

1 15/43/4



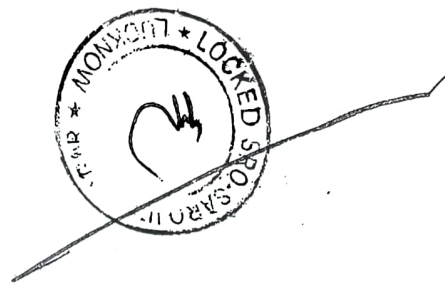
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

: IN-UP06217444524023R  
: 15-Jun-2019 01:49:PM-  
: SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
: SUBIN-UPUPSHCIL0107406139464701R  
: AMRITA SHUKLA AND ANAND DWIVEDI  
: Article 23 Conveyance  
: FLAT NO.M/12/03, TOWER-M, CELEBRITY GARDENS, SECTOR-B  
: AT SUJSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW.  
:  
: R R DWELLINGS PVT LTD  
: AMRITA SHUKLA AND ANAND DWIVEDI  
: AMRITA SHUKLA AND ANAND DWIVEDI  
: 4,77,750  
(Four Lakh Seventy Seven Thousand Seven Hundred And Fifty only)

56



-----Please write or type below this line-----



*Handwritten signature*

Authorised Signatory

SR 0001157543



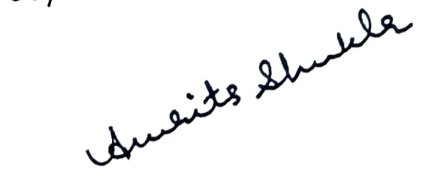
Details on this Certificate and as

**BRIEF DETAILS OF SALE DEED**

1. Type of property : Residential
2. Mohalla : Sushant Golf City (Sector-B)
3. Property Details : Flat No. M/12/03, Twelfth Floor, Tower- M, situated at Sector-B, Celebrity Gardens, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement Unit : Square Meter
5. Area of Property : Covered area 1604.00 Sq. Ft. i.e 149.05 Sq. Mt with Balcony 170.00 Sq. Ft. i.e 15.79 Sq. Mt. having Super built up Area 2100 Sq. ft. i.e 195.167 Sq. Mt.
6. Situation of Road : More than 100 (Hundred) Mts. Away from Amar Shaheed Path and Sultanpur Road.
7. Other Description : Group Housing situated at above 18 (Eighteen) Mtr. wide road.
8. Sale Consideration : Rs. 68,25,000/-
9. Market Value : Rs. 46,52,275/-
10. Stamp Duty : Rs. 4,77,750/-

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

  
Anshu Shukla



No. of First Party: 1	No. of Second Party: 1	No. of Third Party: 2
Details of Vendor	Details of owner	Details of Vendee
<b>R.R. Dwellings Pvt. Ltd.</b> a company incorporated under the provisions of the Companies Act 1956, having its registered address Ground Floor, Raja Ram Kumar Plaza, 75, Hazarat ganj, Lucknow through its Authorized signatory <b>Sri Rahul Agarwal son of Sri Sumer Agarwal.</b>	<b>Ansal Properties &amp; Infrastructure Ltd.</b> having its registered office at 115, AnsalBhawan, 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 signatory <b>Mr. Saubhagya Mishra son of Mr. Mahendra Kumar Mishra and Mr. Neeraj Jha son of Mr. Ram Naresh Jha.</b>	<b>(1) Mrs. Amrita Shukla wife of Mr. Anand Dwivedi and (2) Mr. Anand Dwivedi son of Mr. Prem Chandra Dubey both resident of 131, New Civil Lines, Lakhanpur, Opposite Awas Vikas Officer's Colony, K. P. University, Kanpur Nagar-208024.</b>

**SALE DEED**

This DEED OF SALE is made at Lucknow on this 17<sup>th</sup> day of June, 2019.

