

Certificate Issued Date

Unique Doc. Reference

Description of Document

Property Description

Account Reference

Certificate No.

Purchased by

INDIA NON JUDICIAL

Government of Uttar Prage



21-Apr-2023 01:50 PM

NEWIMPACC (SV)/ up14561904/ SAROJINI NAGAR/ UP-LKN

SUBIN-UPUP1456190474034103496619V

RAM KISHOR PANDEY

Article 23 Conveyance

FREE HOLD PLOT NO. G/7/0022, SECTOR-G, POCKET-7, SITUATED AT

SUSHANT GOLF CITY, SULTANPUR ROAD, LKO

Consideration Price (Rs.) ANSAL PROPERTIES AND INFRASTRUCTURE LTD

First Party RAM KISHOR PANDEY Second Party RAM KISHOR PANDEY Stamp Duty Paid By

3,78,000 Stamp Duty Amount(Rs.)

Three Lakh Seventy Eight Thousand only)





Please write or type below this line

Ansai Properties & Infrastructure



Ram kohos Pandey



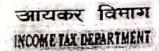
0040607092

rec's elected tamp cont or using a Stamp Modile App of Stock Holang To builts were the 7 Mobile App rendered invalid

or and a decision of a confidence of the confidence are drawn of the confidence are drawn or a comparent furtherny



Annexure 6



KAMLESH SINGH

RAMJANM SINGH

05/12/1069

Permanent Account Number

BAUPS8382Q



Signature







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार Unique Identification Authority of India Covernment of India

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

To ਬਸਮੀਆ ਜ਼ਿੰਨ Kambosh Singh C/O. Krishna Prosad Singh 1/84 Vivek Khand Gomtinagar Gomtinagar Bakshi Ka Talab Lucknow Uttar Pradesh 226010 9621120248

ML682470659FT



आपका आधार क्रमांक / Your Aadhaar No. :

9595 5753 2481

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



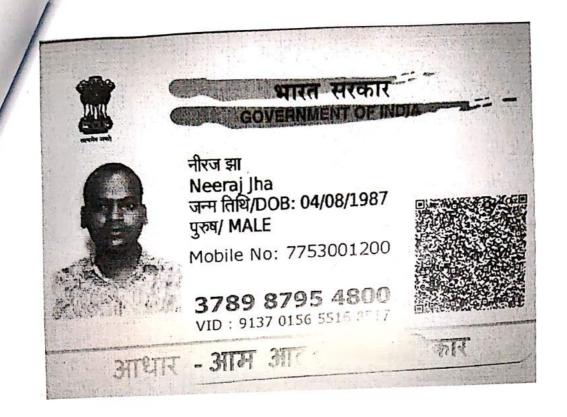
कमलेश सिंह Kamlesh Singh जन्म तिथि / DOB : 05/12/1967 पुरुष / Mela

9595 5753 2481



आधार - आम आदमी का अधिकार

F





भारतीय विशिष्ट पहचान प्राधिनस्य UNIQUE IDENTIFICATION AUTHORITY OF HOLA

UCH:

S/O: राम न्र्रेश झा, जगन्नाथपुरी कॉलोनी, जियामक, निकट राधा कष्ण मंदिर, लखनक, लखनक, उत्तर दिश - 226001

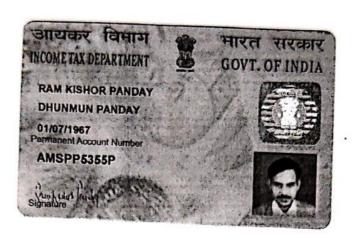
Address:

S/O Ram Neresh Jha, JAGANNATHPURI COLONY, JIYAMAU, NEAR RADHA KRISHNA MANDIR Lucknow, Lucknow, Utta: Pradesh - 276001

3789 8795 4800 VID: 2137 0156 5516 6517

1800 300 1947

help@uldal.gov.in www.udal.agw.in



Rann reicher Pandey

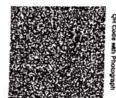


नामांकन क्रम/ Enrolment No.: 2189/53991/28586

राम किशोर पाण्डेय Ram Kishor Pandey S/O Dhunmun Pandey

. Tikhampur Ballia Ballia Uttar Pradesh - 277001 9415824769





आपका आधार क्रमांक / Your Aadhaar No. :

