



21316/23

INDIA NON JUDICIAL  
Government of Uttar Pradesh



VII

e-Stamp

Certificate No.	: IN-UP33836680701564V
Certificate Issued Date	: 14-Jun-2023 11:06 AM
Account Reference	: NEWIMPACC (SV)/ up14561904/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1456190461477990492283V
Purchased by	: UMESH PRAKASH AND REETA GUPTA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO. J/01/EA13, SECTOR-J EXTENSION, POCKET-01, SITUATED AT SUSHANT GOLF CITY, LUCKNOW
Consideration Price (Rs.)	
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LTD
Second Party	: UMESH PRAKASH AND REETA GUPTA
Stamp Duty Paid By	: UMESH PRAKASH AND REETA GUPTA
Stamp Duty Amount(Rs.)	: 1,49,000 (One Lakh Forty Nine Thousand only)

110



Please refer to the below page

Self Attested  
Reta Gupta

Ansal Properties & Infrastructure Ltd

Authorised Signatory

Reta Gupta



JD 0040623603

Statutory Alert:

- The authenticity of the Stamp and its details can be verified at [www.shoestamp.com](http://www.shoestamp.com) or using the Stamp Mobile App of Stock Holding Corporation of India.
- Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
- The date of uploading the details on the website / Mobile App is the date of the Certificate.
- [www.shoestamp.com](http://www.shoestamp.com) or using the Stamp Mobile App of Stock Holding Corporation of India.



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**KAMLESH SINGH**  
**RAMJANI SINGH**  
**05/12/1969**  
 Permanent Account Number  
**BAUPS8J82Q**

  
 Signature








**भारतीय विशिष्ट पहचान प्राधिकरण**  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

नामांकन क्रम / Enrollment No.: 2017/93116/19609

To  
 कमलेश सिंह  
 Kamlesh Singh  
 C/O. Krishna Prasad Singh  
 1/84 Vivek Khand  
 Gorninagar  
 Gorninagar  
 Bakshi Ka Talab Lucknow  
 Uttar Pradesh 226010  
 9621120248

04/09/2014  
 168247065


  
 ML682470659FT





**आपका आधार क्रमांक / Your Aadhaar No. :**  
**9595 5753 2481**

**आधार - आम आदमी का अधिकार**

---


**भारत सरकार**  
**Government of India**


 कमलेश सिंह  
 Kamlesh Singh  
 जन्म तिथि / DOB : 05/12/1967  
 पुरुष / Male



**9595 5753 2481**

**आधार - आम आदमी का अधिकार**



भारत सरकार  
GOVERNMENT OF INDIA



नीरज झा  
Neeraj Jha  
जन्म तिथि/DOB: 04/08/1987  
पुरुष/ MALE  
Mobile No: 7753001200



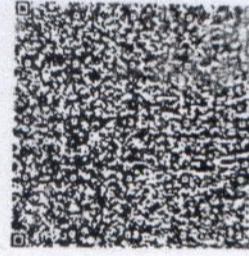
**3789 8795 4800**  
VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

पता:  
S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, जियामऊ, निकट  
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226001



**Address :**  
S/O: Ram Naresh Jha, JAGANNATHPURI COLONY,  
JIYAMAU, NEAR RADHA KRISHNA MANDIR,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001

**3789 8795 4800**  
VID : 9137 0156 5516 8517

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

B

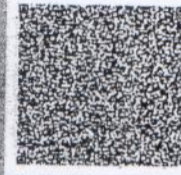
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALMPP5217F



नाम / Name  
OMESH PRAKASH

पिता का नाम / Father's Name  
HARUDE LAL

जन्म की तारीख /  
Date of Birth  
02/02/1960

हस्ताक्षर / Signature

17102021

*Handwritten mark*

भारत सरकार  
Government of India

जमा प्रकरा  
Umesh Prakash  
जन्म तिथि/DOB: 02/02/1960  
पुरुष/ MALE

Download Date: 10/08/2021

Issue Date: 01/09/2021

4199 0010 3426  
VID : 9171 4376 3947 2890


मेरा आधार, मेरी पहचान

M


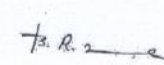
भारतीय विश्व पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आर.लाल, जे-3, मंगल पान्देय नगर, मेरठ सिटी,  
मेरठ,  
उत्तर प्रदेश - 250002

