





(2)



Sale Consideration: Rs.23,83,95,330/-  
Value as per rate list: Rs.18,74,31,200/-  
Stamp Duty : Rs.1,66,88,000/-  
Ward : Rafi Ahmad Kidwai Nagar

**SUMMARY OF DOCUMENT**

1. Type of Land : Residential Group Housing Plot
2. Ward : Rafi Ahmad Kidwai Nagar
3. Mohalla : Sector-1 Vardan Khand, Gomti Nagar Extension Scheme, Lucknow
4. Details of Property : Plot No.GH-1/27
5. Unit of Measurement : Square Metres
6. Area of Land : 4484.00 Sq.mts.
7. Location of Road : Not situated at any Segment Road.
8. Other Detail : 24 metres wide road and Corner
9. Construction : NA

**SALE – DEED**

THIS DEED OF SALE is made BY

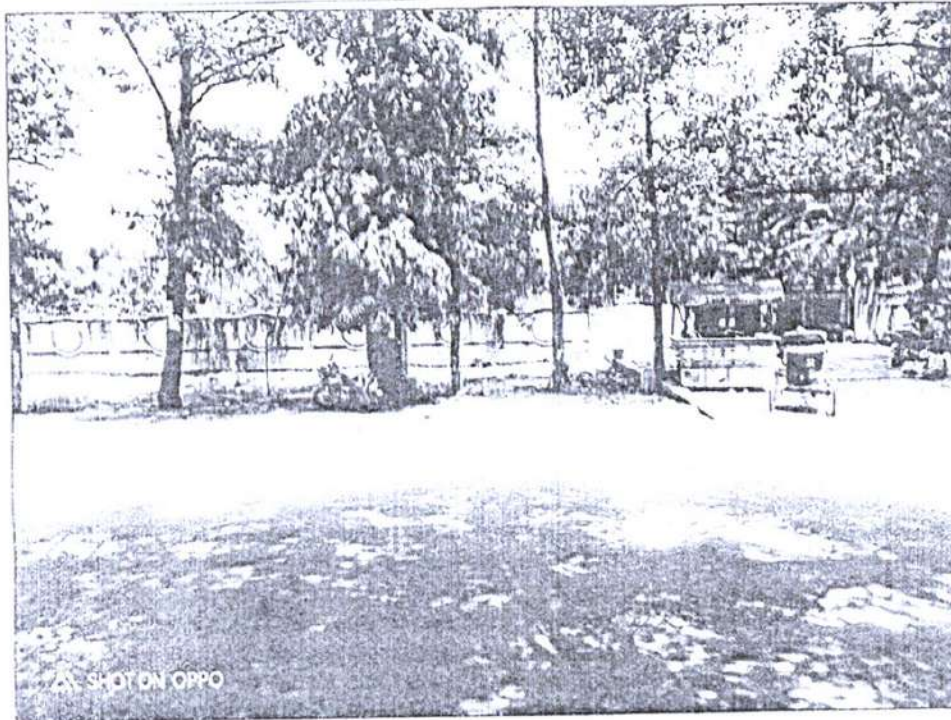
1. Smt. TEHMINA PUNVANI wife of late Vikram Punvani presently residing at of 5 Mall Avenue, Lucknow - 226001, PAN - AEXPP7083F, Mobile No. +919810044122 for self and as lawful attorney of Smt. ZINAT IMAM daughter of Late Nawab Sayed Ejaz Rasool presently residing at 5 Mall Avenue, Lucknow - 226001, PAN - AAAP15431M, Mobile No. 9810044122, (2) AYESHA PUNVANI daughter of late Vikram Punvani presently

THINK BUILDWELL PRIVATE LIMITED

Authorised Signatory

PHOTO

Plot No.GH-1/27 admeasuring 4484.00 sq. mts. situated at - Sector-1, Vardan Khand, Gomti Nagar Vistar Yojna, Ward - Rafi Ahmad Kidwai Nagar, Lucknow which is bounded as under



*[Handwritten Signature]*  
Signature of First Party

*[Handwritten Signature]*  
Signature of Second Party

# THINK BUILDWELL PRIVATE LIMITED

REGISTERED OFFICE BLOCK NO. 30, SHOP NO. 218, SANJAY PLACE, AGRA, U.P. PIN- 282002  
INDIA

MAIL ID: thinkbuildwell2021@gmail.com CIN: U70109UP2021PTC156890

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THINK BUILDWELL PRIVATE LIMITED HELD AT THEIR REGISTERED OFFICE AT BLOCK NO. 30, SHOP NO. 218 SANJAY PLACE, AGRA, U.P. PIN: 282002 ON 22<sup>ND</sup> APRIL, 2022 AT 1:00 P.M. BEARING SERIAL NO. 1

