

4059/2019



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

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Certificate No. : IN-UP06266060516091R
 Certificate Issued Date : 26-Jun-2019 02:24 PM
 Account Reference : SHCIL (FI)/ upshcil01/ VARANASI1/ UP-VNS
 Unique Doc. Reference : SUBIN-UPUPSHCIL0107464202519007R
 Purchased by : SANJEEV KUMAR SINGH AND OTHER
 Description of Document : Article 23 Conveyance
 Property Description : RUDRA ROYAL, FLAT NO. T1-6B, 6th FLOOR, TOWER/BLOCK NO. -1, MAUZA-SHIVDASPUR, PARGANA-DEHAT AMANAT, VNS
 Consideration Price (Rs.) :
 First Party : MS RUDRA REALTECH PVT LTD
 Second Party : SANJEEV KUMAR SINGH AND OTHER
 Stamp Duty Paid By : SANJEEV KUMAR SINGH AND OTHER
 Stamp Duty Amount(Rs.) : 2,80,200
 (Two Lakh Eighty Thousand Two Hundred only)



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यह इ. स्वाम्य प्रमाण पत्र
लेखपत्र सं. 4059/19 में प्रयुक्त
गया गया।

उ० नि० द्वितीय
वाराणसी

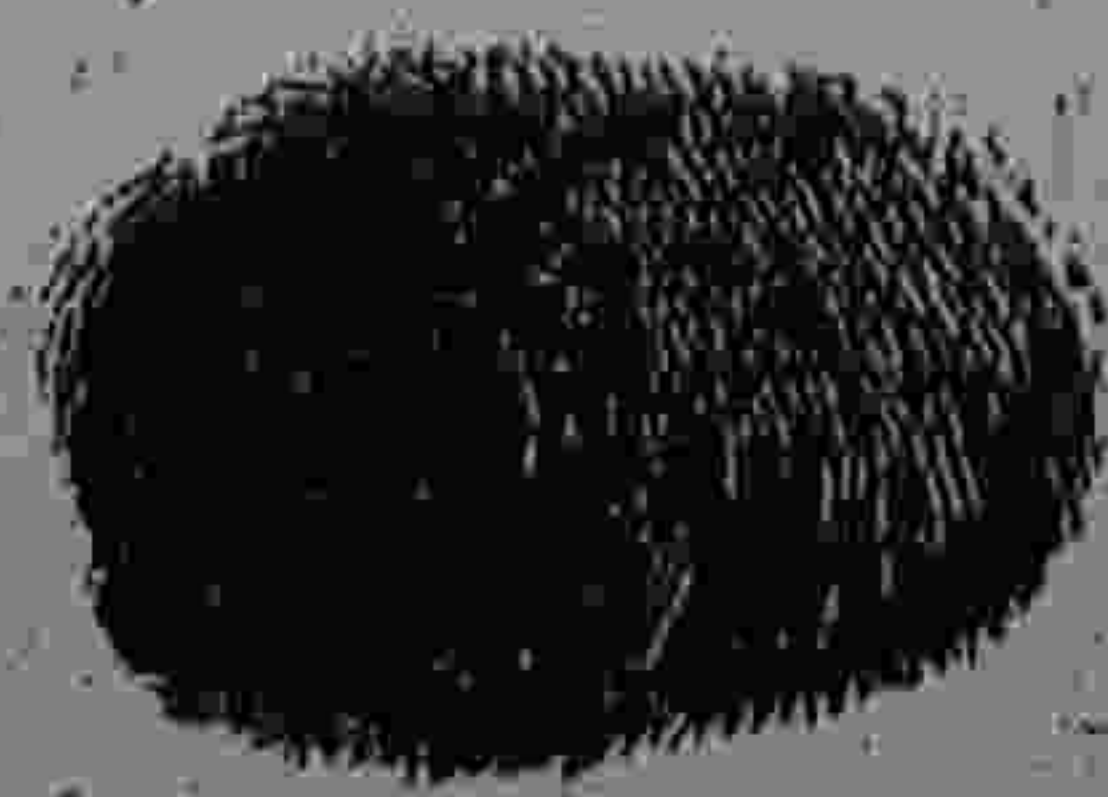
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For Rudra Realtech (P) Ltd.

[Signature]
Authorized Signatory

Neetu Singh

Sanjeev K Singh



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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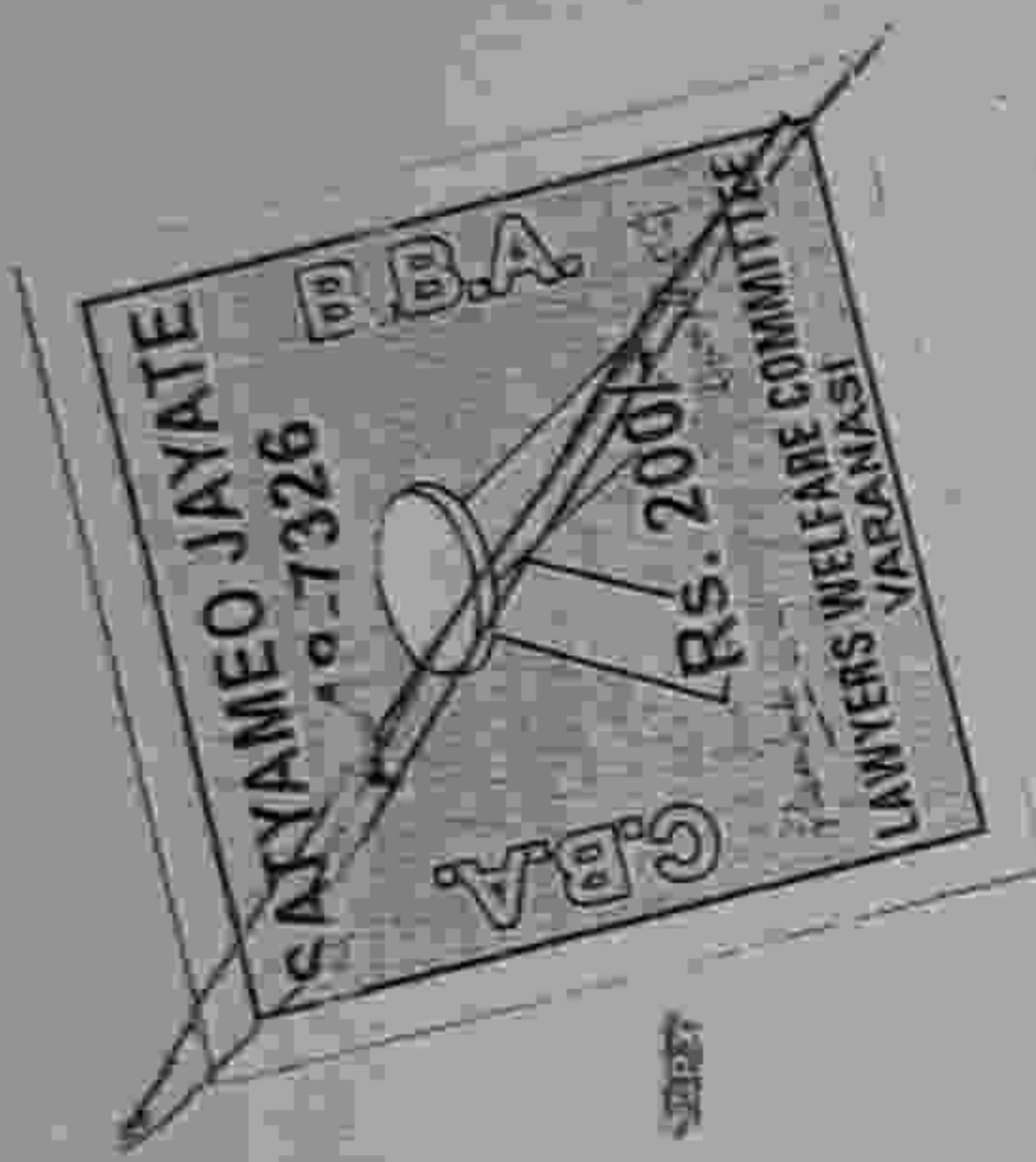
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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

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Neetu Singh



Sanjay Singh



SALE-DEED

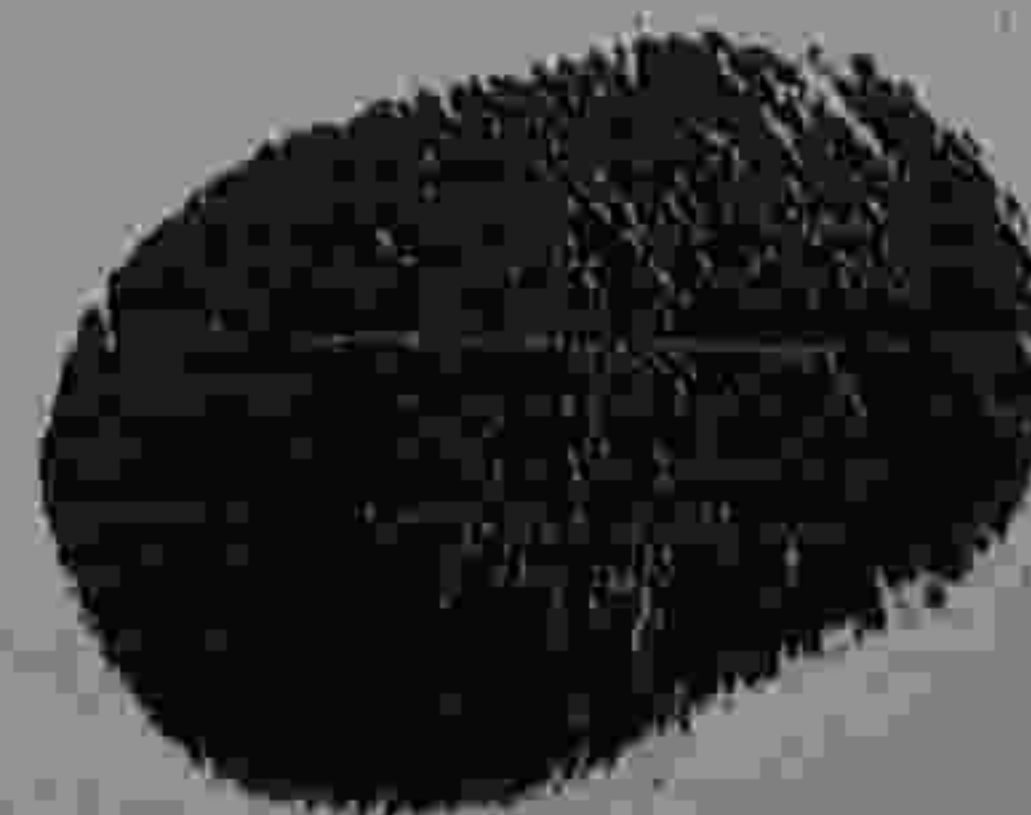
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|--|---|
| 1. Nature of Land | : Residential |
| 2. V-Code | : 1025 |
| 3. Ward/Pargana | : Dehat Amanat (Varanasi) |
| 4. Mohalla/Village | : Shivdaspur |
| 5. Description of Property
(Flat/Apartment) | : Apartment / Flat No. T1-6B, on
6 th Floor in Tower No. - 1
"RUDRA ROYAL" |
| 6. Unit of Measurement | : Square meter |
| 7. Area of Proportionate Land
Underneath | : 27.91 sq. mtrs. (300.31 sq.ft.) |

For Rudra Realtech (P) Ltd.

