 8,472.47 (Eight Thousand Four Hundred Seventy Two point Four Seven) Sq. Meter Group Housing No. 2, situated at Village Baghamau Distt. 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 with a right to use F.S.I. of 2,10,000 (Two Lacs Ten Thousand) sq. ft. 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 FAR 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.

Ans Developers Pvt Ltd

  
Authorised Signatory

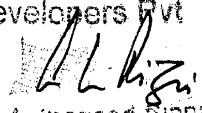
M Tech Developers Corporation

  
Partner



3. The Vendor and all subsequent Vendees shall abide all the terms and conditions of the '**Shalimar One World**' 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 Vendee will enjoy all the rights and title on the said land.
5. That the land area mentioned herein indicates the area assigned to this deal as part of the approved integrated lay out plan on which the building is or to be located and it is relevant for the use of floor area ratio and other planning norms only. Accordingly the area is notional and the part of it may be used for common services and facilities of overall complex. However the vendee has full right on the floor area sold to him with the land appurtenant.
6. 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.
7. That the said Property is being sold and conveyed by the Vendor to the Vendee for the purpose of Group

Ans Developers Pvt Ltd

  
Authorised Signatory

M Tech Developers Corporation

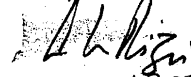
  
Authorised Signatory




Housing in the Project '**Shalimar One World**' 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 and for cancellation of the present deed.

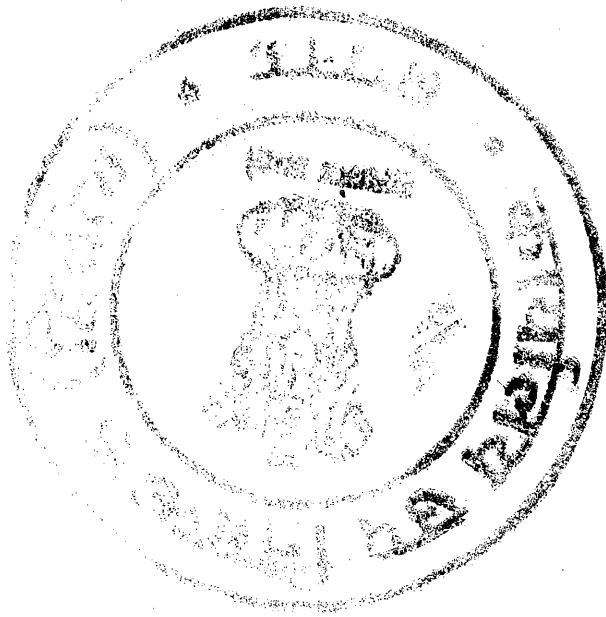
8. That the Vendee further irrevocably confirms, assures and represents to the Vendor that the Vendee shall carry out any or all constructions of any nature whatsoever over the said Property in a workmanlike manner only through qualified/competent contractors/workmen and in conformity with applicable laws, rules and regulations of the Authorities concerned and it is further clarified that the Vendor, its authorized officers, employees and representatives shall be entitled to access at all hours of the day and on all days (including Sunday's/Public Holidays) for

Ans Developers Pvt. Ltd

  
Authorized Signatory

M Tech Developers Corporation

  
Partner





inspection of the construction carried out over the said Property.

9. That the said Property which is being sold to the vendee is part of Integrated Township of ANS Developers Pvt. Limited All the rules & regulations framed by ANS Developers Pvt. Limited for uniformity of Integrated 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.
10. The Vendee shall maintain the building and all other services and common spaces inside the building and shall create a system under which no liability of any kind including the financial and legal can be inflicted on the Vendor if any such comes to the notice later on. The format of the instruments will be designed and approved accordingly by the Vendor.

Ans Developers Pvt. Ltd

Authorised Signatory

MYE & Associates Corporation



11. The Vendee assure the Vendor that the Vendee shall ensure 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 Vendor 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.
12. 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.
13. That the Vendor have handed over the vacant possession of the property mentioned above to the Vendee with all their rights and privileges so far held and enjoyed by the Vendor to HOLD and enjoy the same forever free from all encumbrances whatsoever. The vendee assures that the Vendee shall develop and construct this Group Housing No. 2 within a period of 36 months from the date of handing over the said FSI area / block to the

Ans Developers Pvt. Ltd.

  
Authorised Signatory

M Tech Developers Corporation

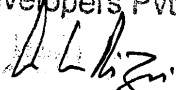
  
Partner



vendee, subject to force majeure circumstances and in event of default the vendee shall pay fine to the vendor imposed by the vendor.