3482 3433 8445 VID: 9190 3059 6696 9046

मेरा आधार, मेरी पहचान







राम किशोर पाण्डेय Ram Kishor Pandey जन्म तिथि/DOB: 01/07/1967 पुरुष/ MALE

3482 3433 8445 VID: 9190 3059 6696 9046

आधार, मेरी







सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

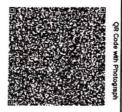
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- m This is electronically generated letter.
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहुंचान प्राधिकरण Unique Identification Authority of India

S/O दुनमुन पाण्डेय, 40, ., तिखमपुर, बलिया, उत्तर प्रदेश - 277001

Address: S/O Dhunmun Pandey, 40, ., Tikhampur, Ballia, Uttar Pradesh - 277001



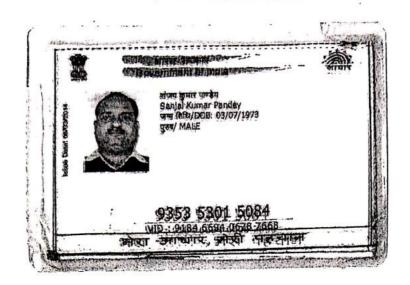
3482 3433 8445

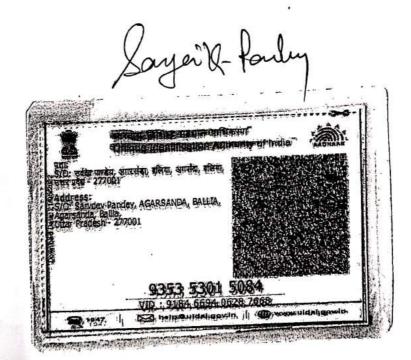
Ram Konor fandey



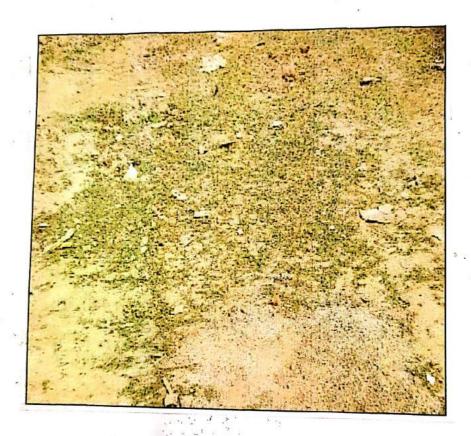








Photograph of Property



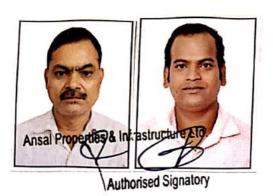
Vendor

Ansal Properties & Intrestructure Lie

Vendee

Ramkisher Poundry







BRIEF DETAIL OF SALE DEED

Type of property : Residential
 Ward : Ibrahimpur

3. Mohalla : Sushant Golf City

4. Property Details : Free Hold Plot No. G/7/0022,

Sector-G, Pocket-7, situated at Sushant Golf City, Sultanpur Road,

Lucknow, (U.P.)

5. Measurement Unit : Square Meter6. Area of Property : 300.00 sq. mtr.

7. Situation of Road : Away from Amar Shaheed Path and

Sultanpur Road.

8. Other Description : situated at 9.00 Mtr. wide road.

9. Park Facing : N.A. 10. Constructed area : N.A.

Ansal Properties & Intrastructure Ltd.

Authorised Signatory

Ram kioner landey



11. Pertaining to the : N.A. member of House Society

12. Sale Consideration : Rs. 37,80,000/13. Market Value : Rs. 54,00,000/14. Stamp Duty : Rs. 3,78,000/-

		No. of Vendee: 1
No. of Vendor: 1	•	Details of Vendee
Ansal Properties & Infrastructure Ltd. a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square- 2, Sector-D, Sushant Golf City, Lucknow - 226030. (PAN- AAACA0006D) through its authorized signatory Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha.	:	Mr. Ram Kishor Pandey son of Late Shri Dhunmun Pandey resident of Village and Post Tikhampur, District- Ballia, U.P277001. PAN- AMSPP5355P

SALE DEED

This DEED OF SALE is made and executed at Lucknow on this 28th day of April, 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 signatory Mr. Kamlesh Singh son of Mr. Ramjanm 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

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

Ram kishes landing

requires otherwise), of the one part,

AND

Mr. Ram Kishor Pandey son of Late Shri Dhunmun Pandey resident of Village and Post Tikhampur, District-Ballia, U.P.-277001. (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

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

Ram Kisher Landey

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 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 2031.