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Authorised Signatory

Neetu Singh

Sanjay Singh






उत्तर प्रदेश UTTAR PRADESH

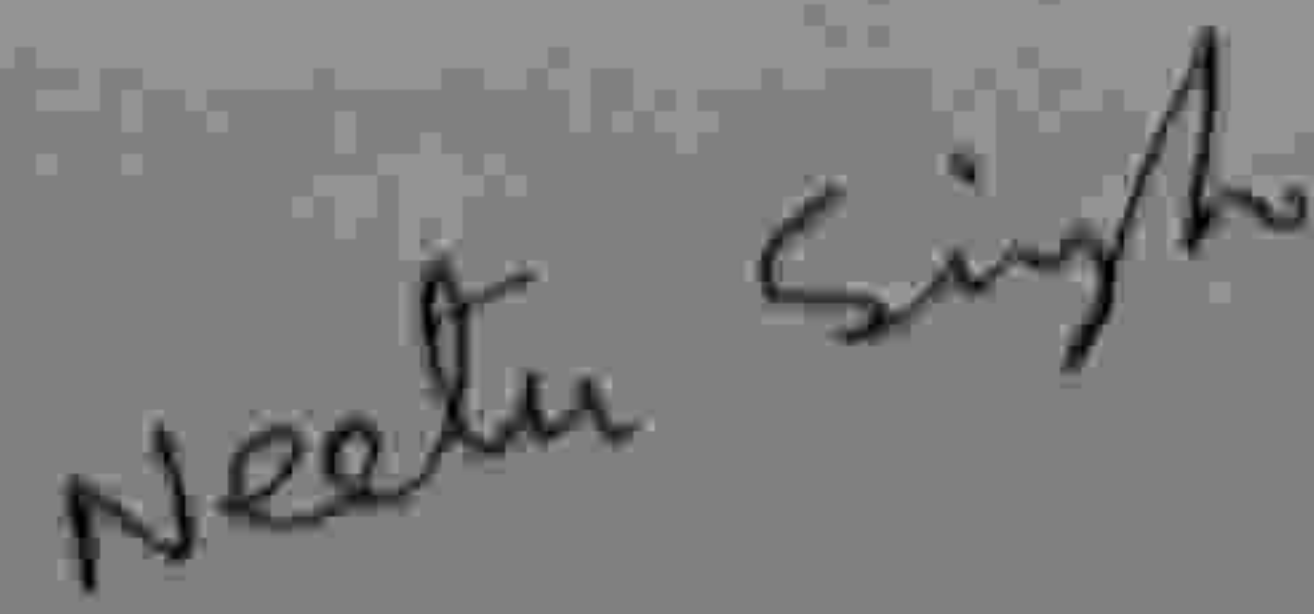
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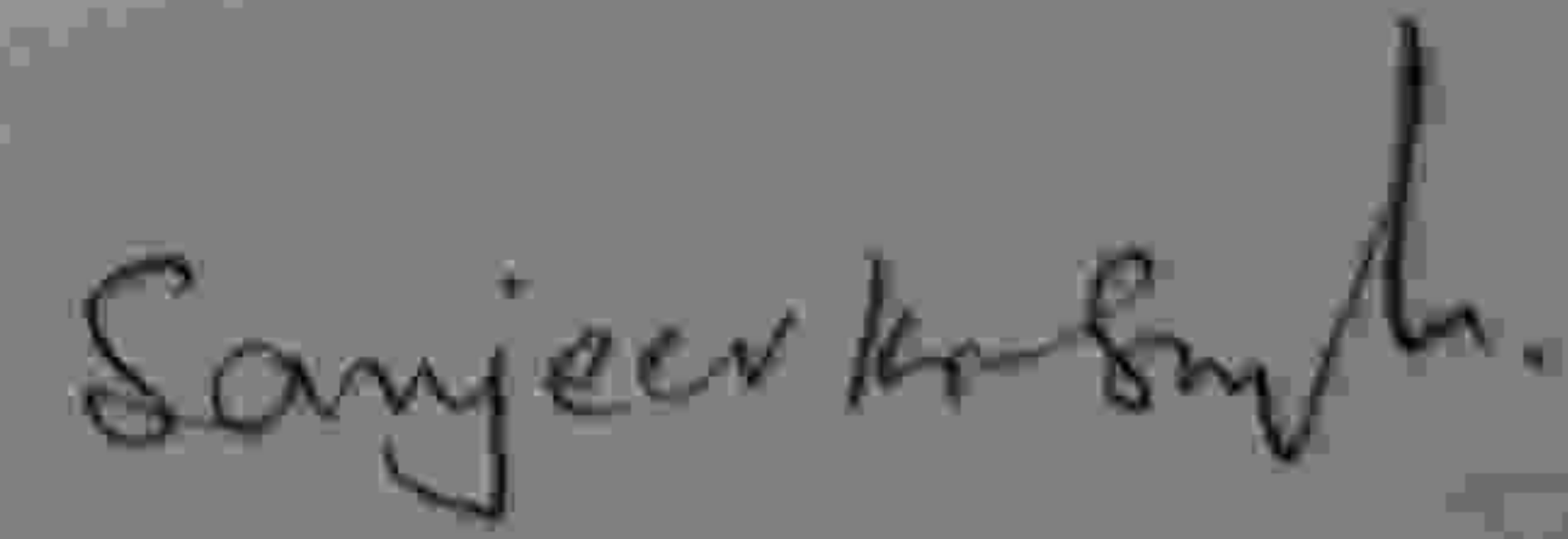
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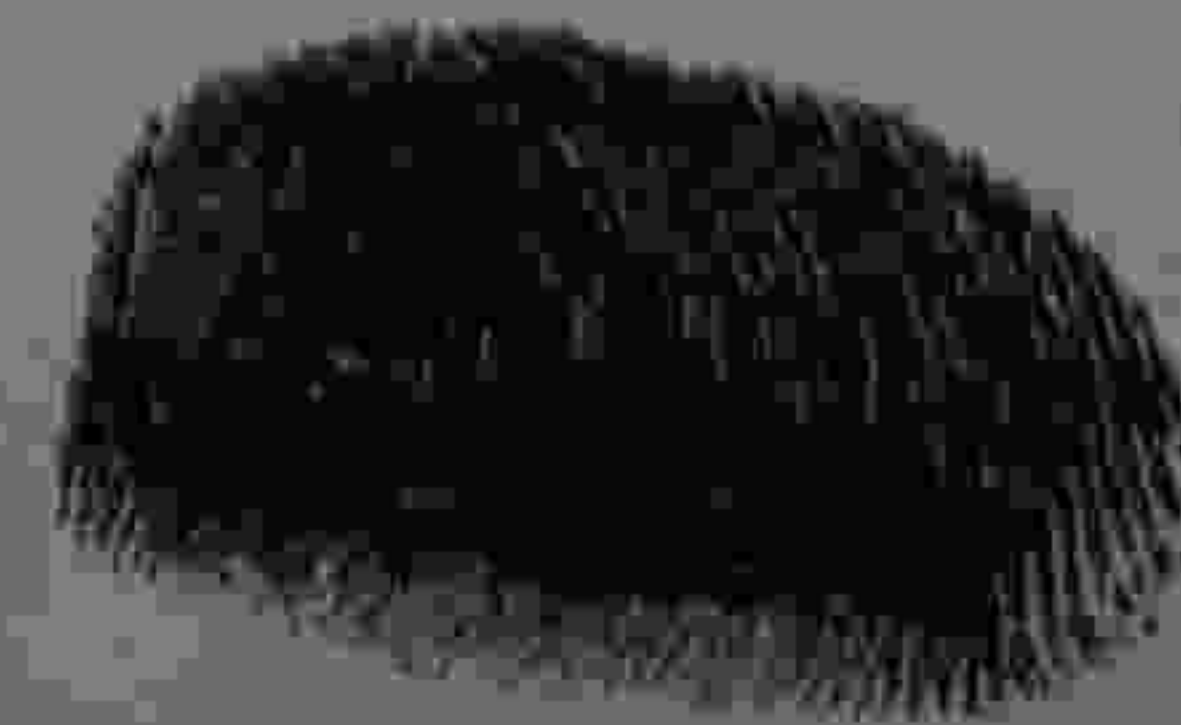
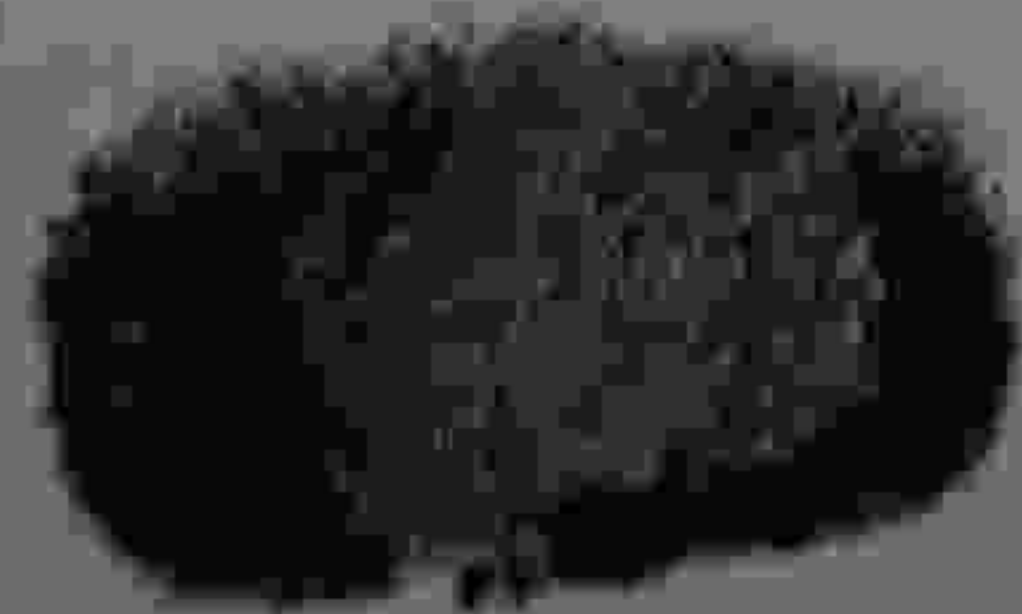
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|---|---|---|
| 8. Status of Road | : | Sakararipura Manduadeeh Road |
| 9. Others Description | : | No |
| 10. Nature of Property | : | Residential Apartment/ Flat |
| 11. Total Area of The Land Property (in case of Multi Storied Building) | : | 2994.77 sq. mtrs. (32223.73 sq.ft.) |
| 12. Total Built-up Area of Building | : | 7096.56 sq. mtrs. (76358.98 sq.ft.) |
| 13. Status-Finished/ Semi Finished/Others. | : | Finished |
| 14. Valuation of the tree | : | No |
| 15. Boring/Well/Others | : | No |
| 16. Built-up area /Carpet area of Apartment/ Flat hereby sold | : | Built-up Area 66.14 Sq.mtrs. (711.71 Sq.ft.),
Carpet Area 55.45 Sq.mtrs. (596.65 Sq.ft.) |
| 17. Year of Construction | : | New |
| 18. Whether it is related to the Member of Sahakari Avas Samiti | : | No |

For Rudra Realtech (P) Ltd.


