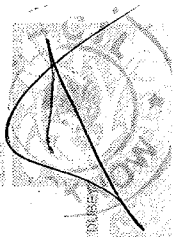


INDIA NON JUDICIAL
Government of Uttar Pradesh

8677/23

e-Stamp



Certificate No. : IN-UP63376040624041V 76,02,000

Certificate Issued Date : 20-Mar-2023 03:45 PM

Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN

Unique Doc. Reference : SUBIN-UPUPSHCIL0120639864887970V

Purchased by : SURESH KUMAR DUBEY AND JAYA PRIYADARSHINI

Description of Document : Article 23 Conveyance

Property Description : PLOT NO. PCP-S4-P1-E073 AT PINTAIL PARK CITY (PH 1 PLOTS) UNDER VILL-MASTEMAU, SULTANPUR ROAD, LKO.

Consideration Price (Rs.) : 6,02,000

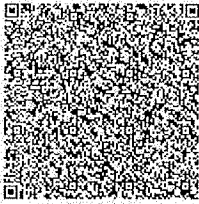
First Party : PINTAIL INFRACON LLP

Second Party : SURESH KUMAR DUBEY AND JAYA PRIYADARSHINI

Stamp Duty Paid By : SURESH KUMAR DUBEY AND JAYA PRIYADARSHINI

Stamp Duty Amount(Rs.) : 6,02,000
(Six Lakh Two Thousand only)

00076,02,00076,02,00076,02,00076,02,000



बेसादा लेख सं०... 8677/23
 भागा संख्या... 2445604/6020001
 प्लॉट सं०... 11892/24
 दिनांक... 15/6/23... को समायोजित
 किया गया

STAMP PAPER USED
in Registrar (Uttar Pradesh),
Lucknow U.P.

मोह... (लिखनक)
Please write or type below this line

IN-UP63376040624041V



PINTAIL INFRACON LLP

Authorised Signatory

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

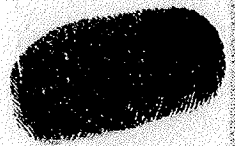
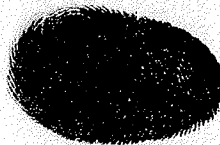
Suresh Kumar Dubey

Jaya Priyadarshini



PINTAIL INFRACON LLP

Authorised Signatory



JD 0031501058

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



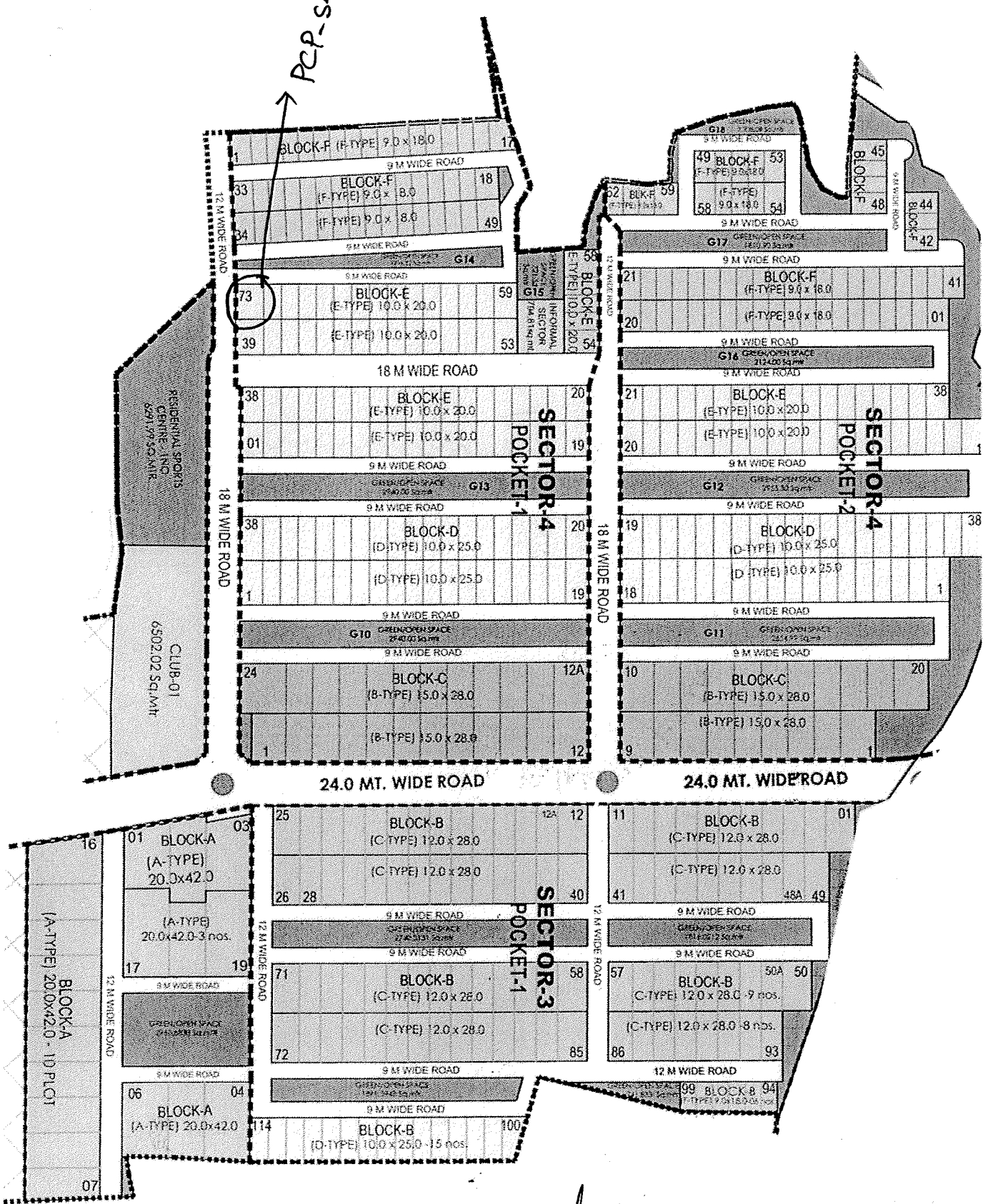
उत्तर प्रदेश सरकार

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलाल लखनऊ क्रम 2023232014434
आवेदन संख्या : 202300822012893
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-24 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम सुरेश कुमार दुबे
लेख का प्रकार विक्रय पत्र
प्रतिफल की धनराशि 12124761 / 3188000.00
1. रजिस्ट्रीकरण शुल्क 121250
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या नगनाथ शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. निविध
7. यात्रिक भत्ता
1 से 6 तक का योग 121350
शुल्क वसूल करने का दिनांक 2023-03-24 00:00:00
दिनांक जब लेख प्रतिनिधि या नगनाथ
प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-24 00:00:00
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

