

ROOPALI PANDEY
Asst. Manager



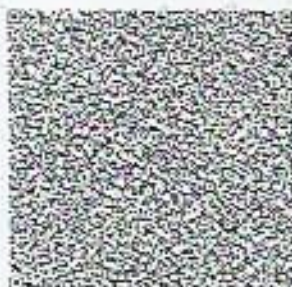
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP01322731059477N
Certificate Issued Date : 26-Aug-2015 05:46 PM
Account Reference : SHCIL (FI) upshcil01/ QAISERBAGHA/UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0101591756509827N
Purchased by : TULIP BUILD WELL
Description of Document : Article 23 Conveyance
Property Description : UNDIVIDED SHARE OF LAND AT IBB-2 T-11/FELIX SQUARE
SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LKO
Consideration Price (Rs.) : 11,79,42,425
(Eleven Crore Seventy Nine Lakh Forty Two Thousand Four
Hundred And Twenty Five only)
First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party : TULIP BUILD WELL
Stamp Duty Paid By : TULIP BUILD WELL
Stamp Duty Amount(Rs.) : 99,81,000
(Ninety Nine Lakh Eighty One Thousand only)



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

Ansals Properties & Infrastructure Ltd.

Authorized Signatory

For TULIP BUILD WELL

Partner

For TULIP BUILD WELL

Partner

For TULIP BUILD WELL

Partner

WN 0001958560

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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 | : Commercial |
| 2. Mohalla | : Sushant Golf City |
| 3. Property Details | : Undivided share of Land of T-11/Felix Square in IBB-2 |
| 4. Measurement Unit | : Square Meter |
| 5. Area of Property | : 7266.83 sq.mtr. |
| 7. Situation of Road | : Away from Amar Shaheed Path and Sultanpur Road. |
| 8. Other Description | : situated at 12 Mtrs. wide road and at corner |
| 9. Constructed area | : N.A. |
| 10. Pertaining to the member of House Society | : N.A. |
| 11. Sale Consideration | : Rs. 11,79,42,425/- |
| 12. Market Value | : Rs. 14,25,83,723/- |
| 13. Stamp Duty | : Rs. 99,81,000/- |

No of First Party: Details of Vendor

Ansal Properties & Infrastructure Ltd. (PAN-AAACA0006D)
a company incorporated under the 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, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow through its

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

For TULIP BUILD WELL

For TULIP BUILD WELL

Partner

authorized signatory **Sri Birendra Pratap Singh son of Late Ganga Pal Singh** authorized vide resolution dated 31.05.2010 (hereinafter referred to as the "**VENDOR**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc, unless the subject and context requires otherwise) of the one part

No of Second Party: 1 Details of Vendee

M/s Tulip Build Well, (PAN-AAGFT2887A) a partnership firm, having its office at 5th Floor, YMCA Complex, 13, Rana Pratap Marg, Lucknow through its Partners (1) Mr. Manoj Agarwal son of Late Ved Prakash Agarwal resident of B-18, Sector-B, Aliganj, Lucknow, (2) Mr. Ajendra Kumar Rastogi son of Late Moti Lal resident of 2A/5, Gokhley Marg, Lucknow, (3) Mr. Uday Kumar Agarwal son of Late Man Mohan Garg resident of 1/42 Wazeer Hasan Road, Lucknow and (4) Mr. Vinay Gupta son of Late Daya Nand Gupta resident of C-68, Anand Niketan, New Delhi-110021.

SALE DEED

This DEED OF SALE ("**Deed**") is made and executed at Lucknow on 27th of August 2015

BETWEEN

Ansal Properties & Infrastructure Ltd. a company incorporated Under the 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, Y.M.C.A. Campus, 13 Rana Pratap Marg, Lucknow through its authorized signatory **Sri Birendra Pratap Singh son of Late**

Ansal Properties & Infrastructure Ltd.

For TULIP BUILD WELL

For TULIP BUILD WELL

Authorized Signatory

Partner

Partner

Ganga Pal Singh authorized vide resolution dated 31.05.2010 (hereinafter referred to as the "**VENDOR**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc, unless the subject and context requires otherwise) of the one part (hereinafter referred to as the '**Vendor**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the one part.