Neetu Singh
Secretary


Neetu Singh


Sanjeev Kumar Singh





उत्तर प्रदेश UTTAR PRADESH

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92AD 187891

19. Amount of consideration : Rs. 40,02,750/- (Excluding Service Tax/GST & Other Charges)
20. Value of Apartment/Flat (As per Circle rate) : Rs. 28,55,000/-
21. Stamp Duty : Rs. 2,80,560 /-

22. Boundary of the Apartment / Flat :-

East :- Setback Of the Apartment / Building & Internal Road

West :- Common Passage

North :- Apartment/Flat No. T1-6C

South :- Apartment/Flat No. T1-6A

23. Number of First Party/ Vendor-01 : Number of Second Party/ Vendee- 02

THIS INDENTURE OF SALE made on 26.06.2019

BETWEEN

M/S RUDRA REALTECH PVT. LIMITED a Company Registered Under The Companies Act, 1956, having its Registered Office at GR- 03, 80- Joy

For Rudra Realtech (P) Ltd.

Authorized Signatory

Neetu Singh

Sanjay K. Singh





उत्तर प्रदेश UTTAR PRADESH

(5)

92AD 187890

Narayan Santra Lane, Howrah, (W.B.) Pin- 711101 and also having its Local Office at "Rudra House", C.27/273-C-13, Indian Press Colony, Maldahiya, Varanasi through its Authorized Signatory Naresh Kohli S/o Jagmohan Lal Kohli resident of 38, Lajpat Nagar, Maldahiya, Varanasi-221002, Vide Board Resolution Dated 02.08.2017 (hereinafter called the Vendor which term unless repugnant to the context shall include its successors, administrators and assignees) of the ONE PART.
PAN - AAECR1043H, CONTACT No. 7607780133

..... VENDOR/FIRST PARTY

AND

(1). Mrs. Neetu Singh W/o- Sanjeev Kumar Singh Resident of N6/2B-94B, Indira Nagar, Varanasi, Sunderpur, Uttar Pradesh- 221005.
PAN -CMNPS8729K, (Contact No. 9451183354)

(2). Sanjeev Kumar Singh S/o- Jagdish Prasad Singh Resident of N6/2B-94B, Indira Nagar, Varanasi, Sunderpur, Uttar Pradesh- 221005.
PAN -BKZPS1759N, (Contact No. 9451183354)

(herein after called the vendee/vendees which term unless repugnant to the context shall include his/her/their heirs, successors, assignees and representatives) of the SECOND PART.

..... VENDEE/VENDEES/ SECOND PARTY

For Rudra Galtech (P) Ltd.

Authorized Signatory

Neetu Singh

Sanjeev Kumar Singh



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उत्तर प्रदेश UTTAR PRADESH (6)

92AD 187889

WHEREAS Arazi No. 291/1 admeasuring 0.103 Hectare (11153.00 Sq. Feet), Arazi No. 292 admeasuring 0.156 Hectare (16791 Sq. Feet) and Arazi No. 292 admeasuring 0.079 Hectare (8410 Sq. Feet) total area 36354.00 Sq. Feet (3378.62 Sq. Meter), situated at Mauza - Shivdaspur, Pargana- Dehat Amanat, Tehsil & District- Varanasi has been purchased by the VENDOR/FIRST PARTY through sale deed dated 07.10.2009 duly registered in Book No. 1 Volume No. 3066 at pages 191 to 306 at Serial No. 6030 in the office of Sub-Registrar-II, Varanasi on 07.10.2009. The name of VENDOR/FIRST PARTY has been recorded in the concern revenue records (hereinafter referred to as the said Land).

AND WHEREAS the Vendor/First Party has constructed the Group Housing Project known as "RUDRA ROYAL" after the building plan approval from V.D.A. over 2994.77 sq.mtr. land out of the total area of land 3378.624 Sq. Meter situated at Mauza-Shivdaspur, Pargana-Dehat

For Rudra Politech (P) Ltd.

[Signature]
Authorised Signatory

Neetu Singh

[Signature]
Sanjeev K. Singh

Authorised Signatory

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उत्तर प्रदेश UTTAR PRADESH (7)

92AD 187888

Amanat, Tehsil & District - Varanasi more fully described in the Schedule- "A" hereunder.

AND WHEREAS the First Party being Owner/Builder/Developer with transferable rights in the said land to enjoy, assign, transfer etc. has constructed a Group Housing Project known as "RUDRA ROYAL" (hereinafter referred to as the 'said Project').

AND WHEREAS the Varanasi Development Authority has sanctioned the building plan to develop the said land as Group Housing Building. This project has been constructed by the First Party as per map approved by the Varanasi Development Authority.

AND WHEREAS the VENDOR/FIRST PARTY is fully entitled to book for sale, transfer, allot, alienate, and realize sale consideration, issue receipts to the allottees, appoint brokers, pay brokerage, issue NOC etc.

For Rudra Galtech (P) Ltd.

Devi Singh
Authorized Signatory

Sanjay Singh

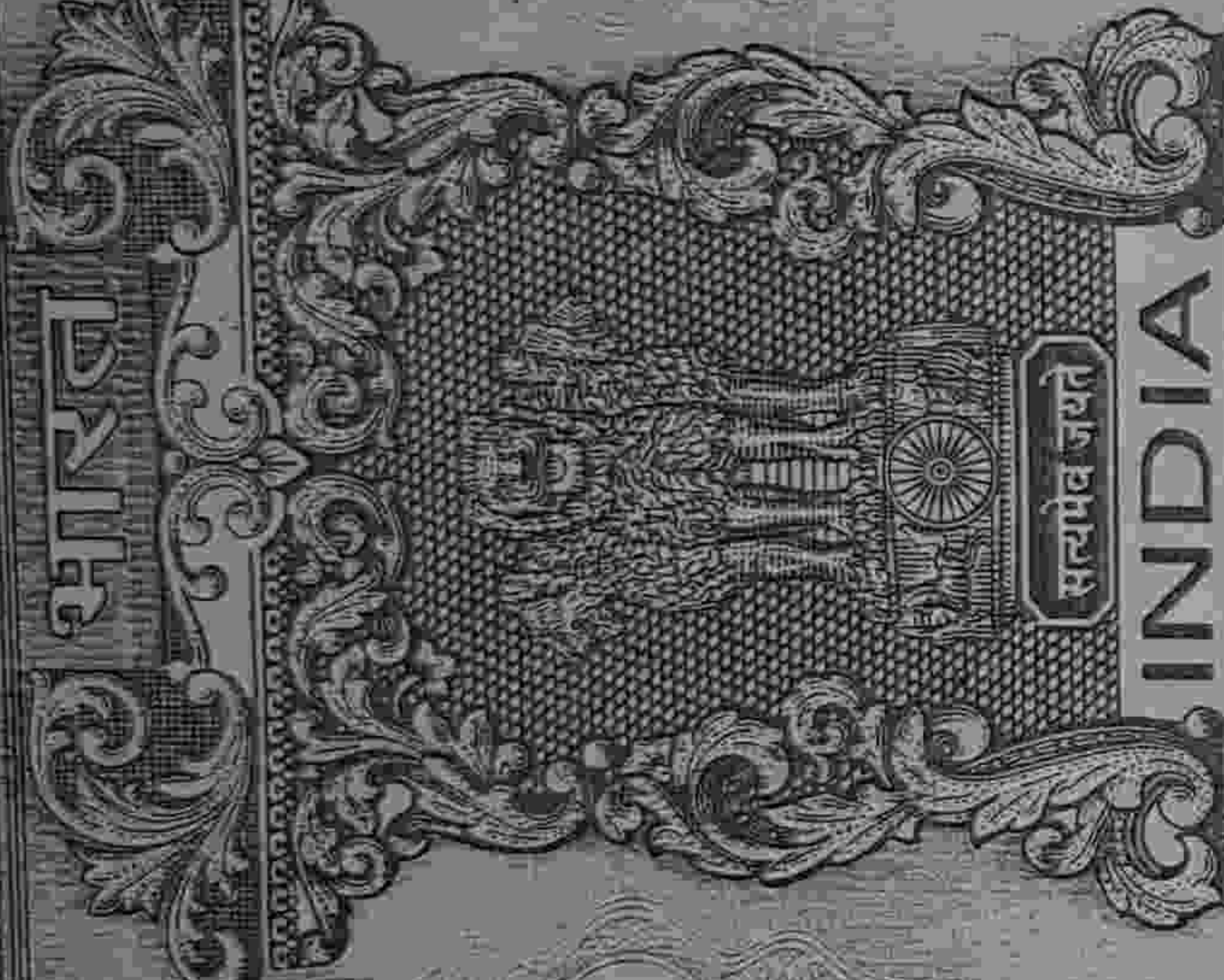




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92AD 187887

and to do all other acts, deeds and things necessary or incidental in this respect, regarding sale/transfer/allotment/alienation of Apartments in the aforesaid Multi-Storeyed Residential Group Housing Building "RUDRA ROYAL".

AND WHEREAS the VENDOR/FIRST PARTY in furtherance of the Development of the aforesaid scheme offered to the public residential apartments of different sizes, dimensions and descriptions.

AND WHEREAS the VENDEE/VENDEES /Second Party has properly inspected and satisfied about the right title, interest and entitlement of the Vendor/First Party to develop & book for Sale or sale the "Apartment" and receive the sale consideration and has/have further understood all limitations and obligations in respect thereof and declares that there will not be any further objection by him/her/them in this respect.

For Rudra Realtech (P) Ltd.

[Signature]

Authorised Signatory

Neetu Singh

Sayjeev w. Smith.





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उत्तर प्रदेश UTTAR PRADESH

(9)

92AD 187886

AND WHEREAS the VENDEE/VENDEES/Second Party expressed his/her/their desire to purchase Apartment/Flat No. T1-6B in "RUDDRA ROYAL" having Built-up Area 66.14 Sq.mtrs. (711.71 Sq.ft.), Carpet area - 55.45 Sq.mtrs. (596.65 Sq.ft.) along with One Car Parking Space at Open in the said building.

AND WHEREAS the VENDOR/ FIRST PARTY has allotted to the VENDEE/VENDEES/Second Party Apartment/Flat NO. T1-6B on 6th Floor along with one Car Parking Space at Open in "RUDDRA ROYAL".

AND WHEREAS the VENDEE/VENDEES/Second Party has/have paid full sale consideration as agreed and he/she/they is/are ready to purchase and VENDOR/ FIRST PARTY is ready to transfer the said Apartment/Flat.

For Rudra Tech (P) Ltd.

Authorised Signatory

(Signature)

Neeta Singh

Sangita Singh



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उत्तर प्रदेश UTTAR PRADESH

(10)

92AD 187885

AND WHEREAS the Board of Directors of the VENDOR Company unanimously resolved in the meeting held on 2nd Day of August-2017 at 11:00 AM. at Rudra House, C-27/273, C-13, Indian Press Colony, Maldahiya, Varanasi-221001, that Mr. Naresh Kohli S/o Mr. Jagmohan Lal Kohli is authorised to execute the Agreement to sale/sale deeds on behalf of the Company and receive the sale consideration for the company in respect of property aforesaid.

NOW, THIS INDENTURE OF SALE WITNESSETH FOLLOWS:-

- (1) That for a total sale consideration of Rs. 40,02,750/- (Rupees Forty Lakhs Two Thousand Seven Hundred Fifty Only) Excluding Service Tax/GST & Other Charges which has been paid by the Vendee/Vendees/Second Party (detailed in SCHEDULE-C - MEMO OF SALE CONSIDERATION) to the Vendor, now nothing is due towards the sale consideration and the Vendor/First Party

For Rudra Paaltech (P) Ltd.