PCP-S4-PI-ED73



PINTAIL INFRA/CON LLP

Authorised Signatory

[Handwritten Signature]

Suresh Kumar Dubey

[Handwritten Signature]

PINTAIL
PARK CITY




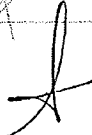

PINTAIL REALTY DEVELOPERS PRIVATE LIMITED

UNIWORLD CITY-HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA WB 700166
CIN: U15206AVB2005PTC102996, E-mail: pinlanse@pin2005@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF PINTAIL REALTY DEVELOPERS PRIVATE LIMITED IN THE MEETING HELD ON THURSDAY 03RD DAY OF FEBRUARY, 2023 AT 2:00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT UNIWORLD CITY-HEIGHTS, TOWER NO. 8, FLAT NO. 0102, NEW TOWN RAJARHAT, KOLKATA 700160 IN.

“RESOLVED THAT the consent of the Board of Directors of the company be and is hereby accorded to authorize Mrs. Madhulika Singh (Adhar No: 416358120125), Mr. Sumit Jaiswal (Adhar No:223307807497), Mr. Aman Chaurasia (Adhar: 961013211379) as an authorized signatory to sign and execute the requisite Conveyance Deed/sale deed and such other documents as related thereto as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by them on behalf of the company for registration before the Registrar or Sub-Registrar office, Lucknow, Uttar Pradesh and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

Specimen Signatures of Authorised Signatory:

S. No	Name	Specimen Signatures
1.	Mrs. Madhulika Singh	
2.	Mr. Sumit Jaiswal	
3.	Mr Aman Chaurasia	

CERTIFIED TRUE COPY

For & on Behalf of PINTAIL REALTY DEVELOPERS PRIVATE LIMITED



AMIT RAMESH RISHI
(DIN: 08587432)
DIRECTOR





LUKE BENEDICT FERNANDEZ
(DIN: 01110174)
DIRECTOR

PINTAIL
INFRACON



Sumit Jaiswal
Asst. Manager (Customer Service)
Employee Code : PIPL26

PINTAIL INFRACON LLP

Office Address :
7th Floor, Eldeco Corporate Tower
Vibhuti Khand, Gomti Nagar, Lucknow - 226 010
Ph. : 0522-4963000 | E-mail : info@pintail.co.in
Website : www.pintail.co.in



PINTAIL INFRACON LLP

Sumit
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

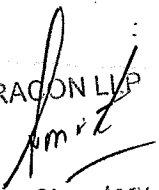
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

नाम / Name
PINTAIL INFRACON LLP

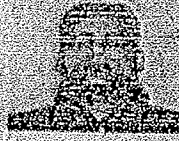
नाम / नाम की तारीख
Date of Incorporation / Formation
14/02/2017

AATFP8087D

PINTAIL INFRACON LLP

Authorized Signatory

भारत सरकार
GOVERNMENT OF INDIA

सुरेश कुमार दूबे
Suresh Kumar Dubey
जनम तिथि / DOB: 10/01/1985
पुरुष / MALE



7645 2473 1216

आधार-आम आदमी का अधिकार



भारतीय जनता पार्टी
भारतीय जनता पार्टी
पता
आत्मनः ज्ञाना प्रसाद दूबे
आमदनीपुर पो ईदरा
फतेवाबाद, फतेवाबाद
उत्तर प्रदेश - 224001
Address
S/O. Janki Prasad Dubey, Village
Amadnipur, Fatehabad, Uttar Pradesh
224001

7645 2473 1216

Aadhaar-Aam Admi ka Adhikar

Suresh Kumar Dubey

Suresh Kumar Dubey

Prayada Shrivastava

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AMUPD4753F

नाम Name
SURESH KUMAR DUBEY

पिता का नाम Father's Name
JWALA PRASAD DUBEY

जन्म की तारीख / Date of Birth
10/04/1985

हस्ताक्षर / Signature



03/02/2017

Suresh Kumar Dubey

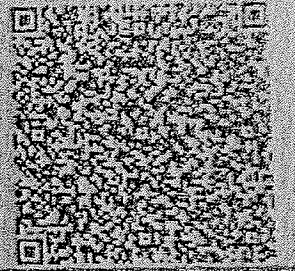
Suresh Kumar Dubey



जया प्रियदर्शिनी
Jaya Priyadarshini

जन्म तिथि / DOB: 14/11/1991

महिला / FEMALE



9392 5129 2618

मेरा आधार, मेरी पहचान

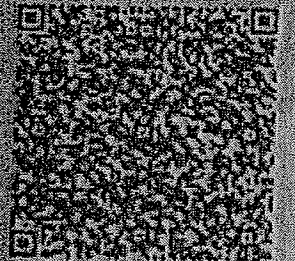


आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

अर्धगिनी, सुरेश कुमार दुबे, इटौरा, बेनीपुर, फैजाबाद,
उत्तर प्रदेश - 224201



Address:

W/O: Suresh Kumar Dubey, Itaura, Benipur,
Faizabad, Uttar Pradesh - 224201



1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYA PRIYADARSHINI

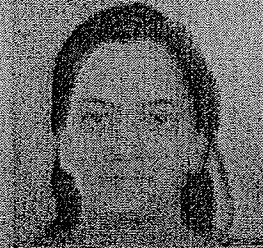
SANJAY PACHAURI

14/11/1991

Permanent Account Number

CZAPP2530D

Signature



16/12/2015

Jayadarsini

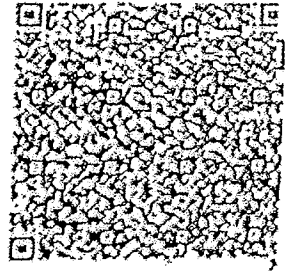
भारत सरकार
GOVERNMENT OF INDIA

सर्वेश कुमार मिश्र

Sarvesh Kumar Mishra

जन्म तिथि/ DOB: 10/06/1986

पुरुष / MALE



4638 9586 8348

आधार-आम आदमी का अधिकार



भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

आत्मज: आत्माराम मिश्र,
टीचर कॉलोनी, चौमुखा,
गोरखपुर,
उत्तर प्रदेश - 273158

S/O: Atma Ram Mishra, teacher
colony, Chaumukha, Gorakhpur,
Uttar Pradesh - 273158


