

AGREEMENT FOR TRANSFER OF RIGHTS:-

This agreement is made & executed at Lucknow, Uttar Pradesh on 17.07.2019

Between:-

Smartian Infratech and Consultants Private Limited R/O Flat No. G6, Mega Regency, Ram Krishna Marg, Vivekanand Puri near Samthar Petrol Pump Lucknow-226007, Through it's Director (authorized signatory) Mr. Vipul kumar.

The party of first part (hereinafter referred to as **TRANSFEROR**)

And

1- Smt. Poornima Pathak W/o Sri. Gyanendra Kumar Dwivedi R/O 2/11 Virat Khand Gontinagar Lucknow, Hainiman Chouraha Gontinagar Lucknow UP 226010 --

The party of second part (hereinafter called **TRANSFEEEE**).

WHEREAS, the transferor is the allottee (Customer no.- 138811) of plot no. C01/44 measuring 193.75 sq.yard with description of 12 meters road towards front side, plot no. C01/45 towards south-west and plot no.C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow and now has agreed to transfer his all rights of allotment in favour of transferee through his director Mr. Vipul Kumar and appointed as authorized signatory (by its boards resolution dated 15/07/19) with following terms and conditions:---

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

(Signature)
DIRECTOR

(Signature)
Poornima Pathak

(Signature)
Adv./Notary
339/41, Triveni Gan
Najibasta Lucknow-
226002

*Self attested
Poornima Pathak
30/11/19*

1. That the transferor is allottee of plot no. C01/44 measuring 193.75 sq.yard with the description of 12 meter road towards front side , plot no. C1/45 towards south-west and plot no.C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow .

2. That the total sale consideration amount for transfer of rights of said plot has been agreed to the tune of Rs.52,09,356/-(fifty two lakh nine thousand three hundred fifty six only) i.e. at the rate of Rs.26,887/-per sq. yard.

3. That the total sale consideration mentioned above includes the whole amount due on transferor to the company at the time of possession The transferor shall bear all the Fines, Dues, Delayed payment Charges & Interest, excluding IFMS, Miscellaneous facilities and Operational charges.

4. That the second party has paid an advance of Rs. 10, 00,000/- through cheque no. 291796 dated 17-07-2019 to the transferor and has agreed to pay the balance amount of sale consideration after getting loan from the bank (concerned) preferably within two months.

5. That the transferor assures that the aforesaid plot is not under any kind of litigation, charge and encumbrance.


6. That transferor assured that he has no litigation or judicial proceeding pending in the court of transferee/ second party.

7. That the transferor/allottee will take all the necessary steps for transfer of entire rights of allotment in favour of transferee before the company and will provide all the documents regarding the plot.

8. That if for any reason, whatsoever, the agreement fails, the transferor / allottee shall return the advance money received under the agreement.

9. If any technical issue arises in the transferor company in that condition transferor company/His Director authorized signatory will return the money to transferee.

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

Self signed
Roanima Pathak
31/07/19

DIRECTOR

Roanima Pathak
17-7-19
Mob. No 3376231
Uday Kumar & Shukla
Adv./Notary
339/41, Triveni Gaur
Naubasta Lucknow-3
Regd. No. 31/7/2000

In witness where both parties have signed the agreement for transfer of the right of the said plot on this day of 17th July 2019 in the presence of following:---

WITNESS

1) Akhaya Ahuja

AKSHAYA AHUJA
FLAT No -301 MONARCH APART
535/1-4 NEWHYDERABAD-LUCKNOW-07

2) Gaurav Sharma

GAURAV SHARMA
LB-24 BUTLER PALACE
LUCKNOW.



Neel Kumar Shukla

17.07.19

Mob. No 36762367
Neel Kumar Shukla

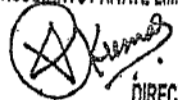
Adv. Notary
339/... Lucknow-3
Regd. No. 117/2017

Neel Kumar Shukla
I identify the person who
has signed/T.I. before me

17.07.19

Transferor/Allottee

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED



DIRECTOR

Smartian Infratech and Consultant Private Limited
(Mr. Vipul Kumar Director Authorized Signatory)