14. That the Vendee will arrange its own water and electricity for construction purposes. The Vendor will provide NOC and other documents for this purpose if so required. All the costs towards construction and development of the complex shall be incurred by the Vendee at its own risk and responsibility towards the same and it shall be solely responsible for obtaining the Completion Certificate from the concerned authorities.
15. That the Vendee shall be solely responsible to take all necessary approvals and furnish Bank Guarantees / make payments of the requisite fee pertaining to Mining / Excavation, Ground water, Environment / Pollution clearance etc. pertaining to their FSI from the concerned authorities. However, the First Party shall provide the necessary documents to the Second Party required for the above purpose.
16. That the Vendee shall be solely responsible for furnishing the Bank guarantee / payment of supervision charges and any other charges / duties levies etc. to the concerned Controlling Authority

Ans Developers Pvt Ltd

  
Authorised Signatory

M Tech Development Corporation

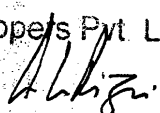
  
Authorised Signatory



towards construction of mechanized parking / any other activity, if proposed in the Building Plans.

17. That the Vendor its cost shall provide the developed land as per the integrated Township policy of the Govt. of U.P. including the Roads, trunk drainage, trunk sewer and solid waste disposal system on a point of the boundary of the plot. Internal development on the plot of land as per specification of the integrated township policy will be carried out by the second party at its own cost and expenses.
18. That the power connection from the Sub-Station located within the project to the blocks/plot of land will be taken by the Vendee on its own cost, including the cost of power line, all the internal electrical work, substation, etc for the said plot/FSI will be done by the Vendee at its own cost. The expenses incurred in Conductors, Transformer, Meters and all connected equipment shall be borne by the Vendee itself.
19. That the Vendee shall include a Clause on Club membership and payment of membership charges in its agreements with its allottees / buyers etc. The Vendee shall make the payment of requisite Club membership charges to the Vendor which the Vendee shall recover from its allottees / buyers etc.

Ans Developers Pvt. Ltd

  
Authorised Signatory

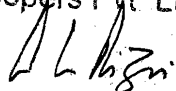






20. That the Vendee can get the said Property under sale mutated, substituted and transferred in its name, on the basis of this Sale Deed, in the record of any authority or any other relevant records in the absence of the Vendor . The Vendor undertakes that it shall sign all other papers/documents required in this connection.
21. That the Vendor will provide services as per the term sheet/ agreements 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.
22. 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.
23. 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 premises, and to, take fire clearance and to comply with

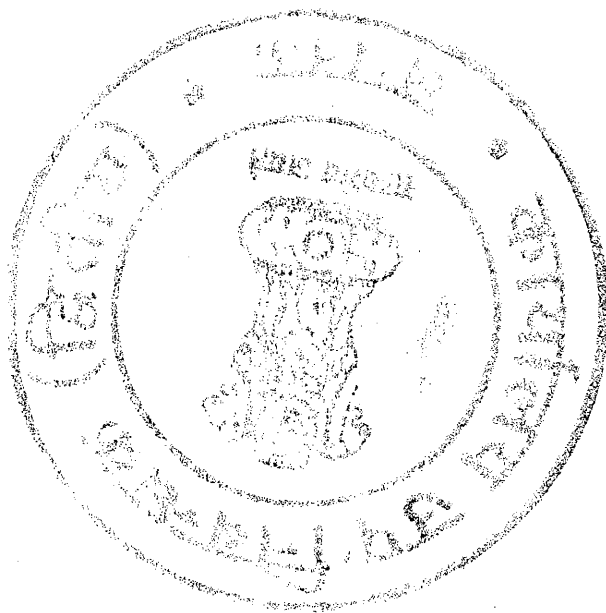
Ans Developers Pvt Ltd

  
Authorised Signatory

M Tech Developers Corporation



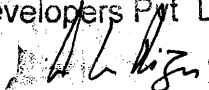
Partner



restrictions imposed by the pollution control clearance in respect of the building and for these factors only Vendee shall be responsible.

24. That the Vendee 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.
25. That Vendee assures that he shall follow the prevailing contemporary law as regards to sale of flat including Apartment Act.
26. 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.
27. That the Vendee hereby assures that vendee and subsequent purchasers of the apartment shall abide the terms and conditions of policy and also abide the terms and conditions mentioned in the term sheet

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

28. 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.

29. 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

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undertaken by the Vendee from the date of possession.