4638 9586 8348


Aadhaar-Aam Admi ka Adhikar

LUCKNOW BAR ASSOCIATION
LUCKNOW

www.lucknowbarassociation.org Mob.:9839531285

LAWYER'S PROFESSIONAL IDENTITY CARD



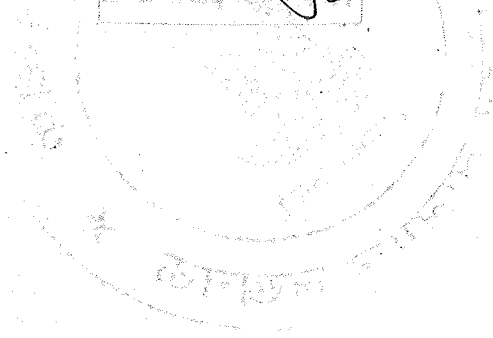


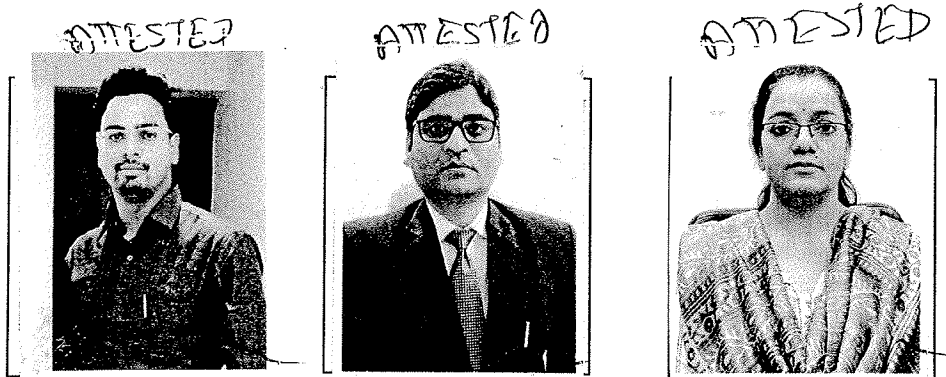
Member's Name : Pawan Kumar Tiwari
Father's Name : Mr. Madhav Raj Tiwari
Date of Birth : 25.03.1984
Address : 538-B/270, Shiv Nagar,
Khadra, Lucknow.
Enrollment No : UP-13498/10
Ledger No. : P-303

Mr. Ramesh Prasad Tiwari
Gen. Secretary
Lucknow Bar Association, Lucknow



Pawan





DEED OF CONVEYANCE

TYPE OF PROPERTY : Residential - Plot
 DETAILS OF PROPERTY : Plot No: PCP-S4-P1-E073
 (Pintail Park City-Phase 1 Plots)
 VILLAGE & WARD / PARGANA : Mastemau, Mohanlalganj - Lucknow
 SIZE : 320 Sq. Mtr.
 LOCATION : More than 200 Meter from Sultanpur Road
 SALE CONSIDERATION : INR 1,21, 24,761/-
 GOVERNMENT VALUE : INR 31, 87,200/-
 TOTAL STAMP DUTY : INR 8,46,560/-
 STAMP DUTY COLLECTED AT THE TIME OF
 AGREEMENT : INR 2,44,560/-
 STAMP DUTY AT THE TIME OF
 CONVEYANCE DEED : INR 6, 02,000/-
 OTHER DETAILS : 09-Metre-Wide Road, Green Park Facing & Also
 Corner

Bound By

On or towards the East : Unit No: PCP S4-P1-E039
 On or towards the West: : 09-Metre-Wide Road
 On or towards the North: : Unit No: PCP S4-P1-E072
 On or towards the South : 12-Metre-Wide Road

PINTAIL INFRACON LLP

 Authorized Signatory
 PINTAIL INFRACON LLP

 Authorized Signatory

Pintail Realty Developers Pvt. Ltd.

 Authorized Signatory

Suresh Kumar Dubey






THIS DEED OF CONVEYANCE (hereinafter referred to as the 'Conveyance Deed') is made and executed at Lucknow, Uttar Pradesh, on this **24th day of March, 2023**.

BY

1. **Pintail Infracon LLP**, a limited liability partnership incorporated under the LLP Act 2008, having its registered office at G-40, Jangpura Extension, Birbal Park, New Delhi- 110014, (PAN AATFP8087D) (LLPIN – AAI-5601), acting through its authorized signatory **Mr. Sumit Jaiswal**. (Aadhar No.2233078007497) S/o **Mr. G.D. Gupta** authorized vide Authorization Letter dated **03/02/2023**. hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;
2. **M/s Pintail Realty Developers Ltd**, a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 with its registered office at UNIWORLD CITY – HEIGHTS, TOWER NO.8 , FLAT NO.0102, NEW TOWN RAJARHAT, KOLKATA, WB-700160 (hereinafter referred to as the "**Licensee**", which expression shall, unless repugnant to the context, be deemed to mean and include its successors and permitted assigns) **OF THE SECOND PART**, acting through its duly constituted attorney viz. Pintail Infracon LLP;
3. **The entities specified in Schedule I** hereto (hereinafter called the "**Owners**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective, successors-in-interest and permitted assigns in case of body corporates and legal heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **THIRD PART** acting through their duly constituted attorney viz. Pintail Infracon LLP.