Address:  
S/O: R.Lal, J-3, Mangal Panndey Nagar,  
meerut City, Meerut,  
Uttar Pradesh - 250002



Reeta Gupta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AFOPG6647L	
नाम /NAME	REETA GUPTA	
पिता का नाम /FATHER'S NAME	RADHEY SHYAM GUPTA	
जन्म तिथि /DATE OF BIRTH	04-09-1968	
हस्ताक्षर /SIGNATURE		



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
अर्घासिनी: उमेश प्रकाश, जे-  
3, मंगल पाण्डेय नगर, मेरठ  
सिटी, मेरठ,  
उत्तर प्रदेश - 250002

Address:  
W/O: Umesh Prakash, J-3, Mangal  
Panndey Nagar, Meerut City, Meerut,  
Uttar Pradesh - 250002

4927 3579 6553

Aadhaar-Aam Admi ka Adhikar


*Reeta Gupta*


भारत सरकार  
GOVERNMENT OF INDIA

 रीता गुप्ता  
Reeta Gupta  
जन्म तिथि/DOB: 04/09/1968  
महिला / FEMALE



4927 3579 6553


**भारत सरकार**  
**GOVERNMENT OF INDIA**




सुनील कुमार चौधरी

**Sunil Kumar Chaudhari**

जन्म तिथि / DOB: 19/08/1988


पुरुष / MALE



5717 1950 3098

मेरा आधार, मेरी पहचान


सुनील कुमार चौधरी


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

Download Date: 28/08/2017

पता:


S/O सुन्दर लाल चौधरी, 542/18 न्यू हैदरगंज, कैम्पवेल रोड, लखनऊ, उत्तर प्रदेश, 226003





**Address:**

S/O Sunder Lal Chaudhan, 542/18 New  
 Haiderganj, Campwell Road, Lucknow,  
 Lucknow, Uttar Pradesh - 226003

5717 1950 3098

  
 1947  
 1800 300 1947

  
[help@uidai.gov.in](mailto:help@uidai.gov.in)

  
[www.uidai.gov.in](http://www.uidai.gov.in)

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





भारत सरकार  
Government of India



सुशील कुमार  
Sushil Kumar  
जन्म तिथि/DOB: 11/11/1972  
पुरुष/MALE



2199 4139 6018

मेरा आधार, मेरी पहचान

सुशील कुमार



भारतीय विशिष्ट पहचान प्राधिकार  
Unique Identification Authority of India

Address:

S/O.Gaya Prasad,  
441G/125,Gaushala Road,  
Rastogi Nagar,Balaganj,  
Lucknow,Lucknow,  
Uttar Pradesh-226003

पता:

आत्मज गया प्रसाद,  
441जी/125,गौशाला रोड,  
रस्तोगी नगर,बालगंज,  
लखनऊ,लखनऊ,  
उत्तर प्रदेश-226003

