



भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिवेशक एरोवरीनगर जखनड डम 2021367013568

आवेदन संख्या : 202101041013018

सेब का प्राप्ति पर प्रस्तुत करने का तिथि 2021-03-16 00:00:00

प्रस्तुतकर्ता का प्राप्ति का नाम एरुव सिडु

सेब का प्रकार विवरण पर

एरिफर की अवधि 8863220 / 3854000.00

1. एरिफर/कारण शुल्क 88540

2. एरिफर/कारण शुल्क 120

3. निरीक्षण का हस्ताक्षर शुल्क

4. मुद्रांतर के अधिकारी का एक सिडु शुल्क

5. कमीशन शुल्क

6. निविदा

7. धारिक माला

1 से 8 तक का योग 80000

शुल्क प्रस्तुत करने का तिथि 2021-03-16 00:00:00

निरीक्षण कर सेब अतिरिक्ति या हस्ताक्षर

प्रस्ताव पर प्रस्तुत करने के लिए तैयार होना 2021-03-16 00:00:00

एरिफर/कारण अधिकारी के हस्ताक्षर

**Photograph of Plot No. GGP-G-G01/26 Integrated  
Township Developed by Emaar India Limited  
(Formerly Emaar MGF Land Limited)., Lucknow**



*[Handwritten signature]*

*[Handwritten signature]*

*Sudha Singh*



# EMAAR

INDIA

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON OCTOBER 20, 2020**

"RESOLVED THAT in supersession of earlier resolutions passed by the Board of Directors, consent of the Board be and is hereby accorded to execute Agreements, including Buyers Agreements, Deeds including Conveyance Deeds, Lease Deeds, Rectification Deeds, Supplementary Deeds, Addendums, Deeds of Declaration, Letter of Intent, Power of Attorney, etc., for the sale/lease of apartments / villas / plots/ units in various Projects of the Company, along with its associates / collaborators in favour of the respective buyers.

RESOLVED FURTHER THAT following officials of the Company be and are hereby severally authorised, for and on behalf of the Company, to sign and execute any of the aforesaid agreements / deeds / documents on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company :

S. No.	Name of Authorised Officials
1	Mr. Vishal Patni
2	Mr. Rohit Rampal
3	Mr. Prashant Singh
4	Mr. Kush Arora
5	Ms. Reena Gulati
6	Ms. Payal Gupta
7	Mr. Mohit Anand
8	Mr. Namrata Mehrotra
9	Mr. Robin Das
10	Ms. Rakhi Oberoi
11	Mr. Sameer Wadhwa
12	Mr. Anil Chhabra
13	Mr. Kalcharan Patro
14	Ms. Shagun Kapoor
15	Ms. Heena Verma
16	Mr. Anil Thakur
17	Mr. Shubham Sharma
18	Ms. Surbhi Shridhar
19	Mr. Tahseen Anwar
20	Ms. Deepika Parmar
21	Mr. Rohit Saxena
22	Mr. Rajneesh Rana
23	Mr. Vishal Rana
24	Ms. Anshu Verma
25	Ms. Manisha Ghal
26	Mr. Rajat Malhotra
27	Mr. Ankur Kundra
28	Mr. Karwal Babbar
29	Mr. Karanbir Singh
30	Mr. Ritesh Kumar
31	Mr. Manpreet Bedi
32	Mr. Ankit Vijayvergiya
33	Mr. Gourabh Bakshi
34	Mr. Yogesh Valshekar
35	Ms. Priyanka Sharma
36	Mr. Salander Kumar Mishra
37	Ms. Ruchi Singh
38	Mr. Mohd. Zameer
39	Mr. GS Jayakrishnan
40	Mr. Avinash Bhargava

EMAAR INDIA LIMITED

(formerly known as Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurgaon 122002, Haryana

Tel: +91 124 442 1155 | FAX: +91 124 479 3401

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110 017

Tel: +91 11 4152 1155, 4949 3100 FAX: +91 11 4152 4619 | CIN: U45203DL2005PLC1333101

Email: enquiry@emaar-india.com | emaar-india.com



*Signature*

# EMAAR

INDIA

RESOLVED FURTHER THAT the following persons be and are hereby also authorised severally to appear before the concerned Registrar or Sub-Registrar, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar of Assurances and to admit Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

1. Mr. Kelan Luthra S/o. Sh. Gurbachan Luthra
2. Mr. Aakli Ali S/o. Sh. Azeem Khan
3. Mr. Pratap S/o. Sh. Prabhu Dayal
4. Mr. Mukesh Kumar S/o. Sh. Bishambher Dayal
5. Mr. Sonu Kumar S/o. Sh. Birma
6. Mr. Bharat Singh S/o. Sh. Baladdin
7. Mr. Ranjeet Kumar S/o. Sh. Pyare Lal
8. Mr. Parveen S/o. Sh. Ashok Kumar
9. Mr. Rohit Tanwar S/o. Sh. Amar Singh Tanwar
10. Mr. Neeraj S/o. Sh. Hawa Singh
11. Mr. Mohd. Zain Shamsi S/o. Sh. Gulzar Ahmad Shamsi
12. Mr. Jagveer Sehrawal S/o. Sh. Vedpal Singh
13. Mr. Sahji S/o. Sh. Bijander Singh

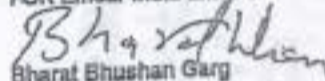
RESOLVED FURTHER THAT any of the following officials be and are hereby severally authorized, for and on behalf of the Company to sub-delegate the powers and authority provided herein, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company:

Sr. No.	Name of Authorized Persons
1	Mr. Vishal Patni
2	Mr. Rohit Raimpal
3	Mr. Kahwal Babber
4	Mr. Ravneet Gill

RESOLVED FURTHER THAT the authority granted herein will remain valid and effective till and until such officials hold their respective offices in the Company or any other resolution is passed by the Board modifying or revoking these authorizations, whichever is earlier and any actions taken by such officials in this regard be and are hereby ratified.\*

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.\*

CERTIFIED TRUE COPY  
FOR Emaar India Limited

  
Bharat Bhushan Garg  
Company Secretary



EMAAR INDIA LIMITED

(Formerly known as Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurgaon 122002, Haryana

Tel: +91 124 442 1155 | FAX: +91 124 479 3401

Registered Office: 305-306, Square One, C-2, District Centre, Saket, New Delhi - 110 017

Tel: +91 11 4151 1157, 4341, 3100 FAX: +91 11 4152 4819 | CIN: U40201DL2006PLC131151

www.emaarindia.com | www.emaarindia.com



Corporate Office  
Emaar Business Park, 34G Road  
Sikanderpur, Sector 28  
Gurgaon 122 002, Haryana  
Board +91 124 442 1155

Name	Ruchi Singh
Employee Code	12592
Blood Group	B+
Department	Customer Services

Emergency Contact Geeta Singh-8840203763



*Ruchi Singh*  
Young Authority

*Ruchi Singh*  
-10



# EMAAR

INDIA

## AUTHORITY LETTER

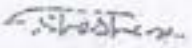
This is to certify that I, Vibhu Goyal, General Manager – Customer Service of M/s Emaar MGF Land Limited, duly authorized by resolution passed by the Board of Directors of the Company at its meeting held on May 14, 2019, do hereby severally authorize and appoint Mr. Shashank Chaturvedi, – Rider, Official, whose signatures are attested here-in-below, to do the following acts and things, for and on behalf of the Company:

1. To appear before the concerned Registrar, Sub-Registrar or other Judicial Authorities, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., alongwith the necessary documents for registration before the Registrar, Sub-Registrar or other Judicial Authorities, in respect of the sale/case of apartments / villas / plots/ units in "Gomti Greens" project of the Company on land Situated in Village Ahua Mau, Ardonu Mau and Sarsawa, Tehsil and District Lucknow.
2. To do all such other acts, deeds and things as are incidental or consequential thereto for aforesaid registrations on behalf of the Company.