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

Ansal Properties & Infrastructure Ltd.

Ram Kishor Panday

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.

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. G/7/0022, Sector-G, Pocket-7, Area 300.00 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(s) in respect of the said.
- (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.
- (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.

Ansal Properties & Infrastructure Ltd.

Authorised Signator

Ram Koher Pandy

(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.

assurances of the Vendor the Vendor hereby sells and the Vendee hereby purchases the said plot for consideration of Rs. 37,80,000/(Rupees Thirty Seven Lac Eighty Thousand Only) on the terms and conditions mentioned herein under:

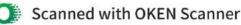
NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

- That the Vendee has paid the entire sale consideration of Rs. 37,80,000/- (Rupees Thirty Seven Lac Eighty Thousand 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. G/7/0022, Sector-G, Pocket-7, Area 300.00 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.
- That the Vendee shall hereafter hold, enjoy, use and transfer the said plot under sale without any hindrance; claim whatsoever from the Vendor or any other person claiming under or through it. Before every transfer of the property hereby sold, Vendee shall have to obtain no objection certificate from the Vendor or its nominated

Ansal Properties & Infrastructure Ltd.

Authorised Signator

Ram besshor landy



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

- That Vendee assures that as and when required Vendee 4. 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.
- That the Vendor shall hand over the vacant, peaceful 5. possession of the said plot to the Vendee after the execution of sale deed.
- The Vendee prior to the execution hereof has perused and 6. 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.
- The Vendee acknowledges that the Vendor has verified and 7. 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

Ansal Properties & Infrastructure Ltd.

Ram Keshor landey

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 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.
- 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.

Ansal Properties & Infrestructure Ltd.

Authorised Signatory

Ram Kroher Randey

- That the said plot is free from all kinds of encumbrances, 11. acquisition, requisition, disputes, flaws, litigation, attachments, decree of any court or otherwise, demands, claim, liabilities notices or acquisition etc. and that if it is of the representations, proved otherwise, or any 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 indemnify all such damages / losses suffered or sustained by the Vendee.
- That the Vendee hereby agrees that if any demand is raised 12. 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.
- That all the dues, demands, taxes, charges including 13. 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.
- That the Vendee has become absolute owner of the said 14. plot.
- That the Vendee shall not use or allow to be used the said 15. 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.

Ansal Properties & Infrastructure Ltd.

Ramkoner landy

- 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 according to Collector Circle Rate List, circle rate of the land is fixed Rs. 18,000/- per sq. mtr., accordingly market value of the plot having area measuring 300.00 sq.mtr. comes to Rs. 54,00,000/- which is more than sale consideration. Thus the stamp duty of Rs. 3,78,000/- is being paid with this sale deed by the vendee on market value which is higher than sale consideration 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. G/7/0022, Sector-G, Pocket-7, Area 300.00 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:-

> South-East : G/7/0021 North-West : G/7/0023 North-East : G/7/0045

South-West : 9.00 mtr. wide Road

SCHEDULE OF PAYMENT

Thus vendor has received Rs. 37,80,000/- (Rupees Thirty Seven Lac Eighty Thousand Only) from the Vendee and Vendor has acknowledge this receipt.

Ansai Properties & Intrastructure

Ram Kisher Pandey

विक्रय पत्र

बही स०: 1

रजिस्ट्रेशन स॰: 14968

वर्ष: 2023

प्रतिफल- 3780000 स्टाम्प शुल्क- 378000 बाजारी मूल्य - 5400000 पंजीकरण शुल्क - 54000 प्रतिलिपिकरण शुल्क - 80 योग : 54080

श्री राम किशोर पाण्डेय, पुत्र श्री स्व श्री दुनमुन पान्डेय

व्यवसाय: नौकरी

निवासी: ग्राम व पोस्ट -तीखमपुर, जनपद - बलिया उत्तर प्रदेश

ने यह लेखपत्र इस कार्यालय में दिनाँक 28/04/2023 एवं 02:19:15 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप क्रिकंधक :सरोजनीनगर

लखनऊ 28/04/4023

निबंधक लिपिक

28/04/2023

प्रिंट करें



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:-

Ansal Properties & Infrastructure Ltd.