2199 4139 6018



कॉपी

Photograph Of Property



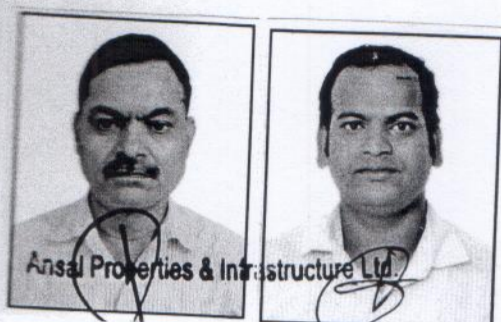
Vendor

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

VENDEE

*[Handwritten signature]*  
Pete's Corp



Authorised Signatory



BRIEF DETAIL OF SALE DEED

- |   |   |  |
|---|---|--|
| 1. Type of property                                 | : | Residential  |
| 2. Ward   | : | Ibrahimpur   |
| 3. Mohalla  | : | Sushant Golf City  |
| 4. Property Details                                 | : | Free Hold Plot No. J/01/EA13,<br>Sector-J Extension, Pocket-01,<br>situated at Sushant Golf City,<br>Sultanpur Road, Lucknow, (U.P.) |
| 5. Measurement Unit                                 | : | Square Meter   |
| 6. Area of Property                                 | : | 162.00 sq. mtr.  |
| 7. Situation of Road                                | : | Away from Amar Shaheed Path<br>and Sultanpur Road.   |
| 8. Other Description                                | : | situated at 9.00 Mtr. wide road.   |
| 9. Park Facing                                      | : | N.A.   |
| 10. Constructed area                                | : | N.A.   |
| 11. Pertaining to the<br>member of House<br>Society | : | N.A.   |
| 12. Sale Consideration                              | : | Rs. 19,60,930/-  |
| 13. Market Value                                    | : | Rs. 22,68,000/-  |
| 14. Stamp Duty                                      | : | Rs. 1,49,000/-   |

Ansal Properties & Infrastructure Ltd

Authorised Signatory

*[Handwritten signatures]*

No. of Vendor: 1	:	No. of Vendee: 2
Details of Vendor		Details of Vendee
<b>Ansal Properties &amp; Infrastructure Ltd.</b> 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 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030. (PAN-AAACA0006D) through its authorized signatories <b>Mr. Kamlesh Singh son of Mr. Ram Janm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha.</b>		<b>Mr. Umesh Prakash son of Mr. R. Lal resident of Arya Nagar, Old Police Station, Ajitmal, District Auraiya and Present Address JOC-II, Judge Compound, Civil Court, District-Gonda and Mrs. Reeta Gupta wife of Mr. Umesh Prakash resident of Brahmanipura, Sundar Market, Chowk, District-Bahraich and Present Address JOC-II, Judge Compound, Civil Court, District-Gonda. PAN- ALMPP5217L PAN- AFOPG6647L</b>

**SALE DEED**

This DEED OF SALE is made and executed at Lucknow on this 16 day of June, 2023.

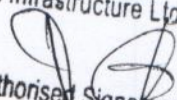
**BETWEEN**

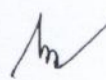
**Ansal Properties & Infrastructure Ltd.**, a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatories **Mr. Kamlesh Singh son of Mr. Ram Janm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha**, (Hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

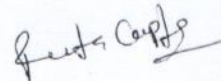
AND

**Mr. Umesh Prakash son of Mr. R. Lal resident of Arya Nagar, Old Police Station, Ajitmal, District Auraiya and Present**

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory





**Address JOC-II, Judge Compound, Civil Court, District-Gonda and Mrs. Reeta Gupta wife of Mr. Umesh Prakash resident of Brahmanipura, Sundar Market, Chowk, District-Bahraich and Present Address JOC-II, Judge Compound, Civil Court, District-Gonda** (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.

**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.

**AND 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.

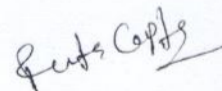
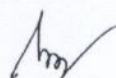
**AND WHEREAS** the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow.

**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 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 3530 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



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 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.

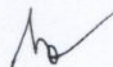
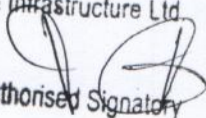
**AND WHEREAS** a layout plan has been approved with the detail project report and all the development work on the land is to be based on layout plan only.

**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 completes 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.

That the vendor Ansal Properties and Infrastructure Ltd. had booked RED WOOD VILLA to the Vendees i.e. unit NO Q/01/0141

Ansal Properties & Infrastructure Ltd

Authorised Signatory



Resto Corp

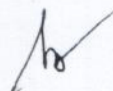
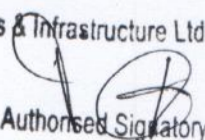
admeasuring around 289 Sq. Yds (242 Sq. Mts.) located in Sushant Golf City Lucknow in 2011, Vendees deposited Rs-1857773.99 in due time as per agreement. But Villas was not constructed by the Vendor, so that Villa could not be provided to the vendees, there after vendor Ansal Properties and Infrastructure Ltd. offered to the vendees two units NO-J/1/EA-0012 admeasuring around 162 Sq. Mts. And J/1/E A 0013 admeasuring around 162 Sq. Mts in 07-10-2019 in place of aforesaid villa as a settlement and in exchange without any extra payment and extra charges, which was accepted by the vendees on same day. Thereafter the vendor has allotted aforesaid two units accordingly in the place of RED WOOD VILLA in 10-08-2021 in the name of vendees and the vendor has compensated the vendee by the allotment of above said plot with new cost of Rs. 19,60,930/- for each units, but the vendee has paid Rs. 1857773.99 only to the vendor against both the units, the increase in cost is the delay compensation which is given by the vendor to the vendee.