IN FAVOUR OF

4. **Mr. Suresh Kumar Dubey (PAN No. AMUPD4753F) (Aadhar No.764524731216) S/o Mr. Jwala Prasad Dubey aged about 38 years, resident of Village-Benipur, Post-Intaura, Faizabad, Faizabad, Uttar Pradesh-224001** hereinafter called the ["**Vendee**"-1] (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **FOURTH PART**.
5. **Mrs. Jaya Priyadarshini (PAN No. CZAPP2530D) (Aadhar No.939251292618) Wo Mr. Suresh Kumar Dubey, aged about 32 years, resident of Village-Benipur, Post-Intaura, Faizabad, Faizabad, Uttar Pradesh-224001** ["**Vendee**"-2]

The Promoter, Licensee, Owners and Vendee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**". The Promoter, the Licensee and the Owners shall collectively be referred to as the "**Vendors**".

WHEREAS:

- A. The Promoter is in the process of developing an integrated township project on a land parcel admeasuring 200 acres under the name and style of "PINTAIL PARK CITY" in phases. The current phase of Pintail Park

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Authorised Signatory

PINTAIL INFRACON LLP

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Suresh Kumar Dubey



City project namely **Pintail Park City (Phase1 Plots)**, referred to as the "**Project**", and is being developed as an integral part of the integrated township project.

- B. The Promoter has entered into a consortium MOU dated **14 October 2015** with Pintail Realty Developers Pvt. Ltd. (formerly known as Arindam Sekhar Garments Marketing Pvt. Ltd.) and the Owners, for the purpose of execution of the integrated township Project, including land assembly, DPR, clearances, development, maintenance & management of services and disposal of property which consortium MOU was supplemented vide consortium MOU dated **2 November 2015**, consortium addendum agreement dated **17 February 2017** and consortium addendum agreement dated **21 March 2018** (the aforesaid agreements shall hereinafter collectively be referred to as the "**Consortium Agreement**"). Each of the aforesaid agreements are registered with the Sub Registrar, Tehsil - Mohanlalganj, Lucknow as per the following details

S. No.	Description of the Document	Date of Execution	Registration Details
1	Consortium MOU	14/10/2015	699
2	Consortium MOU	02/11/2015	740
3	Consortium Addendum Agreement	17/02/2017	79
4	Consortium Addendum Agreement	21/03/2018	187

- C. The initial 2 consortium MoUs were submitted to the Lucknow Development Authority pursuant to which a license bearing number 137/VC/EE/HTIG/2015 dated 2 November 2015 (hereinafter referred to as the "**License**") was issued by the Lucknow Development Authority for development of the integrated township project. The consortium addendum agreements were also submitted with Lucknow Development Authority subsequently.
- D. The Promoter, Owners and the Licensee have entered into a Revenue Sharing Agreement dated 13 March 2018 (hereinafter referred to as the "**Development Agreement**"). The Development Agreement is registered with the Sub Registrar, Tehsil – Mohanlalganj, Lucknow as document number 163 on 13/03/2018.
- E. The Promoter has obtained approval of the layout plan in respect of the Project from Lucknow Development Authority vide Permit No. 42758, dated 26 September 2017 (hereinafter referred to as the "**Approved Plan**").
- F. The Promoter has registered the Project under the provisions of the RERA Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow on 16 March 2018 under registration no. UPRERAPRJ15457. The details of the Project are available at the website of the Authority at www.uprera.gov.in;
- G. The Vendee had applied and had been allotted the Demised Plot vide allotment letter dated **19 Mar 2021** Subsequently, the Vendors and the Vendee had entered into the Agreement for Sale for sale/purchase of the Demised Plot, which is registered with the Sub-Registrar, Tehsil – Mohanlalganj, Lucknow as document number **11892** on **15/06/2021**. The Vendee undertakes and confirms that it shall continue to abide by the terms and conditions of the Agreement for Sale.
- H. The Vendee has perused all the relevant documents, as set out above, and is fully satisfied with the rights

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PINTAIL INFRACON LLP

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Suresh Kumar Dubey

Prityadarsini



and obligations of the Vendors in respect of the Project. It is only after satisfying itself regarding the interest, title and rights of the Vendors in the Project, the Vendee had agreed to purchase the Demised Plot.

- I. The Vendee is fully satisfied and has no claim of any nature whatsoever regarding the Demised Plot. The Vendee confirms that the area of the Demised Plot is 320.00 sq.meters / 382.72 sq. yards based on the joint measurement undertaken by Promoter and the Vendee.
- J. The Vendee further understands the financial and legal implications of entering into this Conveyance Deed and has sought independent legal and financial advise in this regard.
- K. The Vendee has confirmed to the Vendors that it is entering into this Conveyance Deed with the full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project, Demised Plot and in particular the terms and conditions contained in this Conveyance Deed. The Vendee has further confirmed that it has clearly understood its rights, duties, responsibilities, obligations under each and every clause of this Conveyance Deed.

DEFINITIONS

- (i) **"Agreement for Sale"** shall mean the agreement for sale dated **15/06/2021**. Executed between the Parties in relation to the Demised Plot which is duly registered with the Sub Registrar, Tehsil – Mohanlalganj, Lucknow as document number **11892** on **15/06/2021**.
- (ii) **"Association of Plot Owners"** shall mean an association or society or a cooperative society, as the case may be, of the plot owners which shall be formed for the maintenance of Common Areas and Facilities as provided in the Project.
- (iii) **"City Development Charges (CDC)"** means the charges for external development levied/leviable with respect to the Project (by whatever name called or in whatever form) with all such conditions imposed by the Competent Authority and includes any further increase in such charges with regard to the future demand/assessment payments from Local Municipal/Development Authorities.
- (iv) **"Common Areas and Facilities"** means such Common Areas and Facilities within the Project for common use of all the owners of the plots therein.
- (v) **"Competent Authority"** means the local authority or any authority created or established under any law for the time being in force by the appropriate Government which exercises authority over land under its jurisdiction and has powers to give permission for development of such immovable property.
- (vi) **"Demised Plot"** means the plot more particularly specified in Annexure – 1 of this Deed.
- (vii) **"IFMS"** means Interest Free Maintenance Security @ **₹179.40/-** per sq. mtr or **₹150/-** per sq. yard of the area of the Demised Plot.
- (viii) **"Maintenance Agency"** means agency which shall carry out the maintenance and upkeep of the Project.
- (ix) **"Maintenance Agreement"** means the maintenance agreement executed amongst the Maintenance Agency and the Vendee for maintenance of the Project.