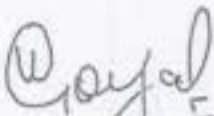
For Emaar MGF Land Limited

  
Vibhu Goyal  
General Manager – Customer Service

Signature

  
Mr. Shashank Chaturvedi  
Rider

Attested

  
Vibhu Goyal  
General Manager – Customer Service

Place : Gurugram  
Date : June 06, 2020

EMAAR MGF LAND LIMITED  
WITHIN INDIA 1800 108 5649 (TOLL FREE) | INTERNATIONAL: +91 124 441 6906 (STANDARD ISD RATES APPLICABLE)  
REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI 110 017. TEL: +91 11 4152 1133, 4918 3199  
FAX: +91 11 4152 4619 | CBE: UH3201DLR05PLC123141 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM



भारत सरकार  
GOVERNMENT OF INDIA

शशांक चतुर्वेदी  
Shashank Chaturvedi  
जन्म तिथि/DOB: 01/09/1971  
पुल्ल / MALE



6285 2854 1788

आत्म सहायता का लक्ष्य

7042239769

Shashank

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
शशांक चतुर्वेदी, शास्त्र क-ए-  
54, नरालन नगर, लखनऊ,  
लखनऊ,  
उत्तर प्रदेश - 226016

Address  
S/O: J.P. Chaturvedi,  
House no- A-54,  
Neralan nagar,  
Lucknow, Lucknow,  
Uttar Pradesh - 226016

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
Bangalore-560 001





भारत-सरकार  
GOVERNMENT OF INDIA



राहुल सिंह  
Rahul Singh  
जन्म तिथि/ DOB: 23/01/1980  
पुरुष / MALE



2303 3583 2824

मेरा आधार, मेरी पहचान

(Gov. Service)  
8989138972



भारतीय विशिष्ट-पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

श्रीमान: अभिनव सिंह, ए/8  
टन्डिट होस्टल, एस डी एम  
कॉलोनी, कर्वा, चित्तूर,  
उत्तर प्रदेश - 210205

Address:

S/O: Abhinav Singh, a/8  
hostel, s d m colony, Karwa,  
Chitrakoot,  
Uttar Pradesh - 210205

2303 3583 2824

MERA AADHAAR, MERI PEHACHAN

(Gov. Service)  
8989138972

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAHUL SINGH

ABHIMANYU SINGH

23/01/1980

Permanent Account Number  
QMPS5398M



Signature



23/01/2010



Sudha Singh  
7355787627  
(Service)

भारत सरकार  
GOVERNMENT OF INDIA

मृगा सिंह  
Sudha Singh  
जनम तिथि/ DOB: 17/01/1982  
लिंग / GENDER: महिला / FEMALE



8243 1348 7266

आधार-आम आदमी का अधिकार

Sudha Singh  
7355787627  
(Service)

भारतीय-विविध-पदपत्र प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:  
भारतगिरी: गुरु सिंह, 11-45  
ग्रामिण अंशुला इन्डियन,  
एम.डी.एम.कार्पोरेट, पर्वी,  
कवी. विपकट,  
पिन कोड - 210205

Address:  
A/C Gaur Singh, 11-45  
Rural, M.D.M. Karporat, Puri,  
Kavi. Vipkat,  
PIN Code: 210205

8243 1348 7266

Aadhaar-Aam Admi ka Adhikar





Government of India



अविनाश कुमार सिंह  
Avinash Kumar Singh  
जन्म तिथि / DOB : 01/01/1982  
पुरुष / Male



8542 4377 4580

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान-अधिकारण

Unique Identification Authority of India

पता:  
अविनाश कुमार सिंह, हाउस नं बी-5,  
इडम कैम्पस, सीड फार्म, एडा  
स्टेडियम, विभाग-जी अलीगंज,  
अलीगंज, अलीगंज, मखनप, उत्तर  
प्रदेश, 226024

Address:  
C/O, Avinash Kumar Singh,  
House No B-5, Idm Campus,  
Seed Farm, Ika Stadium, Sector-g  
Aligarj, Aligarj, Aligarj, Lucknow,  
Uttar Pradesh, 226024

8542 4377 4580



197



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Sudha Singh  
7355787627  
(Service)



**LUCKNOW BAR**

**ASSOCIATION**

**LUCKNOW**



Website : [www.lucknowbarassociation.com](http://www.lucknowbarassociation.com)

