

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

A 784976

1 3 JAN 2011

28/19



For Ansal Properties & Infrastructure Ltd.



BRIEF DETAIL OF SALE DEED

Addressed Signatory

- | | |
|---------------------|--|
| 1. Type of property | : Residential |
| 2. Ward | : Other Colonies |
| 3. Mohalla | : Sushant Golf City |
| 4. Property Details | : Plot No. D-3/0139 Sector-D, Pocket-3, Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.) |

For Ansal Properties & Infrastructure Ltd.

Authorized Signatory

गुजरावती सिंह
BS-14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 784977

1 3 JAN 2011

- 2 -

- | | | |
|--|---|--|
| 5. Measurement Unit | : | Square Meter |
| 6. Area of Property | : | 200.00 sq.mtr. |
| 7. Situation of Road (as per Parishishst-'Ka') | : | More than 100 Mts. away from Amar Shaheed Path and Sultanpur Road. |
| 8. Other Description (9 Mts. Road/Corner) | : | situated at 12 Mtrs. wide road but not at corner. |
| 9. Constructed area | : | N.A. |
| 10. Pertaining to the member of House Society | : | N.A. |
| 11. Sale Consideration | : | Rs. 7,30,800/- |
| 12. Market Value | : | Rs. 13,20,000/- |
| 13. Stamp Duty | : | Rs. 92,500/- |

For Ansal Properties & Infrastructure Ltd.

Authorised Signatory

शुभाशोक सिंह
RS-04

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

A 784978

1 3 JAN 2011

- 3 -

No. of First Party: 1	No. of Second Party: 2
Details of Vendor	Details of Vendee
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 Sri Ganga Pal Singh.	(1) Smt. Shubhawati Singh wife of Sri Jang Bahadur Singh & (2) Sri Jang Bahadur Singh son of Late Jamwant, both resident of 133, Manas Enclave, Faridi Nagar, Lucknow.

For Ansal Properties & Infrastructure Ltd.

शुभावती सिंह



उत्तर प्रदेश UTTAR PRADESH

(भाग-1)
 (प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रकबा जाने वाला) 89
 क्रम संख्या

लेख पत्र या प्रारंभ पत्र प्रस्तुत करने का दिनांक _____
 प्रस्तुतकर्ता या प्राप्ति का नाम _____
 लेख का प्रकार _____
 प्रतिकल की संख्या _____

1. रजिस्ट्रीकरण शुल्क _____
2. प्रतिनिधिकरण शुल्क _____
3. शिक्षण या तलाश शुल्क _____
4. मुख्यालय के अधिग्रहण के लिए शुल्क _____
5. कमीशन शुल्क _____
6. विधि _____
7. यात्रिक पत्र _____

1 से 6 तक का योग _____
 शुल्क वसूल करने का दिनांक _____
 दिनांक, जब लेख प्रतिनिधि या तलाशनामा पत्र
 वापस करने के लिए तैयार किया _____
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर _____

SALE DEED

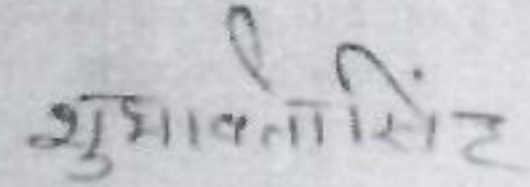
This DEED OF SALE is made at Lucknow on this 22nd day of January, 2011.

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 Sri Ganga Pal Singh**, (hereinafter referred to as the "Vendor", which expression shall

For Ansal Properties & Infrastructure Ltd.


 Authorised Signatory


 8/1/11

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

उत्तर प्रदेश UTTAR PRADESH

N 444436

- 5 -

include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

AND

(1) Smt. Shubhawati Singh wife of Sri Jang Bahadur Singh & (2) Sri Jang Bahadur Singh son of Late Jamwant, both resident of 133, Manas Enclave, Faridi Nagar, Lucknow, (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.

For Ansal Properties & Infrastructure Ltd. e

Authorised Signatory

सुभावती सिंह
R-PI

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

उत्तर प्रदेश UTTAR PRADESH

N° 444437

- 6 -

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

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.

For Ansal Properties & Infrastructure Ltd.