AND

M/s Tulip Build Well, a partnership firm, having its office at 5th Floor, YMCA Complex, 13, Rana Pratap Marg, Lucknow through its Partners (1) Mr. Manoj Agarwal son of Late Ved Prakash Agarwal resident of B-18, Sector-B, Aliganj, Lucknow, (2) Mr. Ajendra Kumar Rastogi son of Late Moti Lal resident of 2A/5, Gokhley Marg, Lucknow, (3) Mr. Uday Kumar Agarwal son of Late Man Mohan Garg resident of 1/42 Wazeer Hasan Road, Lucknow and (4) Mr. Vinay Gupta son of Late Daya Nand Gupta resident of C-68, Anand Niketan, New Delhi-110021. (hereinafter referred to as the '**Vendee**', which expression shall include its executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

RECITALS:

Wherever, the Vendor/Vendee is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, its, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read suitably as the context requires.

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Wherever the term land is used to denote the property, it shall be read and construed as undivided share of land.

AND WHEREAS VENDOR REPRESENTS DECLAIRS AND ASSURES THE VENDEE AS UNDER:

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

AND WHEREAS the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow (hereinafter referred to as township).

AND WHEREAS the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

AND WHEREAS under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow

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Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

AND WHEREAS pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

AND WHEREAS a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow. Vendor shall be solely responsible to pay all the amount payable to LDA or any other authority on account of change of land use, free hold charge, development charge or any other charges.

AND WHEREAS the detailed layout plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

AND WHEREAS the land use of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow-2021.

AND WHEREAS in terms of the development of Hi-Tech Township on Sultanpur Road at Lucknow in Uttar Pradesh, the developer has been authorized to transfer the units of different specifications and sizes developed by the Vendor to its

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transfree/s on own terms and conditions of Hi-Tech City Policy. The vendor is also authorized to carryout and complete the internal and external development of various services on its own as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and Practices.

AND WHEREAS, in the township various land parcels/lands have been demarcated and identified for development and construction of blocks/towers.

AND WHEREAS, the Vendee has expressed to Vendor its desire to purchase the **Freehold Land in International Business Bay-2, Commercial-1, situated at Sushant Golf City, Sultanpur Road, Lucknow, admeasuring 7266.83 square meters (i.e. 78,220 square feet)** detailed, identified and marked in the layout plan annexed herewith as **Annexure-A ("said undivided share of Land")** along with rights to construct and develop the building on the said Land for sale consideration of Rs 11,79,42,425/- (Rupees Eleven Crore Seventy Nine Lac Ferty Two Thousand Four Hundred Twenty Five only).

AND WHEREAS, the Vendee has represented and confirmed that it has conducted due-diligence of the said Land and has satisfied itself with regard to the title and permitted usage of the said Land and nothing further is required to be done in this regard.

AND WHEREAS, the Vendor relying on the assurances and representations of the Vendee has agreed to sell the said Land to the Vendee for such consideration and on such terms and

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Authorised Signatory

conditions as have been agreed between the parties and recorded hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In lieu of the total consideration of Rs 11,79,42,425/- (Rupees Eleven Crore Seventy Nine Lac Forty Two Thousand Four Hundred Twenty Five only) paid by the Vendee as per payment schedule given at the end of this deed, the Vendor hereby sells, conveys and transfers absolutely the said freehold, fully developed undivided share of commercial Land admeasuring 7266.83 square meters (i.e. 78,220 square feet) at International Business Bay - 2, known as Retail/commercial/ education-1/office (T11/ Felix Square) (earlier mentioned as a commercial building-1) detailed & marked in layout plan annexed herewith as **Annexure-A** along with all rights appurtenant thereto, to the Vendee and the Vendee accepts and confirms the same, subject to the terms and conditions set out herein.
2. The Vendee shall utilize the said Land for construction and development of commercial, retail cum office tower/ building on the said Land as per approved/sanctioned building plans and shall not, in any circumstances whatsoever, carry out construction over the said Land in violation of the sanctioned plans and allocated/approved FSI. Further, the Vendee shall comply with the building plans for the towers sanctioned/approved by the authorities and setbacks, ground coverage and all other standards