LAWYER'S PROFESSIONAL IDENTITY CARD

**M. Name : ATUL MISHRA**

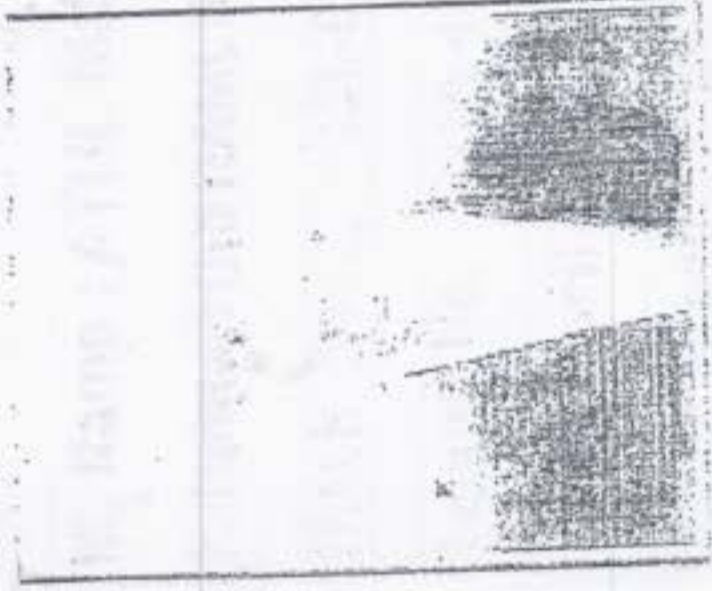
**F. Name : SRI RAMESH CHANDRA MISRA**

**D.O.B : 26-06-1969**

**Ledger No. : A-421**

**Bar Council No. : UP 2881/1996**

**Blood Group : A+**



**Sumesh Pandey  
Gen. Secretary**



**Brief Detail of Sale Deed**

1.	Type of property	- Residential
2.	Pargana	- Lucknow
3.	Mohalla	- Emaar MGF, 'GOMTI GREENS' Lucknow (U.P.)
4.	Property details	- <b>Plot No. GGP-G-G01/26 Sector-G,</b> Situated at, Emaar MGF, Integrated Township Lucknow (U.P.)
5.	Measurement unit (sq. mt.)	- <b>Square Meter</b>
6.	Area of property	- <b>162 Sq. Mtr.</b>
7.	Situation of Road (as per appendix)	- More than 100mtr. away from Amar Shaheed Path and Sultanpur Road.
8.	Other description (12 mt/18mt/45mt Road/corner/green)	- Situated at 12 Mtr. wide Road and not exists on corner.
9.	Total area of property (in case of multi storied building)	- NA
10.	Valuation of trees	- NA
11.	Boring/well other	- NA
12.	Constructed area	- NA
13.	Pertaining to the member of Housing society	- NA
14.	Consideration	- <b>Rs. 66,53,220/-</b>
15.	Market value	- <b>Rs. 36,53,100/-</b>
16.	Stamp Duty Paid	- <b>Rs. 4,56,200/-</b>
17.	<b>Boundaries</b> NORTH SOUTH EAST WEST	- Plot No.G01/25A - Green - Plot No.G02/30A - 12 Mtr. wide road
18.	<b>No. of Vendor</b>	- <b>1</b>
19.	<b>No. of VENDEES</b>	- <b>2</b>

R. Singh  
R. Singh

Sushma Singh

**Description of VENDORS**

**Emaar India Limited (Formerly Emaar MGF Land Limited)**, a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi - 110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**").

**Land Owning Companies and other individual Land Owners**, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Ms. Ruchi Singh D/o Late J. N. Singh**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

The Company and the Land Owners are collectively referred to as **VENDORS**

**Description of VENDEES**

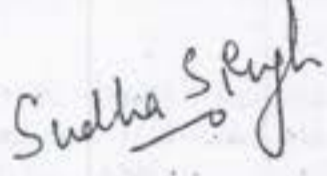
**Mr. Rahul Singh**, with PAN CQMPS5398M, Aadhar No. 2303 3583 2824 Son of Mr. Abhimanyu Singh Resident of Sudha Singh Civil Judge (SD)/ACJM, H No.J-4/5, District Judge Compound, Judges Colony, Near Kachahari, Varanasi, Uttar Pradesh, INDIA.

**Mrs. Sudha Singh**, with PAN BQVPS5508R, Aadhar No. 8243 1348 7266 Wife of Mr. Rahul Singh Resident of Sudha Singh Civil Judge (SD)/ACJM, H No.J-4/5, District Judge Compound, Judges Colony, Near Kachahari, Varanasi, Uttar Pradesh, INDIA.

This DEED of Sale is made at Lucknow on this 15<sup>th</sup> Day of March-2021.

**BETWEEN**

**Emaar India Limited (Formerly Emaar MGF Land Limited)** a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -





110017 acting through its Authorized Signatory **Ms. Ruchi Singh D/o Late J. N. Singh** duly authorized vide Board Resolution dated **20.10.2020** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**")

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**AND**

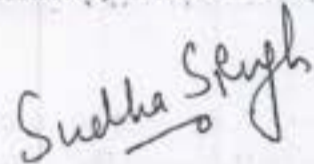
**Mr. Rahul Singh**, with PAN **CQMPS5398M**, Aadhar No. **2303 3583 2824** Son of **Mr. Abhimanyu Singh** Resident of **Sudha Singh Civil Judge (SD)/ACJM, H No.J-4/5, District Judge Compound, Judges Colony, Near Kachahari, Varanasi, Uttar Pradesh, INDIA.**

**Mrs. Sudha Singh**, with PAN **BQVPS5508R**, Aadhar No. **8243 1348 7266** Wife of **Mr. Rahul Singh** Resident of **Sudha Singh Civil Judge (SD)/ACJM, H No.J-4/5, District Judge Compound, Judges Colony, Near Kachahari, Varanasi, Uttar Pradesh, INDIA.**

Wherever the VENDEES 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 VENDEES shall be deemed as modified and read suitably as the context requires.

**WHEREAS**

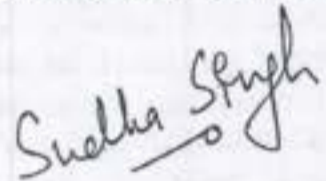
- A. The VENDOR is a Company duly incorporated under the provisions of the Companies Act, 1956 is engaged in the business of development and construction of real estate projects Land.
- B. The Land Owners had purchased land in Village Sarsawa, Ardaunamau and Ahmamau Pargana - Lucknow, Tehsil - Sarojani





Nagar and District Lucknow, from various persons and are the absolute owners and in possession of contiguous pieces of land parcels.

- C. By virtue of Consortium Agreement dated 21.06.2006 and 10.01.2007 executed by and amongst Company and the Land Owners, the Company was appointed as private developer and was further granted development related rights and privileges of a developer in respect of respective land parcels including the Project Land upon the terms and conditions contained in such Consortium Agreement.
- D. The Vendors have conceived, planned and are developing Integrated Township comprising of Residential Plots, Group Housing, Commercial, Semi Public facility etc. in a scheme known as "**GOMTI GREENS**", approved under Integrated township policy of UP Govt. (hereinafter referred to as the "**Scheme**") on a piece and parcel of land admeasuring 226.37 Acres situated at Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana - Lucknow, Tehsil - Sarojani Nagar and District Lucknow, named as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow (hereinafter referred to as "**Total Land**"). In this regard, the Vendors have obtained a certificate of registration bearing No.846/CTP/2006 from the Lucknow Development Authority, Lucknow on 17/08/2006 and License bearing No.02/S.E./2009 dated 28.04.2009 issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land ("**License**"). The said license has been duly renewed by the Lucknow Development Authority, vide its letter No.406/Adhi Aa/H.T.I.G/10 dated 11/11/2010. Later, a Detailed Project Report was duly approved by the Lucknow Development Authority, Lucknow on 22/06/2011. Pursuant to this, a Development Agreement dated 24/12/2011 ("**Development Agreement**") was also executed by and between the Lucknow Development Authority, Lucknow and the Company. Thereafter, layout of the GOMTI GREENS was also approved by the Lucknow Development Authority, Lucknow on 26/12/2011 duly renewed on 23.12.2016 for the development of Integrated Township in Villages Ahmamau, Sarsawa and Ardonamau at Sultanpur Road, Lucknow over the Project area of 226.37 acres in accordance with the scheme of Lucknow Development Authority.
- E. The VENDEES had vide application dated **03-MAY-2018** applied for booking of residential plot. Thereafter, a detailed Provisional Allotment Letter dated **08-MAY-2018** (hereinafter referred to as the

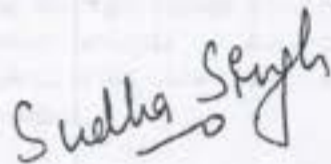




said "Allotment Letter") was executed for allotment of plot No. **GGP-G-G01/26** admeasuring **162 Sq. mtrs. (193.75 sq. yds approx.)** (hereinafter referred to as the "Said Plot") for a Sale Consideration of **Rs. 66,53,220/- (Rupees Sixty Six Lacs Fifty Three Thousand Two Hundred Twenty Only)** and the Said Plot was **allotted** in favour of the **VENDEES**.