PINTAIL INFRACON LLP

Authorised Signatory

PINTAIL INFRACON LLP

Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Suresh Kumar Dubey
Spinyadareshini



- (x) **"Maintenance Charges"** means the periodic charges payable by the Vendee to the Maintenance Agency. The details of Maintenance Charges and the mechanism of its payment shall be more elaborately described in the Maintenance Agreement.
- (xi) **"Project"** shall mean the **Pintail Park City (Phase 1 Plots)**;
- (xii) **"RERA Act"** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) as amended from time to time;
- (xiii) **"Rules"** mean the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 as amended from time to time or any other rules issued by the State Government of Uttar Pradesh or anybody constituted by it including the UP Real Estate Regulatory Authority;
- (xiv) **"Total Price"** shall mean the total price of the Unit set out in Schedule II of this Conveyance Deed.

NOW, THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the Total Price which has been paid by the Vendee and received by the Promoter as per details set out in Schedule II hereto and in accordance with the terms of this Conveyance Deed, the Vendors do hereby convey, sell, transfer, and assign absolutely to the Vendee by way of sale, the Demised Plot and all their respective rights, title and interests therein, free and clear of all encumbrances.
2. Now it shall be lawful for the Vendee for all times hereafter to enter upon the Demised 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 this Conveyance Deed. 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 Vendee, 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 Demised Plot unto the Vendee in the manner mentioned in this Conveyance Deed. The Vendors covenant that this Conveyance Deed is executed in its entirety and that the Promoter has received Total Price of the Demised Plot. The Vendors acknowledge that the Vendee is not required to pay any amounts to the Owners or the Licensee and they shall be paid by the Promoter as per their mutual arrangement to which the Vendee is not privy.
3. The Vendors confirm that the Total Price is inclusive of all charges except Interest Free Maintenance Security (IFMS), Connection Charges, charges towards Club Membership, GST, other cess, levies, bandh charges and monthly maintenance charges. The Vendee agrees and undertakes that any amount/s legally and statutorily payable due to permitted increases/revisions in CDC/EEC by any statutory authority subsequent to the execution of the Conveyance Deed but relatable to the period prior to or after the execution of this Conveyance Deed shall be borne and paid by the Vendee. In the event the aforesaid charges are levied on the Project, the Vendee shall pay the same on pro rata basis. The determination of the pro rate share of such charges payable by the Vendee shall be made by the Promoter and the same shall be binding on the Vendee. The Vendee affirms that if such increased CDC/EEC/Other charges are not paid, the Vendee shall be responsible and liable for all cost and consequences for such non-payment including for all actions as are available to the Vendors as per applicable law. As per the Agreement for Sale, the price of the Demised Unit was

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inclusive of Interest Free Maintenance Security & Connection Charges of Water, Sewer and Electricity however, these components have been excluded from the Total Price for the purpose of this Conveyance Deed.

4. The Parties hereby covenant that all liabilities relating to/arising out of Goods & Services Tax (GST), additional taxes, cesses, levy, rate or charge of any kind attributable to the Demised Plot in future as a consequence of any order/demand of the Government, Statutory body, Municipal Corporation/ Council and/ or any Centre/ State Authority, if applicable and legally leviable to the extent of the area of the Demised Plot shall also be paid by the Vendee.
5. The Vendee understands and is aware that a bandh is being developed on the banks of river Gomti to safeguard surrounding areas, from future flooding and Bandha Shulka is being charged by the State Government of Uttar Pradesh. The Vendee has paid INR **2,54,509/- (Rupees Two Lakh Fifty-Four Thousand Five Hundred Nine Only)** as its share of the Bandha Shulka to the Promoter. The Vendee further undertakes to pay all amounts demanded by the State Government of Uttar Pradesh as future Bandha Shulka whether the demand is made upon the Vendee and / or the Promoter.
6. The Promoter has simultaneously with the execution of this Conveyance Deed handed over to the Vendee vacant and peaceful physical possession of the Demised Plot. The Vendee shall be entitled to exercise all rights of absolute ownership and possession in or related to the Demised Plot without any reference to or obstruction or objections from the Vendors or any one claiming through or under them.
7. The Vendee shall have no right, title or interest over any area in the Project other than the Demised Plot and such other areas shall be under the exclusive ownership and possession of the Promoter who shall have the absolute right and entitlement to deal with such areas as per its unfettered discretion without any interference or impediment from the Vendee.
8. The Vendee accepts and acknowledges that the Promoter shall be carrying out developmental/construction activities now and for many years in future in the Project and that the Vendee shall not raise any objection or make any claims on account of inconvenience, which may be suffered by the Vendee due to such developmental/construction or its incidental/ related activities in the Project and the integrated township project.
9. The Vendee undertakes and covenants to subscribe to the membership of the club which may be developed by the Promoter as a part of the Project and further undertakes and covenants to pay the one time as well as yearly club membership charges to the Promoter / a nominated agency appointed by the Promoter to manage the operations of the said club. The Vendee undertakes and covenants to enter into a separate agreement in relation to subscribing to the membership of the club which may be developed by the Promoter as a part of the Project.
10. The Promoter shall remove all defects in title, if any, of the Vendors to the Demised Plot.
11. The Vendee acknowledges and confirms that the Vendee has read and understood the RERA Act and Rules and the implications thereof in relation to the various provisions of the Conveyance Deed and the Vendee is in full agreement with the provisions of this Conveyance Deed in relation to the RERA Act and

