





भारत सरकार

Government of India

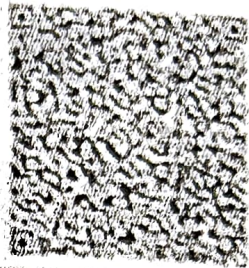


नाम: शुकल

Shashank Shukla

जन्म तिथि: 02/09/1979

लिंग: Male



3280 8749 8741

आधार - आम आदमी का अधिकार

GOVT. SERVICE

Mobile Number- 83189 58325



भारत सरकार

Unique Identification Authority of India

पता

नाम: शुकल  
घर नं. 499 मड़कनगा/मली  
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229001

Address

S/O Alok Raj Shukla  
House/Bldg /Apt: 499,  
Street/Road/Lane south phans  
bad, Landmark: shukla bhawan,  
Village/Town/City: Rae Bareilly,  
P O Raebareilly, State Uttar  
Pradesh, PinCode: 229001

*Shukla*  
*Sukla*

3280 8749 8741



भारत सरकार

भारत सरकार

भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Download Date 18/03/2020



देवेन्द्र कुमार

Devendra Kumar

जन्म तिथि / DOB : 12-12-1988

पुरुष / MALE

Mobile No. 7905650125

**5208 1369 2299**

VID : 9188 5796 4720 0012

Download Date 18/03/2020



1947

मेरा आधार, मेरी पहचान

helpline@uidai.gov.in

www.uidai.gov.in



भारत सरकार

GOVERNMENT OF INDIA



Download Date 18-Mar-20

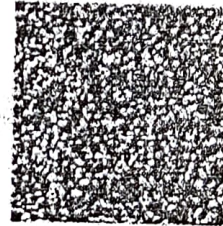
पता:

C/O रमई प्रसाद, 631/240, अजय नगर, कामता,  
लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226028

Address

C/O Ramai Prasad 631/240 Ajay Nagar  
Kamta Lucknow Chinhat Lucknow Uttar  
Pradesh - 226028

**5208 1369 2299**



Service

7388888077

*[Signature]*

आयकर विभाग



भारत सरकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAMLESH SINGH

RAMJANM SINGH

05/12/1967

Permanent Account Number

BAUPS8382Q

Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

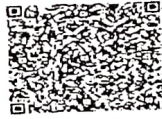
नामांकन क्रम / Enrollment No. 2017/93116/19609

To  
कमलेश सिंह  
Kamlesh Singh  
C/O Krishna Prasad Singh  
1/84 Vivek Khanit  
Gominagar  
Gominagar  
Bakshi Ka Talab Lucknow  
Uttar Pradesh 226010  
9621120248

04/09/2014  
168247065



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 / Male



**9595 5753 2481**

आधार - आम आदमी का अधिकार

9



भारत सरकार  
GOVERNMENT OF INDIA



नीरज झा  
Neeraj Jha  
जन्म तिथि/DOB: 04/08/1987  
पुरुष/ MALE  
Mobile No: 7753001200



**3789 8795 4800**  
VID : 9137 0156 5516 8517

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: राम नरेश झा, जगन्नाथपुरी कॉलोनी, जियामऊ, निकट  
राधा कृष्ण मंदिर, लखनऊ, लखनऊ,  
उत्तर प्रदेश - 226001



Address :  
S/O: Ram Naresh Jha, JAGANNATHPURI COLONY,  
JIYAMAU, NEAR RADHA KRISHNA MANDIR,  
Lucknow, Lucknow,  
Uttar Pradesh - 226001

**3789 8795 4800**  
VID : 9137 0156 5516 8517

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAKESH

GANGA DHAR

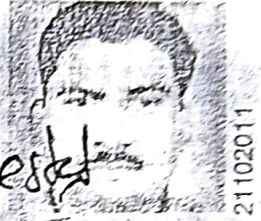
15/07/1979

Permanent Account Number

AAXPY6353K

*Rakesh*

Signature



*Self Attested*  
*Rakesh*

21102011

JUDICIAL SERVICE

Mobile Number- 91403 96089

*Judicial*

A-1004

भारत सरकार  
GOVERNMENT OF INDIA



नाम

Rakesh

जन्म तिथि/DOB: 15/07/1979

पुरुष / MALE



5741 3810 9246

आधार-आम आदमी का अधिकार

Self Attested

*[Signature]*

*[Signature]*

JUDICIAL SERVICE

Mobile Number- 91403 96089

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: गंगाधर, म. न. 269,  
पुलिस लाइन के पास,  
विक्रम नगर, गाय बरेली,  
गाय बरेली,  
उत्तर प्रदेश - 229001