- F. The **VENDEES** is fully satisfied in all respects with regard to the right, title and interest of the Vendors in the Project in which the Said Plot is situated and has understood all limitations and obligations of the Vendors in respect thereof. The **VENDEES** acknowledges and confirms that the **VENDEES** is fully satisfied of the title, competency of the Vendors to execute this Sale Deed.
- G. The **VENDEES** agrees and acknowledges that the layout plan of the Project comprises of convenient shopping area, school, club, green area, common areas and plotted areas, but the other areas in the said Project are not subject matter of this Sale Deed and **this Sale Deed is confined and limited in its scope only to the Said Plot.**
- H. The **VENDEES** acknowledges and confirms that the description and reference of the Total Land given by the Vendors is only to acquaint the **VENDEES** with regard to the location of the Project/Said Plot in the Total Land.
- I. The **VENDEES** has relied on his own judgment and investigation in purchasing the Said Plot. The Vendors hereby disclaim to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in this Sale Deed. No oral or written representations or statements shall be considered to be part of this Sale Deed and this Sale Deed is self-contained and complete in itself in all respects.
- J. The Vendors are the owner of the Total Land on which the Project/Said Plot is situated and no one besides the Vendors has any interest, right, title or claim of any kind in the Project/Said Plot. The Said Plot is free from all encumbrances and the Vendors holds unimpeachable and marketable right to convey, transfer, alienate and sell the Said Plot.

The plot demarcation has been completed and the **VENDEES** is fully satisfied and has no claim of any nature whatsoever against the Vendors and the **VENDEES** confirms that the plot area of the Said Plot is approximately **162 Sq. mtrs. (193.75 sq. yds)**. The **VENDEES** has agreed



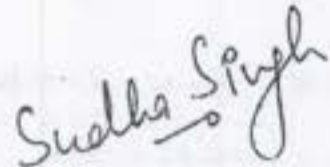


and accepted the final plot area of the Said Plot after due verification and has paid the entire sale consideration, as mutually agreed to between the Parties.

The VENDEES agrees that wherever in this Sale Deed, it is explicitly mentioned that the VENDEES has understood or acknowledged obligations of the VENDEES or the rights of the Vendors; the VENDEES has given his consent to the actions of the Vendors and the VENDEES has acknowledged that the VENDEES has no right of whatsoever nature and that the VENDEES in furtherance of the same, shall do such acts, deeds or things as the Vendors may deem necessary and/or execute such documents/deeds in favour of the Vendors at the first request without any protest or demur.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS: -**

1. In consideration of a sum of Rs. 66,53,220/- (**Rupees Sixty Six Lacs Fifty Three Thousand Two Hundred Twenty Only**) the receipt of which the Vendors hereby admits and acknowledges and in accordance with the terms of the Allotment Letter and the terms and conditions contained in this Sale Deed, the Vendors doth hereby sell, convey, assign and transfer unto the VENDEES by way of sale, the Said Plot (more fully described in the **Schedule-2** hereunder), free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.
2. It shall be lawful for the VENDEES for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of the Sale Deed and the Allotment Letter. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the VENDEES, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the VENDEES in the manner mentioned in this Sale Deed and the Allotment Letter. The Vendors covenant that this Sale Deed is executed in its entirety and that the Vendors have received full Consideration of the Said Plot.





3. The VENDEES has paid the prorata share of City & Rural Development Charges and other charges as levied by the Authorities as applicable till date as part of the price of the Said Plot. The VENDEES further agrees and undertakes to pay any increase in / levy of City & Rural development Charges or other similar charges by the Authorities, (by whatever name called or in whatever form including with retrospective effect) on prorata basis directly to the Government. If, however, the Vendors are required to pay such increase of the above stated charges to the government agencies, then the VENDEES agrees and undertakes to reimburse the same to the Vendors. The determination of the prorata share of the VENDEES by the Vendors shall be final and binding on the VENDEES. The VENDEES affirms that if the increased charges are not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendors shall have the first charge and lien over the Said Plot and the right to resume the Said Plot.
4. The VENDEES confirms and undertakes that the VENDEES shall be liable to pay all government rates, tax on land, municipal tax, property tax, service tax, value added tax, wealth tax, taxes and cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/Project, as the case may be, as assessable or applicable from the date of booking. The VENDEES further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendors which shall be final and binding on the VENDEES. If the Said Plot is assessed separately, the VENDEES shall pay the same directly to the competent authority on demand being raised by the competent authority.
5. That the VENDEES has agreed, understood and hereby confirms that the Vendor has received Demand from the Lucknow Development Authority towards Bandha charges for the construction of the Bandha to protect the township including the Unit from floods etc. The Vendor has challenged the said demand and that it may take some time for the Authority/ State to, as the case may be, to finalize the same. In the event, any demand is finally determined by the appropriate authority, the Vendor shall raise demand towards the proportionate amount of Bandha Charges against the VENDEES. The VENDEES undertakes to pay the proportionate amount of Bandha

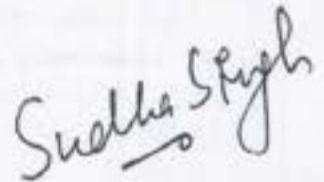
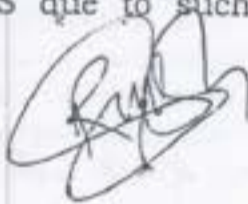


Swetha Singh



Charges as and when demanded by the Vendor, and also indemnify the Vendor from any pecuniary losses and penalties, interest and expenses including but not limited to the litigation expenses etc. due to delay / non-payment of the said amount by the VENDEES as demanded by the Vendor.

6. The VENDEES confirms that subject to the terms and conditions of this Sale Deed, the Vendors have conveyed to the VENDEES only the following rights with regard to the Said Plot;
  - (i) Ownership of the Said Plot only.
  - (ii) The VENDEES shall not have any right, title or interest of any kind whatsoever on any other land(s) except the Said Plot and the Vendors shall be free to use, develop, dispose the other land(s) in any manner in which it may deem fit.
7.
  - (i) All other land(s), areas, facilities and amenities except the Said Plot are specifically excluded from the scope of this Sale Deed and the VENDEES shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities, including but not limited to schools and shops, EWS plots, community center, club and commercial centers. Such lands, areas, facilities and amenities including the club have not been included in the computation of plot area for calculating the sale consideration and the VENDEES confirms that the VENDEES has not paid any price for use or ownership in respect of any lands, area, facilities and amenities. It is clarified that the ownership of such lands, areas, facilities and amenities vests solely with the Vendors and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendors.
  - (ii) The VENDEES confirms that it has not made any payment to the Vendors in any manner whatsoever with respect to any land(s), building (s), common areas, facilities and amenities falling outside the Said Plot. The VENDEES acknowledges that the Vendors shall be carrying out extensive development / construction activities now or in future in the entire area falling outside the Said Plot and that the VENDEES shall not have a right to raise any objection or make any claims on account of inconvenience if any, which may be alleged to have been caused to the VENDEES due to such developmental/ construction



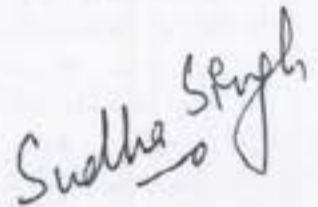


activities or activities incidental/related to it.