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- specified in applicable bye-laws, approvals and policies for construction and development of the towers/building on the said Land. No alteration or modifications of building plans shall be permitted.
3. The Vendee has simultaneous to the execution of this Deed taken over actual physical possession of the said Land to its complete satisfaction. Subject to the terms and conditions of this Deed and compliance of the applicable laws and policies by the Vendee, the Vendee shall be entitled to possess, occupy and use the said Land.
 4. All dues, demands, charges, duties, liabilities, taxes, cess, levies including property tax etc. and any other outgoings in respect of the said Land or building or units therein as demanded / imposed by the Lucknow Nagar Nigam Lucknow, Lucknow Development Authority, any State or Central Government or any other authorities shall be borne and paid by the Vendee and/or allottees, as the case may be. Further, the Vendee shall be liable to bear and pay on pro-rata basis all dues, demands, charges, duties, liabilities, taxes, cess, levies and any other outgoings demanded/imposed by the authorities in respect of the Project/Township.
 5. The Vendor shall at its own costs and expenses complete the construction of towers/building on the said Land within 36 months (with 6 month's grace period) from the date of sanction of plans of the tower failing which the Vendee shall be liable and responsible for all consequences,

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6. The Vendee understands that in order to maintain uniformity in the Project certain guidelines and specifications for construction and development of towers have been prescribed by the Vendor and the Vendee agrees to abide by them while undertaking construction on the said Land.
7. The mining permissions and completion certificate in respect of construction of the towers on the said Land shall be obtained by the Vendee at its own costs and expenses. Further, the Vendee shall obtain such other permissions and approvals in respect of the said Land and construction of towers thereon as may be required by the Vendor/competent authority.
8. Basement of the tower shall be constructed by the Vendee in accordance with the sanctioned plans. The Vendee agrees to abide by the development plan formulated by the Vendor and agrees to extend all co-operation and assistance as may be required by the Vendor / other associate developers in this regard.

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9. 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 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
10. Since the said Land is part of the Project and Township various service and facilities in the Project and Township will be inter-connected. The Vendee agrees and confirms that right of interconnecting services and facilities through/from the said Land shall not be denied. In case any services / equipments which are required for Project are installed/erected/set-up by the Vendor/its nominee, then pro-rata costs/charges for the same shall be borne and paid by the Vendee as per the demands raised by the Vendor/its nominee.
11. The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities for the towers / blocks constructed on the said Land and shall connect/join the same with the main lines / connections in the Project.
12. The Vendee shall reimburse to the Vendor/its nominee all costs and expenses as may be borne and paid by the Vendor in installation of various common services and

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giving connection to the Vendee upto the said Land/building.

13. The Vendee shall adhere to the relevant policies, codes and guidelines relating to disaster management in the development and construction of the building on the said Land. Further, the Vendee shall submit to the Vendor various certificates/documents as may be required by the Vendor in respect of construction and development of the building on the said Land including and not limited to certificate regarding earthquake resistance, certificate of structure design sufficiency, certificate for completion of electrical works etc.
14. The Vendee shall not do or suffer anything to be done in or on the said Land which may tend to cause damage to any other structures in the land parcels adjacent to the said Land or hampers/obstructs other construction activities being carried out in the Project Township. Further, the Vendee shall not keep any material in the common areas of the Project and shall ensure disposal of all malba/construction material as per instructions/guidelines of the Vendor.
15. The Vendor, its authorized officers, employees and representatives shall be entitled to access the said Land/structures thereon at all hours of the day and on all days (including Sunday's/public Holidays) for inspection of the construction.

For TULIP BUILD WELL
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16. The Vendee shall market and advertise the towers and units therein reflecting that same is situated in the Project. All the marketing and advertising material shall include name/logo/brand of the Vendor for the Project and the Second Party shall use the same after getting the same approved from the First Party/its concerned agents/team.
17. The Vendee shall be entitled to book, allot and sell units in the towers constructed and receive/collect consideration in lieu thereof. However, the draft and format of documents to be executed with the buyers/allottees shall be as approved and finalised by the Vendor & vendee jointly.
18. The Project comprised of various common areas, community areas and common facilities and the Vendor either itself or through its agencies shall be entitled to maintain and manage the same. The Vendee or its prospective allottee(s) shall execute and enter into a separate maintenance agreement with the Vendor/maintenance agency in the format prescribed by the Vendor/maintenance agency and shall also pay interest free security deposit, maintenance charges, replacement fund and all other related charges/fess to the Vendor/maintenance agency as determined by the Vendor or its appointed maintenance agency from time to time depending upon the maintenance cost.
19. The said Land hereby sold to the Vendee is part of the Project and thus all the rules and regulations framed by the Vendor/its nominee agencies for the Project regarding

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building layout, use and maintenance of common areas, community areas, construction and development, colour scheme of the towers/complex etc. shall be strictly followed by the Vendee without any objections. The Vendee shall ensure that all the occupants and allottees of the building follow the rules and regulations framed by the Vendor/maintenance agency for use of the premises, maintenance of the services etc. and shall include such provisions in all the instruments to be executed with the allottees and occupants of the premises in building. In the event the Vendee / any of its occupants/allottees acts in breach or contravention of the same and fails to rectify the breach within the notice that may be issued by the Vendor/its nominee agency then in such an event the Vendor / its nominated agency shall have the right and power to take / initiate appropriate actions against the Vendee / such allottee / occupants at cost and risk of the Vendee/such allottee/occupants.