Authorised Signatory

शुभलता सिंह
BS

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

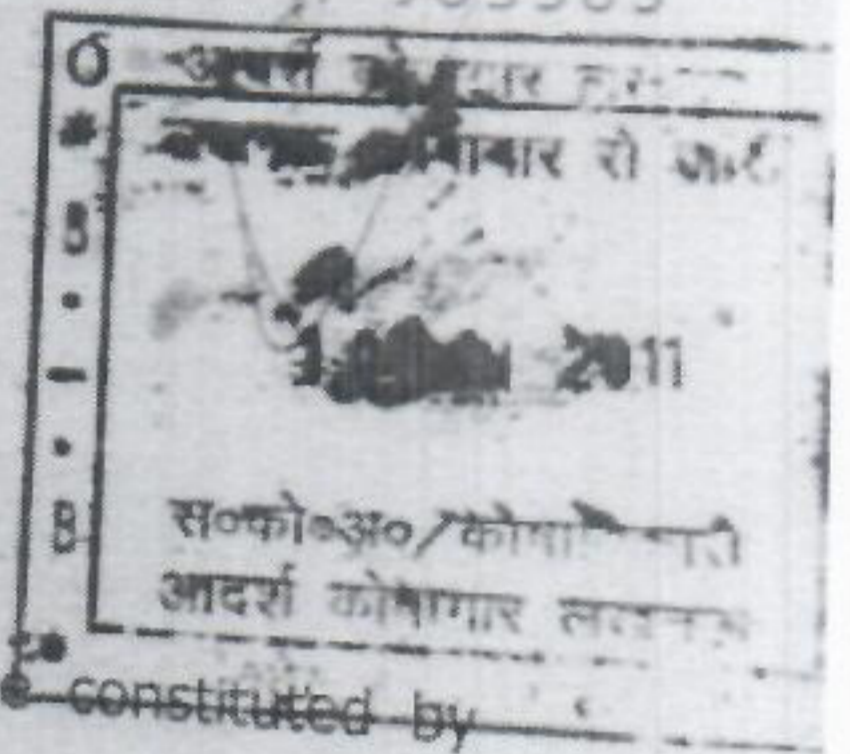
सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

H 905363



- 7 -

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.

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

For Ansal Properties & Infrastructure Ltd.

Authorized Signatory

शुभाकर सिंह
[Signature]

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 1765 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow 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.

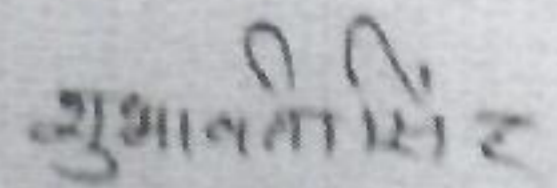
AND WHEREAS a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said Vendor for development of Hi.Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has I, been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow.

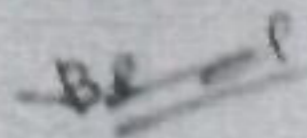
AND WHEREAS the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

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.

For Ansal Properties & Infrastructure Ltd.


Authorized Signatory


अमानात सिंह


BE-1

AND WHEREAS a layout plan has been approved with the detail project report and all the development work on the land is to be based on layout plan only.

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 transferee/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, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor is absolute owner of the **Plot No. D-3/0139, Sector-D, Pocket-3, Area 200.00 Sq.Mtr., Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** (herein after referred as the "said plot") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said plot and the Vendor has full right and absolute authority and right to sell and transfer the same to the Vendee and the Vendor has not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said plot to any other person (s).
- (b) That the title of the Vendor is absolutely clear and marketable and that the said plot is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange,

Fur Ansal Properties & Infrastructure Ltd.

Authorized Signatory

अभावरी सिंह
२५/०९

will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

- (c) 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 the present transaction with the Vendee.
- (d) That the Vendor shall keep the Vendee harmless and indemnified 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 assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of Rs. 7,30,800/- (Rupees Seven Lac Thirty Thousand Eight Hundred only) on the terms and conditions mentioned herein under:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendee has paid the entire sale consideration of Rs. 7,30,800/- (Rupees Seven Lac Thirty Thousand Eight Hundred only) to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration.
2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Plot No. D-3/0139, Sector-D, Pocket-3, Area 200.00 Sq.Mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said plot to have and to hold

For Ansal Properties & Infrastructure Ltd.

Authorised Signatory

शुभानंद सिंह

२५/०५

the same unto the Vendee absolutely and for ever.