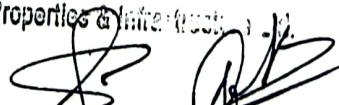
**BETWEEN**

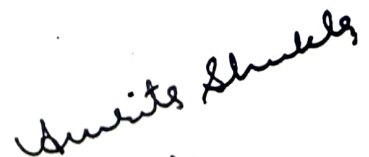

**R.R. Dwellings Pvt. Ltd.** a company incorporated under the provisions of the Companies Act 1956, having its registered address Ground Floor, Raja Ram Kumar Plaza, 75, Hazaratganj, Lucknow through its authorized signatory **Sri Sri Rahul Agarwal son of Sri Sumer Agarwal**, in the capacity of the "developer" (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**

Ansal Properties & Infrastructure



  
Authorized Signatory



**Ansal Properties & Infrastructure Ltd.**, (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 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatory **Mr. Saubhagya Mishra son of Mr. Mahendra Kumar Mishra and Mr. Neeraj Jha son of Mr. Ram Naresh Jha** in the capacity of owner of the FSI and developer of the Hi-Tech Township being developed under the name and style of Sushant Golf city Lucknow, (hereinafter referred to as the "**OWNER**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

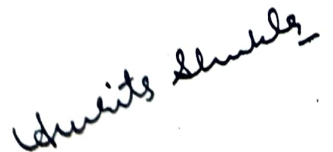

AND

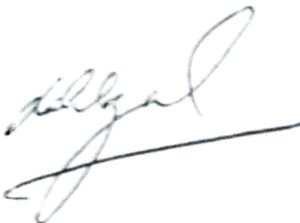
(1) **Mrs. Amrita Shukla** wife of **Mr. Anand Dwivedi** and (2) **Mr. Anand Dwivedi** son of **Mr. Prem Chandra Dubey** both resident of 131, New Civil Lines, Lakhanpur, Opposite **Awas Vikas Officer's Colony, K. P. University, Kanpur Nagar-208024**. (hereinafter referred to as the "**Vendee**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) **in the capacity of purchaser of the Flat**, of the other part.

**WHEREAS** Sri Rahul Agarwal son of Sri Sumer Agarwal has granted authenticated Power of Attorney to Mr. Jasbir Singh son of Shri Gopal Singh to represent him and present document for registration signed by him in Registrar Office, which is duly registered in the office of Sub Registrar -III Lucknow on 10.08.2017 at Bahi No. 6, Zild No. 10, Page No 377 to 384 at Serial No. 13 and which has not been revoked and is still subsisting and valid.

Ansal Properties & Infrastructure Ltd.

  
Authorized Signatory



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

**AND WHEREAS** the 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.

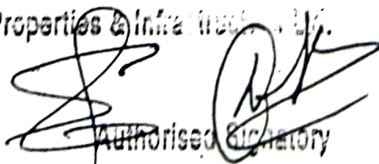
**AND WHEREAS** the High power committee constituted by the Government of Uttar Pradesh selected M/s Ansal Properties & Infrastructure Ltd. for the development of Hi-Tech Township on Sultanpur Road, Lucknow.

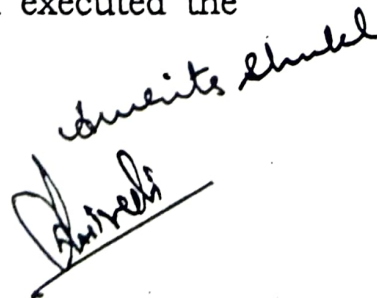
**AND WHEREAS** the Government of Uttar Pradesh has, under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

**AND WHEREAS** that 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 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** in pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

  
Anurag





Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

**AND WHEREAS** that a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said developer 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** that the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** that the land uses of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2021.

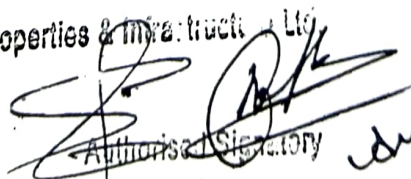
**AND WHEREAS** that the layout plan has been approved with the detail project report and all the development work on the land is to be based on layout plan only

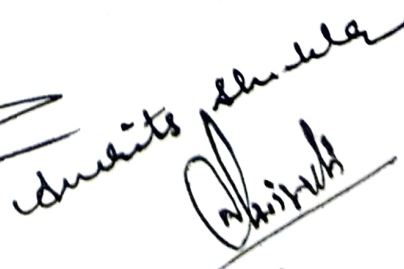
**AND WHEREAS** the developer has entered into a memorandum of understanding dated 05/09/2011 with M/S Ansal Properties & Infrastructure Ltd. to develop Tower L & M in Celebrity Gardens at Sector-B, in Sushant Golf City Lucknow.