20. The Vendee shall abide by provisions of the law, rules, policies and regulations in force and applicable to the said Land/Project at any time including any amendments and modifications thereof. Further, the Vendee shall also comply with the terms and conditions of various policies, licenses, approvals and sanctions granted/issued by the competent authorities in respect of the said Land/Project including and not limited to environmental clearance, development agreement, license etc.

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21. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
22. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
- 22.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 22.2. delay in completion of construction; and/or
 - 22.3. use of the said Land/tower in contravention of the permissible use; and/or
 - 22.4. defective construction or use of material of inferior quality; and/or
 - 22.5. breach of applicable laws and policies; and/or
 - 22.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
 - 22.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - 22.8. non-payment of applicable charges, taxes, levies etc; and/or
 - 22.9. disputes with any prospective allottees or its employees or any third party.

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21. The said Land is free from all kinds of encumbrances, disputes, litigation, acquisition, requisition, attachments, decree of any court, demands, claims, liabilities, and notices.
22. The Vendee shall indemnify the Vendor from and against any actions, suits, claims (including third party claims) initiated against the Vendor and/or costs, damages, losses, penalties etc. suffered or borne by the Vendor on account of any of the following:
- 22.1. Acts or omissions of employees, agents, representatives of the Vendee; and/or
 - 22.2. delay in completion of construction; and/or
 - 22.3. use of the said Land/tower in contravention of the permissible use; and/or
 - 22.4. defective construction or use of material of inferior quality; and/or
 - 22.5. breach of applicable laws and policies; and/or
 - 22.6. breach of rules and regulations prescribed by the Vendor/its agencies; and/or
 - 22.7. violation of terms of permissions, approvals and sanctions issued by the competent authorities; and/or
 - 22.8. non-payment of applicable charges, taxes, levies etc; and/or
 - 22.9. disputes with any prospective allottees or its employees or any third party.

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incorporated herein. Further, the terms of this Deed are in addition to the terms and conditions agreed between the parties under the term sheet dated 19.08.2015 executed between them. The Vendee shall construct a commercial, retail cum office tower/building on the said Land by utilizing the current permissible FSI of 15281.66 square meters as approved by the competent authority.

29. All notices and other communications under this Deed shall be made in writing and delivered either by hand against receipt or sent by certified or registered mail at the addresses of the addressee mentioned hereinabove. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery, or (ii) on the third day of the putting the notice / communication in the course of transmission if sent via certified or registered mail.
30. The parties agree that the Original Sale Deed shall be kept with the Vendee and the Vendor shall be entitled to keep a copy of the executed and registered Sale Deed.
31. That the property is situated in the Sushant Golf City and is away from Sultanpur Road and Amar Shaheed Path. The said property is situated on 12 mtr. wide road for which the Circle Rate fixed as Rs.19,000/- per sq.mtr. and the said property is exist at corner, hence after enhancement of 10% in circle rate value comes to Rs.20,900/-. The undivided share of land area of the said property is 7266.83 sq.mtr. Market value of the land area 1000 sq.mtr. at the rate of Rs.20,900/- comes to Rs.2,09,00,000/-. Market value of

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remaining area 6266.83 sq.mtr. calculated @ 14630 per sq. mtr. Which comes to Rs. = 9,16,83,723/-. The total value of land comes to Rs. 11,25,83,723/- There is a construction of 3000 sq. mtr. of second class value calculated @ 10,000/- per sq. mtr. which comes to Rs. 3,00,00,000/- Hence the total Market value of the property comes to Rs. 14,25,83,723/-. Since the market value is higher than the sale consideration, therefore, total stamp duty of Rs. 99,81,000/- has been paid on market value by the vendee through E-stamp accordingly.