**AND WHEREAS**, the Vendor represents, declares and assures the Vendee as under:-

- (a) That the Vendor is absolute owner of the **Free Hold Plot No. J/01/EA13, Sector-J Extension, Pocket-01, Area 162.00 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, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



For Copy

- (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.

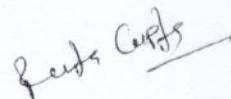
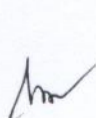
**AND WHEREAS** upon the aforementioned declaration and assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of Rs. 19,60,930/- (Rupees Nineteen Lac Sixty Thousand Nine Hundred Thirty Only) on the terms and conditions mentioned herein under:

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the Vendee has paid the entire sale consideration of Rs. 19,60,930/- (Rupees Nineteen Lac Sixty Thousand Nine Hundred Thirty Only) including free hold charge to the Vendor and Vendor hereby admits and acknowledges to have received the entire sale consideration detail of which is given herein below as schedule of payment.
2. That the Vendor hereby absolutely sell, conveys, transfers and assigns the **Free Hold Plot No. J/01/EA13, Sector-J Extension, Pocket-01, Area 162.00 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 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 dues certificate from the Vendor or its nominated agency. But

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



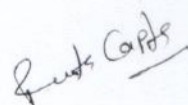
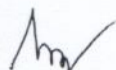
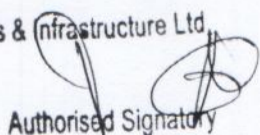


prospective Vendee shall abide all the terms and conditions of the Sushant Golf City of Ansal API.

4. That Vendee assures 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 or its nominated agency by the Vendee. Vendee hereby assures and abides all the terms and conditions relating to the allotment.
5. That the Vendor shall hand over the vacant, peaceful possession of the said plot to the Vendee after the execution of sale deed.
6. The Vendee prior to the execution hereof has perused and has taken inspection of the relevant documents and has otherwise satisfied himself/ herself/ itself about the rights, title and interest of the Vendor over the Said Unit. The Vendee has understood all limitations and obligations of the Vendor in respect thereof. The Vendee assures the Vendor that the investigations by the Vendee are complete and the Vendee is fully satisfied that the Vendor is competent to execute this deed and have every Legal right to execute the same and is the Valid Owner of the Subject Unit.
7. The Vendee acknowledges that the Vendor has verified and provided all the relevant information & clarifications as required by the Vendee and that the Vendee has not unduly relied upon and is not influenced by any advertisement, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by any selling agents/brokers or any other data except as specifically represented and agreed in this deed and that the Vendee has relied solely on the Vendee's own prudent judgment and investigation(s) in deciding to execute this deed. No oral or written representations or statement (except as set out herein) made by or on behalf of any

Ansal Properties & Infrastructure Ltd

Authorised Signatory

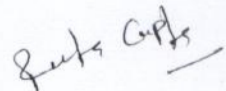
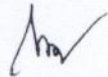


party, shall be considered to be part of this deed or any related contract, application or any ancillary documents pertaining to the purchase of the Subject Unit and this deed shall be self-contained and complete in all respects and shall override and prevail over any previous document issued by the Vendor in relation to subject Unit.

8. The Vendee agrees and acknowledges that the Vendee is executing this deed with full knowledge of all the laws, rules regulations, notifications, statutory provisions applicable to the Said Unit and that the Vendee has clearly understood the Vendee's rights, duties, responsibilities, obligations there under, and agrees to abide by the same.
9. The Vendee agrees and acknowledges that the ownership and occupation of the Unit will be subject to the restrictions and obligations as detailed in this deed, and the Vendee offers to conduct himself/herself/itself. And the Vendee will not raise any further demand/delay compensation or enter into any kind of Litigation with the Vendor upon execution of this deed.
10. 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.
11. That the said plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said plot, any legal defect in the title of the said plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to

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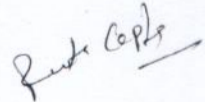
indemnify all such damages / losses suffered or sustained by the Vendee.