30. That from date of execution of this deed 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.

31. 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.

32. The subject matter of this sale deed for the purposes of stamp duty is proportionate land measuring 8,472.47 Sq. Mt. in Group Housing No. 2 is situated in the '**Shalimar One World**' and for the purpose of calculation of the stamp duty the circle rate of the land is fixed by Collector @ Rs. 6,000/- per sq. mtr. The said property is situated on 18 meter wide internal road. The Land area of the said Property is

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विक्रय पत्र

37,400,000.00 / 37,384,374.00

20,000.00

.140

20,140.00

0

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

प्रतिफल मालियत

श्री अनिरुद्ध कुमार निगम त0शु0मु0 प्रतिनिधि ए.एन.एस.डेवलपर्स प्रा.लि.द्वा

पुत्र श्री स्व.एच.पी.निगम

व्यवसाय नौकरी

निवासी स्थायी नया 62 परइया खेडा आलम नगर, लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 18/2/2016 समय 2:27PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव  
उप-निबन्धक (द्वितीय)

लखनऊ

18/2/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री अनिरुद्ध कुमार निगम त0शु0मु0  
प्रतिनिधि ए.एन.एस.डेवलपर्स  
प्रा.लि.द्वा.अधि.ह.सै.अनवर महमूद रिजवी  
पुत्र श्री स्व.एच.पी.निगम  
पुत्र/पत्नी श्री पेशा नौकरी

श्री एम टेक डेवलपर्स कारपो.द्वा.साझेदार अमित कुमार  
झा  
पुत्र श्री पशुपति नाथ झा  
पेशा व्यापार  
निवासी बी-4/24, नवज्योति अपार्टमेन्ट नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान

डी.एन.त्रिपाठी

राम जी त्रिपाठी

पेशा व्यापार

निवासी शालीमार टाइटेनियम गोमती नगर, लखनऊ

व

बृजेश कुमार शर्मा

सिया राम शर्मा

पेशा नौकरी

निवासी न्यू मदेहगंज सीतापुर रोड, लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव  
उप-निबन्धक (द्वितीय)  
लखनऊ

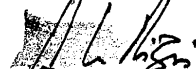


8,472.47(Eight Thousand Four Hundred Seventy Two point Four Seven) Sq. mt. Market value of the land area for first 1000 Sq. Mt. at the rate of Rs. 6000/- comes to Rs. 60,00,000/-Market value of remaining area of 7,472.47 Sq. Mt. at the rate of Rs. 4,200/- (Circle Rate-30%) comes to Rs. 3,13,84,374/-. Hence the total market value of the land comes to Rs 3,73,84,374/-. Since the Sale Consideration is higher than the Market Value therefore total stamp duty of Rs. 26,18,000/- has been paid on the Sale Value vide E-Stamp Certificate No. **IN-UP016797711236360 dated 10/02/2016**

**SCHEDULE OF PAYMENT**

- a. Paid a sum of Rs. 29,00,000/- (Rupees Twenty Nine Lacs only) Vide Chq. No. 502019, Canara Bank, Malviya Nagar, New Delhi.
- b. Paid a sum of Rs. 3,15,00,000/- (Rupees Three Crores Fifteen Lacs only) Vide Chq. Nos. 502020 to 502028, each of Rs. 35,00,000/-, Canara Bank, Malviya Nagar, New Delhi.
- c. Paid through TDS Challan of Rs. 3,74,000/- (Rupees Three Lacs Seventy Four Thousand Only)

Ans Developers Pvt Ltd



Authorized Signatory

M Tech Developers Corporation



Partner

विक्रेता

Registration No.: 2588

Year : 2,016

Book No. : 1

0101 अनिरुद्ध कुमार निगम त0शु0मु0 प्रतिनिधि ए.एन.एस.डेवलपर्स

स्व.एच.पी.निगम

नया 62 परइया खेडा आलम नगर,लखनऊ

नौकरी



d. Paid a sum of Rs. 26,26,000/- (Rupees Twenty Six Lacs Twenty Six Thousand Only) through RTGS.

Total Sale Consideration of Rs. 3,74,00,000/- (Rupees Three Crores Seventy Four Lacs only) paid by the Vendee to the Vendor, receipt of seller hereby acknowledges.

