

ASHMITA GHOSH

Exe



16/54/14

INDIA NON JUDICIAL

Government of Uttar Pradesh

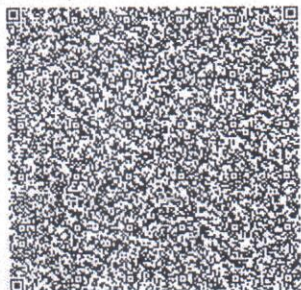
e-Stamp



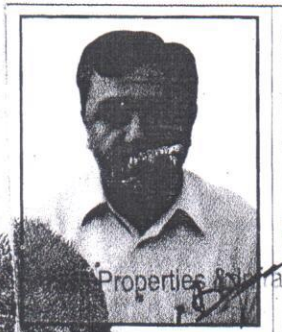
सत्यमेव जयते

Certificate No. : IN-UP00498108183468M
 Certificate Issued Date : 25-Jul-2014 03:15 PM
 Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100595544042355M
 Purchased by : NARESH TREHAN HOLDINGS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : COMMERCIAL PLOT IN SECTOR - A, POCKET - 1, SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW
 Consideration Price (Rs.) : 27,02,75,000
 (Twenty Seven Crore Two Lakh Seventy Five Thousand only)
 First Party : ANSAL PROPERTIES AND INFRASTRUCTURE LTD
 Second Party : NARESH TREHAN HOLDINGS PRIVATE LIMITED
 Stamp Duty Paid By : NARESH TREHAN HOLDINGS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 2,08,31,200
 (Two Crore Eight Lakh Thirty One Thousand Two Hundred only)

20



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Properties and Infrastructure Ltd.



Naresh Holdings Pvt. Ltd.

Director

AUTHORISED SIGNATORY

XM

0001235815

BRIEF DETAILS OF SALE DEED

1. Type of Property : Commercial
2. Mohalla : Sushant Golf City, Lucknow
3. Property details : Freehold Commercial Plot at Sector-A, Pocket-1,
4. Measurement unit : Square Meter.
5. Area of property : 20238.66 square meters.
6. Situation of Road : Away from Amar Shaheed Path and Sultanpur Road.
7. Other description : situated at 24 meters wide road & at corner.
8. Consideration : Rs. 27,02,75,000/-
9. Market value : Rs. 29,75,87,466/-
10. Stamp Duty : Rs. 2,08,31,200/-

No. of First Party: 1

No. of Second Party: 1

Details of Vendor	Details of Vendee
Ansal Properties & Infrastructure Limited. (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 authorized signatory Birendra Pratap Singh son of Late Ganga Pal Singh.	Naresh Trehan Holdings Private Limited (PAN-AACCN1468L), a Company incorporated under the companies Act 1956, having its registered office at C-511 Chitranjan Park, New Delhi through its Director Dr. Naresh Trehan son of Late H.S.Trehan.

For Ansal Properties & Infrastructure Ltd.


AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd. -


Director

SALE DEED

This Sale Deed is made and executed at **Lucknow** on this 28th day of July, 2014.

BY AND BETWEEN

Ansal Properties & Infrastructure Limited. (PAN-AAACA0006D), a company incorporated under the Companies Act, 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi – 110 001 and branch/ local office at First Floor, Y.M.C.A. Campus, 13, Rana Pratap Marg, Lucknow through its authorized signatory **Mr. Birendra Pratap Singh son of Late Ganga Pal Singh**, duly authorized vide board resolution dated **31.05.2010** (hereinafter referred to as the "**Vendor**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives and permitted assigns), of the **ONE PART**;

AND

Naresh Trehan Holdings Private Limited (PAN-AACCN1468L), a company incorporated under the Companies Act, 1956, having its registered office at C-511 Chitranjan Park, New Delhi through its Director, **Dr. Naresh Trehan son of Late H.S.Trehan**, duly authorized vide board resolution dated **15.07.2014** (hereinafter referred to as, the "**Vendee**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives and permitted assigns) of the **OTHER PART**.

For Ansal Properties & Infrastructure Ltd.


AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.