3. That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it. Before every transfer of the property hereby sold, Vendee shall have to obtain no objection certificate from the Vendor. But prospective Vendee shall abide all the terms and conditions of the Sushant Golf City of Ansal API.
4. That Vendee assure that as and when required Vendee shall sign the maintenance agreement with the Ansal API or its nominated agency. Further, Vendee assure that after taking physical possession of the property if Vendee do not construct the house or leaves property vacant then levy charges shall be paid to Ansal API by the Vendee. Vendee hereby assure and abide all the terms and conditions relating to the allotment.
5. That the Vendor has handed over the vacant, peaceful possession of the said plot to the Vendee.
6. That the Vendee can get the said plot under sale mutated, substituted and transferred in his/her/their name(s), 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.
7. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands,

12. That According to Collector Circle Rate List, the property is situated in the Shushant Golf City, Ward- Ibrahimpur and more than 100 meter away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. For the purpose of the stamp duty, circle rate of the land is fixed Rs. 6000/- per sq mts. The said property is situated at 12 meter wide road but not on corner, hence enhancement of 10% of the land value which comes to 6600/-, accordingly market value of the 200.00 Sq.Mtr. plot comes to Rs. 13,20,000/-. The market value is higher than the consideration money as such the stamp duty has been paid on market value @ 7% of Rs. 92,500/- paid by the Vendee.

SCHEDULE OF PROPERTY

All that piece and parcel of Plot No. D-3/0139, Sector-D, Pocket-3, Area 10 Mt. x 20 Mt. = 200.00 Sq.Mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.), delineated and marked in the annexed site plan which is bounded as under:-

East : 12 Mt. wide Road

West : Plot No. D-3/0118

North : Plot No. D-3/0138

South : Plot No. D-3/0140

SCHEDULE OF PAYMENT

Vendor has received Rs. 7,30,800/- (Rupees Seven Lac Thirty Thousand Eight Hundred only) from the Vendee and Vendor has acknowledge this receipt.

For Ansal Properties & Infrastructure Ltd

Authorised Signatory

शुभाजिता सिंह
२२/०५

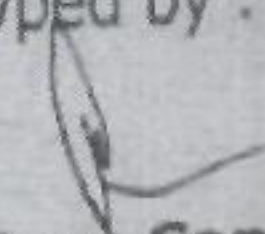
IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses :-

WITNESSES:-

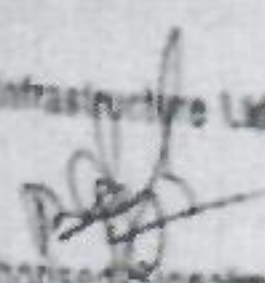
1. Vikram Singh
Adv
Civil Court,
Lucknow.

2. V.N. Yadav
Adv
Civil Court
Lucknow.

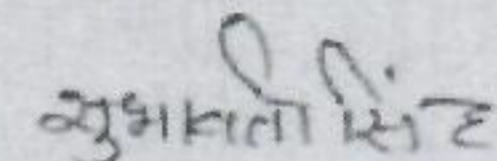
Typed by :



(Ram Sanahi)
Civil Court, Lucknow

For Ansal Properties & Infrastructure Ltd.

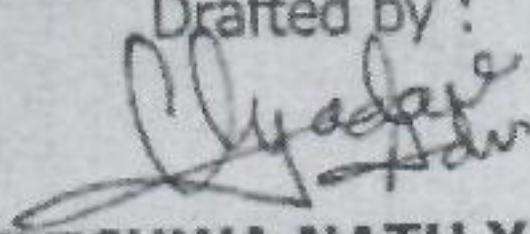

Authorised Signatory

VENDOR
PAN-AAACA0006D


(SMT. SHUBHAWATI SINGH)
PAN-AQIPS7670N

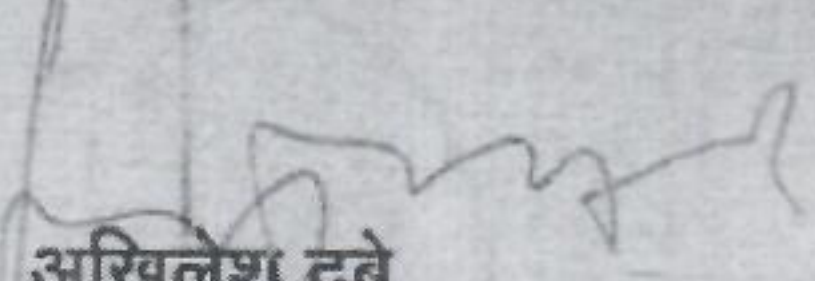

(JANG BAHADUR SINGH)
PAN-AJVPS6502P
VENDEE

Drafted by :