**AND WHEREAS** that the vendor vides the MOU dated 05/09/2011 has also acquired the rights of Marketing and sale from M/S Ansal Properties & Infrastructure Ltd. to develop Tower L & M in Celebrity Gardens at Sector-B, in Sushant Golf City Lucknow.

**AND WHEREAS** that in terms of the M.O.U, the vendor has been authorized by M/S Ansal Properties & Infrastructure Ltd to transfer the units of different specifications and sizes developed by the vendor to its

Ansal Properties & Infrastructure Ltd

  
Authorised Signatory



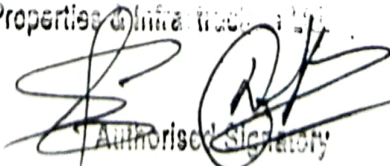


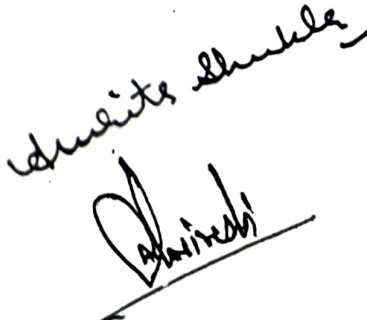
transferee/s on own terms and conditions mutually agreed upon and also in pursuant of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services within the premises of Tower L & M in Celebrity Gardens at Sector-B, in Sushant Golf City Lucknow, as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

**AND WHEREAS, the Vendor and the OWNER jointly represents, declares and to the Vendee as under:-**

- (a) That the vendor is the absolute owner of the **Flat No. M/12/03, Twelfth Floor, Tower-M, Covered area 1604.00 Sq. Ft. i.e 149.05 Sq. Mt. with Balcony 170.00 Sq. Ft. i.e 15.79 Sq. Mt. having Super built up Area 2100.00 Sq. ft. i.e 195.167 Sq. Mt. Situated at Sector-B, Celebrity Gardens, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** (hereinafter referred as the "said FLAT") and no one else besides the owner/vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the owner/vendor have full right and absolute authority and right to sell and transfer the same to the Vendee, and also conforms to the Vendee that they have not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said FLAT to any other person (s).
- (b) That the title in terms of Owner/Vendor is absolutely clear and marketable and that the said FLAT 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.
- (c) That the Vendor hereby confirms and assures the Vendee that Vendor are not barred or prevented by any administrative/ statutory attachment order or notification from entering into the present transaction with the Vendee.

Ansel Properties (India) Pvt. Ltd.