Authorised Signatory

Nelra Singh

Sanjeev K. Singh





उत्तरप्रदेश UTTAR PRADESH

(11)

92AD 187884

do hereby sells, transfers, alienates and assigns all its right, title interest and ownership to the Vendee/Vendees/Second Party of the Apartment/Flat No.T1-6B, on 6th Floor in "RUDRA ROYAL" Situated at Mauza - Shivdaspur, Pargana- Dehat Amanat, Tehsil & District- Varanasi having Built-up Area 66.14 Sq.mtrs. (711.71 Sq.ft.) Carpet area - 55.45 Sq.mtrs. (596.65 Sq.ft.) more fully detailed and described below in SCHEDULE-B and shown in the annexed map along with undivided, un demarcated proportionate share of land 27.91 sq. mtrs. (300.31 sq.ft.) and irrevocable, absolute and exclusive right to use one car parking space at Open in the said Group Housing building.

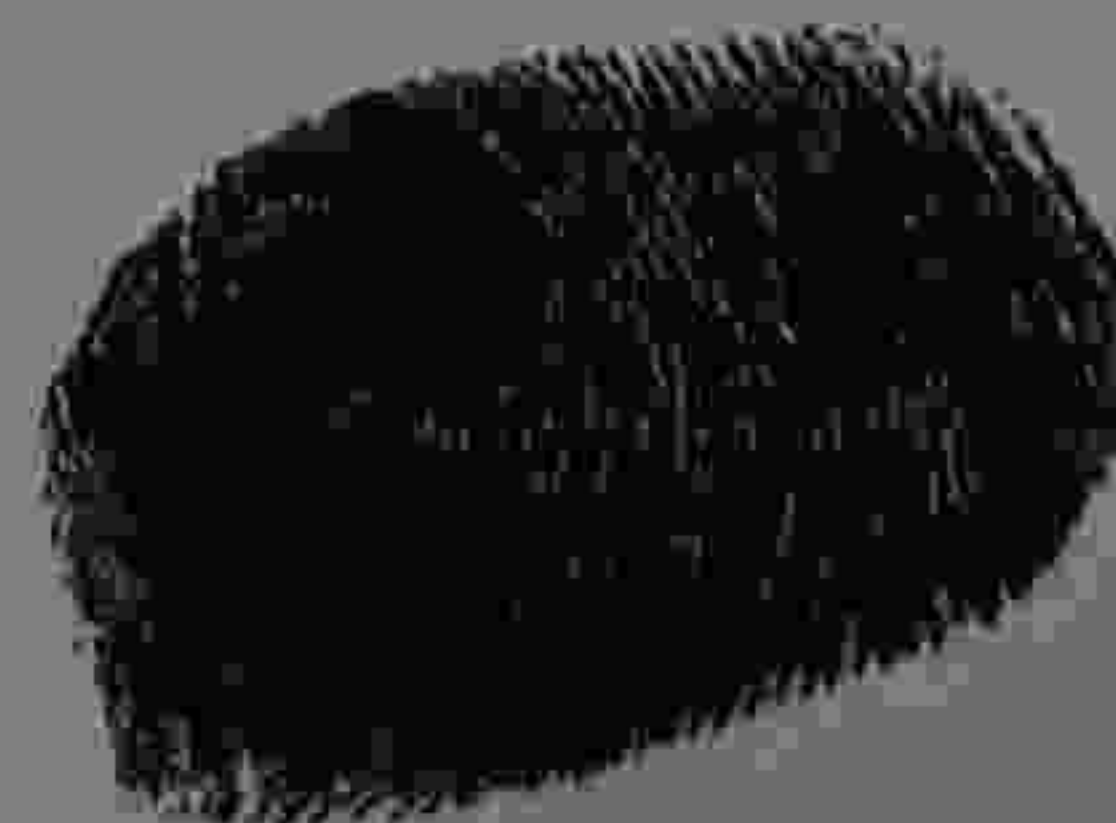
- (2) That the Vendee/Vendees has/have right to reasonable use of common areas and common services facilities, staircase, lift etc. detailed description of which has been given in the deed.
- (3) That the Apartment/Flat hereby sold and transferred is free from all encumbrances, lispence, charges. liens and attachments

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

Sanjeev Kumar Singh



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उत्तर प्रदेश UTTAR PRADESH

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92AD 187883

whatsoever and the Vendor has not done anything whereby the said property is/or may be under charge, entitled, claims, estate of otherwise in prevented terms, conveying or assigning the said Apartment/Flat and Vendor has every right to transfer the said Apartment /Flat and all the taxes and rates in respect of the said Apartment/Flat has been paid and cleared by the Vendor up-to-date of sale.

- (4) That the Vendor agreed to save harmless and keep indemnified, the Vendee/Vendees /Second Party from and against all losses, expenses, and costs incurred or suffered by any act or omission of the Vendor affecting in any manner, the property or title hereby conveyed and warranted.
- (5) That the Vendor further agreed that, at the request of the Vendee/Vendees shall do cause to done anything necessary or reasonable for the purposes of more fully assuring selling, transferring or giving full & complete effects to the true meaning and intent of these present.
- (6) That the Vendor has put the Vendee/Vendees/Second Party in possession of the property hereby sold and transferred or howsoever otherwise the same may be described.
- (7) That the Vendor has provided the common areas and common facilities in "RUDRA ROYAL" and that such common area and

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

Sanjiv K. Singh





उत्तरप्रदेश UTTAR PRADESH

(13)

92AD 187882

common facilities shall include round the clock regulated water supply, limited power back-up in the Group Housing Building and the common areas, pucca approach road to the said building and intercom system to each Apartment/Flat, necessary fire-fighting equipment and installations, provision of light in the common areas, lift with power back-up, provision for security of the said building.

(8) That the Vendee/Vendees has/have inspected and otherwise satisfied themselves about the right, title and interest of the Vendor over "RUDRA ROYAL" and the quality and workmanship of the construction of the said building and the said Apartment/Flat and that the Vendee/Vendees agrees and undertakes not to make any claim, objections, contentions of any deficiency against the Vendor regarding the said building and the said Apartment /Flat or any item of work or in respect of anything connected with the same including quality of work, materials used, installations, additions or alterations, common facilities etc. and the same, if made, shall be treated and deemed to have been extinguished and waived.

(9) That the Vendee/Vendees agrees that the Apartment/Flat Owners of "RUDRA ROYAL" shall form a society of Apartment/Flat Owners as per applicable laws which shall ensure

For Rudra Realtech (P) Ltd.

Neetu Singh

Authorised Signatory

Neetu Singh

Sanjeev Mishra





उत्तर प्रदेश UTTAR PRADESH (14)

92AD 187881

- (10) that such society shall function properly and the said Group Housing Building as a whole is being properly maintained. That the duties and responsibilities of the said society will be to maintain the common areas and the maintenance, upkeep, repairs, security, landscape and the common services etc. in case of more than one owner of the Apartment/Flat only one owner shall be the member of the said society.
- (11) That the Vendee/Vendees agrees that the proportionate liability of each Apartment/Flat Owner towards maintenance charges including charges towards running of diesel generator for limited power back-up in the common areas or for running or maintaining common facilities or for providing security or for any deposit or tax payable to any authority as determined by a Chartered Accountant appointed by the said society and until such society formed & registered and takes over charge of management and maintenance of the said building by the Vendor shall be final and binding and that the Vendee/Vendees further agrees that the account of expenses of maintenance charges as audited and certified by such Chartered Accountant shall be final and binding.
- (12) That in order to secure adequate provision of maintenance services, the Vendee/Vendees/Second Party has/have deposited

For Rudra Realtech (P) Ltd.

[Signature]

Authorised Signatory

Neetu Singh

Sanjeev Kumar





उत्तर प्रदेश UTTAR PRADESH (15)

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non-refundable one time interest free maintenance security(L.F.M.S) at the rate of Rs. 35/- per Sq.ft. on area of the particular Apartment/Flat with the Vendor/ First Party. Once when the said society formed & registered and takes over charge of management and maintenance of the building then the Vendor/First Party shall hand over the amount so collected into the bank account of the registered society without any interest. This amount shall be used for major repair work/maintenance and not in routine manner or for usual purposes.

(13) In order to secure adequate provision for monthly maintenance services for 12 months, the Second Party has/have deposited @ Rs. 17.50/- per square ft. + GST as applicable on area of the particular Apartment/Flat with the Vendor/First Party. This amount would be independent and apart from what has been stated herein above in the form of interest Free Maintenance Security (I.F.M.S). If the Society formed & registered and takes over maintenance liability within one year of the Offer of Possession, then proportionate amount would be given to the registered Society in its bank account without any interest. Needless to state, the Apartment/Flat Owner will not have to pay any amount till one year from the date of Offer of Possession towards monthly maintenance charges.

For Rucra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh Sayjee In Subh.



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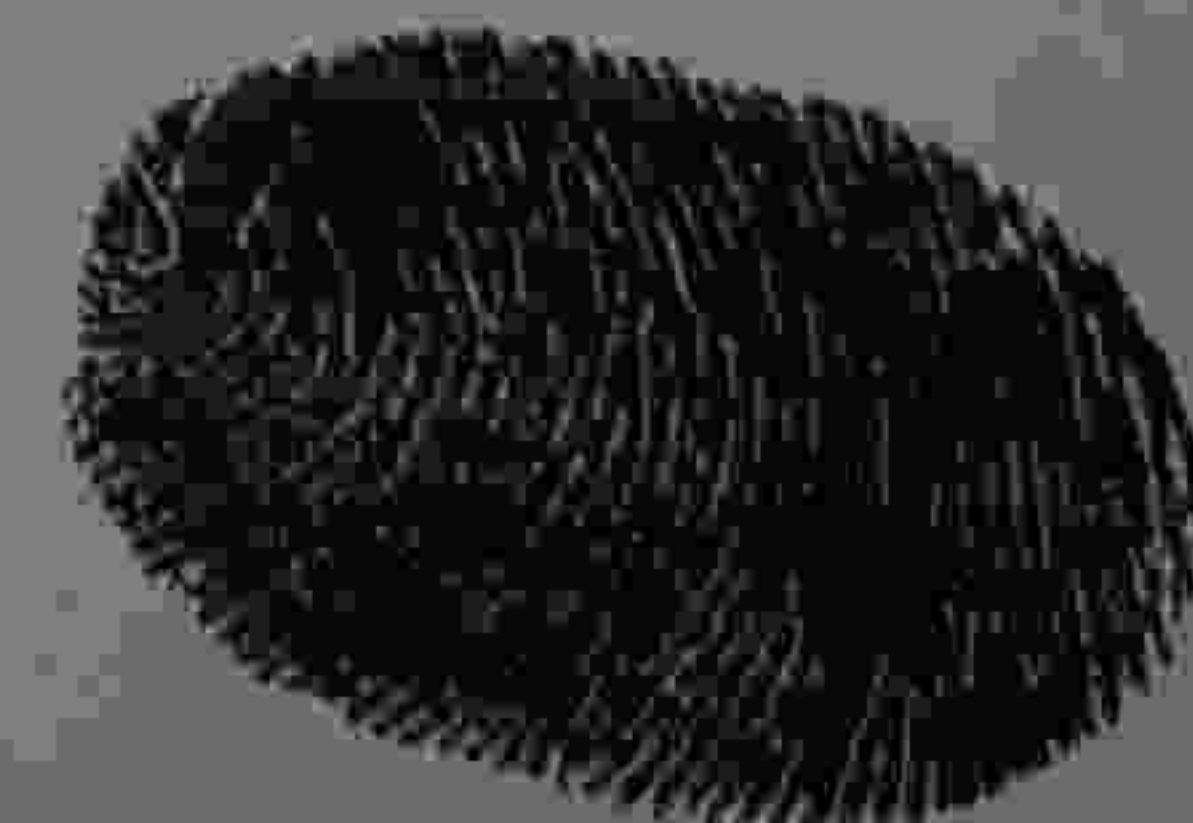
- (14) That in case of any delay or default in paying the maintenance charges the Vendee/Vendees/Second Party agrees to pay to the said society until such society formed & registered and takes over charge of management and maintenance of building to the Vendor, interest @ 18% per annum on the due maintenance charges from the date of maintenance charges becomes due and payable up to the date of payment, in addition to maintenance charges.
- (15) That the Vendee/Vendees/Second Party hereby agrees and undertakes to do all other things required at all times as may be necessary for the proper management and for amendment of the bye-laws, rules and regulations of the said society and taking decisions or for framing any rules and regulations to be formulated by the society. It is however made clear that only one person can claim membership from each Apartment/Flat of the said building.
- (16) It is hereby agreed between the parties that if the Vendee/Vendees/Second Party neglect, commit default or fail for any reason, whatsoever, to pay the maintenance charges by the respective due date to the said society or until such society formed & registered and takes over charge of management and

For Rudra Realtech (P) Ltd.