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- Rules and shall comply as and when applicable and from time to time with the provisions of the RERA Act and Rules or any statutory amendments or modifications thereof or the provisions of any other applicable law(s).
12. The Vendee undertakes to join any Association of Plot Owners which shall be the incharge of the maintenance of the Project once maintenance of the Project is handed over to them by the Promoter pursuant to the relevant provisions of the RERA Act and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary for this purpose.
 13. The Vendors acknowledge that the Vendee has paid the IFMS which shall be handed over by the Promoter to the Association of Plot Owners at the time of handover of the maintenance of the Project to such association.
 14. The Parties acknowledge that the maintenance charges for 2 (two) years from the date of offer for possession of the Demised Plot has been paid by the Vendee to the Promoter which shall be utilized in terms of the Maintenance Agreement. In the event, the Association of Plot Owners is not constituted within a period of 2 (two) years hereof, the Maintenance Agency shall be entitled to collect from the Vendee an amount equal to the amount of maintenance charges as per the Maintenance Agreement with such escalation as may be deemed appropriate by the Maintenance Agency. The amount of such escalation shall be decided by the Maintenance Agency and shall be binding on the Vendee.
 15. The Vendee agrees and undertakes to pay Maintenance Charges to the Maintenance Agency for the maintenance of the Common Areas and Facilities of the Project. The Vendee agrees to pay all such Maintenance Charges to the Maintenance Agency by way of a cheque / demand draft drawn in favour of such Maintenance Agency. In case, the Vendee fails to pay any maintenance bill then (a) the Vendee shall not be entitled to avail any maintenance services; and (b) shall be obligated to pay interest on the delayed amount @18% per annum compounded quarterly for the period of delay.
 16. The Maintenance Agency may entrust the maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendee undertakes to pay all bills and charges as may be raised by the Maintenance Agency promptly and without any reminders, from time to time. The Vendee 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 Vendee undertakes that the Vendee shall be entitled to use the maintenance services subject to the timely payment of Maintenance Charges. The Vendee undertakes to pay all the charges to the Maintenance Agency periodically and as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the Vendee. The Vendee confirms that the Maintenance Agency has the right of unrestricted access to all general and/or limited Common Areas and facilities as listed of Schedule III of the Conveyance Deed, for providing the necessary maintenance services.
 17. The elaborate details of the Maintenance Charges and maintenance services are set out in the Maintenance Agreement.
 18. The Vendee acknowledges and confirms that the infrastructure facilities provided by the Competent Authority in the entire area in which the Project is located, is beyond the control of the Vendors/Association of Plot Owners/Maintenance Agency and the Vendee shall not have a right to raise any claim or dispute against the Vendors/ Association of Plot Owners /Maintenance Agency in

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respect of the facilities provided by the Competent Authority or any other statutory authorities.

19. The Vendee undertakes and agrees not to use the Demised Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other occupants in the Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Demised Plot which tends to cause damage to the property of the other occupants of plots / properties in the Project or in any manner interfere with the use thereof or of spaces, roads, parks, footpaths or amenities available for common use. The Vendee shall indemnify the Vendors/ Association of Plot Owners/Maintenance Agency against any penal action, damages or loss due to misuse by the Vendee.
20. The Vendee has understood that its rights with regard to the Demised Plot are limited to those mentioned in the Conveyance Deed, and the Vendee has not contracted with the Vendors for any other right of any nature whatsoever.
21. The Vendee acknowledges and agrees that the Promoter shall be carrying out extensive development / construction activities in the Project over a period of time. The Vendee understands and agrees that various structures / amenities / facilities, etc., comprising the Project, shall be completed in phases and the Vendee agrees not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of inconvenience, if any, due to such development activities. The Vendee also acknowledges and agrees that all facilities and amenities may not be developed at the time of execution of this Conveyance Deed and it undertakes not to raise any claim not to raise any objection or make claim against the Promoter / Licensee / the Owners / Maintenance Agency on account of any facility or amenity not being developed.
22. The Vendee undertakes that it shall develop / construct residential complex over the Demised Plot after obtaining all necessary approvals from concerned authorities and shall not create any kind of nuisance for the other occupants of the Project by encroaching upon of the roads, common areas, landscapes, green areas, walk ways, footpaths etc. or otherwise. The Vendee further undertakes, covenants and assures to the Vendors that it shall complete the construction of the residential complex over the Demised Plot within a period of five (5) years from the date of execution of this Conveyance Deed.
23. The Vendee confirms having borne and paid all expenses for the completion of the registration of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,21,24,761/- (Indian Rupees One Crore Twenty-One Lakh Twenty-Four Thousand Seven Hundred Sixty-One Rupees Only.)** in terms of the Indian Stamp Act, 1899. 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 Demised Plot conveyed by this Conveyance Deed shall be exclusively borne by the Vendee and the Vendors accept no responsibility in this regard.
24. The Vendee acknowledges that if any clause of this Conveyance 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 is reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws. The remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.

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25. The Vendee confirms that all the obligations arising under this Conveyance Deed in respect of the Demised Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Plot as the said obligations go along with the Demised Plot for all intent and purposes and the Vendee assures the Vendors that the Vendee shall take sufficient steps to ensure the due performance in this regard.
26. The Vendee confirms and acknowledges that the Vendee 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 Vendee shall indemnify the Vendors for any liability and/or penalty in that behalf.
27. This Conveyance Deed shall be read with the provisions of the Agreement for Sale and in the event of conflict between the provisions of the Agreement for Sale and the Conveyance Deed, the provisions of the Conveyance Deed shall prevail. The presence of a provision in one document and not in the other document shall not be deemed to be any conflict between the two documents.
28. The Vendee agrees and understand that the terms and conditions of this Conveyance Deed may be modified / amended in accordance with any applicable directions/orders which may be passed by any court of law, tribunal or commission, in compliance with applicable laws, upon final determination of the issues in the pending proceedings before Supreme Court and the Vendee agrees to execute the deed of amendment/supplementary deed / rectification deed modifying this Conveyance Deed if necessary in accordance with such final directions/orders and there upon the Conveyance Deed would be deemed to have been executed in such modified form.
29. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Conveyance Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion.
30. The courts at Lucknow alone shall have the sole jurisdiction to adjudicate upon all matters / issues / disputes arising from / connected to this Conveyance Deed between the Vendors and the Vendee.
31. That there is no construction on the demised plot and the area of demised plot is **320.00** sq. mtr. The demised plot is situated more than 100 meters away from Amar Shaheed Path and Sultanpur Road. The demised plot is situated on **09-meter-wide road**, and the circle rate of the said area is fixed by the collector at **Rs. 8300/- per sq. meter**. Since the demised plot is situated in front of the park, hence enhancement of 10% of circle rate is also payable, which comes to **Rs. 9130 per sq. meter** also Since the demised plot is situated in corner, hence enhancement of 10% of circle rate is also payable which comes to **Rs. 9960 per sq. meter** Thus, the total value of demised plot admeasuring **320.00 sq. meter** comes to **Rs. 31,87,200/-** which is less than the sales consideration of **Rs. 1,22,27,169/-** (As defined in registered agreement for sale, however charges towards IFMS and Connection Charges has been excluded from sales consideration at the time of deed of conveyance, deriving revised sales consideration to Rs. 1,21,24,761/-). The stamp duty on sales consideration as per registered agreement for sale is payable at **Rs. 1,22,27,169/-** But in this deed of conveyance the Vendee No. 2 is lady, as per G.O. No. S.V.K.Ni.-5-462/11-2006-500(92)2005 dated 23.02.2006 of Sansthatag Vitt, Kar Evam Nibandhan Anubhag-5, there is a rebate of 1% stamp duty on purchase of property amounting upto Rs. 10,00,000/-. Hence the stamp duty on Rs. 10,00,000/- of undivided half share of Vendee No. 2 comes to **Rs. 60,000/- @ 6%** and on the rest amount i.e., **Rs. 51,13,585/-** of undivided half share of Vendee No. 2 comes to **Rs. 3,57,980/- @ 7%** and on **Rs. 61,13,585/-** of undivided half share of Vendee No. 1 comes