(VISHWA NATH YADAV)
Advocate
Civil Court, Lucknow

आज दिनांक 22/01/2011 को
वही सं. 1 जिल्द सं. 10552
पृष्ठ सं. 173 से 208 पर क्रमांक 901
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अखिलेश दुबे

उप-निबन्धक (द्वितीय)

लखनऊ

22/1/2011



30/1/2011

30/1/2011

30/1/2011

30/1/2011

7,308.00/ 1,320,000.00

विक्रय पत्र

प्रतिफल मालियत

10,000.00 20 10,020.00 1,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शुद्ध लगभग

अन्तल प्रा० ए० इन्फ्रा० लि० द्वारा अधि हस्त बिरेंद्र प्रताप सिंह

पुत्र श्री गंगाराम नौकरी
निवासी गंगा पाल सिंह
अस्थायी पता 13 राणा प्रताप मार्ग लखनऊ

मे यह लेखपत्र इस कार्यालय में दिनांक 22/1/2011 समय 5:34 PM

बड़े निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अखिलेश दुबे
उप-निबन्धक (द्वितीय)

लखनऊ

22/1/2011

शुभानन्द एच ए

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु फलेखानुसार उक्त

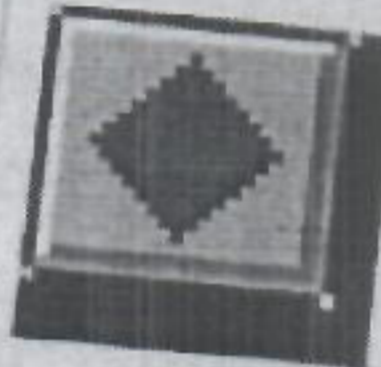
विक्रेता

अन्तल प्रा० ए० इन्फ्रा० लि० द्वारा अधि हस्त
बिरेंद्र प्रताप सिंह
पुत्र श्री गंगा पाल सिंह
पेशा नौकरी
निवासी 13 राणा प्रताप मार्ग लखनऊ



क्रेता

श्रीमती शुभावती सिंह
पत्नी श्री जंग बहादुर सिंह
पेशा गृहिणी
निवासी 133 मानस इन्क्लेव फरीदी नगर लखनऊ