Authorised Signatory

Neetu Singh

Sanjeev Kumar






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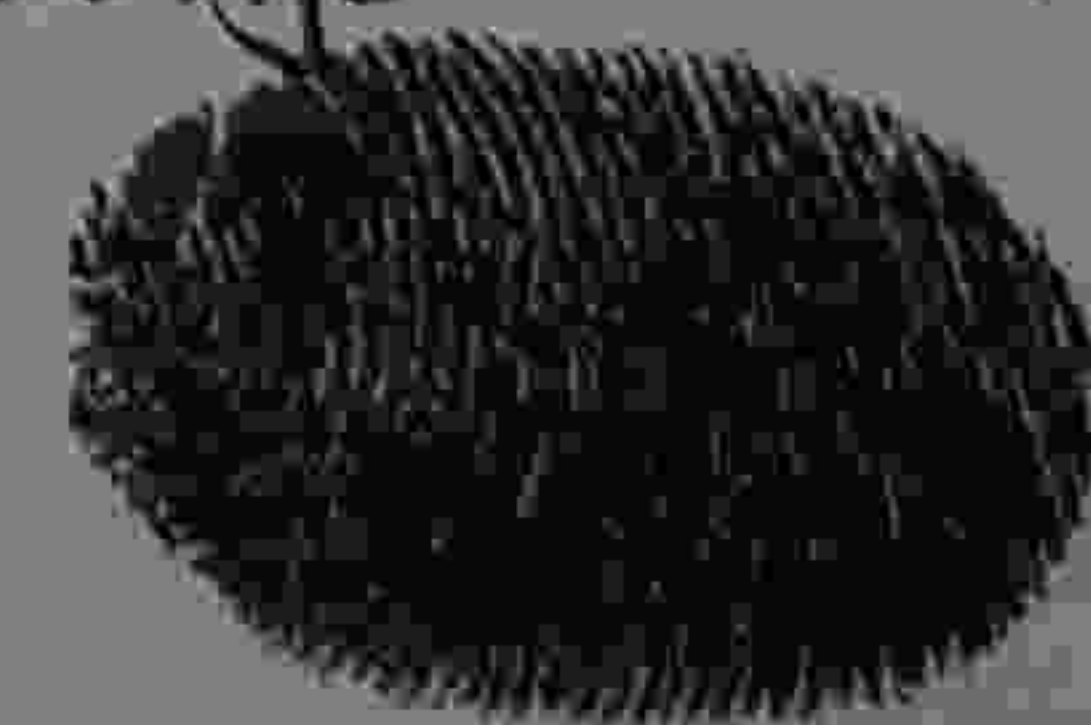
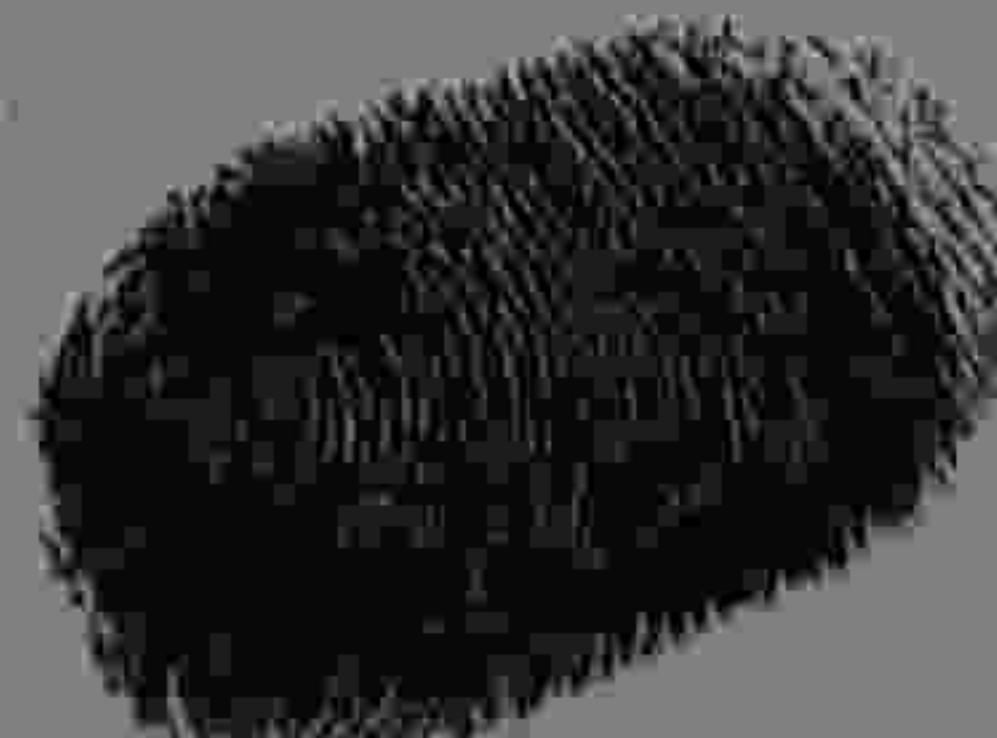
- maintenance of building to the Vendor then all such dues shall be first charged on the Apartment/Flat.
- (17) That it is agreed between the parties that after formation and Registration of the society of Apartment/flat owners, the society shall take over the possession / title of common areas as defined Under Section 2(N) as per provisions of section 17(1) of The Real Estate (Regulation and Development) Act - 2016.
- (18) That the Vendee/Vendees agrees that so long as the said building including the said Apartment/Flat and the said Car Parking space is not separately assessed for the Municipal and any other taxes, the Vendee/Vendees shall pay proportionate share of the Municipal taxes, house tax, water tax or any other taxes assessed on the "RUDRA ROYAL" to the society or until such society formed & registered and takes over charge of management and maintenance of the building to the Vendor, on demand, within a period of 15 days. Such demand shall be made by way of issue of notice to the Vendee/Vendees and the same shall be conclusive, final and binding upon the Vendee/Vendees/Second Party.
- (19) That same and except in respect of the said Apartment/Flat & parking space hereby acquired by the Vendee/Vendees and right of use the common areas and common facilities along with other Apartment/Flat owners, occupants and visitors the

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

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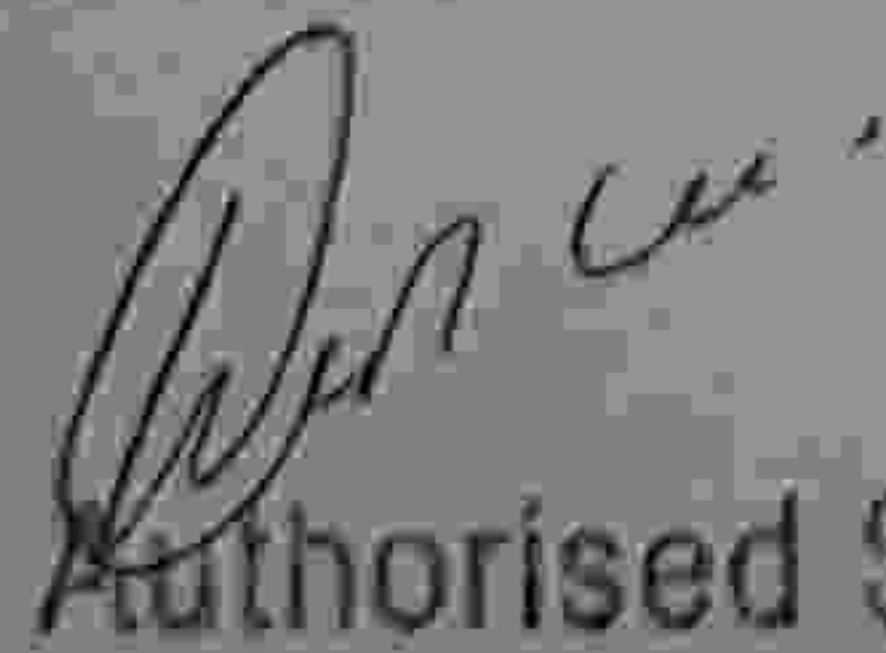
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Vendee/Vendees shall have no claim, right, title or interest of any nature or kind whatsoever in respect of all or any open or other spaces. The Vendee/Vendees shall not have parking right in any area except the said Car Parking space allotted to him/her/them. Vendee/Vendees agrees and understood that the car parking space is attached with the Apartment/Flat and the same shall not have independent legal entity detached from the said Apartment/Flat and the same shall be used for car parking purposes only.

(20) That the Vendor has informed the Vendee/Vendees and he/she/they hereby agrees that the Vendor may develop the said premises by creating such facilities and amenities which are not part of the common facilities and may also develop the said premises along with other adjacent property or properties as an integrated development of larger complex and the Vendee/Vendees hereby declares and confirms with Vendor as under -

i) The Vendor shall be entitled to grant any Right of Way or license or any right through/over or under the said premises to any person or party as the Vendor may desire and deem fit.

For Rudra Realtech (P) Ltd.