Address:

S/O Gangadhar, h. no. 269 near  
police line, vikas nagar, Raj Barah  
Ran Barah,  
Uttar Pradesh - 229001

Self Attested

*[Signature]*

*[Signature]*

5741 3810 9246

Aadhaar-Aam Admi ka Adhikar

WITNESS



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

समावेशन क्रम / Enrollment No. : 1249/33203/01689

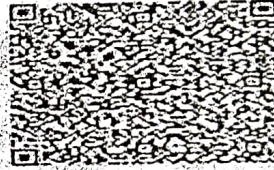
25/09/2014

To  
Rajesh Yadava  
राजेश यादव  
S/O: Gangadhar Yadav  
269  
Vikas Nagar  
Rae Bareil  
Raebareilly, Rae Bareil  
Uttar Pradesh - 229001  
9415743687



KL991186443FT

99118644



आपका आधार क्रमांक / Your Aadhaar No. :

**3595 8322 5815**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India

राजेश यादव  
Rajesh Yadava



जन्म तिथि / DOB: 15/05/1976  
पुरुष / Male

**3595 8322 5815**



आधार - आम आदमी का अधिकार

SERVICE

Mobile Number- 88742 05576

*Handwritten signature*



# Photograph Of Property



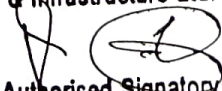
**Vendor**

Shree Shraddha Colonisers Private Limited

  
Authorised Signatory

**Owner**

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

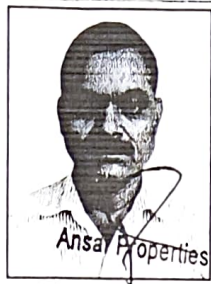
**Vendee**



Shree Shraddha C



Authorized Signatory



Ansal Properties



Infrastructure Ltd.

Authorized Signatory



### BRIEF DETAILS OF SALE DEED

1. Type of property : Residential
2. Mohalla : Sushant Golf City (Sector-B)
3. Property Details : Flat No.-A-1004, Tenth Floor, Tower-A, The Grace, situated at Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)
4. Measurement Unit : Square Meter
5. Area of Property : Built-Up/Covered area 1380 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575 Sq. ft. i.e 146.32 Sq. Mtr.
6. Situation of Road : More than 100(Hundred) Mts. Away from Amar Shaheed Path and Sultanpur Road.
7. Other Description : Group Housing situated at above 18 (Eighteen) Mtr. wide road and at corner.
8. Sale Consideration : Rs. 39,36,875/-
9. Market Value : Rs. 38,40,776/-
10. Stamp Duty : Rs. 2,76,000/-

Shree Shraddha Colonisers Private Limited

Authorized Signatory

Ansal Properties & Infrastructure Ltd.

Authorized Signatory

No. of First Party: 1	No. of Second Party: 1	No. of Third Party: 1
Details of Vendor	Details of owner	Details of Vendee
<b>Shree Shraddha Colonisers Private Limited</b> a company incorporated under the provisions of the Companies Act 1956, having its registered address 1st Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow, U.P.-226001 through its Authorized signatory <b>Devendra Kumar son of Sri Ramai Prasad.</b>	<b>Ansal Properties &amp; Infrastructure Ltd.</b> 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, U.P.- 226030 through its authorized signatories <b>Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha.</b>	<b>Mr. Rakesh Son of Sri Ganga Dhar resident of House No.-269, Near Police Line, Vikas Nagar, Rae Bareli, U.P.- 229001.</b>

**SALE DEED**

This DEED OF SALE is made at Lucknow on this 8<sup>th</sup> day of September, 2022.

**BETWEEN**

**Shree Shraddha Colonisers Private Limited** a company incorporated under the provisions of the Companies Act 1956, having its registered address 1st Floor, Raja Ram Kumar Plaza, 75, Hazratganj, Lucknow, U.P.-226001 through its authorized signatory **Sri Devendra Kumar Son of Sri Ramai Prasad**, in the capacity of the "developer " (hereinafter referred to as the "Vendor", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

**AND**

**Ansal Properties & Infrastructure Ltd., (PAN-AAACA0006D)** a company incorporated under the companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg,

Shree Shraddha Colonisers Private Limited  
  
Authorized Signatory

Ansal Properties & Infrastructure Ltd.  
  