8. In order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures the Vendor has handed over the maintenance of the said Project to **Emaar India Community Management Pvt. Ltd.**, the maintenance agency (Maintenance Agency). The VENDEES acknowledges and confirms to abide by the terms and conditions of the maintenance agreement executed between the Company, VENDEES and the Maintenance Agency and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Agency from time to time. The VENDEES assures and undertakes to pay the total maintenance charges fixed by the maintenance agency which decision shall be final and binding on the VENDEES. The Maintenance charges shall commence on the expiry of 75 days of offer of possession letter or 30 days from the date of unit handover letter, whichever is earlier.
9. The VENDEES acknowledges that the Maintenance Agency shall be responsible for providing maintenance services to the said Project and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any person, as deemed fit at its sole discretion. The VENDEES undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The VENDEES confirms not to withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The VENDEES undertakes that the VENDEES shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges and if the VENDEES fails to pay the total Maintenance Charges, then the VENDEES acknowledges that the VENDEES shall not be entitled to use the maintenance services. The VENDEES undertakes to pay all the charges to the Maintenance Agency, periodically as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the VENDEES.
10. (i) The VENDEES has deposited and further undertakes to always keep deposited an interest free maintenance security (IFMS) for the Said Plot with the Maintenance Agency. In case of failure of the VENDEES to pay the Maintenance Charges or any other



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charges on or before the due date, the VENDEES shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust the IFMS against such defaults in the payment of maintenance bills. If due to such adjustment, the IFMS falls short, then the VENDEES hereby undertakes to make good the resultant shortfall within 15(fifteen) days from the date of such adjustment of the principal amount of IFMS.

- (ii) On such shortfall, the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the VENDEES in payment of Maintenance Charges. The VENDEES undertakes to pay such increases within 15 (fifteen) days of demand by the Maintenance Agency. The decision of the Maintenance Agency for increasing of IFMS shall be final and binding on the VENDEES. If the VENDEES fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the VENDEES authorizes the Vendors to treat this Sale Deed as cancelled without any notice to the VENDEES and recover the shortfall from the sale proceeds of the Said Plot and refund to the VENDEES the balance of the money realized from such sale.
- (iii) The VENDEES acknowledges and confirms that the Maintenance Agency reserves the sole right to modify/revise all or any of the terms of the IFMS, Maintenance Agreement, including the amount/rate of IFMS, etc.
11. The VENDEES agrees to strictly comply with the code of conduct that may be determined by the Maintenance Agency for occupation and use of Said Plot and such other conditions as the Maintenance Agency may deem fit from time to time which may include but not limited to usage of the Said Plot, operation hours of various maintenance services, general compliances for occupants of the Said Plot, regulation as to entry/ exit of the visitors, invitees, guests, security, etc. The VENDEES understands that the code of conduct as may be specified by the Maintenance Agency is always subject to change by the Maintenance Agency.

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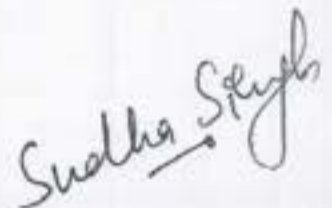
Sudha Singh



12. The VENDEES confirm that the Maintenance Agency has the right of unrestricted usage of all open areas and facilities for providing necessary maintenance services. The VENDEES acknowledges that the Maintenance Agency shall have the right to enter into the Said Plot or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to inspect the Said Plot. Any refusal of the VENDEES to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions as they may deem fit.
13. The VENDEES confirms and acknowledges that as and when any plant or machinery within the said Project, including, DG sets, pumps, any other plant/ equipment of capital nature, etc., require replacement, upgradation, additions etc., the cost thereof shall be contributed by the VENDEES on pro-rata basis (i.e. in proportion to the plot area of the Said Plot to the total area of all the plots in the said Project). The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the VENDEES confirms to abide by the same.
14. The VENDEES acknowledges and confirms that the infrastructure facilities provided / to be provided by the Government for the said Project is beyond the control of the Vendor and VENDEES understands that and agrees not to raise any claim or dispute against the Vendor in respect of the facilities provided / to be provided by the Government or any other statutory authorities.
15. The VENDEES acknowledges and confirms that the Vendors or its agents may at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and / or supplying power to the Project and any other project/Project which the Vendor's may develop in future. In such an eventuality the VENDEES fully concurs and confirms that the VENDEES shall have no objection to such arrangement for generating and / or supply of power and the VENDEES gives complete consent to such an arrangement including it being an exclusive source of power supply to the said Project or to Said Plot directly and the VENDEES has noted the possibility of it being to the exclusion of power supply from UPSEB / State Electricity Boards (SEBs) / any other source. This arrangement could be provided within the said Project / future project/colonies by the Vendors or its



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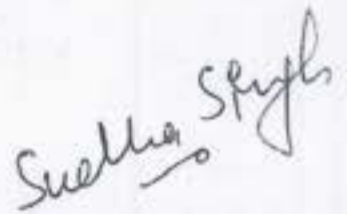


agents directly or through the respective association of plot owners in the said Project. Further, Vendors or its agents shall have the sole right to select the site, capacity and type of the power generating and supply equipment / plant as may be considered necessary by the Vendors or its agents in its sole discretion from time to time. The said equipment / plant may be located anywhere in or around the said Project.

16. The Vendors/ Maintenance Agency shall have the right to charge tariff for providing / supplying the power at the rate as may be fixed from time to time by the Vendors/ Maintenance Agency or the concerned authority (ies) which may or may not be limited to the rate then charged by the UPSEB/State Electricity Boards, the VENDEES shall be liable to pay the amount based on the tariff to us or our agents directly or through the association of plot owners respectively for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Vendors or its agents. Such power generating and / or supplying equipment may during its operation cause inconvenience to the VENDEES and the VENDEES shall have no objection to the same. The VENDEES shall be obliged to pay the consumption charges. The VENDEES shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever. This clause shall survive the conveyance of the Said Plot or any subsequent sale / resale or conveyancing thereof.
17. The VENDEES shall reimburse to the Vendors on demand, amount to be determined at the time of providing necessary connections to make arrangements for providing water connections from the mains laid along the road serving the Said Plot.
18. The Vendors either directly or through its agents, may, without being under any obligation and subject to such Government approvals as may be necessary, enter into an arrangement of supplying water to the said Project and any other Project which the Vendors may develop in future from any nearest river, canal, reservoir and/or any other source. In such an eventuality the VENDEES shall not raise any objection to such arrangement for procuring and or supply of water from any nearest river, canal, reservoir and/or any other source and the VENDEES shall also give unconditional consent to such an arrangement including it being a source of water supply to the said Project or to the Said Plot directly and the possibility of its



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being to the exclusion of water supply from any other Govt. Authority / any other source. It is further clarified that this arrangement could be provided within the future Project(s) by the Vendors or its agents directly or through the respective association of plot owners.