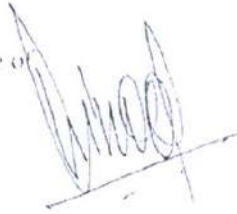
RESOLVED THAT approval of the Board be and is hereby accorded to the company purchasing parcels of land admeasuring area 4184.00 sqm (size: 76.00 mt X 59.00 mt) situated at Plot No. - GH 1/27, Vardan Khand, Sector 1, Gomti Nagar Vistar Yojana, Lucknow in the State of Uttar Pradesh as specifically indicated in the draft laid on the table for the purpose of identification.

RESOLVED FURTHER THAT Mr. Vinod Lokwani (bearing Aadhaar No. 607765904642) be and is hereby authorized to negotiate and finalize the terms of such purchase and to sign and execute sale deed and all other documents and papers with the office of Registrar which deemed to be necessary related to purchase of the aforementioned land and to give effect to the above resolution.

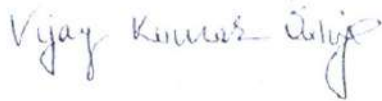
The specimen signature of

Mr. Vinod Lokwani

is attested herewith



For and on behalf of THINK BUILDWELL PRIVATE LIMITED



Vijay Kumar Saluja

Director

DIN: 01448665



Bharat Lal Rawlani

Director

DIN: 09419809



आयकर विभाग  
INCOME TAX DEPARTMENT

VINOD LOKWANI

SUNDER LAL LOKWANI

26/10/1983

Permanent Account Number

ACXPL4574B

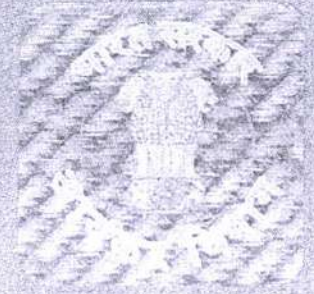
*Vinod*

Signature



सत्यमेव जयते

भारत सरकार  
GOVT. OF INDIA



27042011

*Vinod*



भारत सरकार

Government of India



तहमीना पुनवानी  
Tehmina Punvani  
जन्म तिथि/DOB: 30/11/1955  
महिला/ FEMALE  
9810044122



5974 3371 4872

VID: 9160 9777 8621 8740

मेरा आधार, मेरी पहचान

*Tehmina*



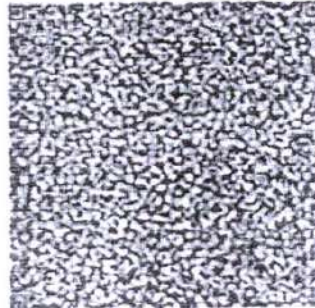
आधार

भारतीय प्रजासत्ताक प्राधिकरण

Unique Identification Authority of India

पता: \*  
W/O विक्रम पुनवानी, बी-१, गीतांजलि एन्क्लेव, मालवीय  
नगर स.ओ, सौतध दिल्ली,  
दिल्ली - 110017

Address:  
W/O Vikram Punvani, B-1, GEETANJALI  
ENCLAVE, Malviya Nagar S.O, South  
Delhi,  
Delhi - 110017



5974 3371 4872

VID: 9160 9777 8621 8740



1947



help@uidai.gov.in

www

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड  
Permanent Account Number Card

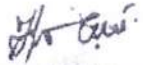
AEXPP7083F



नाम/ Name  
TEHMINA PUNVANI

पिता का नाम/ Father's Name  
SYED AKBAR IMAM

जन्म की तारीख/ Date of Birth  
30/11/1955

  
हस्ताक्षर/ Signature



01062018





भारत सरकार  
GOVERNMENT OF INDIA



जीनत इमाम  
Zinat Imam

जन्म वर्ष / Year of Birth : 1932  
महिला / Female

5135 0027 1923



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : W/O अकबर इमाम, बी-१,,  
गीतांजलि एन्क्लेव, मालवीय नगर, नई  
दिल्ली, साउथ दिल्ली, दिल्ली, 110017

Address: W/O Akbar Imam,  
B-1,, GEETANJALI  
ENCLAVE, MALVIYA NAGAR,  
New Delhi, South Delhi, Delhi,  
110017



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947  
Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPI5431M



नाम /NAME

ZINAT IMAM

पिता का नाम /FATHER'S NAME

SYED AKBAR IMAM

जन्म तिथि /DATE OF BIRTH

30-03-1932

हस्ताक्षर /SIGNATURE

*Zinat Imam*

*R. Singh*

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

*Z. Imam*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AYESHA PUNVANI  
VIKRAM PUNVANI  
30/07/1975