Director

WHEREAS:

- A. The Vendor is a company engaged in the business of construction and development, including development and construction of a Hi Tech Township of approximately 3,530 acres in Lucknow ("**Hi-tech Township**"), as per the UP Hi-tech Township Policy - 2007 announced by the Department of Housing and Urban Planning, Government of Uttar Pradesh, in view of the mandates of the National and State Housing Policy, to promote and facilitate private sector participation in the development of hi-tech townships with world class infrastructure, vide Government Order No. 3189/ Eight - 1-07-34 Vividh/03, dated August 16, 2007, read with Government Order No. 3872/Eight 1-07/34 Vividh/03, dated September 17, 2007 and Government Order No. 4916/ Eight 1-07-34 Vividh/03, dated August 27, 2008, 5393/8-3-08-34 Vividh/03 dated December 2, 2008 and 481/8-3-2008-34 Vividh/2003 dated January 3, 2009 ("**Hi-Tech Policy**");
- B. The high power committee constituted by the Government of Uttar Pradesh as per the Hi-Tech Policy invited proposals for the development of Hi-tech Township and consequently selected the Vendor for the development of Hi-Tech Township on Sultanpur Road, Lucknow, admeasuring 3,530 acres (approx.) and a Memorandum of Understanding dated November 26, 2005 ("**MoU**") and Revised Memorandum of Understanding dated February 9, 2010 ("**Revised MoU**"), the MoU and the Revised MoU shall be referred to as the ("**MoUs**") to that effect have been signed and executed between the Vendor and the Lucknow Development Authority ("**LDA**") constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973;

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.

Director

levied on the other Party by reason or virtue of any breach, non-performance or non-observance of any of the terms, conditions, representations, warranties, agreements, covenants and provisions stated herein

39. That the Vendor, simultaneously with the execution of this Sale Deed, has handed over the certified copies of the sale deeds/power of attorneys/collaboration agreements/other title documents for the land parcels forming part of the said Plot. The original sale deeds, MoUs, powers of attorney and other related agreements with respect to the Hi-Tech Township are in the possession of the Vendor and the Vendor hereby undertakes and assures that it shall show/produce the same as and when asked/required by the Vendee for itself or for any investor/bank/financial institution with respect to the said Plot and shall not create any charge or encumber the said Plot, (or any part thereof), in any manner whatsoever, under any circumstances and at any point of time.
40. That all the expenses of this Sale Deed such as stamp duty, registration fee etc. shall be paid and borne by the Vendee. The Parties shall bear their respective legal costs, if any. The Vendee shall have the right to collect the original sale deed from the office of the Sub Registrar after registration and shall provide a duly certified copy of the same to the Vendor for its record.
41. The contents of the recitals of this Sale Deed are true and correct and form an integral part of this Sale Deed and shall continue to remain binding on the Parties.

For Ansal Properties & Infrastructure Ltd.


AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.


Director

42. That the Vendor shall from time to time and at all times hereafter, at the cost and request of the Vendee do and execute or cause to be done or executed all such further or other reasonable lawful acts, deeds and things and assurances in law for further better or more perfectly assuring in law, whatsoever, if required, and for further better assuring the title of the Vendee unto the said Plot.
43. That the said Plot is situated in the Sushant Golf City and there is no construction upon the said Plot. The total area of the said Plot is 20238.66 square meters. For the purpose of the stamp duty, circle rate of the said Plot is fixed Rs. 18,700/- per square meter., as the said Plot is situated on the 24 meter wide road and it is also at a corner hence after 10% enhancement in circle rate, the value comes to Rs.20,570/- per sq. mtr., accordingly market value of the 20238.66 square meters plot comes to as Value of 1000 square meters is $1000 \times 20,570 = \text{Rs. } 2,05,70,000/-$. Value of remaining 19238.66 square meters is $(19238.66 \times 14399) = \text{Rs. } 27,70,17,466/-$ as the area of said Plot is more than 1000 square meters so taking depreciation of 30% in remaining area. Thus total market value of the 20238.66 square meter plot comes to Rs. $2,05,70,000/- + \text{Rs. } 27,70,17,466/- = 29,75,87,466/-$ so the stamp duty @ 7% of Rs. 2,08,31,200/- has been paid on market value by the Vendee through E-Stamp having Certificate No. IN-UP00498108183468M dated 25.07.2014.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.

Director

SCHEDULE - I

Description of the said Plot

**Freehold Commercial Plot at Sector-A, Pocket-1, admeasuring
20238.66 square meters Situated at Sushant Golf City, Sultanpur
Road, Lucknow, (U.P.) which is bounded as under:**

Boundaries

North-East: 18.00 meters wide road

South-East: 24.00 meters Wide Road

North-West: Rain Water Harvesting

South-West: Proposed Super Specialty Hospital

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.