19. The Vendors/Maintenance Agency or its agents shall have the right to charge tariff & other charges for providing / supplying the water at the rate as may be fixed from time to time by the Vendor/Maintenance Agency, which may or may not be limited to the rate then charged by the Govt. Authorities. The VENDEES shall have to pay the amount & other charges based on the tariff to the Vendor/Maintenance Agency or its agents directly for consuming the water so supplied but the VENDEES shall have no ownership right, title or interest in the equipment so installed by the Vendor or its agents. The VENDEES agrees and acknowledges that the equipment may during its operation cause inconvenience to the VENDEES and the VENDEES shall not raise any objection to the same. The VENDEES further agrees that the VENDEES shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of water supply equipment or payment of tariff & other charges at any time whatsoever during the period of the VENDEES's ownership and possession of the Said Plot. This clause shall survive the execution of this Sale Deed or any subsequent sale / resale or conveyancing thereof.

The VENDEES agrees that the VENDEES shall be liable to pay to Vendors or its agents, as the case may be, such amounts and other charges for the actual consumption of water so supplied to the Said Plot based on such tariff as may be fixed by the Vendors or its agents in their sole discretion.

20. The VENDEES confirms that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP Electricity Supply Code, shall be provided by the Vendor. The sub-station equipment's, including feeder pillar have been installed / planned to be installed at suitable/convenient locations in the Said Project and the point of commencement for distribution to the VENDEES shall be the feeder pillars. The VENDEES confirms and undertakes to pay on demand to the Vendor proportionate share as determined by the Vendors of all deposits and charges paid/payable by the Vendors to Uttar Pradesh State Electricity

R. Singh



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Sudha Singh



Board or any other body, failing which the same shall be treated as unpaid portion of the sale price payable by the VENDEES for the Said Plot and the sale of the Said Plot shall be withheld by the Vendors till full payment is received by the Vendor from the VENDEES. Further, in case of bulk supply the VENDEES agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the VENDEES's right to apply for individual/direct electrical supply connection.

21. The VENDEES confirms and acknowledges having simultaneously received actual, physical, vacant possession of the Said Plot from the Vendors after satisfying himself about the plot area, dimension, boundaries, etc. and shall have no claim of any nature whatsoever against the Vendors regarding the same.
22. The VENDEES undertakes and agrees not to use the Said Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the said Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Plot which tends to cause damage to any plot adjacent to the Said Plot or anywhere in the Said Project or in any manner interfere with the use thereof or of spaces or amenities available for common use. The VENDEES shall indemnify the Vendors against any penal action, damages or loss due to misuse by the VENDEES. The VENDEES acknowledges that any other use of the Said Plot other than for residential purpose shall entitle the Vendors to take steps to get this Sale Deed cancelled and to resume the possession of the Said Plot, if so, directed by the Authorities.
23. The VENDEES confirms that the Vendors/Maintenance Agency shall have the first charge on the Said Plot in respect of any amount payable and outstanding by the VENDEES towards any City & Rural development charges or other similar charges, taxes, demands, assessments etc. as mentioned hereinabove. The VENDEES confirms that any amount payable shall be treated as unpaid sale price of the Said Plot and for that unpaid sale price; the Vendors and the Maintenance Agency shall have first charge on the Said Plot.
24. The VENDEES acknowledges that the VENDEES shall have no right to raise any objection to the Vendors making any alterations, additions, improvements or repairs whether structural or non-structural, ordinary or extra ordinary in relation to any unsold plots within the said Project and the VENDEES agrees not to raise any

R. Singh



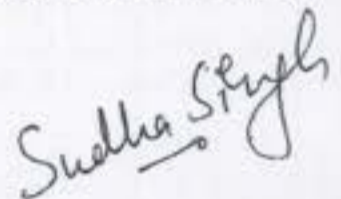
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Sudha Singh



objections or make any claims on this account.

25. The VENDEES confirms that wherever the VENDEES has to make payment in common with the other plot owners in the Said Project, the same shall be in proportion with the plot area of the Said Plot to the total plot area of all the plots in the said Project. Wherever the VENDEES has to make any payment in common with the other plot owners the same shall be in proportion which the plot area of the Said Plot bears to the total area of the said Project.
26. That all stamp duty, registration charges and other incidental and legal expenses pertaining to this Sale deed have been borne and paid by the VENDEES. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the VENDEES exclusively and the Vendors accept no responsibility in this regard.
27. The VENDEES confirms and acknowledges that all the terms and conditions of the Provisional Allotment Letter shall form part of this Sale Deed, save and except those of the terms and conditions of the Allotment Letter which are at variance with the terms and conditions contained in this Sale Deed in which case terms and conditions contained herein shall prevail.
28. The VENDEES acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
29. The VENDEES confirms that all the obligations arising under this Sale Deed in respect of the Said Plot/said Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the VENDEES assures the Vendors that the VENDEES shall take sufficient steps to ensure the performance in this regard.
30. The VENDEES confirms and acknowledges that the VENDEES shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by





the competent authority; and that the VENDEES shall indemnify the Vendors for any liability and/or penalty in that behalf.

31. That the property is situated at integrated town ship developed by Emaar India at village Sarsawa, Ardaunamau and Ahmamau, and is more than 100 meters 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 on the basis of **12 Mtr.** wide road which is fixed **Rs. 20500/- per sq. mtrs.** Since the property is situated at adjacent to green area as such 10% added in the circle rate comes to **Rs. 22550/-** (according praroop 4, page no. 14, Serial no. 1 and colum no. 1) so the value of said Plot measuring **162 sq mtr.** comes to **Rs. 36,53,100/-**. The Sale consideration is **Rs. 66,53,220/-** which is **higher** than the valuation so the total stamp duty of **Rs. 4,56,200/-**.

The both purchasers have equal undivided share in the aforesaid property (which is 50%-50%) the 7% stamp duty has been paid in favour of Purchaser No. 1 who is man and 6% stamp duty up to Rs. 1000000/- and 7% stamp duty has been paid on the remaining amount is payable in favour of purchaser No. 2 who is Lady and according to The Government Notification No. S.V.K.N.5-2756/11-2008-500(165) 2007 dated 30.06.2008.

The stamp duty calculation is as under.