Permanent Account Number  
AHEPP9763G

*Ayesha Punvani*  
Signature



*Ayesha Punvani*



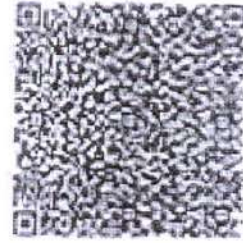
भारत सरकार

Government of India



आईशा पुणवानी  
Ayesha Punvani

जन्म तिथि / DOB : 30/07/1975  
महिला / Female



3577 0773 8323

आधार - आम आदमी का अधिकार



भारतीय विरहित पहचान प्राधिकरण

Unique Identification Authority of India

पता: D/O: विक्रम पुणवानी, बी-1  
यर्ड फ्लोर ब्लॉक-बी, गीतांजली  
एन्क्लेव, मालवीय नगर, मालवीय  
नगर, दक्षिण दिल्ली, दिल्ली,  
110017

Address: D/O: Vikram Punvani, B-1 THIRD  
FLOOR BLOCK-B, GEETANJALI  
ENCLAVE, Malviya Nagar, Malviya Nagar,  
South Delhi, Delhi, 110017

3577 0773 8323



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 2085/15262/54605

To,  
आमीरा पुनवानी  
Amira Punvani  
D/O: Vikram Punvani  
703, New Jal Darshan CHS LTD  
Pany X Road  
Chimbai Naka, Masjid X RD Bandra (West)  
Bandra  
Bandra West Andheri Mumbai Suburban  
Maharashtra 400050  
9892986260

05/05/2017

Ref: 1449 / 14Q / 424303 / 424403 / P



SB293170963FH



आपला आधार क्रमांक / Your Aadhaar No. :

5521 1060 8376

माझे आधार, माझी ओळख

*Amira Punvani*



भारत सरकार  
Government of India

आमीरा पुनवानी  
Amira Punvani  
जन्म तारीख / DOB 08/01/1979  
स्त्री / Female



5521 1060 8376

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMEIRA PUNVANI  
VIKRAM PUNVANI  
08/01/1979

Permanent Account Number

**AHEPP9756B**

Signature



*Ameira Punvani*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00817/88135

Download Date: 11/11/2021

To  
विनोद लोखानी  
Vinod Lokwani  
117  
LACHHMAN PURI COLONY  
INDIRA NAGAR  
Lucknow  
Indira Nagar  
Lucknow Uttar Pradesh - 226016  
9554953112

Issue Date: 01/11/2021



आपका आधार क्रमांक / Your Aadhaar No. :

6077 6590 4642  
VID : 9107 3647 7026 8007

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 11/11/2021



विनोद लोखानी  
Vinod Lokwani  
जन्म तिथि/DOB: 26/10/1983  
पुरुष/ MALE

Issue Date: 01/11/2021

6077 6590 4642  
VID : 9107 3647 7026 8007

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

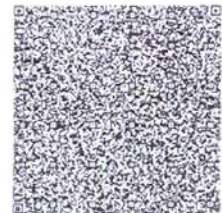


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
११७, लक्ष्मण पुरी कॉलोनी, इंदिरा नगर, लखनऊ,  
लखनऊ,  
उत्तर प्रदेश - 226016

Address:  
117, LACHHMAN PURI COLONY, INDIRA  
NAGAR, Lucknow, Lucknow,  
Uttar Pradesh - 226016



6077 6590 4642

VID : 9107 3647 7026 8007



1047



help@uidai.gov.in



www.uidai.gov.in

*(Handwritten signature)*

W



भारत सरकार  
Government of India



Download Date: 20/04/2020



अरिगत शुक्ला  
Arikat Shukla  
जन तिथि/DOB 07/02/1992  
पुंस्व/ MALE

Issue Date: 21/05/2015

3722 0371 1137

VID : 9148 0249 8783 9742

मेरा आधार, मेरी पहचान

*Arikat*

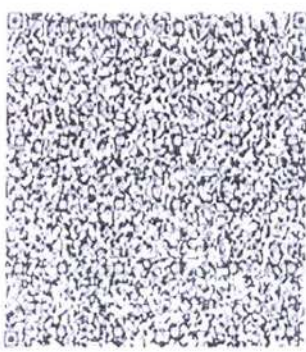


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
शरन क. संतोष कुमार शुक्ला, 227 / 7, अस्तबल,  
याहियगंज, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226003