Authorized Signatory



New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow, U.P.-226030 through its authorized signatories **Mr. Kamlesh Singh son of Mr. Ramjanm Singh and Mr. Neeraj Jha son of Mr. Ram Naresh Jha** in the capacity of owner of the FSI and developer of the Hi-Tech Township being developed under the name and style of Sushant Golf city Lucknow, U.P.-226030, (hereinafter referred to as the "**OWNER**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the one part,

**AND**

**Mr. Rakesh Son of Sri Ganga Dhar resident of House No.- 269, Near Police Line, Vikas Nagar, Rae Bareli, U.P.- 229001** (hereinafter referred to as the "**Vendee**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) **in the capacity of purchaser of the Flat**, of the other part.

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

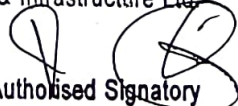
**AND WHEREAS** the Government of Uttar Pradesh Keeping in view the mandates of the national and state housing policy, announced a policy dated 22.11.2003 to be known as Hi-Tech Township policy to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Township in the state of U.P.

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

**AND WHEREAS** the Government of Uttar Pradesh has,

Shree Shraddha Colonisers Private Limited  
  
Authorised Signatory

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory



under its State Housing Policy, announced a policy, to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

**AND WHEREAS** that under the said policy the High power committee constituted by the Government of Uttar Pradesh has selected Ansal API for development of a Hi-Tech Township at Sultanpur Road in Lucknow on the land measuring 1765 acres (approx.) and a Memorandum of Understanding to that effect has been signed and executed between Ansal API and Lucknow Development Authority (LDA) constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

**AND WHEREAS** in pursuant to the said Memorandum of Understanding, Ansal API has signed and executed the Development Agreements with the Lucknow Development Authority (LDA) for development of this township.

**AND WHEREAS** that a memorandum of understanding has been signed between Lucknow Development Authority, Lucknow (the nodal agency) and the said developer for development of Hi-Tech Township in Lucknow and in furtherance of which the Detailed Project Report (DPR) has been submitted by the said developer which has been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** that the detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority, Lucknow.

**AND WHEREAS** that the land uses of the proposed site conforms to the development of Hi-Tech Township as per the master plan of Lucknow 2031.

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

**AND WHEREAS** the developer has entered into a memorandum of understanding dated 25/10/2011 with M/S Ansal Properties & Infrastructure Ltd. to develop Tower A, B and C in Project "The Grace" at Sector-B, in Sushant Golf City Lucknow.

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

**AND WHEREAS** that in terms of the M.O.U, the vendor has been authorized by M/S Ansal Properties & Infrastructure Ltd to transfer the units of different specifications and sizes developed by the vendor to its transferee/s on own terms and conditions mutually agreed upon and also in pursuant of Hi-Tech City Policy. The vendor is also authorized to carryout and completes the internal and external development of various services within the premises of Tower A, B and C in Project The Grace at Sector-B, in Sushant Golf City Lucknow, as per the standard specifications confirming to the Government policies and the relevant IS/BIS guidelines and practices.

**AND WHEREAS** Owner represents to Vendee that a case has been filled by Land Mark Property Development and Company Limited against Owner and others before Hon'ble High Court of Delhi. The Vendee is also aware of this fact. This deed is being executed by both the parties knowing all the facts of the case. The property hereby sold by this deed is not the subject matter of any stay/restrained/any decision in the case pending before Hon'ble High Court of Delhi.

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

(a) That the vendor is the absolute owner of the **Flat No.-A-1004, Tenth Floor, Tower-A, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030** (hereinafter referred as the "said FLAT") and no one else besides the Vendor has any right, claim, lien, interest or concern whatsoever on the said FLAT and the Vendor have full right and absolute authority and right to sell and transfer

Shree Shraddha Colonisers Private Limited  
  
Authorized Signatory

Ansal Properties & Infrastructure Ltd.  
  
Authorized Signatory



the same to the Vendee, and also conforms to the Vendee that they have not entered into any kind of agreement/arrangement whatsoever with any person in respect of the said FLAT to any other person (s).