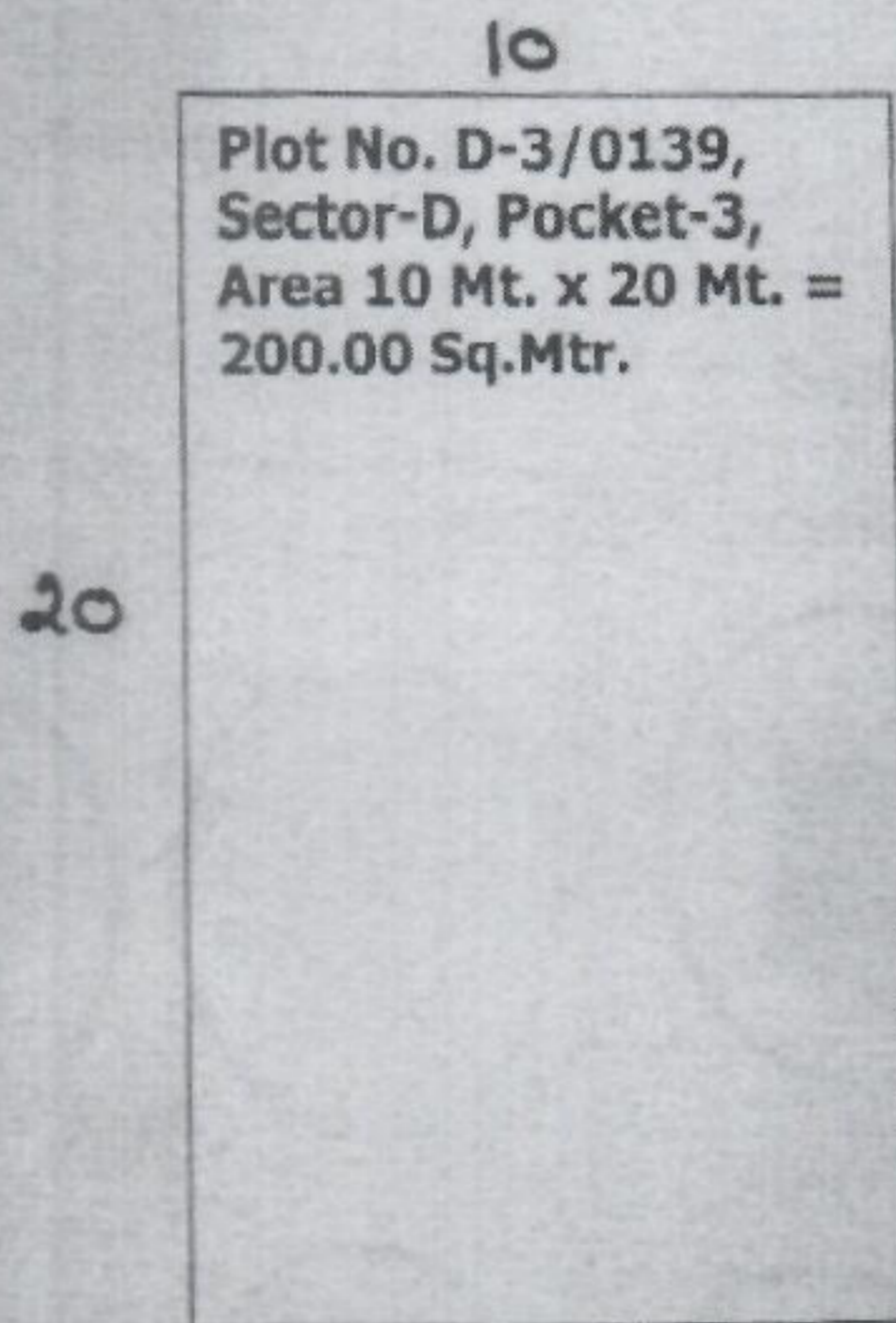
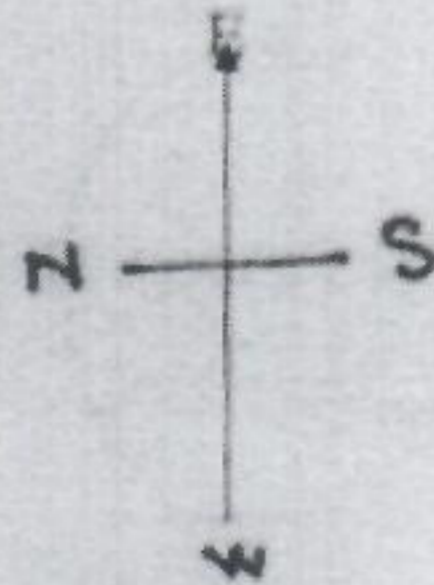
श्री जंग बहादुर सिंह
पुत्र श्री स्व० जामवन्त सिंह
पेशा व्यापार
निवासी 133 मानस इन्क्लेव फरीदी नगर लखनऊ



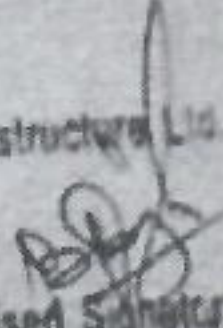
Map
Plot No. D-3/0139, Sector-D, Pocket-3, Area 10 Mt. x 20 Mt. = 200.00
sq.Mtr. Situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)

Boundaries :-

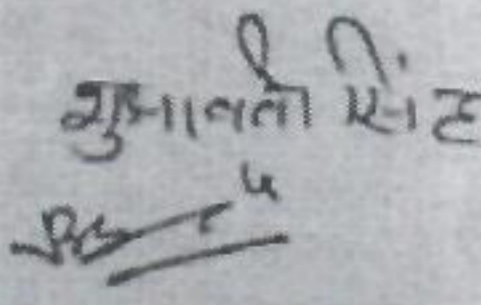
East : 12 Mt. wide Road
West : Plot No. D-3/0118
North : Plot No. D-3/0138
South: Plot No. D-3/0140



For Ansal Properties & Infrastructure Ltd.


Authorized Signatory

Vendor


Vendee

Allotment Letter

CIN NO. L45101DL1967PLC004759

RERA No.

