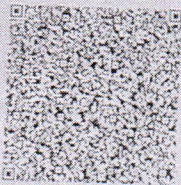
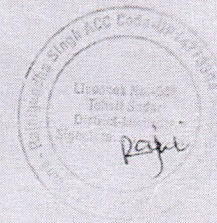




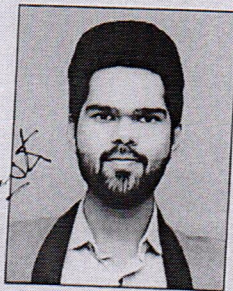
INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

Certificate No.	: IN-UP08576066642723V
Certificate Issued Date	: 15-May-2023 07:07 PM
Account Reference	: NEWIMPACC (SV)/up14773304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1477330411613834334790V
Purchased by	: RAM KESH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO-165 IN BLOCK-A RAGHUNANDAN ASHIYANA LUCKNOW
Consideration Price (Rs.)	: 54,00,000 (Fifty Four Lakh only)
First Party	: BIZZOOM VENTURES PVT LTD
Second Party	: RAM KESH
Stamp Duty Paid By	: RAM KESH
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

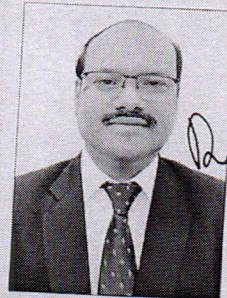


Please write or type below this line

Agreement To Sell



Mr Yash Tilak Awasthi



Mr Ram Kesh

Pargana: Lucknow
This Deed of Agreement to Sell is executed on this 17th day of May, 2023 between Bizzoom Ventures Pvt Ltd, a company incorporated on 12th day of August, 2022 under the Companies Act, 2013 (18 of 2013) vide Corporate Identity Number (CIN): U74910UP2022PTC168974, having its registered office at 108, Silver Height Badshahnagar, Mahanagar, Lucknow-226006 through its Director, Mr Yash Tilak Awasthi, son of

For BIZZOOM VENTURES PVT. LTD.

Yash
DIRECTOR

Page 1 of 4

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stamp.gov.in
2. Any discrepancy in the details available on website and on physical stamp certificate should be reported to the concerned authority.
3. The duty of checking the authenticity is for the user of the certificate.
4. In case of any discrepancy please inform the Licensing Authority.

Self attested

Ram
10.07.2023

Mr Santosh Kumar Awasthi, authorised vide resolution dated 23/04/2023 (hereinafter called the 'First Party', which expression shall mean and include its successors, administrators and assigns) AND Mr Ram Kesh, son of Mr Ram Lakhan, permanent and postal address: Lala Ka Pokhara, Jungle Tinkoniya Number-2, Tinkoniya, Gorakhpur, Uttar Pradesh-273014 (hereinafter called the 'Second Party', which expression shall mean and include his legal heirs, successors, administrators, legal representatives and assigns.)

WHEREAS, the First Party had purchased Plot No 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800 Square Feet) - A Part of Khasra Nos 292, 294 and 318, situate at रघुनन्दन आशियाना, Village Ganeshpur - Rehmanpur, Pargana, Tahsil and District, Lucknow-226028 (hereinafter, referred to as 'Said Plot') from Mr Santosh Kumar Awasthi, son of Late Mr Raghunandan Prasad Awasthi, resident of B-1, GF, Kusum Villa, A-702, Sector-C, Mahanagar, Lucknow-226006 vide a Sale Deed, registered on 06-05-2023, in Book No 1, Volume 26886, Pages 29 to 52 at SI No 4132, in the office of Sub Registrar-II, Lucknow; AND

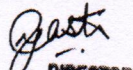
WHEREAS the above said Mr Santosh Kumar Awasthi had purchased the Said Plot from Mr Mukesh Seth, son of Late Mr Gorakh Nath Seth, resident of 20, Dr Bhagwan Das Nagar, Sigra, Varanasi (UP) vide a Sale Deed, registered on 03-06-2016, in Book No 1, Volume 18502, Pages 55 to 80 at SI No 8699, in the office of Sub Registrar-II, Lucknow; AND

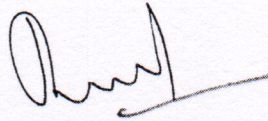
WHEREAS the above said Mr Mukesh Seth had purchased the Said Plot from Zoom Realtors Pvt Ltd, vide a Sale Deed, registered on 17-06-2008, in Book No 1, Volume 7565, Pages 55 to 88 at SI No 5850, in the office of Sub Registrar-II, Lucknow; AND

WHEREAS, the First Party became absolute owner of the Said Plot and the First Party assures the Second Party that the Said Plot is free from all encumbrances, charges, liens and demands whatsoever and the First Party has full rights of ownership to sell off the Said Plot; AND

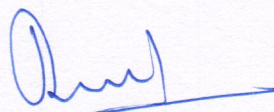
WHEREAS, the First Party wanted to sell the Said Plot and the Second Party being interested in purchasing the same, has offered a sum of Rs 54,00,000/- (Rupees Fifty Four Lakhs Only) which, the First Party has accepted.