Address:  
S/O Santosh Kumar Shukla, 227 / 7,  
Astabal, Yahiyaganj, Lucknow, Lucknow,  
Uttar Pradesh - 226003



3722 0371 1137

VID : 9148 0249 8783 9742

HIGH COURT LUCKNOW



SANTOSH KUMAR SRIVASTAVA

Fathers Name: LATE SHRI S. P. SRIVASTAVA

Designation: Advocate of High Court

GBA No: OBALBS02777 Ent Date: 19/08/2013

Bar Council No: UP 1170-1996

Mobile No: 9793215855

Address:

53B KHA/2/28, DEEN DAYAL NAGAR,  
KHADRA, LUCKNOW



(Pt. S. Chandras)  
Gen. Secretary

*S.K. Srivastava*

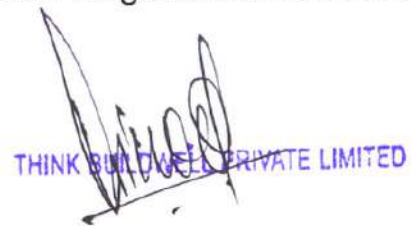
(3)

residing at 5 Mall Avenue, Lucknow - 226001, PAN - AHEPP9763G Mobile No. +91 9811142953 (3) AMEIRA PUNVANI daughter of late Vikram Punvani permanent resident of 5 Mall Avenue, Lucknow-226001, PAN - AHEPP9756B, Mobile No.+919892986260 (hereinafter collectively referred to as VENDORS which expression shall mean and include their successors, representatives, executors, administrators and assignees) of the ONE PART

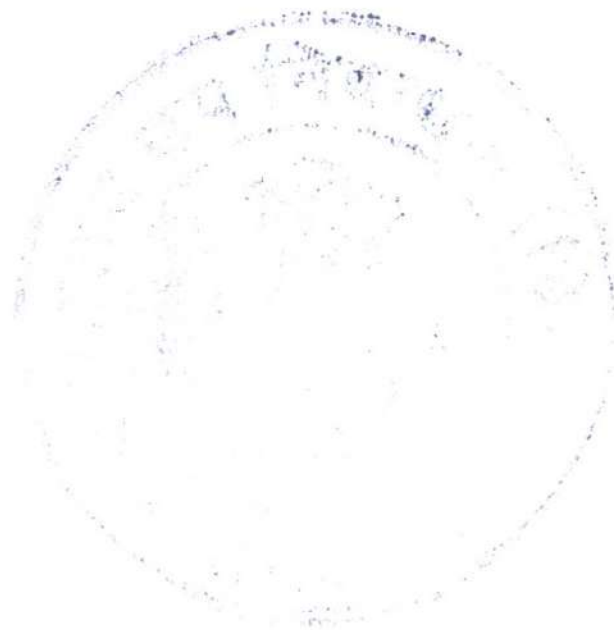
**IN FAVOUR OF**

**M/s. THINK BUILDWELL PRIVATE LIMITED (CIN U70109UP2021PTC156890) – A Company duly registered under the provisions of the Companies Act – 1956/2013 and having its office at Block No.30, Shop No.218, Sanjay Place, District - Agra, U.P. PAN - AAJCT0662P through its authorised signatory Vinod Lokwani son of Shri Sunder Lal Lokwani and resident of 117, Lachhmanpuri Colony, Indira Nagar, Lucknow Mob no.8081921644 duly authorised vide resolution passed by the Board of Directors in their meeting held on 22.04.2022 (Hereinafter called the “VENDEE” which expression shall mean and include its successors, representatives, administratives and assignees) of the OTHER PART:-**

**WHEREAS** Smt. Zinat Imam has constituted Smt. Tehmina Punvani as her lawful Attorney, the respective deed of Power of Attorney is duly registered and recorded in the office of the Sub Registrar - V, Hauz Khas, New Delhi in Book No.4 Vol. No.139 Pages - 46/51 Registration No.1131



THINK BUILDWELL PRIVATE LIMITED  
Authorised Signatory



on 07.09.2015. The said deed has not been revoked or surrendered till the date of execution and registration of this sale deed and is legally enforceable and binding.