Transferee

Poornima Pathak

Poornima Pathak

Neel Kumar Shukla
17/07/19



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226020
IFSC: CBIN0283305

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D D M M Y Y Y Y

Pay SMARTIAN INFRA TECH AND CONSULTANTS PVT. LTD. साधारण को-Of Bearer

रुपये Rupees FORTY TWO THOUSAND ONE HUNDRED FIFTY
SIX ONLY / अदा करें ₹ 42156/-

खाता सं० / A/c. No. 1786017467 SB

Poornima Pathak

POORNIMA. PATHAK
कृपया हस्ताक्षर करें / Please sign above

GOMTIN

Received

⑈039147⑈ 226016020⑈ 001911⑈

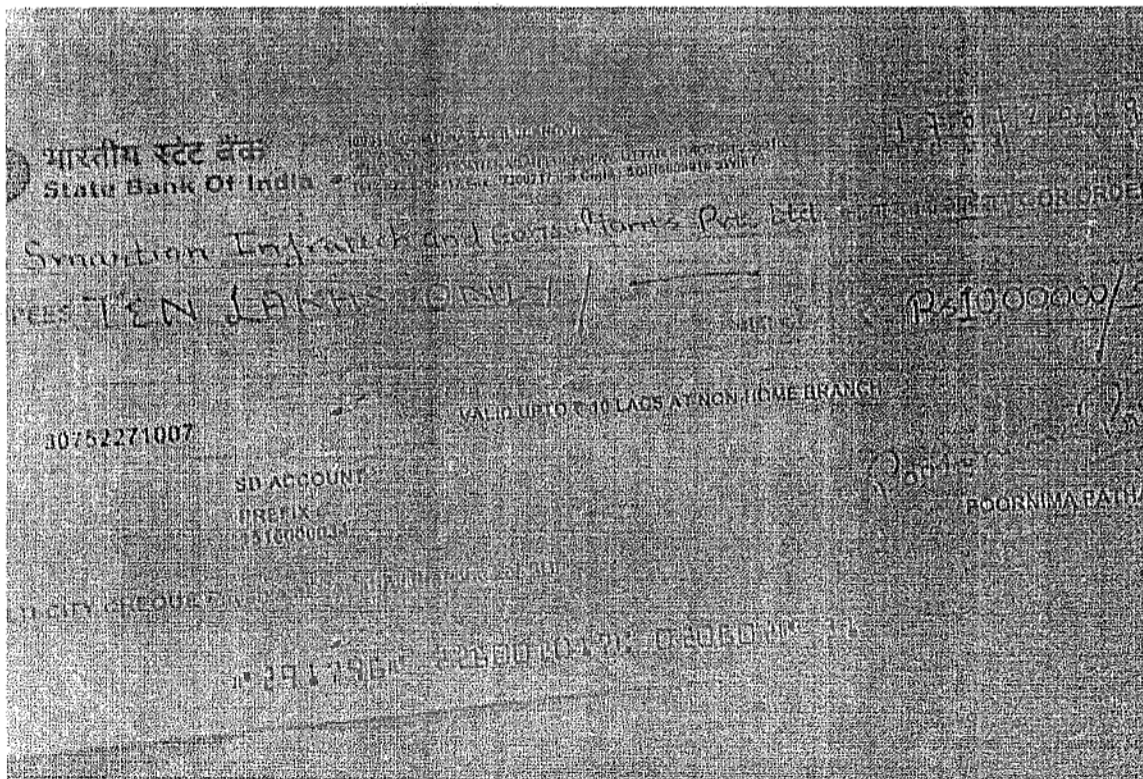
FOR SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

X
DIRECTOR

Sug...
Ranir
31/10/19

MUTUAL SECURITY PARTNERS GST 240
केवल तीन माह के लिए ही वैध है FOR THREE MONTHS ONLY

19



Self attested
Ramesh

31/10/19

Generally used abbreviations

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
Amt Amount	dish/dsh = Dishonour	rd = Recurring Deposit
Ar = Arrear	DR = Debit	ret/rtn = Return
bal = Balance	DoB = Date of Birth	Rnd = Round off
Capn = Capitalization	eft = Electronic Fund Transfer	sb = Savings Bank
chg/ch = Charge	Inop = Inoperative	SC = Short Credit
chq = Cheque	ins = insurance	SI/So/SORD = Standing Instruction
Clos = Closure	int/in = Interest	S/DI/W/H/o = Son/Daughter/Wife/Husband of
coli = Collection	lon/ln = Loan	tr/trf/xfer = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txn = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
cash = Cash	Pos = Point of sale	+MOD bal = total balance (SB+linked MOD a/e)

भारतीय स्टेट बैंक



State Bank of India

Savings Bank Account
 CIF No : 85507337426
 Account No : 3052271007
 Customer Name: POORNIMA PATHAK

GOMTI NAGAR (LUCKNOW)
 BEVALAYA, 2/38.