PAYMENT SCHEDULE

S.L.No	Particulars	Amount (Rs.)
1	By Cheque No.267226 of Vijaya Bank Gokhale Marg Lko	6000000.00
2	By Cheque No.267241 of Vijaya Bank Gokhale Marg Lko	2000000.00
4	On Sept,2010 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	3675230.57
5	On Oct,2010 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	3639172.62
6	On Nov,2010 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	859736.56
7	On Dec,2010 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1649205.76
8	By Cheq No.932801 of P.N.B Hazrat Ganj Lko	2417578.00
9	On JAN,2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2773809.59
10	On Feb,2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	4685784.00
11	On Mar,2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	3141247.24
12	On April,2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	7971425.23
13	On May,2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	5611715.11
14	On June, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2811210.00
15	By Cheq No.932841 of P.N.B Hazrat Ganj Lko	433771.00
16	On July, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2951677.00
17	By Cheq No.932851 of P.N.B Hazrat Ganj Lko	772010.00
18	On Aug, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2249075.25
19	On Sept, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2826202.44
20	On Oct, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2087471.54

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Partner

21	On Nov, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2793223.00
22	On Dec, 2011 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1356378.46
23	On Jan, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	771000.42
24	On Feb, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	999347.61
25	On March, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1665317.00
26	On April, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	4768754.00
27	On May, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2595888.86
28	On June, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	769374.89
29	On July, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	713102.66
30	On Aug, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	229820.93
31	On Sept, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	964294.76
32	On Oct, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	408652.07
33	On Nov, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1360250.08
34	On Dec, 2012 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1163117.91
35	On Jan, 2013 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1217100.00
36	On Feb, 2013 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	1187590.00
37	On March, 2013 (TR.From P.N.B Hazrat Ganj Lko Escrow A/c)	2082638.69
38	Transfer from Escrow A/c	2300000.00
39	By Cheq No. 440338 of Vijaya Bank Gokhale Marg Lko	2300000.00
40	By Cheq No. 731864 of Vijaya Bank Gokhale Marg Lko	2231000.00
41	Tds Certificate Form 16B	69000.00
42	By Cheq No. 734500 of Vijaya Bank Gokhale Marg Lko	4950000.00
43	By Cheq No. 728504 of Vijaya Bank Gokhale Marg Lko	1980000.00
44	Tds Certificate Form 16B	70000.00
45	By Ch.No. 736603 of Vijaya Bank Gokhale Marg Lucknow	50,00,000.00
46	By Ch.No. 736609 of Vijaya Bank Gokhale Marg Lucknow	25,00,000.00
47	By Ch.No. 736604 of Vijaya Bank Gokhale Marg Lucknow	25,00,000.00
48	By Ch.No. 736606 of Vijaya Bank Gokhale Marg Lucknow	25,00,000.00
49	By Ch.No. 736607 of Vijaya Bank Gokhale Marg Lucknow	25,00,000.00
50	By Ch.No. 736608 of Vijaya Bank Gokhale Marg Lucknow	29,40,251.73
51	By Ch.No. 736605 of Vijaya Bank Gokhale Marg Lucknow	25,00,000.00
	Total	11,79,42,425.63

Ansal Properties & Infrastructure Ltd.

Authorized Signatory



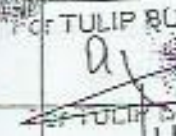
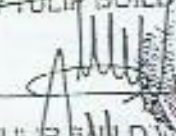
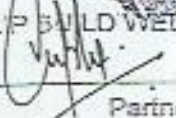
For TULIP BUILD WELL

For TULIP BUILD WELL

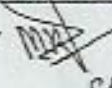
Partner

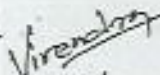
Partner

IN WITNESS WHEREOF, EACH OF THE PARTIES HERETO HAS CAUSED THIS DEED TO BE EXECUTED BY ITS DULY AUTHORISED REPRESENTATIVES AS OF THE DATE FIRST WRITTEN ABOVE, IN PRESENCE OF THE FOLLOWING WITNESSES.

S.no	Name of Party	Name of Signatory	Seal/Signatures
1.	Vendor	Mr. Birendra Pratap Singh	 Birendra Pratap Singh Properties & Infrastructure Authentic Sign
1.	Vendee	Mr. Manoj Agarwal	 Manoj Agarwal for TULIP BUILD WELL
2.	Vendee	Mr. Ajendra Kumar Rastogi	 Ajendra Kumar Rastogi for TULIP BUILD WELL
3.	Vendee	Mr. Uday Kumar Agarwal	 Uday Kumar Agarwal for TULIP BUILD WELL
4.	Vendee	Mr. Vinay Gupta	 Vinay Gupta Partner

WITNESSES:

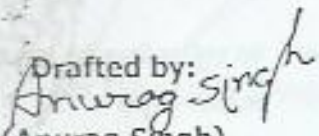
1. 
Manoj Kumar Singh
S/o Sh. Rajesh Singh
H/o-529/119, Bada Chaudhary Lko.