Director

SCHEDULE - II

Payment of Balance Sale Consideration

Sl. No	PDC Date	Chq No.	Drawn On	Installment Amount (Rs.)	Tax (As applicable) (Rs.)	PDC Amount (Rs.)
1	28-07-14	467026	DBS Bank	16892187.50	675688.00	16216500.00
2	28-10-14	467011	DBS Bank	16892187.50	168921.87	16723265.63
3	28-01-15	467012	DBS Bank	16892187.50	168921.50	16723266.00
4	28-04-15	467013	DBS Bank	16892187.50	168921.50	16723266.00
5	28-07-15	467014	DBS Bank	16892187.50	168921.50	16723266.00
6	28-10-15	467015	DBS Bank	16892187.50	168921.50	16723266.00
7	28-01-16	467016	DBS Bank	16892187.50	168921.50	16723266.00
8	28-04-16	467017	DBS Bank	16892187.50	168921.50	16723266.00
9	28-07-16	467018	DBS Bank	16892187.50	168921.50	16723266.00
10	28-10-16	467019	DBS Bank	16892187.50	168921.50	16723266.00
11	28-01-17	467020	DBS Bank	16892187.50	168921.50	16723266.00
12	28-04-17	467021	DBS Bank	16892187.50	168921.00	16723266.00
TOTAL (Rs.)				202706250.00	2533824.37	200172425.63

1% TDS on the installments amount shall be deposited by the Vendee with the Income Tax Authorities in addition to the above PDC amount as part of the total installment.

For Ansal Properties & Infrastructure Ltd.

AUTHORISED SIGNATORY

For Naresh Trehan Holdings Pvt. Ltd.

Director

IN WITNESS WHEREOF the Vendor and the Vendee have signed this Sale Deed, after understanding the contents of the same at the place, month and year as first above written and in the presence of following witnesses.

WITNESSES:

1. *Anil K*
ANIL KUMAR
S/o - Sri D.M. KUMAR
F-1/58 Shushant Golf city
Sultanpur Rd.
Lucknow.

2. *Rahul K*
RAHUL KUMAR
S/o B.B. KUMAR
C-511 C.R. PARK
NEW DELHI - 110019

Typed by :
(Signature)
(Ram Sanahi)

For Ansal Properties & Infrastructure Ltd.

(Signature)
VENDEE AUTHORISED SIGNATORY
Ansal Properties & Infrastructure Ltd
PAN No - AAACA0006D

For Naresh Trehan Holdings Pvt. Ltd.

(Signature)
Dir
VENDEE
Naresh Trehan Holdings Private Limited
PAN No.-AACCN1468L

Drafted By :

Anurag Singh
(Anurag Singh)
Advocate
High Court Lucknow

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |
उप निबन्धक (प्रथम) कम सं० 29507
लखनऊ