Authorised Signatory

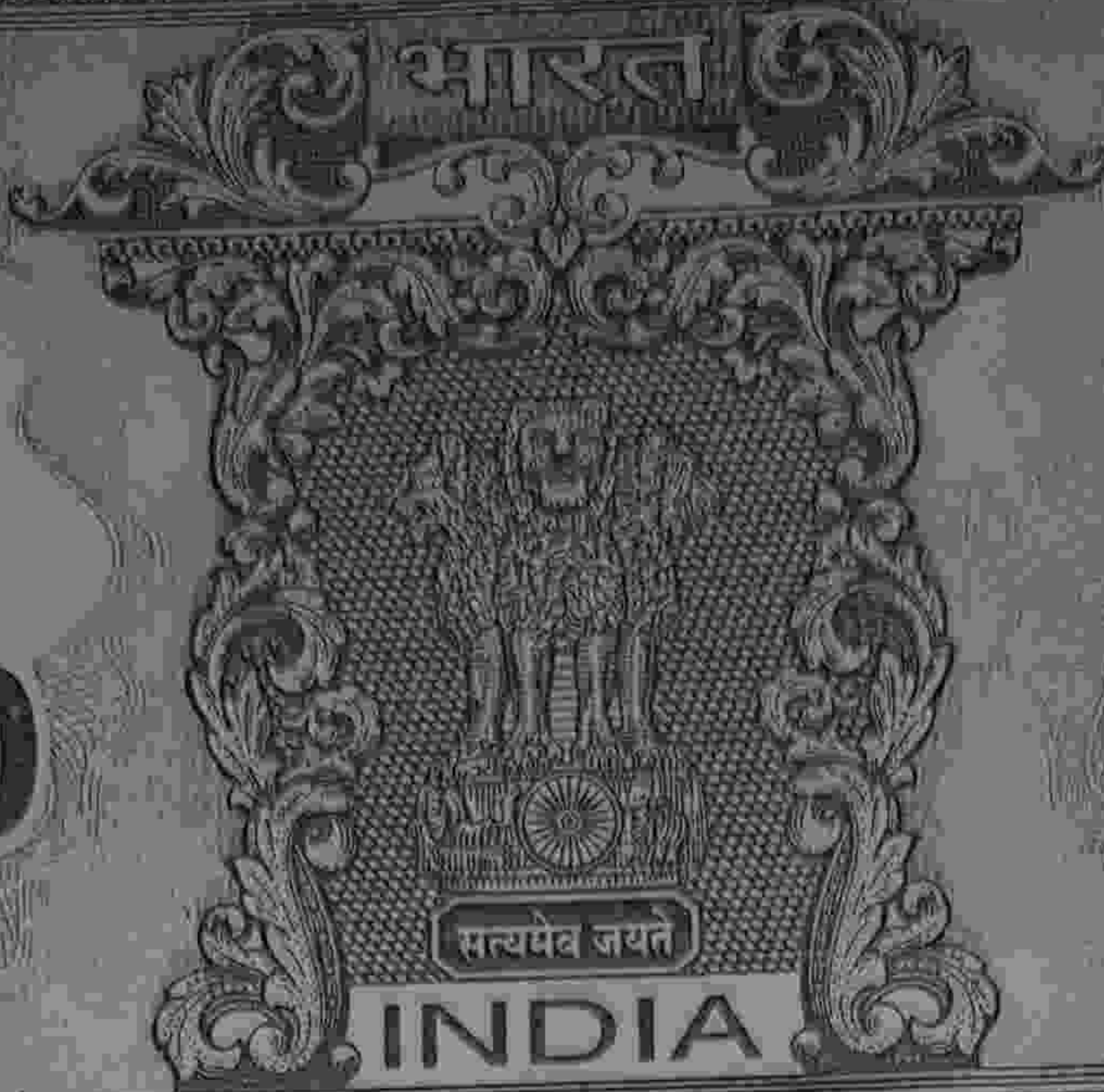
Neetu Singh

Sanjeet Kumar Singh



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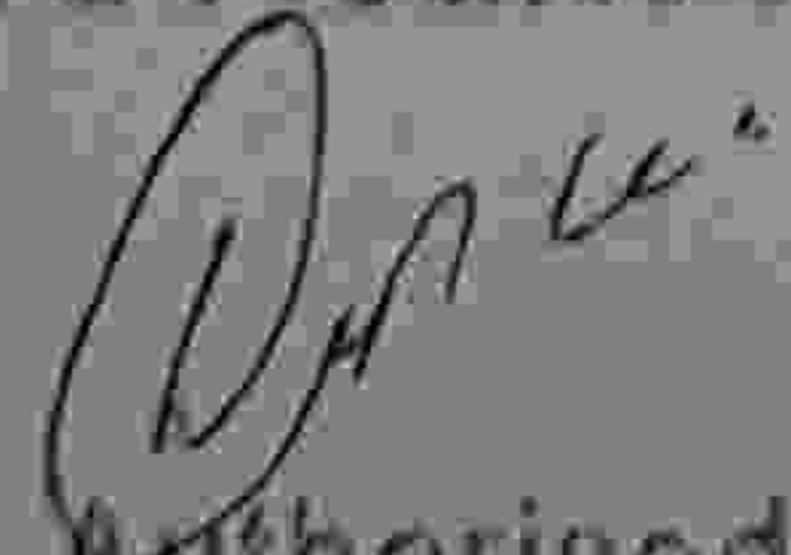
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- ii) That the roof of the top floor shall be utilized by all the Apartment/Flat owners as common facility, none of the Apartment/Flat owners or society shall be entitled to make construction of any kind on the roof of the top floor.
- iii) It is agreed between the parties that the ownership right of the Vendee/Vendees/Second Party shall be restricted only to the said Apartment/Flat. The Vendee/Vendees shall also has/have right to use the said car parking space allotted to him/her/them in "RUDRA ROYAL" as exclusive car parking space and right of reasonable use of the common facilities along with other Apartment/flat owners, occupants and visitors.
- (21) That the Vendee/Vendees/Second Party hereby agrees that if Vendee/Vendees transfers the said Apartment/Flat being owner, he/she/they shall give notice to the said society of the Apartment/Flat owners and until such society formed & registered and takes over charge of management and maintenance of building to the Vendor of his intention to transfer the said

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

Sanjay K. Singh





उत्तर प्रदेश UTTAR PRADESH

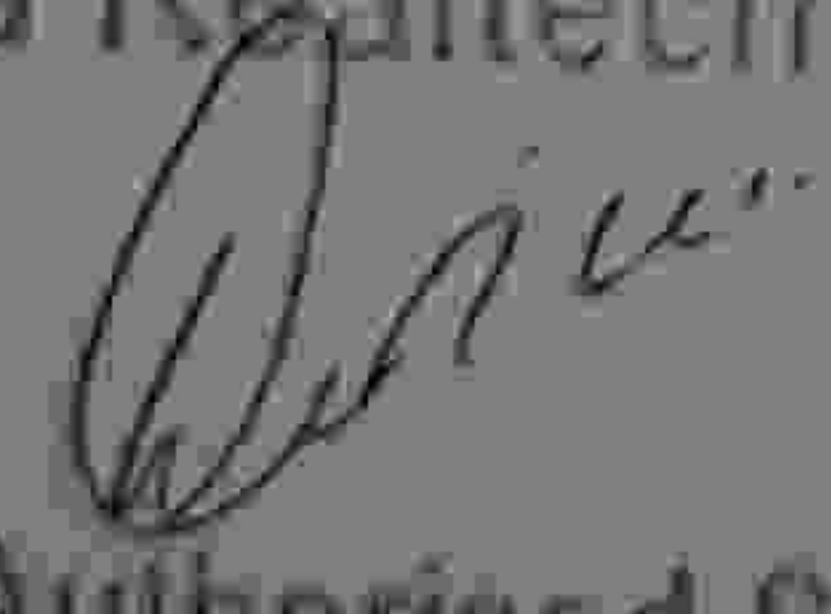
(20)

92AD 187896

Apartment/Flat. The Vendee/Vendees further agrees to clear all his/her/their dues of maintenance charges or any other dues and shall obtain no dues certificate from the said society of the Apartment/Flat owners and until such society formed & registered and takes over charge of management and maintenance of building from the Vendor before transfer of the said Apartment/Flat.

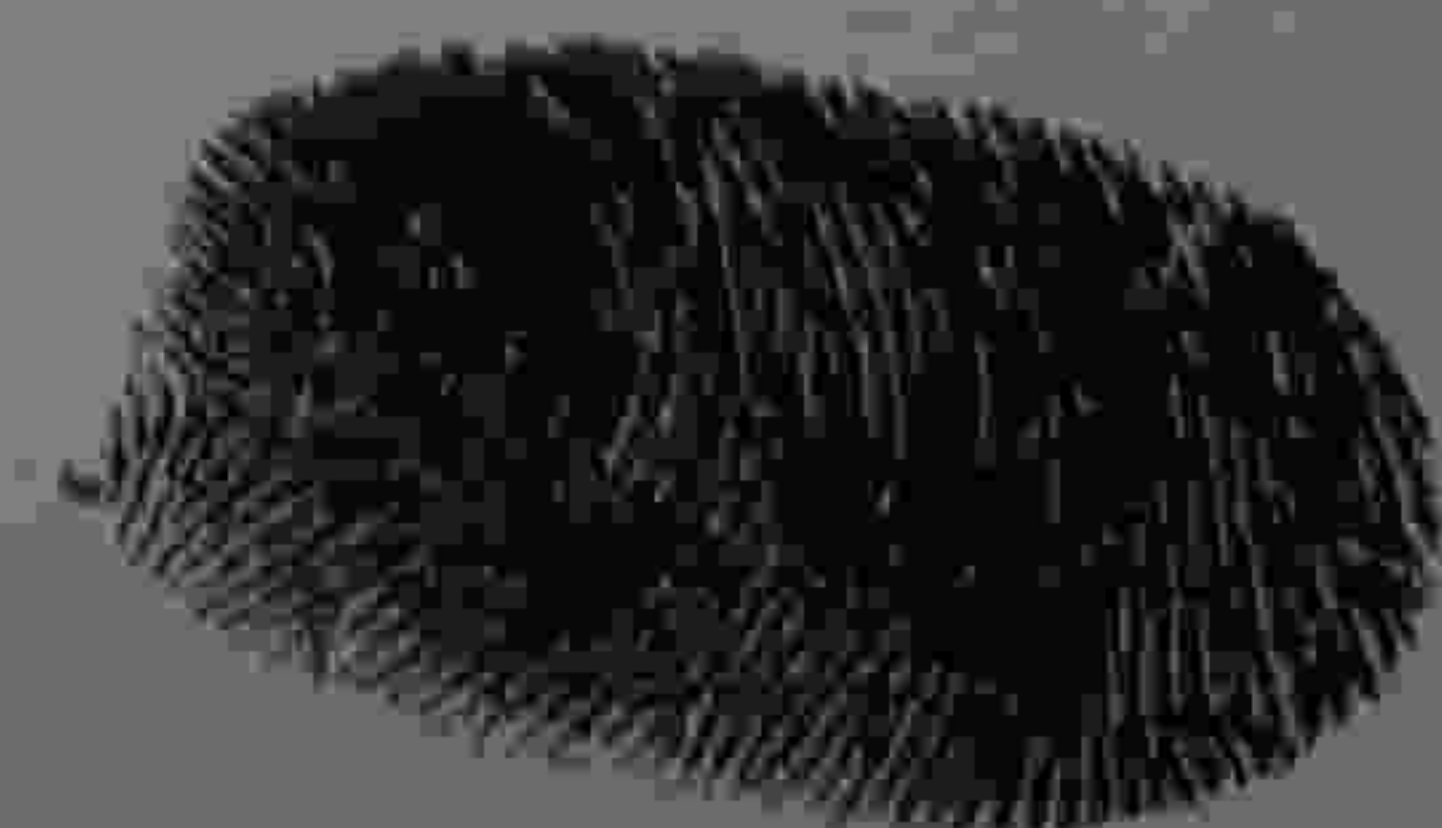
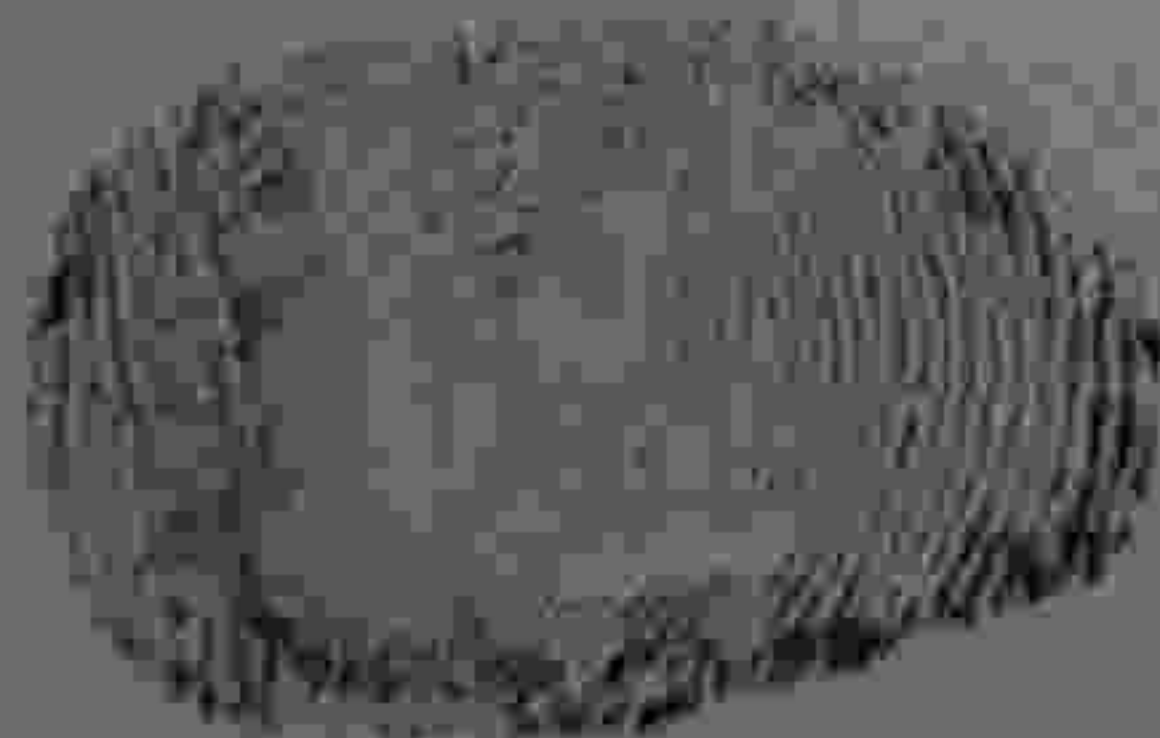
- (22) That it is hereby agreed that in case of any difference between the parties hereto, it shall be resolved by conciliation failing which by arbitration. The conciliation and arbitration shall be concluded in accordance with the Arbitration and Conciliation Act, 1996.
- (23) That the Vendee/Vendees/Second Party shall be solely responsible for complying with all the applicable laws and formalities for the remittance of the amounts and in the event the Second Party is resident outside India, it shall be the sole responsibility of the Second Party to comply with the relevant provisions of Foreign Exchange Management Act (FEMA 1999), Foreign Exchange Regulation Act, 1973 (FERA), Reserve Bank of