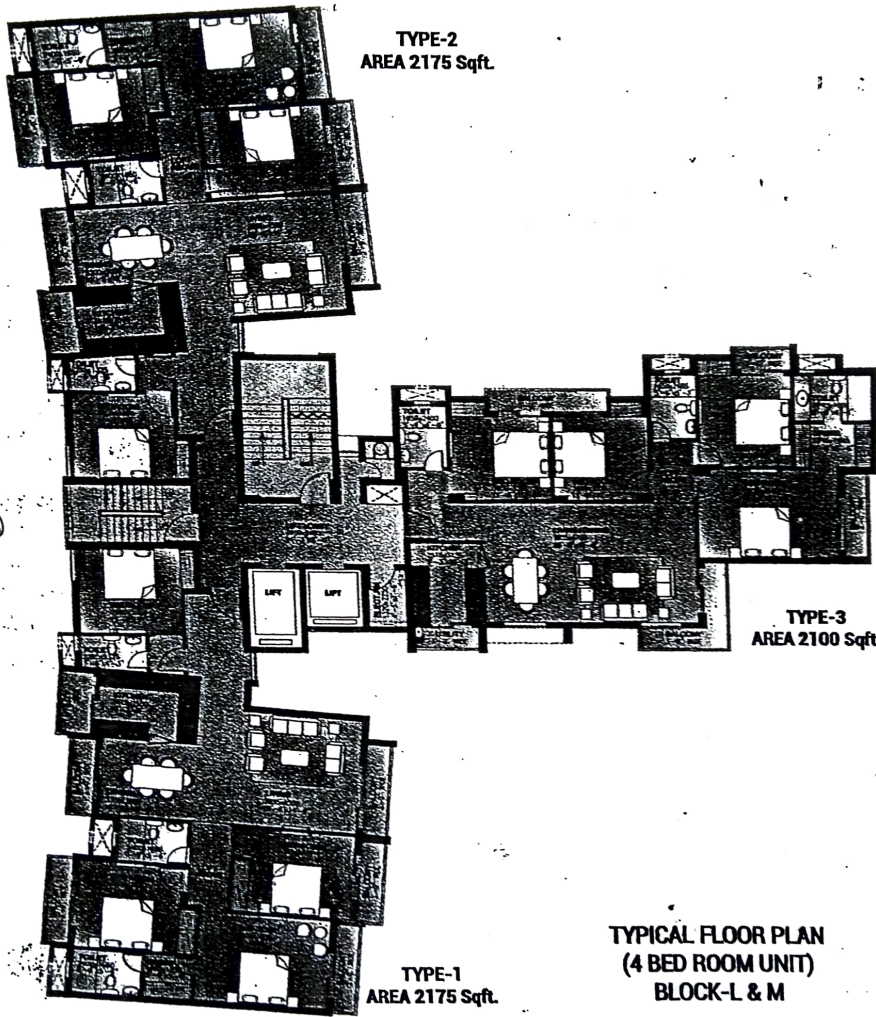
  
Authorised Signatory

  
Vendee





TYPE-2  
AREA 2175 Sqft.



TYPE-3  
AREA 2100 Sqft.

TYPE-1  
AREA 2175 Sqft.

TYPICAL FLOOR PLAN  
(4 BED ROOM UNIT)  
BLOCK-L & M

*Handwritten signatures and text:*  
- Top left: *Abdullah*  
- Middle left: *Ansari Properties & Finance*  
- Middle left: *ADDITIONAL SIGNATURE*  
- Bottom left: *Shweta Shinde*  
- Bottom left: *Chirahi*

DRG. NO.  
10



LETTER OF ALLOTMENT

THIS ALLOTMENT is made at Lucknow on this 22<sup>nd</sup> day of 2017 between M/s. R.R. DWELLINGS PVT LTD. a company incorporated under the Companies Act, 1956, having its registered office at First Floor, Block, Park Plaza, 75 Hazratganj, Lucknow through its authorized signatory

Shri/Smt. Arvind Agarwal  
D.O./to Shri/Smt. Arvind Agarwal  
hereinafter referred to as the DEVELOPER Company, which expression shall include its heirs, executors, administrators, successors, representatives etc. (unless the subject and context requires otherwise) of the ONE PART

AND

- 1. Shri/Smt. Arvind Agarwal / Anand Dwivedi  
S/DW/ of Shri/Smt. Arvind Agarwal  
Resident of 121, New Civil Lines, Lucknow  
Phone - 208020 Mobile - 990004089
- \*2. Shri/Smt. \_\_\_\_\_  
S/DW/ of Shri/Smt. \_\_\_\_\_  
Resident of \_\_\_\_\_
- \*3. Shri/Smt. \_\_\_\_\_  
S/DW/ of Shri/Smt. \_\_\_\_\_  
Resident of \_\_\_\_\_

\*(to be filled up in case of Joint allottee (s)/Purchaser (s).)

(hereinafter referred to as the ALLOTTEE(S), which expression shall include his/her/their heirs, executors, permitted assigns etc. unless the subject or context requires otherwise) of the OTHER PART.

WHEREVER the Buyer is a male, female, company, firm, trust, etc., the expressions he, him, she, her, himself, herself, it, itself etc. In this Allotment in relation to the ALLOTTEE(S) shall be deemed as modified and read suitably as the context requires.

Arvind Agarwal  
DEVELOPER/COMPANY

Arvind Agarwal  
ALLOTTEE(S)