**WHEREAS** The Vendors have assured and represented to the Vendee that the Vendors are the lawful owners in possession of Plot No.G.H. - 1/27 admeasuring 4484.00 sq. mts. situated at Sector 1, Vardan Khand, Gomti Nagar Extension, Ward - Rafi Ahmad Kidwal Nagar, Lucknow (hereinafter referred to as the Demised Property)

**WHEREAS** The Demised Property was jointly purchased by (1) Shri Vikram Punvani son of Late Major G.I. Punvani (2) Tehmina Punvani wife of late Vikram Punvani (3) Smt. Zinat Imam daughter of Late Nawab Sayed Ejaz Rasool from the Lucknow Development Authority, Lucknow vide a sale deed which is duly registered and recorded in the office of the Sub Registrar of Assurances – II, Lucknow in Bahi No.1, JildNo - 15565 at pages -233 1258 at serial no. No. 11511 on 14-07-2014

**WHEREAS** One of the co-owners i.e. Sri Vikram Punvani left for his heavenly abode on 05.03.2017 and was survived by his wife Smt. Tehmina Punvani and his daughters namely (1) Ayesha Punvani (2) Ameira Punvani as his sole legal heirs and successors and by virtue of inheritance each of the aforesaid legal heir and successor succeeded to the undivided equal 1/3<sup>rd</sup>. share in the undivided equal share in the demised property of late Vikram Punvani.

*Hani Punvani*  
*Ameira Punvani*

  
THINK BUILDWELL PRIVATE LIMITED



**WHEREAS** That vide judgement and order dated 22.12.2019 passed by the Court of the Civil Judge, Junior Division, South, Lucknow in Misc. Case No. 98/2019 – Ameira Punvani vs. Estate of Vikram Punvani the aforesaid individuals namely Smt. Tehmina Punvani, Ameira Punvani and Ayesha Punvani were declared as the legal successors of the deceased i.e. Vikram Punvani.

**WHEREAS** The VENDORS have assured the VENDEE that they are seized and possessed of all and otherwise well and sufficiently entitled to the Demised Property i.e. Plot No. GH-1/27 admeasuring 4484.00 sq. mts. situated at Sector-1. Vardan Khand, Gomti Nagar Vistar Yojna, Lucknow, Ward Rafi Ahmad Kidwai Nagar.

**WHEREAS** The VENDORS are interested in the sale and transfer of the Demised Property and the VENDEE being interested in purchasing the same, offered a sale consideration of **Rs.23,83,95,330/- (Rs. Twenty Three Crores, Eighty Three Lacs, Ninety Five thousand three hundred Thirty only)** which offer the VENDORS accepted; and

**WHEREAS** The VENDORS have assured the VENDEE that they have good, marketable, unencumbered and transferable title rights in the Demised Property and that there is no impediment or restriction of any nature whatsoever in the transfer of the Demised Property by the VENDORS to the VENDEE. The VENDORS have assured the VENDEE



THINK BUILDWELL PRIVATE LIMITED

Authorized Signatory



भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिबन्धक सदर दिनांक वचनक क्रम 2022228024825

आवेदन संख्या : 202200821034837

लेख का प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-05-25 00:00:00

प्रस्तुतकर्ता या प्राप्ति का नाम विनोद लोकवानी

लेख का प्रकार विक्रय पत्र

प्रतिफल की श्रवणशि 238395330 / 187432000.00

1. रजिस्ट्रीकरण शुल्क 2383960

2. प्रतिनिधिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्रांक के अधिप्राप्ति करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. याचिक भत्ता

1 से 6 तक का योग 2384040

शुल्क वमूल करने का दिनांक 2022-05-25 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-05-25 08:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

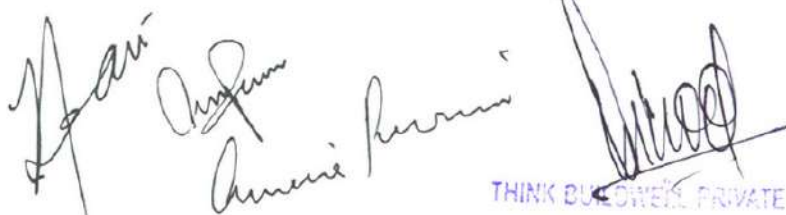
QMSI  
22

that the Demised Property is not under any litigation and is free from all sorts of litigations and court attachment etc; and

**AND WHEREAS** The VENDORS have assured the VENDEE that they have lawful right to transfer their rights in the Demised Property to the VENDEE.