S/D/W/H/o: DR. DIWAKAR PRASAD PATHAK
 Address: 2/11 VIRAT KHAND GOMTI NAGAR

Phone: 2392009
 Email: sb.igomtinagar@sify.com
 Branch code: 9916
 Date of Issue: 21/06/2017
 21/06/2017 7683162 9916
 IFSC: SBIN0009916
 MICR: 234011
 शाखा प्रबन्धक
Branch Manager
 CONFIRMATION
HELP LINE 1800112211

LUCKNOW
 Phone:
 Email:
 D.O.B. (If Minor):
 MOP.: SINGLE
 Nom. Reg. No.:

Self attested
Provisional

31/10/19

DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	BALANCE
DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	BALANCE
			Brought Forward		158698.78 Cr
19.07.19	COMM - OTHER MISC. SERVICES		172.00		478865.78 CR
	098353099168		0.00		0.00 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)		0.00		0.00 CR
25.01.19	RENT THRU CHQ	000291797	20000.00		458444.78 CR
31.07.19	TRANSFER TO	000291804	20421.00		452494.78 CR
12.02.19	NEFT TRF NO: SBIN319212501048		5950.00	1601.00	452494.78 CR
31.07.19	TRANSFER TO		0.00	67416.00	0.00 CR
02.03.19	NEFT TRF NO: DUPEP*RB10621981583188*BARABA		0.00	3776.97	143882.78 CR
22.03.19	098585099163		0.00	3608.00	145700.78 CR
	TO ICICI BANK LTD AC OF		0.00	7823.00	145700.78 CR
25.03.19	NEFT TRF NO: DUPEP*RB1089198929292178BARABA		0.00	12601.00	145700.78 CR
25.03.19	SBI GOMTI NAGAR (LUCKNOW)		0.00		145700.78 CR
25.03.19	AT 09916 GOMTI NAGAR (LUCKNOW)		0.00		145700.78 CR
25.03.19	INTEREST CREDIT		14471.00	3776.97	438023.78 CR
31.07.19	TRANSFER TO		0.00		0.00 CR
17.08.19	NEFT TRF NO: DUPEP*RB1089198929292178BARABA		0.00	12386.00	147900.78 CR
25.06.19	098585099163		0.00		147900.78 CR
	TO ICICI BANK LTD AC OF		0.00		147900.78 CR
19.07.19	NEFT TRF NO: SBIN319212501048	000291796	100000.00		47900.78 CR
	SBI GOMTI NAGAR (LUCKNOW)		0.00		47900.78 CR
	Uncl Bal:			0.00	0.00 CR
			479037.78 Cr; MOD BAL:	0.00	

	AT 09916 GOMTI NAGAR (LUCKNOW)		0.00		0.00 CR
21.07.19	NEFT UTR NO: SBIN319212501048		36504.72		401519.06 CR
	098585099163		0.00		0.00 CR
	CHARGO INDIC COMMUNITY MANAGEMENT			250.00	401769.06 CR
	EXCHANGE FEE ON DD REVERSED			0.00	0.00 CR
	098353099168			0.00	0.00 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)			40592.00	442361.06 CR
31.07.19	GET NOT PRINTED F/R			0.00	0.00 CR
	098585099163			0.00	0.00 CR
	AT 09916 GOMTI NAGAR (LUCKNOW)				0.00 CR
	Uncl Bal:			0.00	0.00 CR
			442361.06 Cr; MOD BAL:	0.00	24

Self attested

No amount
31/10/19

हमारी ऋण योजनायें

- सेन्ट व्यापारी
- सेन्ट मार्गेज
- सेन्ट बाय
- सेन्ट विद्यार्थी
- आवास वित्त
- सेन्ट कल्याणी
- सेन्ट्रल किसान क्रेडिट कार्ड
- सेन्ट ट्रेड
- सेन्ट रेन्टल्स

- सेन्ट कम्प्यूटर
- सेन्ट स्कूल
- पेंशनरों को ऋण
- व्यक्तिगत ऋण
- सेन्ट मल्टीपरपस
- लघु उद्यमी कार्ड
- सेन्ट जेवेल
- सेन्ट विवाह
- सेन्ट टूर एण्ड ट्रेवल्स

हमारी सेवार्यें

- उपहार / यात्री चेक
- मांग ड्राफ्ट
- विदेशी विनिमय
- नकदी प्रबंधन सेवार्यें
- सेन्ट एक्सप्रेस
- सेन्ट्रल कार्ड
- मास्टर कार्ड एवं वीजा कार्ड
- लाकर्स सुविधा
- तार अंतरण
- गारंटी व साख पत्र
- क्यूसीसी
- सेन्ट इन्सटेन्ट
- इंटरनेशनल मास्टर कार्ड
- डेबिट कार्ड
- बीमा उत्पाद
- (भारतीय जीवन बीमा निगम एवं न्यू इंडिया एश्युरेन्स कं. लि.)