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR



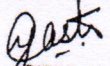
Page 2 of 4

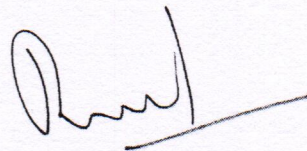


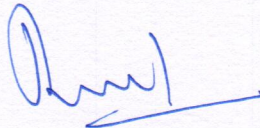
Now, this Deed of Agreement to Sell witnesseth as under:

1. That, the First Party has agreed to sell the Said Plot, more fully described in the 'Schedule of Property' of this agreement, to the Second Party, for a total Sale Consideration of Rs 54,00,000/- (Rupees Fifty Four Lakhs Only)
2. That, in order to purchase the Said Plot, the Second Party has paid a sum of Rs 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only) to the First Party in advance, as earnest money, more fully described in the 'Schedule of Payment' of this agreement, the receipt whereof the First Party hereby acknowledges.
3. That, the balance amount of Rs 40,50,000/- (Rupees Forty Lakh Fifty Thousand Only) shall be payable by the Second Party to the First Party, latest by 16-06-2023 and a Sale Deed for the Said Plot shall be executed by the First Party in favour of the Second Party.
4. That, if despite performance of all the obligations of this agreement by the First Party, the Second Party fails to perform its part of obligations under this agreement, this agreement will automatically stand cancelled.
5. That, if despite performance of all the obligations of this agreement by the Second Party, the First Party does not execute the Sale Deed in favour of the Second Party, the Second Party shall have the right to get the Sale Deed executed through a competent Court of Law.
6. That, possession of the Said Plot is not being given to the Second Party by the First Party on execution of this agreement.
7. That, all the expenses towards stamp duty, registration fee, legal fee, service tax and other miscellaneous charges for this agreement as well as for registration of the Sale Deed for the Said Plot shall be borne by the Second Party.
8. That, all the taxes, levies and other charges due to the government, if any, related to the Said Plot till the date of execution of Sale Deed shall be borne by the First Party and thereafter, it will be the sole responsibility of the Second Party to pay such charges and taxes, etc and the First Party shall be kept indemnified by the Second Party under all circumstances.

For BIZZOOM VENTURES PVT. LTD.


DIRECTOR





Schedule of Property

Plot No 165 in Block-A, measuring about 167.286 Square Meter (i.e. about 1800 Square Feet) - A Part of Khasra Nos 292, 294 and 318, situate at रघुनन्दन आशियाना, Village Ganeshpur - Rehmanpur, Pargana, Tahsil and District, Lucknow-226028 and bounded as under:

East : 35 Feet wide road / park
West : Plot No 171
North : Plot No 166
South : Plot No 164 (Constructed house)

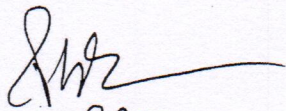
Schedule of Payment

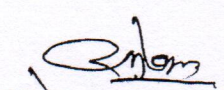
NEFT UTR Number SBIN423135022965, Dated 15-05-2023, made from SBI Triveni Branch, Prayagraj to HDFC Bank, Opp Nehru Bal Vatika, Aliganj, Lucknow for Rs 13,50,000/-.

Total amount paid / received: Rs 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)


In witness whereof, the parties have put their respective signatures on this Deed of Agreement to Sell on the Date, Month and Year first above written in presence of the following witnesses:

WITNESSES:

1. 
Ram KARAN
s/o RAM SUKH
GOMATI NAGAR.
BHARWARA. LUCKNOW

2. 
राम केश
s/o ल० अशोक प्रसाद
श्री कान्हाबाई की बस्ती
एटा/उ०

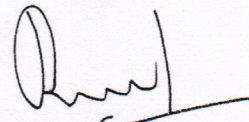
For BIZZOOM VENTURES PVT. LTD.


DIRECTOR

(FIRST PARTY)

Aadhaar: 8474 2422 4888

PAN: AAKCB9925G



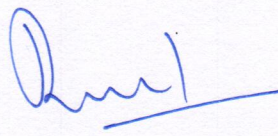
(SECOND PARTY)

Aadhaar: 5860 1056 2860

PAN: AGLPR2376R

Dated: 17-05-2023

Place: Lucknow





BIZZOOM VENTURES PRIVATE LIMITED

CIN: U74910UP2022PTC168974

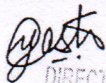
To whomsoever it may concern

This is to confirm and undertake that our company never ever had a system of issuing any 'Allotment Letter' to the purchasers of any property.

This is to further assert that the company only issues an 'Agreement to Sell' (ATS) to its Purchasers. The said ATS contains a detailed description about the property under consideration, along with all the financials involved.

Sincerely,

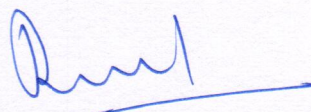
For Bizzoom Ventures Pvt Ltd
For BIZZOOM VENTURES PVT. LTD.


DIRECTOR

Authorized Signatory

Dated : 17-05-2023

Place : Lucknow



A Prabhakars Group Enterprise.



Since 1983

☎ 77 06 99 88 77



CONTACT@BIZZOOMVENTURES.COM

108, YASH SILVER HEIGHTS, MAHANAGAR, LUCKNOW-226006