1.

A0006D

Mr. Harendra Nath Pandey s/o Late Sri Dattatray Pandey r/o C-4/70A, Vineet Khand, Gomti Nagar, Lucknow, U.P.

Sayeil Larry

Ram Kishok Pando VENDEE

Mr. Sanjai Kumar Pandey s/o Late Sri Sarvdev Pandey r/o Village Agarsanda, Post Nidhariya, District-Ballia, U.P.



(Vishwanath Yadav)

Composed by :

Advocate Civil Court, Lucknow बही स०: 1

रजिस्ट्रेशन स॰: 14968

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेताः 1

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

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

व्यवसाय: नौकरी

विक्रेताः 2





श्री अंसल प्रापर्टीज 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

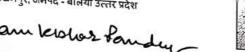




श्री राम किशोर पाण्डेय, पुत्र श्री स्व श्री ढुनमुन पान्डेय

निवासी: ग्राम व पोस्ट -तीखमपुर, जनपद - बलिया उत्तर प्रदेश

व्यवसाय: नौकरी







ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री हरेन्द नाथ पाण्डेय, पुत्र श्री दत्तटरेय पाण्डे

निवासी: सी 4/70ए विनीत खंड, गोमती नगर लखनऊ, उत्तर प्रदेश

व्यवसायः सेवानिवृत

पहचानकर्ता : 2





श्री संजय कुमार पांडेय, पुत्र श्री सर्वदेव पान्डेय

निवासी: ग्राम -अगरसंडा, पोस्ट • निधरिया, जनपद -बलिया , उत्तर प्रदेश

व्यवसायः नौकरी

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





रजिस्ट्रीकरण अधिकारी के हुम्लाक्षर

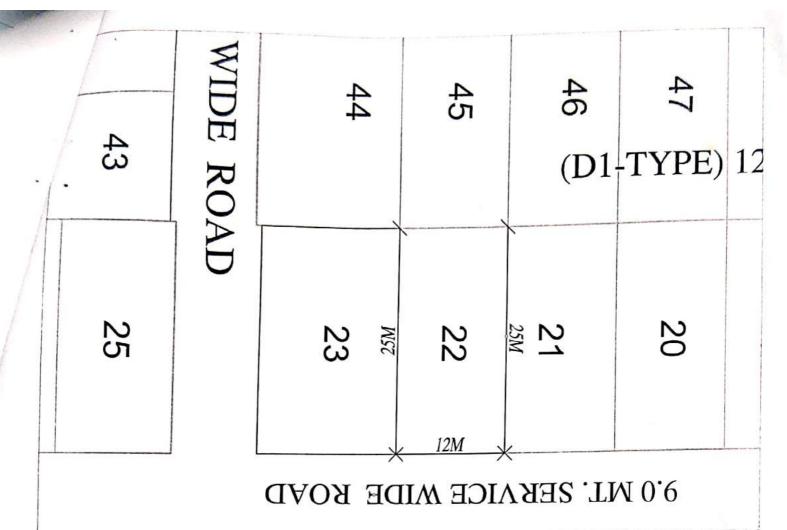
उप निबंधक : सरोजनीनगर लखनऊ 28/04/2023

ओम प्रतिप सिंह निबंधक लिपिक लखनऊ 28/04/2023

प्रिंट करें

South West	North East	North West	South East	Plot Area	Area, Boundary&! No.SEC-G7-0022	Ansal Properties & Infrastructure Ltd.	D 0	
09.0 MT WIDE ROAD	G7-0045	G7-0023	G7-0021	300.00 SQ MT	Boundary&Dimension Of Unit C-G7-0022 as Per Plan	Authorised Signatory	Ramkestorb	Alexander of the second

45 mtr wid



बही संख्या 1 जिल्द संख्या 10779 के पृष्ठ 329 से 354 तक क्रमांक 14968 पर दिनाँक 28/04/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक : सरोजनीनगर

लखनऊ 28/04/2023