हमारी जमा योजनायें

- घालू जमा खाता
- बचत खाता
- आवर्ती जमा योजना
- मासिक ब्याज जमा रसीद
- तिमाही ब्याज जमा रसीद

- सावधि जमा योजना
- धनवृद्धि जमा प्रमाणपत्र
- सेन्ट उत्तम
- सेन्ट्रल फ्लेक्सी यील्ड जमा योजना
- वरिष्ठ नागरिक जमा योजना

सेन्ट्रल बैंक
ऑफ इंडिया



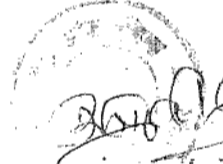
Central Bank
of India

GONTI NAGAR (UP)
Account No: 1786017467

Branch Address And Tel No.:
4/275 VINEET KHANO
GONTI NAGAR
DIST:-LUCKNOW (UP)
226029
Tel: .

Name And Address Of Account Holder/s:
POORNIMA . PATILK

2/11 VIRAT KHANO
GONTI NAGAR
LUCKNOW
226010
OPERATING SINGLE



शाखा प्रबंधक / लेखाकार
BRANCH MANAGER / ACCOUNTANT

27/01/2009.

तारीख / Date

Self attested
Poornima Patil
31/10/19

तारीख Date	चेक संख्या Cheque No.	विवरण Particulars.	विबर्ती राशि Dr. Amount Withdrawals		जमा राशि Cr. Amount Deposited		शेष Credit Balance	
			Rs.	P.	Rs.	P.	Rs.	P.
		Brought Forward	1755232.00	Cr				
31/08/17		INT ON SB			17498.00		1772730.00	Cr
30/11/17		INT ON SB			15469.90		1788199.00	Cr
28/02/18		INT ON SB			15432.00		1803631.00	Cr
23/03/18		BY TRF. MP635296 0			231.15		1803862.15	Cr
25/03/18		4131 2103 990335707 YO TRF. SMS CHG APR-JU	9.10				1803862.05	Cr
23/05/18		17 BY TRF. MP635296 0			195.01		1804057.06	Cr
31/05/18		3956 1905 1041813606 INT ON SB			15913.00		1819970.06	Cr
21/07/18		BY TRF. MP635296 0			296.31		1820266.37	Cr
31/08/18		2303 1907 1094785012 INT ON SB			16567.00		1836833.37	Cr
30/11/18		4079 2310 1189761862 INT ON SB			18025.00		1854858.37	Cr
28/01/19		BY TRF. MP635296 1			229.24		1852991.83	Cr
28/02/19		5231 2401 1262875928 INT ON SB			15990.00		1868981.83	Cr
31/05/19		INT ON SB			16400.00		1885381.83	Cr
17/07/19	039137	CASH PAID TO SELF	75000.00				1810381.83	Cr
22/07/19		User-Id: 116754; Uncleared Amount: 0.00 Clear Balance: 1835381.83 Cr					1835381.83	Cr
29/07/19		User-Id: 119767; Uncleared Amount: 0.00 Clear Balance: 1835381.83 Cr					1835381.83	Cr
31/07/19	939109	IN REVENUE SERVICES SUPPLY Carried Forward					1835381.83	Cr

*Sugam
Ravi*
31/10/19



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226020
IFSC: CBIN0283305

सभी शाखाओं पर दाय PAYABLE AT ALL BRANCHES
दि दि मा मा व व व व
3 0 0 7 2 0 1 9
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD A/C GOMTI GREENS

या धारक को or Bearer

रुपये Rupees FIFTY SEVEN THOUSAND ONE

HUNDRED SIXTY ONLY — X अदा करें ₹ 57160/-

खाता सं०
A/c. No. 1786017467 SB

MICR SECURITY PRINTING SYSTEM
 काल से वैध है सिवाय त्रिं वैध फॉर थ्री मॉन्थ्स ऑन

GOMTIN

Received
31/7/17

Poornima Pathak
POORNIMA PATHAK
कृपया हस्ताक्षर ऊपर करें / Please sign above

⑈039144⑈ 226016020⑈ 001911⑈ 31

Signature
Poornima Pathak
31/10/19

Self am
Poornima Pathak
31/10/19.



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226020
IFSC: CBIN0283305

सभी शाखाओं पर देय PAYABLE AT ALL BRANCHES

30072019
DDMMYY

Pay EMAAR MGF LAND LTD

रुपये Rupees THIRTY FOUR THOUSAND EIGHT HUNDRED
SEVENTY FIVE ONLY — X — X अदा करें ₹ 34875/-

खाता सं.
A/c. No. 1786017467 SB

Handwritten
31/10/19
Poornima Pathak

POORNIMA. PATHAK
कृपया हस्ताक्षर करें / Please sign above

GOMTIN

⑈039145⑈ 226016020⑈ 001911⑈ 31

ISSUED BY THE BANK OF INDIA
VALID FOR THREE MONTHS ONLY