**NOW THIS DEED OF SALE WITNESSETHAS UNDER:**

1. That in consideration of **Rs.23,83,95,330/- (Rs. Twenty Three Crores, Eighty Three Lacs, Ninety Five thousand three hundred Thirty only)** paid by the VENDEE to the VENDORS by way of consideration as detailed in Schedule – II at the foot of this Deed, the receipt whereof has been acknowledged by the VENDORS, the VENDORS doth hereby grant, convey, sale, release, transfer and assign by way of absolute sale to the VENDEE, transfer of their rights in the Demised Property, morefully described in Schedule – I at the foot of this deed with all rights title, interest attachment to or upon the Demised Property to hold the same as their Demised Property without any sort of hindrance, interference or interruption from anybody whomsoever.
2. That the Demised Property hereby sold and conveyed by virtue of this sale deed is free from all transfers, encumbrances, charges, liens, mortgages, attachments arrears of dues to the Government or to the appropriate Govt. Offices or local bodies etc. of any nature whatsoever and the VENDORS have

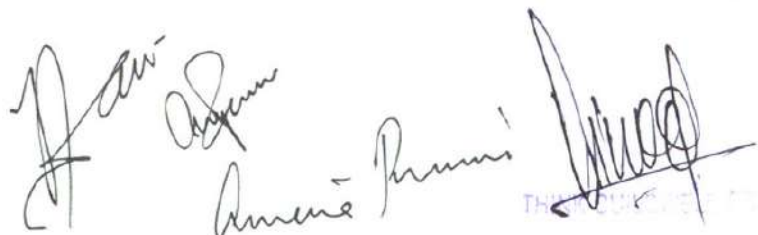


THINK BUREWEIS PRIVATE LIMITED



unencumbered, good subsisting and transferable title and rights in the aforesaid Demised Property.

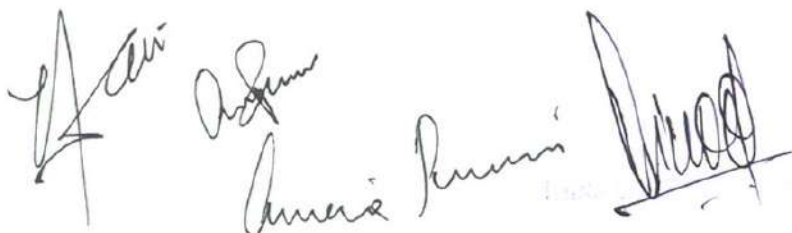
3. That the VENDORS hereby solemnly assure the VENDEE that the Demised Property hereby conveyed to the VENDEE belongs exclusively to the VENDORS alone, and that they have the power to transfer the same to the VENDEE and hereby admit and confirm that relying on the assurance so held out by it, the VENDEE has agreed to purchase the same.
4. That the VENDORS hereby have paid all taxes and charges on the Demised Property upto the date of execution of this deed and thereafter the liability to pay the taxes and charges on the Demised Property shall be that of the VENDEE.
5. That the VENDEE has examined the title of the VENDORS and has also verified all the documents regarding the same and satisfied the title of VENDORS.
6. That the VENDORS assure the VENDEE that the Demised Property hereby sold is neither under acquisition relating to compulsory acquisition nor is the subject matter of any dispute with any third person and that no litigation in respect of the Demised Property is pending in any court of law or with any other authority.
7. That the vacant, peaceful and physical possession of the Demised Property has been delivered by the VENDORS to the VENDEE at the time of execution of this deed. The VENDEE shall have all the rights, title

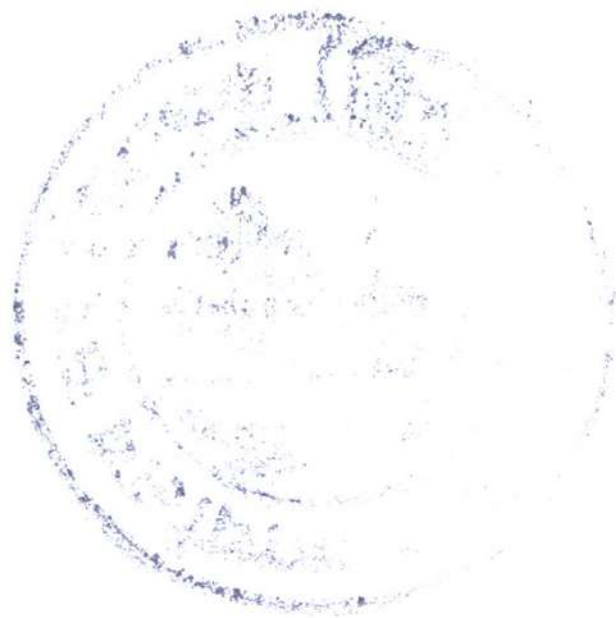
  
THIRU KUNJAN PRIVATE LIMITED



and interest in the Demised Property, which the VENDORS have in the same together with all its rights and privileges so far held and enjoyed by the VENDORS to HOLD and enjoy the same forever free from all encumbrances whatsoever