2. 
Virendra Kumar
S/o Kailash Nath Mishra
H/o-564/112 Gurnavak
Nagar Alam bagh Lko.

Typed by:

(Ram Sanahi)

R. Sanahi Print Point
Abbasi Universal Complex
near Registrar office, Kaiserbagh,
Lucknow

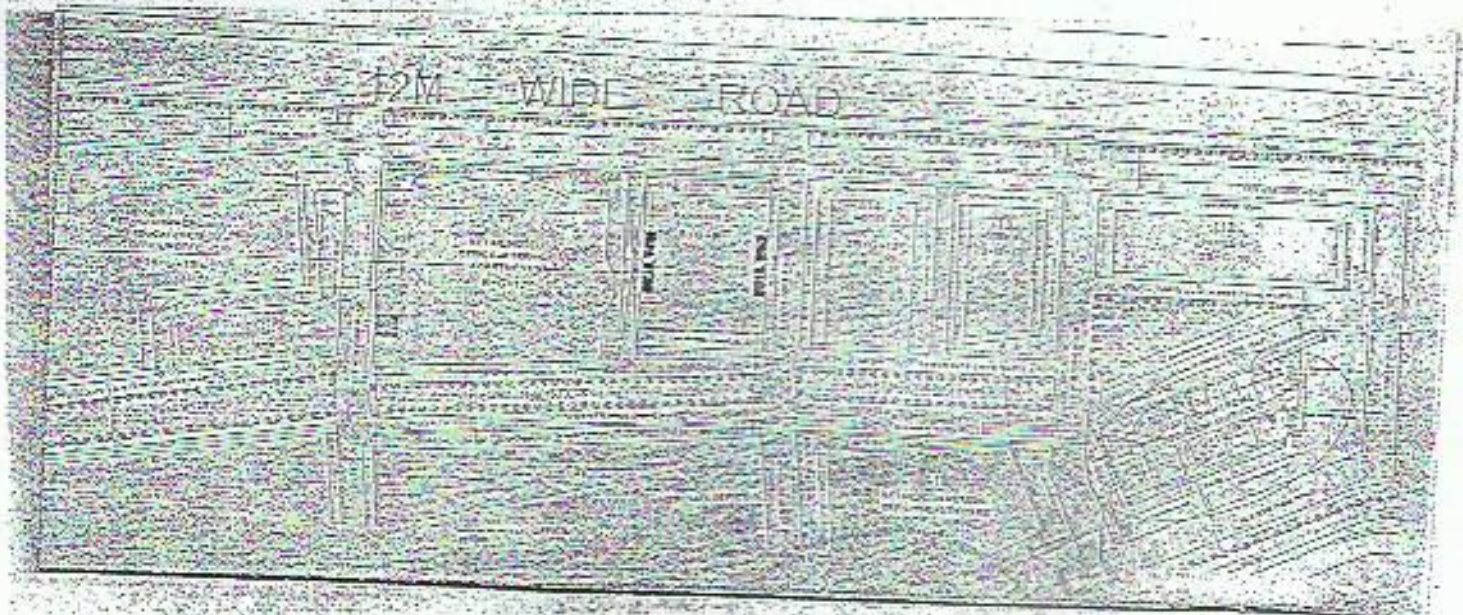
Drafted by:

(Anurag Singh)

Advocate
High Court, Lucknow.
Mob.9559999213

ANNEXURE-A
DETAILED DESCRIPTION AND LAYOUT PLAN DEMARCATING
THE SAID LAND

Freehold Undivided share of Land at International Business Bay-2, Commercial-1/ (T11/ Felix Square) admeasuring 7266.83 Sq Meters square meters (i.e. 78,220 square feet) situated at Sushant Golf City, Sultanpur Road Lucknow and bounded as under:

North-East	: 12.00 mtr. wide road
South-West	: 12.00 mtr. wide road
South-East	: Hotel -1
North West	: 12.00 mtr. wide road



For TULIP BUILD WELL

[Signature] Partner

For TULIP BUILD WELL

[Signature] Partner
[Signature] Vende

Ansal Properties & Infrastructure Ltd.

Authorised Signatory