Sale consideration Amount **Rs. 66,53,220/-**

**6% stamp duty up to 1000000 is Rs. 60000/-**

7% stamp duty on balance Amount of the Rs. 56,53,220/- comes to Rs. 3,95,725/- as such the total stamp duty on the said property comes to Rs. 3,95,725/- + Rs. 60,000/-=Rs. 4,55,725/- The stamp duty of **Rs. 4,56,200/-** has been paid on said property through e-stamp bearing **Certificate No. IN-UP41645066260199T Dated 02-MAR-21.**

R. Singh

R. Singh

Sudha Singh

**DETAIL OF PROPERTY**

Freehold Plot No. **GGP-G-G01/26**, Sector- **G**, dimension (**9mtr. x 18mtr.**) measuring area **162 Sq. Mt** situated at 'Gomti Greens' an Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map / site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.G01/25A  
SOUTH - Green  
EAST - Plot No.G02/30A  
WEST - 12 Mtr. wide road

*R. Singh*

*R. Singh*

*Sudha Singh*



IN WITNESS WHEREOF the Vendors acting through its authorized representative Ms. Ruchi Singh D/o Late J. N. Singh authorised to execute conveyance deeds, etc., and Mr. Shashank Chaturvedi Son of Mr. J.P. Chaturvedi is authorized to present for registration the Sale deed vide Resolution dated 06.06.2020 of the Land Owners and the VENDEESS have set their hands on these presents at Lucknow on the day, month and year first above written, in the presence of the following witnesses:-

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS

Vendors; acting through Authorized Signatory

VENDORS (PAN - AABCE4308B)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEES

Mr. Rahul Singh (PAN CQMPS5398M)


Mrs. Sudha Singh (PAN BQVPS5508)



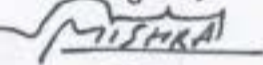
In the presence of:  
WITNESSES:

1. Signature  
Name

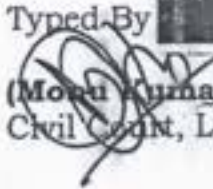
Address

  
Anush Kr Singh  
6/D Ashimanya Sanyal  
B-SFM Campus Sec-9  
Artigony CKB.

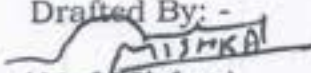
2. Signature  
Name  
Address

  
ATUL MISHRA  
ADVOCATE  
CIVIL COURT LUCKNOW

Typed By

  
(Mohu Kumar)  
Civil Court, Lucknow

Drafted By: -

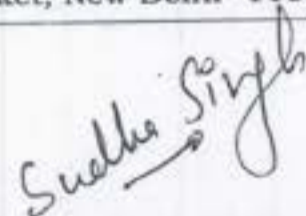
  
(Atul Mishra)  
Advocate  
Civil Court, Lucknow

**SCHEDULE -1**

<b>Details of Land-Owning Companies and Individual Land Owners</b>		
<b>Sl. No.</b>	<b>Name of Company</b>	<b>Registered Office</b>
<u>1</u>	Sacred Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>2</u>	Acorn Buildmart Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>3</u>	Acorn Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>4</u>	Naam Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>5</u>	Pansy Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>6</u>	Hamlet Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>7</u>	Gavel Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>8</u>	Bhumika Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>9</u>	Bhavishya Buildcon Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>10</u>	Achates Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>11</u>	Halibut Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>12</u>	Ballad Conbuild Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>13</u>	Crony Builders Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>14</u>	Acutech Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>15</u>	Hake Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>16</u>	Chum Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017



Page 21





<u>17</u>	Perpetual Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>18</u>	Guru Rakha Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>19</u>	Sanskar Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>20</u>	Sarvpriya Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>21</u>	Gradient Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>22</u>	Geodesy Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>23</u>	Pushkar Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>24</u>	Kartikay Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>25</u>	Adze Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>26</u>	Emaar India Limited (Formerly Emaar MGF Land Limited).	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>27</u>	Mr. Lakshman S/o Mr. Sarju	H. No. 102 Kh., Moh. Kabadiya Ka Purva, Teh. Lucknow, Distt. Lucknow
<u>28</u>	Mr. Pappu Lal Kannaujia S/o Mr. Kanhai Lal Kannaujia	H. No. 501/63 103, Kabaria Ka Purva, Ramadhin Road, Daliganj, Tehsil & Distt Lucknow (UP)
<u>29</u>	Mr. Ram Prasad S/o Mr. Ram Swaroop	H. No. 488, 144, Najirganj, Khanna Mill, Teh. & Distt. Lucknow.

Sudha Singh

आवेदन सं: 202101041013018

विज्ञापन पत्र

पृष्ठ सं: 1

रजिस्ट्रेशन सं: 10074

वर्ष: 2021

प्रतिफल- 6653220 स्टाम्प शुल्क- 456200 बाजारी मूल्य - 3654000 पंजीकरण शुल्क - 66540 प्रतिलिपिकरण शुल्क - 120 योग: 66660

श्री राहुल सिंह,  
पुत्र श्री अभिमन्यु सिंह  
व्यवसाय: नौकरी

निवासी: सिविल जज (एस०डी०) ए०सी०जे०एम०, एच०नं० जे-4/5, डिस्ट्रिक्ट जज कंपाउंड, जजस  
कालोनी, वाराणसी



मे यह लेखपत्र इस कार्यालय में दिनांक 16/03/2021 एवं 01:57:31 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

निसल सिंह  
उप निबंधक (सरोजनीनगर)  
लखनऊ  
16/03/2021

ओम प्रशाप सिंह  
निबंधक लिपिक





SCHEDULE 2

SCHEDULE OF PROPERTY

All that piece and parcel of Freehold Plot No. **GGP-G-G01/26**, Sector-**G**, dimension (**9mtr. x 18mtr.**) measuring area **162** Sq. Mt situated at 'Gomti Greens' a Integrated Township Developed by Emaar India Limited (Formerly Emaar MGF Land Limited) in village Sarsawa, , Ardaunamau and Ahmamau, Lucknow (U.P.), as per map/ site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.G01/25A  
SOUTH - Green  
EAST - Plot No.G02/30A  
WEST - 12 Mtr. wide road



*R. Singh*

*[Signature]*

*Sudha Singh*

रजिस्ट्रार ऑफिस के हस्ताक्षर

ने की। प्रत्यक्ष:शुद्ध साक्षियों के निशान अंगूठे नियमानुसार दिए गए हैं।  
टिप्पणी :

~~निर्मल सिंह  
उप निबंधक, सरोजनीनगर  
मन्दाळा~~  
ओम प्रताप सिंह  
निबंधक सिपिक





MAP OF PLOT NO: - G01/26

(SECTOR-G)

SCHEME :-

GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF LAND LTD.  
LUCKNOW.

AREA :-162.00 Sqm.