12. That the Vendee hereby agrees that if any demand is raised or issued by any Authority, due to the enhancement in the compensation under the orders of any Superior Court, the same shall be borne by Vendee upon receiving intimation from the Vendor.
13. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the date of allotment of the plot and thereafter the same shall be paid and borne by the Vendee.
14. That the Vendee has become absolute owner of the said plot.
15. That the Vendee shall not use or allow to be used the said plot for any purpose other than residential and shall not cause nuisance to the other occupants in the adjoining area and shall not obstruct/ block the common area of the colony, common amenities/ facilities etc.
16. That Vendee shall bear all cost and expenses and legal fees in respect of sale of the said plot including stamp duty, registration fee and other incidental expenses on the Sale Deed.
17. The property is situated in Sushant Golf City and away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. As the property is situated at 9.00 mtr. wide road and for the purpose of the stamp duty, according to Collector Circle Rate List, circle rate of the land is fixed Rs. 14,000/- per sq mtr., accordingly market value of the plot having area measuring 162.00 sq.mts. comes to Rs. 22,68,000/-. That both the vendee have equal undivided share in said property, so on female share up to Rs. 10,00,000/- stamp duty paid @ 6% of Rs. 60,000/- and on remaining value Rs. 12,68,000/- stamp duty paid @ 7% of Rs. 88,760/-. Thus the stamp duty of Rs. 1,49,000/- is being

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paid with this sale deed by the vendee on market value which is higher than consideration money as per the Government Order No. S.V.K.NI-2756/11-2008-500(165)/2007 dated 30.06.2008

**SCHEDULE OF PROPERTY**

All that piece and parcel of **Free Hold Plot No. J/01/EA13, Sector-J Extension, Pocket-01, Area 162.00 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:-

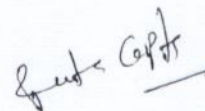
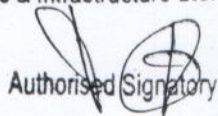
East - J/01/EA14  
West - J/01/EA12  
North - Other Property  
South - 9.00 Mtr. wide road

**SCHEDULE OF PAYMENT**

That the vendor Ansal Properties and Infrastructure Ltd. had booked RED WOOD VILLA to the Vendees i.e. unit NO Q/01/0141 admeasuring around 289 Sq. Yds (242 Sq. Mts.) located in Sushant Golf City Lucknow in 2011, Vendees deposited Rs-1857773.99 in due time as per agreement. But Villas was not constructed by the Vendor, so that Villa could not be provided to the vendees, there after vendor Ansal Properties and Infrastructure Ltd. offered to the vendees two units NO-J/1/EA-0012 admeasuring around 162 Sq. Mts. And J/1/E A 0013 admeasuring around 162 Sq. Mts in 07-10-2019 in place of aforesaid villa as a settlement and in exchange without any extra payment and extra charges, which was accepted by the vendees on same day. Thereafter the vendor has allotted aforesaid two units accordingly in the place of RED WOOD VILLA in 10-08-2021 in the name of vendees and the vendor has compensated the vendee by the allotment of above said plot with new cost of Rs. 19,60,930/- for each units, but the vendee has paid Rs. 1857773.99 only to the vendor against both the units, the increase in cost is the delay compensation which is given by the vendor to the vendee.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory



आवेदन सं०: 202301041030005

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 21316

वर्ष: 2023

प्रतिफल- 1960930 स्टाम्प शुल्क- 149000 बाजारी मूल्य- 2268000 पंजीकरण शुल्क - 22680 प्रतिलिपिकरण शुल्क - 80 योग : 22760

श्री उमेश प्रकाश .  
पुत्र श्री आर लाल  
व्यवसाय : सेवानिवृत्त  
निवासी: आर्य नगर, अजीतमल, जिला औरैया



ने यह लेखपत्र इस कार्यालय में दिनांक 16/06/2023 एवं 03:38:23 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक : सरोजनीनगर

लखनऊ

16/06/2023

ओम प्रताप सिंह

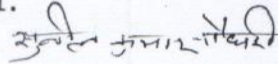
निबंधक लिपिक

16/06/2023

प्रिंट करे

**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.

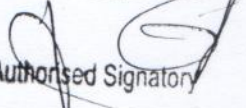
**WITNESSES:-**

1. 