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

Sanjiv K. Singh





उत्तर प्रदेश UTTAR PRADESH

(21)

92AD 187895

India Act 1934 and rules made there under and all other applicable laws including that of remittance of payment, acquisition, sale/transfer of immovable properties in India etc.

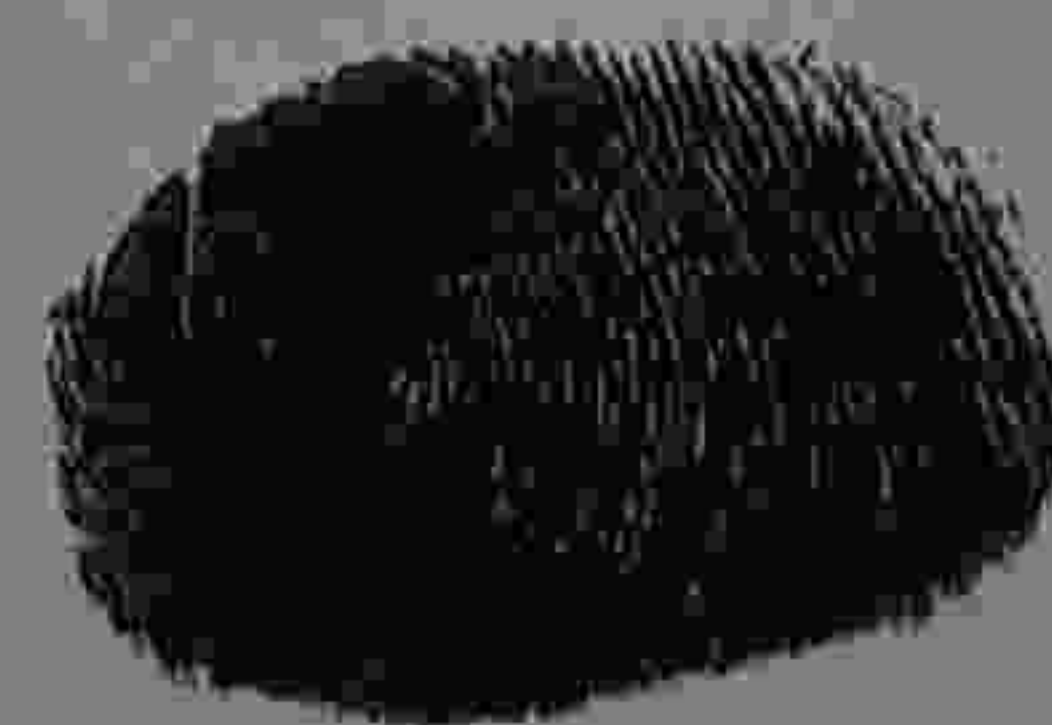
- (24) All Communications made with the Vendee/Vendees as contemplated under this deed shall be deemed to have been duly served if delivered by hand or posted to the Vendee/Vendees by Registered Post at the said building or at the mailing address given above.
- (25) That the Vendee/Vendees/Second Party has/have obtained the possession of the property hereby sold and found all the construction, building-materials, fitting etc. as per specification and description. The Vendee/Vendees satisfied about the workmanship of the property (Apartment/ Flat) and the said building as a whole.
- (26) That the Vendor/First Party will be liable for any structural defect in the said Apartment/Flat/building for five years from the date of possession which declared/announced by the Vendor/ First Party, but the Vendor/ First Party shall not liable for any damages caused due to negligence or improper maintenance of

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neetu Singh

Sanjeev Kumar





उत्तर प्रदेश UTTAR PRADESH (22)

92AD 187894

Vendee/Vendees/Second Party or said society for the materials which has been used in the Apartment/Flat/building such as wires, switches, floor tiles, wall tiles, plumbing pipes and fittings etc. and that in the building such as Lift, Generator, water pumps etc. though all materials has been used of branded quality of certified companies and whatever warranties extended by the concern companies to the Vendor/ First Party shall stand extended to the Vendee/Vendees/Second Party.

(27) That since the Apartment/Flat hereby sold is part of the Group Housing Project "RUDRA ROYAL" for the benefit of all the owners and occupiers of the said building, the Vendee/Vendees hereby agreed and undertakes that Vendee/Vendees/Second Party shall not :

- A. Use the said Apartment/Flat for any purpose other than for residential purposes.
- B. Occupy, interfere, hinder or keep and store any goods, furniture etc. in the common spaces, entrances, staircase of the said building.

For Rudra Realtech (P) Ltd.

(Signature)

Authorised Signatory

Neetu Singh

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उत्तर प्रदेश UTTAR PRADESH (23)

92AD 187910

- C. Throw dirt, rubbish, rage or refuse or permit the same to be thrown or accumulated in any common portion of building except in the place earmarked for such waste.
- D. Use the Apartment/Flat for any illegal or immoral purposes or in any manner which is a nuisance or cause nuisance to the occupiers or the other Apartment/Flat owners in the building.
- E. Do or permit to be done any act or thing which may render void or voidable any insurance of the said building or cause extra premium to be payable in respect thereof.
- F. Store in the said Apartment/Flat any goods of hazardous or combustible nature or which are so heavy as to affect the structure of the Apartment/Flat/building.
- G. Close or permit the closing of verandah or lounges or balconies or common passages and shall also not alter or permit any alteration in the elevation and outside color scheme of the exposed wall of the verandah, lounge or any external doors and windows of the Apartment/Flat nor paste any bills, advertisement, posters, notices, cuttings etc.

For Rudra Realtech (P) Ltd.

Devi v.

Authorised Signatory

Neetu Singh

Sanjeev Kumar Singh





उत्तरप्रदेश UTTAR PRADESH
(24)

92AD 187909

- H. At any time demolish or cause to be demolished, divide or sub divide the said Apartment/Flat or any part thereof.
- I. Claim any right whatsoever over the parking space other than the parking space allotted to him/her/them .
- J. Make any structural alterations or any alteration in the said Apartment/Flat leading to shifting of any wall, doors, windows, etc. without prior written consent of the said society until such society formed & registered and takes over charge of management and maintenance of the building of the Vendor except installation of fixtures fittings and light.
- K. Permit or commit contrary to any provision made by or under any statute or law for the time being in force or any regulation made by the said society and until such society formed & registered and takes over charge of management and maintenance of the building by the Vendor or any other agency as may be appointed for the management.

(28) That the Vendee/Vendees/Second Party further undertakes to:

- A: Permit at all reasonable times the workers/laborers/supervisors appointed by the said society until such society

For Rudra Realtech (P) Ltd.



Authorised Signatory

Neetu Singh

Sanjeev Singh





उत्तर प्रदेश UTTAR PRADESH (25)

92AD 187908

formed & registered and takes over charge of management and maintenance of the building by the Vendor to enter in the said Apartment/Flat for inspection, maintenance repairs, restoration and cleaning of installations and fixtures comprising the common area and common facilities and not to create any obstruction in the work of such workers/laborers/supervisors.

- B. Keep the common area and compound of the said building neat and clean and in proper condition.
- C. Maintain at his/her/their own cost the Apartment/Flat in good condition and shall abide by all laws, bye-laws, rules and regulations of the Government, Development Authority or local body as well as with the rules and bye-laws framed by the society of the Apartment/Flat owners.
- D. Keep the building walls and partition walls and other fittings and fixtures and appurtenances thereto in good condition and protect the said building as a whole and Vendee/Vendees will be liable to pay all taxes and charges imposed by any

For Rudra Realtech (P) Ltd.

(Signature)

Authorised Signatory

Neetu Singh

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उत्तर प्रदेश UTTAR PRADESH (26)

92AD 187907

Government or Authority in proportion to area of construction of the Apartment/Flat.

E. Be responsible to Nagar Nigam or any other authority for anything done in connection with the said building complex and shall also keep the said society and until such society formed & registered and takes over charge of management and maintenance of the building to the Vendor indemnified against losses, payments which the said society or the Vendor may suffer or may have to pay on account of any violation made by the Vendee/Vendees of any law or regulation of any authority at any time in future.

For Rudra Realtech (P) Ltd.