DIMENSIONS OF PLOT NO- G01/26 (9.00M X 18.00M)



BOUNDARIES

NORTH	PLOT NO-G01/25A
SOUTH	GREEN
EAST	PLOT NO-G02/30A
WEST	ROAD 12 MT. WIDE

*R. Singh*

AUTHORIZED SIGNATORY  
VENDOR

*[Signature]*

SIGNATURE DRAUGHTSMAN

*[Signature]*  
E. N. Verma  
Architect / Engineer  
643 572 A, Sankh Nagari  
Lucknow, U.P. Regd. No. - 4142

SIGNATURE VENDEE

*[Signature]*

*Sudha Singh*

आवेदन सं: 202101041013018

बही सं: 1

रजिस्ट्रेशन सं: 10074

वर्ष: 2021

निष्पादन शेखपत्र वाद सुझने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त  
विक्रेता: 1

श्री ईमार इन्डिया लि0 द्वारा अधिभूत हस्तासारी बचि सिंह के द्वारा  
शशांक चतुर्वेदी, पुत्र श्री जे0पी0 चतुर्वेदी

निवासी: 306-308, स्ववावर धन, सी-2, डिस्ट्रिक्ट सेंटर, साकेत नई  
दिल्ली

व्यवसाय: मौकरी




क्रेता: 1

श्री राहुल सिंह, पुत्र श्री अग्निमन्वु सिंह

निवासी: सिविल जज (एस0डी0)/ ए0सी0जे0एम0, एच0नं0 जे-4/5,  
डिस्ट्रिक्ट जज कंपाउंड, जजेस कालोनी, वाराणसी

व्यवसाय: मौकरी

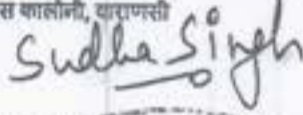



क्रेता: 2

श्रीमती सुधा सिंह, पत्नी श्री राहुल सिंह

निवासी: सिविल जज (एस0डी0)/ ए0सी0जे0एम0, एच0नं0 जे-4/5,  
डिस्ट्रिक्ट जज कंपाउंड, जजेस कालोनी, वाराणसी

व्यवसाय: गृहिणी




मे निष्पादन स्वीकार किया। निम्नकी पहचान

पहचानकर्ता: 1

श्री अधिभारा कुमार सिंह, पुत्र श्री अग्निमन्वु सिंह

निवासी: सी-5, इलुमि विस्त, सीड फार्म, विभाग-जी, अलीगंज, लखनऊ

व्यवसाय: मौकरी

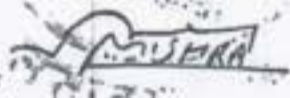



पहचानकर्ता: 2

श्री अतुल मिश्रा, एडवोकेट

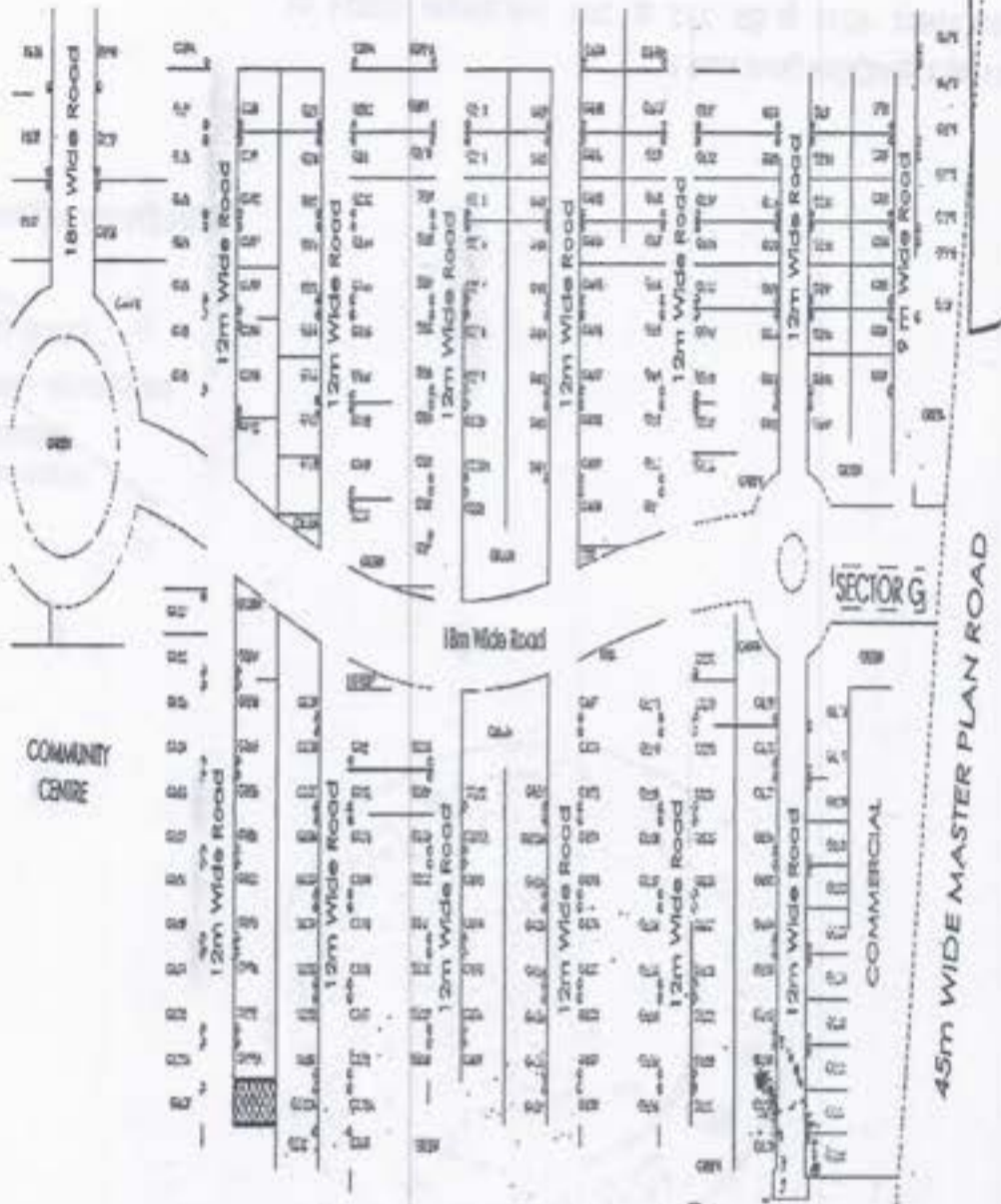
निवासी: सिविल कोर्ट, लखनऊ

व्यवसाय: वकालत






COMMERCIAL



<p>GOMTI GREENS, LUCKNOW  <small>MANAGED THROUGH DEVELOPED BY SHARAD L&amp;L, LUCKNOW</small></p>			<p>NORTH</p>  <p>KEY PLAN</p>
<p>PLOT NO-01126          SITE PLAN SECTOR-G</p>	<p>AUTHORIZED SIGNATORY          VENDOR</p>	<p>SIGNATURE VENDOR</p>	

आवेदन सं०: 202101041013018

बही संख्या 1 जिल्द संख्या 6251 के पृष्ठ 215 से 264 तक क्रमांक 10074 पर  
दिनांक 16/03/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

संखनऊ

16/03/2021