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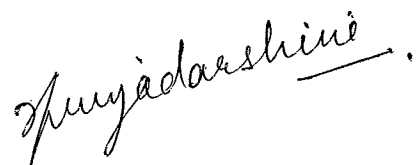
Authorized Signatory

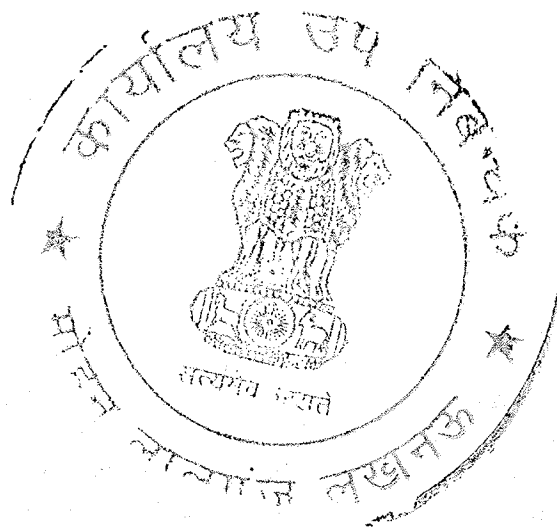
Pintail Realty Developers Pvt. Ltd.



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Surash Kumar Dubey





to Rs. 4,27,980/- @ 7% as per Government Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30.06.08 issued by Sanshagat Vitt, Kar Evam Nibandhan Anubhag-5. In this way total stamp duty of Rs. 8,46,560/-, which is being paid in this conveyance deed accordingly by the Vendee. Since a registered agreement to sale is executed between the Vendor and Vendee on 15.06.2021, which is registered at the office of Sub-Registrar – Mohanlalganj, Lucknow vide Bahi No. 1, Jild No. 12871, Pages 351 to 424 at S. No. 11892 registered on 15.06.2021, in which the stamp duty of Rs. 2,44,560/- has been paid, hence after adjustment of such stamp duty, now balance stamp duty of Rs. 6,02,000/- is being paid in this Conveyance Deed by the Vendee through E-stamp Certificate Number IN-UP63376040624041V Dated 20-Mar-2023.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this deed of conveyance for Sale at Lucknow, Uttar Pradesh in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER

For, Pintail Infracon LLP
PINTAIL INFRACON LLP

(Signature)
For, M/s. Pintail Infracon LLP
Authorised Signatory



SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS

For the Owners by their respective duly constituted Attorney M/s Pintail Infracon LLP

PINTAIL INFRACON LLP

(Signature)
Authorised Signatory
For, M/s. Pintail Infracon LLP



SIGNED AND DELIVERED BY THE WITHIN NAMED LICENSEE

For, Pintail Realty Developers Pvt. Ltd.

(Signature)
Authorised Signatory
For, Pintail Realty Developers Pvt. Ltd.



SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEE

Suresh Kumar Dubey.
Signature
Suresh Kumar Dubey



Jaya Priyadarshini
Signature
Jaya Priyadarshini



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Pintail Realty Developers Pvt. Ltd.

Authorised Signatory

Authorised Signatory

PINTAIL INFRACON LLP



At Lucknow on 24.03.2023 in the presence of:

WITNESSES:



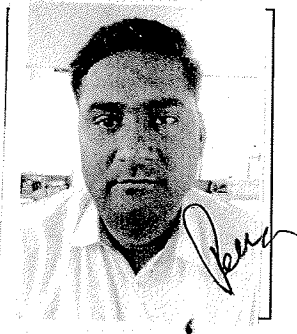
1. Signature सरवेश कुमार मिश्रा

Name: Mr. Sarvesh Kumar Mishra

S/o: Mr. Atma Ram Mishra

Address: Teacher Colony, Chaumukha, Gorakhpur, Uttar Pradesh-273158.

Mobile: 8318454410



2. Signature Pawan

Name: Advocate Pawan Kumar Tiwari

S/o: Madhav Raj Tiwari

Address: Collectorate, Lucknow, Uttar Pradesh

Mobile: 8299835839

Drafted by:
Mukesh Mani Tripathi
(Advocate)
Collectorate, Lucknow, UP

Suresh Kumar Dubey.