8. That after execution of this deed the VENDEE may get its name mutated in the relevant records of the competent authority and other concerned authorities on the basis of this deed and the VENDORS shall have no right to object in the matter. However, the VENDORS shall cooperate with the VENDEE for the said purpose, if the same is required by the VENDEE.
9. That in case the VENDEE is deprived by whole or any part of the demised property on account of any defect in the title of the VENDORS, the entire sale consideration together with all interest and damages, shall be refunded to the VENDEE by the VENDORS or their successors, legal representatives and assignees.
10. That if any other person or persons establishes claims on the demised property or any part thereof the VENDORS doth hereby agree to refund the consideration to the extent of the rights affected in the demised property and to make good the loss, if any suffered by the VENDEE.
11. That from the date of execution and registration of this sale deed the VENDORS have exhausted and

  
The block contains four handwritten signatures in black ink. The first signature is on the left, followed by a second, then a third, and a fourth on the right. The fourth signature is written over a faint blue stamp that includes the word 'LIMITED'.



extinguished all claims interests, rights, title ownership of the demised property hereby being transferred and sold.

12. That the VENDORS shall at the cost of the VENDEE execute and do every such assurance or thing necessary for further and more perfectly transferring/ assuring the Demised Property in favour of the VENDEE.
13. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the VENDEE and the VENDORS shall not be responsible for the same in any manner whatsoever and in case any further stamp duty or penalty is levied then the same shall be liability of VENDEE alone.
14. That the VENDORS have delivered all the original previous title deeds/ documents to the VENDEE upon execution of this deed
15. That the for the purposes of the stamp duty the area of the Demised Property is **4484.00 sq. mts.** which is situated at more than 24 mts.wide road and at the corner. The circle rate as fixed by the D.M. Lucknow is **Rs.38,000/- per sq. mt.** and as such the market value of the the Demised Property comes to **Rs.17,03,92,000/-** and adding 10 % additional for corner the total value of the demised property comes

  
Anurag Kumar

  
THINK BUILDWELL PRIVATE LIMITED



2. Received a sum of Rs.10,59,540/- which was deposited as TDS via Challan No.20024 dated 25.05.2022 by Vendee in favor of Tehmina Punvani.
3. Received a sum of Rs.7,86,70,450/- vide DD no 526023 dated 24/05/2022 issued by ICICI Bank Branch Code 6281 Lucknow in favor of Zinat Imam.
4. Received a sum of Rs. 7,94,660/- which was deposited as TDS via Challan No.20023 dated 25.05.2022 by Vendee in favor of Zinat Imam.
5. Received a sum of Rs. 2,62,23,480/- vide DD no 526024 dated 24/05/2022 issued by ICICI Bank Branch Code 6281 Lucknow in favor of Ameira Punvani.
6. Received a sum of Rs. 2,64,890/- which was deposited as TDS via Challan No.20022 dated 25.05.2022 by Vendee in favor of Ameira Punvani.
7. Received a sum of Rs. 2,62,23,480/- vide DD no 526025 dated 24/05/2022 issued by ICICI Bank Branch Code 6281 Lucknow in favor of Ayesha Punvani.
8. Received a sum of Rs. 2,64,890/- which was deposited as TDS via Challan No.20021 dated 25.05.2022 by Vendee in favor of Ayesha Punvani.

Thus the total sale consideration of **Rs. 23,83,95,330/-** has been received by the VENDORS from the VENDEE and nothing remains to be paid.



THINK SURE

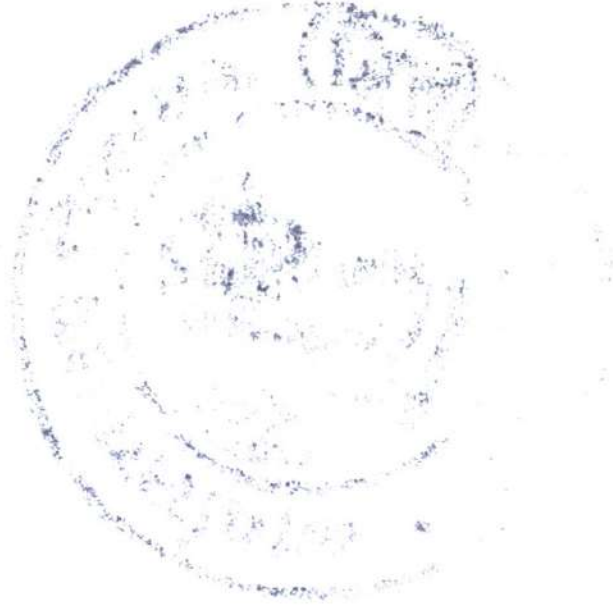
टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव प्रभारी  
उप निबंधक : सदर द्वितीय  
लखनऊ  
25/05/2022

रामसागर त्रिपाठी  
निबंधक लिपिक लखनऊ  
25/05/2022

प्रिंट करें



This deed is completed on the basis of the documents which are produced by the Vendor and Vendee. Vendor and Vendee have read this deed thoroughly. Legal Advisor and Composer shall not be responsible for any mistakes or mishappening.