[Signature]

Authorised Signatory

Neehar Singh

Sarjeer Mohan



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उत्तर प्रदेश UTTAR PRADESH

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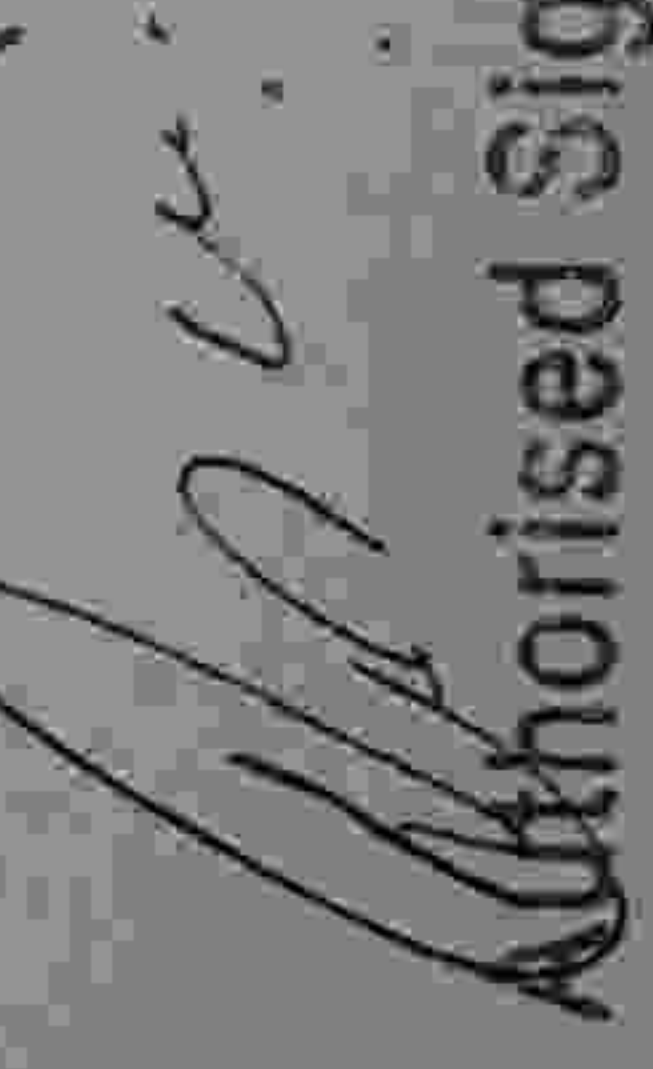
92AD 187906

(29) That the rights of the Vendee/Vendees will be transferable and heritable, however the transferee or legal representatives of the Vendee/Vendees will be bound by the covenants herein contained to be observed by the Vendees/Vendees/Second Party.

(30) That the Vendee/Vendees get his/her/their name mutated on Apartment/Flat separately and assessed by Nagar Nigam/municipal board. Till separate assessment of the Apartment/Flat the Vendee/Vendees/Second Party shall be liable to pay all taxes and charges in proportion to area of the Apartment/Flat to the Vendor/First Party/Society of flat owners.

The Vendee/Vendees/Second Party are liable to pay the

For Rudra Realtech (P) Ltd.


Authorised Signatory

Neelam Singh

Sanjeev Kumar


Authorised Signatory







उत्तर प्रदेश UTTAR PRADESH (28)

92AD 187905

maintenance charges to the Vendor/First Party till the charge of maintenance and management of the building taken over by the said society.

(31) That the Vendee/Vendees/Second Party agrees that all costs, charges and incidental expenses for execution & registration of this sale deed or other writing or writings to be made in pursuance thereof including stamp duty, registration charges and legal charges including lawyer's fees thereof shall be borne by the Vendee/Vendees/Second Party.

(32) That the Vendor and Vendee/Vendees are Indian and not member of S.C/S.T caste.

For Rudra Realtech (P) Ltd.

[Signature]

Authorised Signatory

Neetu Singh

Sanjay Singh



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उत्तर प्रदेश UTTAR PRADESH (29)

92AD 187904

SCHEDULE - A

Arazi No. 291/1 admeasuring 0.103 Hectare (11153.00 Sq. Feet), Arazi No.

292 admeasuring 0.156 Hectare (16791 Sq. Fee) and Arazi No. 292 admeasuring 0.079 Hectare (8410 Sq. Feet) total area 36354.00 Sq. Feet

(3378.62 sq.mtr.) situated at Mauza - Shivdaspur, Pargana- Dehat Amanat, Tehsil & District- Varanasi bounded as below:-

EAST : House of Rajmani Upadhyay, Shiv Kumar Giri & Santosh

Chauhan etc., Nala, Garden of Moti Lal Shastri

WEST : Arazi No. 291/2 & House of Arjun Bind

NORTH : Open land & House of Mansa Bind.

SOUTH : Pakka Road.

For Rudia Realtech (P) Ltd.

[Signature]
Authorised Signatory

Neetu Singh

Sanjeev Kumar Singh



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उत्तर प्रदेश UTTAR PRADESH (30)

92AD 187903

SCHEDULE-B

Apartment/Flat No. T1-6B, Floor No. 6th having Built-up Area 66.14 Sq.mtrs. (711.71 Sq.ft.), Carpet Area. 55.45 Sq.mtrs. (596.65 Sq.ft.) along with undivided and un demarcated proportionate share of land measuring 27.91 Sq.mtrs. (300.31 Sq.ft.) in the group housing building "RUDRA ROYAL" situated at Mauza-Shivdaspur, Pargana-Dehat Amanat, Tehsil & District - Varanasi, shown in the Plan annexed hereto, bounded as below:-

East :- Setback Of the Apartment / Building & Internal Road

West :- Common Passage

North :- Apartment/Flat No. T1-6C

South :- Apartment/Flat No. T1-6A

For Rudra Realtech (P) Ltd.

Neetu Singh
Authorised Signatory

Neetu Singh

Sarjeet Singh



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उत्तर प्रदेश UTTAR PRADESH (31)

92AD 187902

SCHEDULE-C

On the date of booking / First NEFT/Cheque clearing dated 07/04/2018 D.M. Circle rate of Land was Rs. 24000/- per Sq. Meter & Rs. 25000/- Per Sq. Meter of construction/covered area.

MEMO OF SALE CONSIDERATION

70,755.00	On account of consideration & Rs. 4,245.00 on account of Service tax/GST, RTGS/NEFT No. SBIN218097769432 dated 07.04.2018
3,29,521.00	On account of consideration & Rs. 19,771.00 on account of Service tax/GST, RTGS/NEFT No. SBIN618102790667 dated 12.04.2018
23,58,491.00	On account of consideration & Rs. 1,41,509.00 on account of Service tax/GST, RTGS/NEFT No. SBIN318136281036 dated 16.05.2018
3,64,111.00	On account of consideration & Rs. 15,889.00 on account of Service tax/GST, RTGS/NEFT No. SBIN919163941918 dated 12.06.2019
3,67,435.00	On account of consideration & Rs. 11,023.00 on account of Service tax/GST, RTGS/NEFT No. SBINR52019062400032272 dated 24.06.2019
3,10,680.00	On account of consideration & Rs. 9,320.00 on account of Service tax/GST, RTGS/NEFT No. SBIN119175863045 dated 24.06.2019
201,757.00	On account of consideration & Rs. 6,054.00 on account of Service tax/GST, RTGS/NEFT No. SBINR52019062400040091 dated 24.06.2019

Total 40,02,750.00 Rupees Forty Lakhs Two Thousand Seven Hundred Fifty Only (Excluding Service Tax/GST & Other Charges)

For Rudra Realtech (P) Ltd.

(Signature)

Authorised Signatory

Neetu Singh

(Signature)



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उत्तर प्रदेश UTTAR PRADESH (32)

92AD 187901

Note :-

Value of property as per Circle rate is as under:-

Value of structure of built-up area of the said

Apartment 66.14 Sq.mtrs. X Rs.25000/-

Proportionate Land - 27.91 Sq.mtrs. X Rs. 26000/-

TOTAL:-

20% as per Roaster for facilities of Parking, Guard,

Power Back-up and lift.

TOTAL VALUATION:-

Say

Sale Consideration

Stamp paid as per G.O.

Total Stamp Duty paid

Accordingly total stamp duty Rs. 2,80,560/- is paid through e-Stamp

Dated 26.06.2019 of Rs. 2,80,200/- and Rs. 360/- paid through Non

Judicial stamp.

For Rudra Realtech (P) Ltd.

Neetu Singh

Authorised Signatory

Neetu Singh Sanjiv Kumar Singh



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उत्तर प्रदेश UTTAR PRADESH (33)

92AD 187916

That "RUDRA ROYAL" group housing building is on Scheduled road and no any commercial activities.

IN WITNESS WHEREOF the parties hereto have put their hand

and seal on the day and year first written herein above.

For Rudra Realtech (P) Ltd.

[Signature]
Authorised Signatory



Neetu Singh



Sarjeen K. Singh





उत्तर प्रदेश UTTAR PRADESH (34)

92AD 187915

Witnesses :-

1- Name & Signature : Mr. Subhash Chandra Chattarjee

Father's Name : Sachi Dulal Chattarjee

Occupation : Service

Address : B-7/54 D, Hararbagh,

Sonarpura, Varanasi,

Uttar Pradesh- 221001

Mobile No. : 7800563987

For Rudra Realtech (P) Ltd.

Sanjeev Singh

Authorised Signatory



Neetu Singh

Sanjeev Singh





उत्तर प्रदेश UTTAR PRADESH (35)

92AD 187914

2- Name & Signature : Mr. Rajiv Kumar

Father's Name: Mr. Alakh Narayan Singh

Occupation : Advocate

Address : C 20/1- 66 Ramakant Nagar Colony,

Varanasi

Mobile No. : 9415697564

Date:- 26.06.2019

For Rudra Realtch (P) Ltd.

Sanjiv Kumar Singh

Authorised Signatory



Sanjiv Kumar Singh





उत्तर प्रदेश UTTAR PRADESH (36)

92AD 187913

Drafted By:-

Lalit Ji Mohan,

Advocate

Chamber No. 85, Adhiwakta Bhawan,

Phase-II, Civil Court, Varanasi.

Mobile No. 9235534441

For Rudra Realtech (P) Ltd.

Authorised Signatory

Neelam Singh

Sanjiv Kumar Singh





उत्तर प्रदेश UTTAR PRADESH (37)

92AD 187912

Typed By:-

Abhishek Kr. Dubey,

Adhiwakta Bhawan,

Phase-II, Civil Court, Varanasi.

Mobile No. 8858123139

For Rudra Realtech (P) Ltd.

Authorised Signatory

Neetu Singh

Sanjeev K. Smbh.





उत्तर प्रदेश UTTAR PRADESH

92AD 187911

SITE PLAN OF Apartment/Flat No. T1-6B, Floor No. 6th having Built-up Area 66.14 Sq.mtrs. (711.71 Sq.ft.), Carpet Area. 55.45 Sq.mtrs. (596.65 Sq.ft.) along with undivided and un demarcated proportionate share of land measuring 27.91 Sq.mtrs. (300.31 Sq.ft.) in the group housing building "RUDRA ROYAL" situated at Mauza-Shivdaspur, Pargana-Dehat Amanat, Tehsil & District - Varanasi .

Common Passage



Apartment / Flat No. T1-6A

Apartment / Flat No. T1-6C

For Rudra Realtech (P) Ltd.

Setback Of the Apartment / Building & Internal Road

Neelam Singh
Authorised Signatory

Drawn By

Sanjeev Kr. Dubey
Abhishek Kr. Dubey