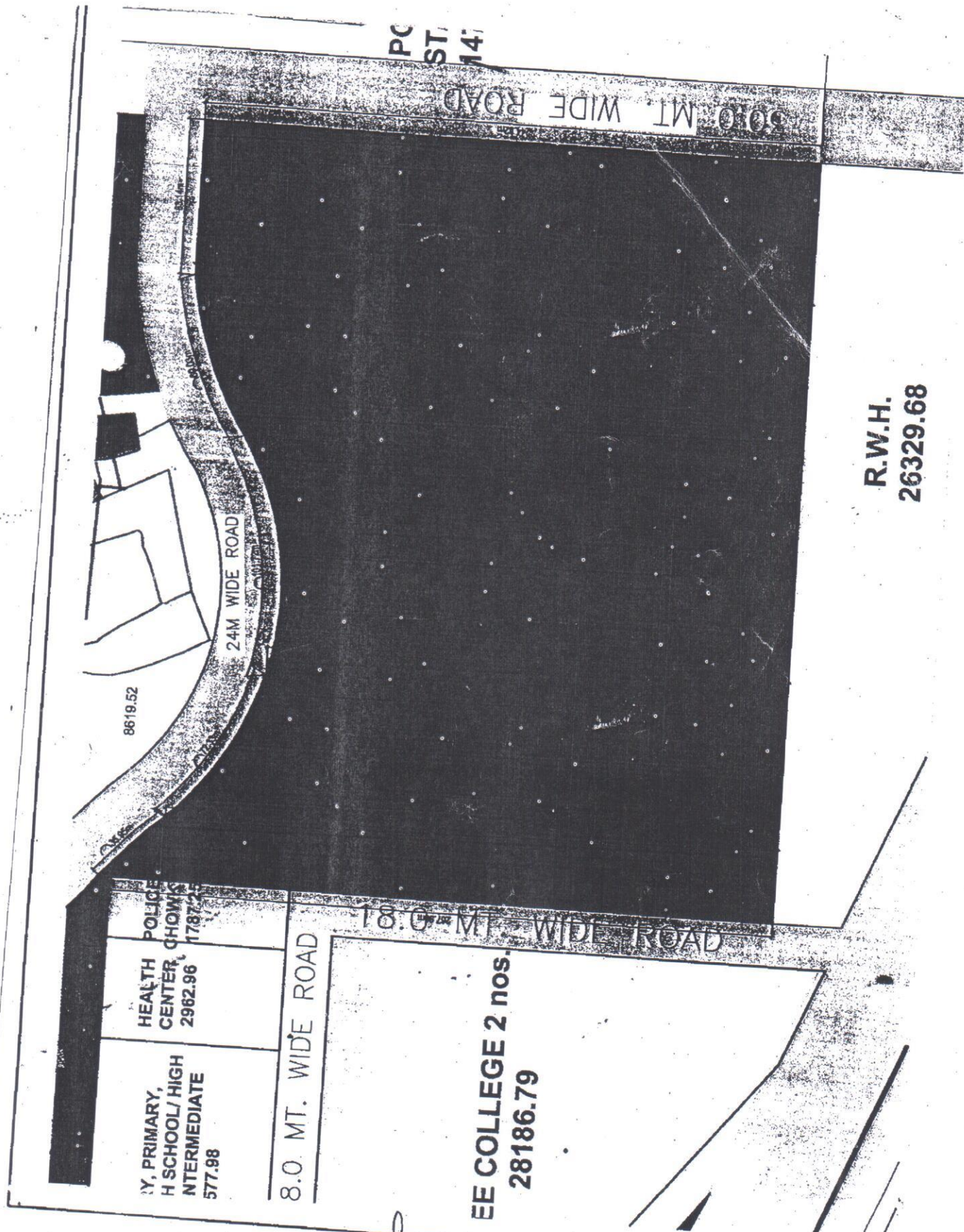
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 28-Jul-2014
प्रस्तुतकर्ता या प्रार्थी का नाम . अंसल प्रा० एण्ड इन्फ्रा० लि० द्वारा अधि० ह० बीरेन्द्र
लेख का प्रकार विक्रय पत्र
प्रतिफल की धनगशि

- | |
|--|
| 270,275,000 / 297,588,000.00 |
| 1. रजिस्ट्रीकरण शुल्क 10,000.00 |
| 2. प्रतिलिपिकरण शुल्क 20 |
| 3. निर्दिष्ट या तलाश शुल्क |
| 4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क |
| 5. कमीशन शुल्क |
| 6. विविधि |
| 7. यात्रिक भत्ता |

1 से 6 तक का योग 10,020.00
शुल्क वसूल करने का दिनांक 28-Jul-2014
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र
वापस करने के लिए तैयार किया 28-Jul-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Site Plan of Freenoid Commercial Plot at Sector-A, Pocket-1, measuring 20238.66 square meters Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)



PC ST 14

30.0 MT. WIDE ROAD

24M WIDE ROAD

8619.52

HEALTH POLICE CENTER CHOWK 2982.96
PRIMARY, H SCHOOL/ HIGH INTERMEDIATE 577.98

8.0 MT. WIDE ROAD

18.0 MT. WIDE ROAD

EE COLLEGE 2 nos. 28186.79

R.W.H. 26329.68

VENDOR Properties & Infrastructure Ltd.

For Naresh Trehan Holdings Pvt. Ltd.

AUTHORISED SIGNATORY

VENDEE

आज दिनांक 28/07/2014 को
वही सं. 1 जिल्द सं. 17619
पृष्ठ सं. 225 से 266 पर क्रमांक 16154
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह
उप निबन्धक (प्रथम)
लखनऊ
28/7/2014