**IN WITNESS WHEREOF** the parties have put their respective signatures on this deed of sale on the date, month and year first above written in the presence of following witnesses.

Lucknow  
Dated :- 25.05.2022

**WITNESSES:-**

*Danish*

*Ankur Kumar*  
*Ankur Kumar*  
(VENDORS)

1. Ankit Shukla  
S/o S.K. Shukla  
R/o 227/7, Yahiyaganj  
Chowk, Lucknow  
Mob :- 7275555106



*S.K. Srivastava*  
*Advocate*

2. S.K. Srivastava  
Advocate  
High Court, Lcuknow  
Mob :- 9793215855



*[Signature]*  
THINK (P.N. SRIVASTAVA) PRIVATE LIMITED  
Authorised Signatory

Composed By  
*Danish*  
(Mohd Danish)

Drafted by  
*P.N. Srivastava*  
(P.N. Srivastava)  
Advocate

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्रीमती तहमीना पुनवानी, पत्नी श्री विक्रम पुनवानी

निवासी: 5, मॉल एवेन्यू, लखनऊ-226001

व्यवसाय: अन्य

विक्रेता: 2

*[Handwritten Signature]*



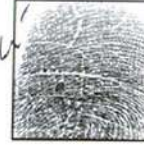
श्रीमती जीनत इमाम के द्वारा तहमीना पुनवानी, पत्नी श्री विक्रम पुनवानी

निवासी: 5, मॉल एवेन्यू, लखनऊ-226001

व्यवसाय: अन्य

विक्रेता: 3

*[Handwritten Signature]*



सुश्री आयशा पुनवानी, पुत्री श्री स्व० विक्रम पुनवानी

निवासी: 5, मॉल एवेन्यू, लखनऊ-226001

व्यवसाय: अन्य

विक्रेता: 4

*[Handwritten Signature]*



सुश्री अमीरा पुनवानी, पुत्री श्री विक्रम पुनवानी

निवासी: 5, मॉल एवेन्यू, लखनऊ-226001

व्यवसाय: अन्य

विक्रेता: 1

*[Handwritten Signature]*



श्री थिंक विल्डवेल प्रा०लि० के द्वारा विनोद लोकवानी, पुत्र श्री सुंदर लाल लोकवानी

निवासी: 117, लक्ष्मणपुरी कालोनी, इन्दौर नगर, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। निम्नकी पहचान

पहचानकर्ता: 1

*[Handwritten Signature]*



श्री अंकित शुक्ला, पुत्र श्री एस०के० शुक्ला

निवासी: 227/7, चहियागंज, चौक, लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

*[Handwritten Signature]*



श्री एस०के० श्रीवास्तव, एडवोकेट

निवासी: हाईकोर्ट, लखनऊ

व्यवसाय: वकालत

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

*[Handwritten Signature]*



## Map

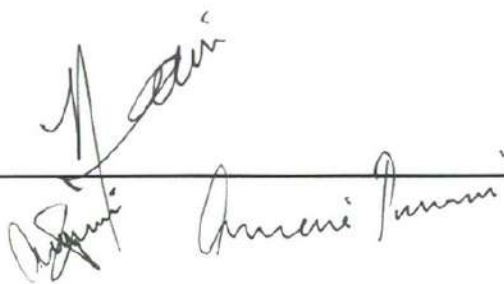
Plot No.GH-1/27 admeasuring 4484.00 sq. mts. situated at -  
Sector-1, Vardan Khand, Gomti Nagar Vistar Yojna, Ward - Rafi  
Ahmad Kidwai Nagar, Lucknow which is bounded as under

### Boundaries

East : B Type Plot  
West : Green Belt and 30 mts.. wide road  
North : PlotNo.GH-1/28  
South : 24 Meter wide Road

### **Area**

**4484.00 sq. mts.**



**Signature of First Party/Vendors**

THINK BUILDWELL PRIVATE LIMITED



Authorised Signatory

**Signature of Second Party/Vendees**

आवेदन सं०: 202200821034837

बही संख्या 1 जिल्द संख्या 26094 के पृष्ठ 1 से 26 तक क्रमांक 9457 पर दिनांक  
25/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रूपम श्रीवास्तव प्रभारी

उप निबंधक : सदर द्वितीय

लखनऊ

25/05/2022