To,

MRS. SHUBHAWATI SINGH 98370
133, MANAS ENCLAVE FARIDI NAGAR, LUCKNOW

Subject: Allotment of PLOT in SUSHANT GOLF CITY LUCKNOW

Sir/Madam,

We are pleased to inform you that PLOT number 0501-0-D/3/0139 measuring approximately 200 SMT has been allotted to you in our captioned project as a total of basic (BSP) cost of Rs. 730800/- (Seven Lakh Thirty Thousand Eight Hundred Only)

The payment schedule opted by you as mentioned below:-

No	Charges	Sr No	Description	Per	Due Date	Amount
1	Basic	1		30	12-JUL-07	219240.00
		2		10	07-MAR-08	73080.00
		3		10	19-JUN-08	73080.00
		4	ON LAYING OF WBM ROAD IN FRONT	10	30-MAR-10	73080.00
		5	ON LAYING OF STORM WATER DRAIN	10	19-AUG-09	73080.00
		6	ON LAYING OF SEWER LINE IN FRONT	10	21-JUL-08	73080.00
		7	ON LAYING OF WATER LINE IN FRONT	10	30-MAR-10	73080.00
		8	ON LAYING OF ELECTRIC CABLE	5	30-MAR-10	36540.00
		9	AT THE TIME OF OFFER OF POSSESSION	5	30-MAR-10	36540.00
Total Amount :-						730800.00
2	Electric Connection Charge	1	AT THE TIME OF TRANSACTION	100	18-JAN-11	15840.00
		Total Amount :-				
3	Sewer Connection Charge	1	AT THE TIME OF TRANSACTION	100	18-JAN-11	5000.00
		Total Amount :-				
4	Water Connection Charges	1	AT THE TIME OF EXECUTION	100	18-JAN-11	2200.00
		Total Amount :-				
Grand Total Amount :-						753840.00

You are requested to ensure timely payment of installments. All terms and conditions of allotment shall remain the same as mentioned in the application form.

Thanking and assuring you of our best services at all times.

Yours faithfully

For Ansal Properties & Infrastructure Ltd.

Important:

1. Delayed payments shall attract interest as per terms & conditions of the Application form.
2. Strict adherence of the installment schedule as agreed upon by you is solicited.
3. We accept CTS Cheque /DD/RTGS/NEFT in favour of "ANSAL PROPERTIES & INFRASTRUCTURE LTD."

4. Office address : Ansal Properties and Infrastructure Ltd.
Ansal Bhawan, 16, Kasturba Gandhi Marg,
New Delhi -110001,
Ph. No- 011-66302269, 011-23353550

POSSESSION LETTER OF PLOT

M/s 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 signatories **Mr. Shahid Ansari** son of **Late Sri. Tahir Ansari** and **Mr. Niraj Tewari** son of **Mr. P.C. Tewari** authorized vide resolution dated 05.10.10 to act for and on behalf of the Company have today handed over the actual vacant and peaceful physical possession of all its rights of Demised Property as defined therein (as more particularly defined in the DEED OF SALE dated 22.01.2011 to **Mrs. SHUBHAMATI SINGH & Mr. JANG BAHADUR SINGH**.

SCHEDULE OF THE DEMISED PROPERTY

PLOT NO 0139
POCKET 3
SECTOR D
LAND AREA 200.00 Sq. MTR.

BOUNDARY-

East - 12.00 M ROAD
West - D/3/0118
North - D/3/0138
South - D/3/0140

Further, we hereby confirms that it being in the vacant, physical, unencumbered and peaceful possession of the Demised Property, as per sale deed dated 22.01.2011 to **Mrs. SHUBHAMATI SINGH & Mr. JANG BAHADUR SINGH**.

And

Owner confirms having received the vacant, physical, unencumbered and peaceful possession of the Demised Property, and fully satisfied with possession and measurement of boundary of the demised property. Further owner undertakes and warrants to Ansal Properties & Infrastructure Ltd. that owner/s shall abide the terms and conditions of plot buyer maintenance agreement and all other rules and regulations framed by maintenance agency for betterment of the Sushant Golf City.

Place: Lucknow
Date: 22/01/2011

For **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.**

(Authorized Signatories)

In the presence of:

WITNESSES:

1. P Singh Pardeep Singh
2. A Abhishek Mishra

BS of Shubhamati Singh
Signature of the Owner

Note - For Physical Possession of Villa / Plot, Please Call at SFML Hi-tech Facilities Management Pvt. Ltd. at site. Telephone No. - 0522-6591125

Note:-Handing over / taking over certificates will be signed by the owner of his/her/their authorized representative in triplicate and distributed as under:-

- (1) Owner
- (2) Addl. V.P. (Projects) -API
- (3) Director - S.F.M.L
- (4) Office Copy

Please ensure that all dues and interest free security or any other outstanding amount must be collected before handing over possession.