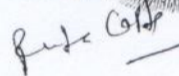

Sunil Kumar Chaudhari  
s/o Sundar Lal Chaudhari  
r/o 542/16, New Haidarganj,  
Campwel Road, Lucknow

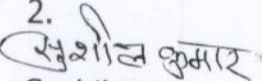
Ansal Properties & Infrastructure Ltd

  
Authorised Signatory

**VENDOR**  
**PAN-AAACA0006D**

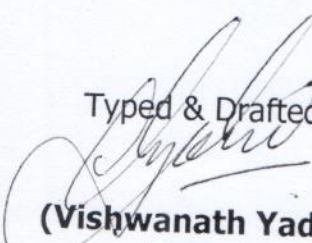
  
**VENDEE**

2.   
Sushil Kumar  
s/o Gaya Prasad  
r/o 441G/125, Gaushala Road,  
Rastogi Nagar, Balaganj, Lucknow.



Typed & Drafted by:

  
**(Vishwanath Yadav)**

Advocate  
Civil Court, Lucknow

बही सं०: 1

रजिस्ट्रेशन सं०: 21316

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा कमलेश सिंह, पुत्र श्री राम जन्म सिंह

निवासी: 115, अंसल भवन, 16, कस्तूरबा गांधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

विक्रेता: 2



श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: 115, अंसल भवन, 16, कस्तूरबा गाँधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्री उमेश प्रकाश, पुत्र श्री आर लाल

निवासी: आर्य नगर, अजीतमल, जिला औरैया

व्यवसाय: सेवानिवृत्त

क्रेता: 2



श्रीमती रीता गुप्ता, पत्नी श्री उमेश प्रकाश

निवासी: ब्रह्मणीपुरा, सुंदर मार्केट, चौक, जिला बहराइच

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री सुनील कुमार चौधरी, पुत्र श्री सुन्दर लाल चौधरी

निवासी: 542/16, न्यू हैदरगंज, कैम्पवेल रोड, लखनऊ 20090

व्यवसाय: व्यापार

पहचानकर्ता: 2



श्री सुशील कुमार, पुत्र श्री गया प्रसाद

निवासी: 441जी/125, गौशाला रोड, रस्तोगी नगर, वालागंज, लखनऊ 20090

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

उप निबंधक : सरोजनीनगर

लखनऊ

16/06/2023

ओम प्रदीप सिंह

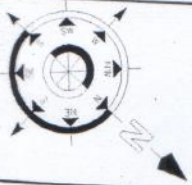
निबंधक लिपिक लखनऊ

16/06/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी : प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार  
पुष्टि की गई।

*[Signature]*

प्रिंट करें



*Handwritten signatures and initials.*

*Handwritten signature.*

Ansal Properties & Infrastructure Ltd.  
Authorised Signatory

AREA, BOUNDARY & DIMENSION  
OF SEC-JI-EA13 AS PER PLAN.

PLOT AREA AS  
PER DIMENSION

162.00 SQ. MT.

EAST	J1-EA14
WEST	J1-EA12
NORTH	OTHER PROPERTY
SOUTH	

EA  
ROAD

9.0 MT WIDE ROAD

EA-10

EA-15

EA-14

EA-13

EA-12

EA-11

18M

18M

9M

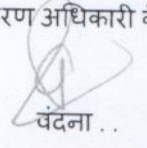
9M



आवेदन सं०: 202301041030005

बही संख्या 1 जिल्द संख्या 11079 के पृष्ठ 49 से 74 तक क्रमांक 21316 पर दिनांक  
16/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



पं.ना . .

उप निबंधक : सरोजनीनगर

लखनऊ

16/06/2023

प्रिंट करें