**SCHEDULE OF PROPERTY**

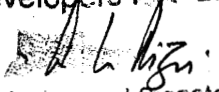
FSI of Group Housing No. 2 in '**Shalimar One World**' on proportionate Land Area measuring 8,472.47 Sq. Meter, situated at Village Baghamau Distt. Lucknow delineated and marked in the annexed site plan which is bounded as under:-

**East : Others Land**

**West : Others Land**

**North : Others Land**

**South : Rest Part of Land Group Housing No. 2**

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Partner

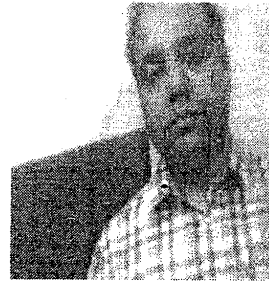
क्रेता

Registration No. : 2588

Year : 2,016

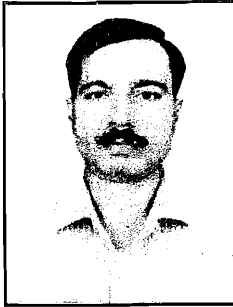
Book No. : 1

0201 एम टेक डेवलपर्स कारपो.द्वा. साझेदार अमित कुमार झा  
पशुपति नाथ झा  
सी-4/24, नवज्योति अपार्टमेंट नई दिल्ली  
व्यापार



**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. *D*  
D.N. TRIPATHI  
S/O DR RAM S. TRIPATHI  
SHALINAR TITANIUM LEO.  
VIBHUTI KHAMNI LEO

Ans Developers Pvt. Ltd

**VENDOR**

(PAN No. AAFC9848N)



~~Donjeeh B. Sharma~~  
Donjeeh B. Sharma  
S/o Sri Syam Sharma  
S36/460 New Madheygarh  
1st floor, Sited, Mohad  
Lucknow

M Tech Developers Corporation

Partner

**VENDEE**

(PAN No. ABBFM4876C)

**Drafted By :**

(Ramji Das)

Advocate, Civil Court, Lucknow

**Typed By:**

Civil Court, Lucknow

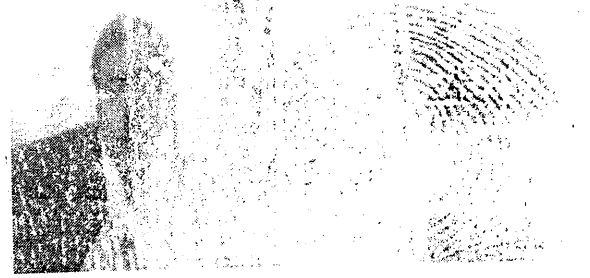
गवाह

Registration No.: 2588

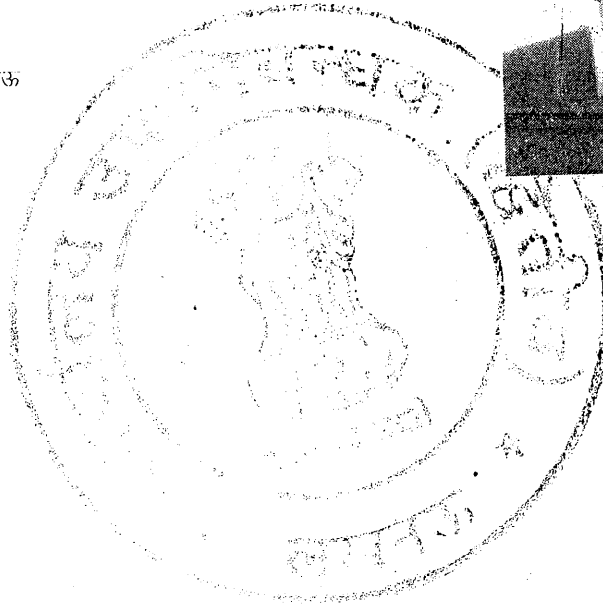
Year : 2016

Book No.:

W1 डी.एन.त्रिपाठी  
राम जी त्रिपाठी  
शालीमार टाइटेनियम गोमती नगर, लखनऊ  
व्यापार



W2 बृजेश कुमार शर्मा  
सियां राम शर्मा  
न्यू मदेहगंज सीतापुर रोड, लखनऊ  
नौकरी



Group Housing-7

Authorized Signatory

Partner

Ans Developers Pvt. Ltd.  
11/11/2018

M Tech Developers Corporation

24.0m WIDE

Green-1

Group Housing -2

18.0m WIDE ROAD

8472.47 sq.m

GC-3

PC-3

आज दिनांक 18/02/2016 को

वही सं. 1 जिल्द सं. 17946

पृष्ठ सं. 1 से 56 पर क्रमांक 2588

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

मुख्य नकल

18/2/2016