Pritya Lakshmi

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ANNEXURE-1

DESCRIPTION OF THE DEMISED PLOT

ALL THAT piece and parcel of land admeasuring 320.00 square meters, of the property known as under **Unit No. PCP-S4-P1-E073**, situated at "Pintail Park City (Phase 1 Plots)" situated at Sultanpur Road, Lucknow bounded as under:

Unit No. : PCP-S4-P1-E073
Plot Area : 320.00 Square meters (382.72 Square yard)

Bound By

On or towards the East: **Unit No: PCP-S4-P1-E039**
On or towards the West: **09-Meter-Wide Road**
On or towards the North: **Unit No: PCP-S4-P1-E072**
On or towards the South: **12-Meter-Wide Road**
Dimension of Demised Plot: **16 Meter (Front) X 20 Meter (Depth)**



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Authorised Signatory

Suresh Kumar Dubey

Munjadarsini



SCHEDULE -I
DETAILS OF THE OWNERS

- [1] Aadesh Constructions Pvt. Ltd.
- [2] Pintail Infracon LLP
- [3] Ajay Kumar s/o Late Jagdish Prasad
- [4] Bliss Constructions Pvt. Ltd.
- [5] Dinesh s/o Phenku Ram
- [6] Mahal Constructions Pvt. Ltd.
- [7] Milaap Construction Pvt. Ltd.
- [8] Pintail Builders LLP
- [9] Pintail Constructions LLP
- [10] Pintail Infraheights LLP
- [11] Pintail Projects LLP
- [12] Pintail Realty Developers Pvt. Ltd.
- [13] Prasiddhi Constructions Pvt. Ltd.
- [14] Prayatna Constructions Pvt. Ltd.
- [15] Raj Kumar s/o Paltan
- [16] Satyendra Kumar s/o Late Jagdish Prasad
- [17] Sunder Lal s/o Ram Gopal
- [18] Vakratund Infrastructure Pvt. Ltd.
- [19] Krishna Infracity Pvt. Ltd.

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PINTAIL INFRACON LLP



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Pintail Realty Developers Pvt. Ltd.



Authorized Signatory

Suresh Kumar Dubey



आवेदन सं०: 202300822012893

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8677

वर्ष: 2023

प्रतिफल- 12124761 स्टाम्प शुल्क- 602000 बाजारी मूल्य - 3188000 पंजीकरण शुल्क - 121250 प्रतिलिपिकरण शुल्क - 100 योग : 121350

श्री सुरेश कुमार दुबे,
पुत्र श्री ज्वाला प्रसाद दुबे
व्यवसाय : नौकरी
निवासी: ग्राम-गेनीपुर, पोस्ट-इन्तौरा, फैजाबाद, उ०प्र०-224001

Suresh Kumar Dubey



ने यह लेखपत्र इस कार्यालय में दिनांक 24/03/2023 एवं 01:31:04 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सै० गाजी अब्दुल प्रभासी
उप निबंधक :मोहनलालगंज
लखनऊ
24/03/2023
संजय कुमार गौतम
निबंधक लिपिक
24/03/2023




SCHEDULE-IITOTAL PRICE -PAYMENT MECHANICS
AND DETAILS


Name of Vendee : Mr. Suresh Kumar Dubey/Mrs. Jaya Priyadarshini
Unit No : PCP-S4-P1-E073
Unit Cost : 1,21,24,761.00
Total Received : 1,25,87,328.00

<u>Date</u>	<u>Amount (Rs.)</u>	<u>UTR/Cheque No.</u>	<u>Drawn On</u>
24/Feb/2021	600000.00	440070	STATE BANK OF INDIA
15/Jun/2021	1200000.00	316968	PNB BANK
15/Jun/2021	650000.00	090461	SBI
01/Jul/2021	8920114.00	138106	ICICI Bank Ltd.
17/Mar/2023	60624.00	XNOFXEA	TDS Payment
17/Mar/2023	60624.00	XNOPSDA	TDS Payment
23/Mar/2023	97550.00	PUNBH23072265348	Punjab National Bank
23/Mar/2023	57408.00	PUNBH23072263502	Punjab National Bank
23/Mar/2023	*941008.00	323540	ICICI BANK


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PINTAIL INFRACON LLP


 Authorized Signatory

Suresh Kumar Dubey


 Jaya Priyadarshini

बही सं०: 1

रजिस्ट्रेशन सं०: 8677

वर्ष: 2023

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

विक्रेता: 1

श्री पिन्टेल इन्फ्राकॉन एलएलपी द्वारा अधिकृत हस्ताक्षरी सुमित
जायसवाल, पुत्र श्री जी०डी० गुप्ता
निवासी: जी-40, जंगपुरा एक्सटेंशन, बिरमल पार्क, न्यू दिल्ली-110014
व्यवसाय: व्यापार



क्रेता: 1

श्री सुरेश कुमार दुबे, पुत्र श्री ज्वाला प्रसाद दुबे
निवासी: ग्राम-गेनीपुर, पोस्ट-इन्तौरा, फैजाबाद, उ०प्र०-224001
व्यवसाय: नौकरी *Suresh Kumar Dubey*



क्रेता: 2

श्रीमती जया प्रियादर्शनी, पत्नी श्री सुरेश कुमार दुबे
निवासी: ग्राम-गेनीपुर, पोस्ट-इन्तौरा, फैजाबाद, उ०प्र०-224001
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री सर्वेश कुमार मिश्रा, पुत्र श्री आत्मा राम मिश्रा
निवासी: टीचर कालोनी, चौमुखा, गोरखपुर, उ०प्र०-221008
व्यवसाय: नौकरी *सर्वेश कुमार मिश्रा*
पहचानकर्ता : 2



श्री पवन कुमार तिवारी, पुत्र श्री माधव राज तिवारी
निवासी: कलेक्ट्रेट, लखनऊ, उ०प्र०
व्यवसाय: वकालत *Pawan*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

सै० गाजी अब्दुस प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
24/03/2023

संजय कुमार गौतम
निबंधक लिपिक लखनऊ
24/03/2023

प्रिंट करें

SCHEDULE III

Common area" means:

- (i) The parks, playground.
- (ii) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel.
- (iii) Installations of central services such as electricity, gas, water and sanitation and incinerating, system for water conservation;
- (iv) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (v) All community and commercial facilities as provided in the Project; **Explanation:** - community & commercial facilities shall include only those facilities which have been provided as common areas in the Project.
- (vi) All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use.

Suresh Kumar Dubey

Prityadarshini

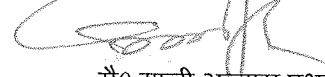
PINTAIL INFRACON LLP
Authorized Signatory
PINTAIL INFRACON LLP
Authorized Signatory

Pintail Realty Developers Pvt. Ltd.
Authorized Signatory

आवेदन सं०: 202300822012893

बही संख्या 1 जिल्द संख्या 15241 के पृष्ठ 49 से 80 तक क्रमांक 8677 पर दिनांक 24/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



सै० गाजी अब्बास प्रभारी

उप निबंधक : मोहनलालगंज

लखनऊ

24/03/2023