(b) That the title in terms of ownership of land of owner is absolutely clear and marketable and the title in terms of ownership of Flat of vendor is absolutely clear and marketable that the said FLAT is absolutely free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, will, transfer, court attachment, litigations or any other registered or unregistered encumbrances till the time of execution of sale deed.

(c) That the Vendor hereby confirms and assures the Vendee that Vendor are not barred or prevented by any administrative/statutory attachment order or notification from entering into the present transaction with the Vendee.

(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.

(e) That the vendee has duly inspected all the relevant documents, statutory and mandatory approvals, title, rights, encumbrances and right to construct the Multi storied apartment, and also satisfied himself in respect of the material used in constructions, without any fear, Pressure, or inducement of any nature, and is willing and ready to purchase the said property in the residential apartment by way of sale, in the group housing complex known as "**The Grace**" in respective "Tower A, B & C".

**AND WHEREAS** upon the aforementioned declaration and assurances of the Vendor and assurance of Owner as a confirming party to the title of land, the Vendor hereby sells and the Vendee hereby purchases the said FLAT for consideration of Rs. 39,36,875/- (Rupees Thirty Nine Lac, Thirty Six Thousand, Eight Hundred And Seventy Five Only) on the terms and conditions mentioned herein under:

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

Shree Shraddha Colonisers Private Limited  
  
Authorised Signatory

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory



1. That the vendee has paid the entire sale consideration to the vendor of Rs. 39,36,875/- (Rupees Thirty Nine Lac, Thirty Six Thousand, Eight Hundred And Seventy Five Only) and Vendor hereby admits and acknowledges to have received the entire sale consideration as per the schedule of payment mentioned at the end.
2. That the Vendor hereby absolutely sells conveys transfers and assigns the **Flat No. A-1004, Tenth Floor, Tower-A, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030** along with all the rights of ownership, possession, interest, easement and privileges appurtenant to the said FLAT to have and to hold the same unto the Vendee absolutely and forever.
3. That the Fire Fighting Equipment and Fire Prevention Measures which are required within the Apartment and which become necessary on account of any interior decoration/partition or heat load created by the Vendee shall be installed by the Vendee himself/herself/themselves at his/her/their own cost and he/she/they shall obtain necessary permission in this regard from the concerned authority/ authorities.
4. That Fire Safety Measures have been provided as per the existing Fire Safety Code/ Regulations. If due to subsequent Legislation/ Government orders or directives or guidelines or if deemed necessary by the Vendor, any further fire safety measures are undertaken, the proportionate charges in respect thereof shall also be payable on demand by the Vendee.
5. That the upkeep and maintenance of the Said Flat shall be arranged by the Vendor for this purpose the Vendee shall pay the monthly charges as may be fixed from time to time by the Society/ Resident Welfare Association or its nominee and shall deposit with the society one time sinking fund as per rules.
6. That Liability of owner is strictly restricted to the title of the land all related liabilities towards the land only and with regards to quality of construction, area of unit, sale consideration etc. shall be the

Shree Shraddha Colonisers Private Limited  
  
Authorised Signatory

Ansal Properties & Infrastructure Ltd.  
  
Authorised Signatory





- responsibility of the vendor.
7. That Vendee is also liable to pay maintenance charges other than mentioned in previous paragraph for maintenance of the township to Vendor/Owner or its authorized maintenance agency. The Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Ansal API Infrastructure Limited or its nominated agency.
  8. That roof rights shall exclusively vest with the Vendor and Vendor shall have the unfettered right to do further constructions over the roof of the Building, in case of any additional FAR purchased by Vendor or granted by competent authority with written approval from the owner and vendor shall be paid in additional FAR to the owner as per MOU cum Term-sheet agreed by the both parties over the roof of the building. The Vendee shall not raise any objection by any reason whatsoever That the Vendor shall have right to raise further constructions and such additional structures on the roof top of top floor and construction shall be sole property of the Vendor and The Vendor will be entitled to dispose off the same to any person without any interference on the part of the Vendee. The VENDEE and all occupiers of the buildings shall not at any time or stage raise any objection by any reason whatsoever. The Vendor shall have right to use the sewer line, open drainage, stairs and passages etc. for raising any further construction even beyond the ultimate roof. Further the roads ultimate roof etc will remain the property of the Vendor.
  9. That the VENDEE shall have no objection to the Vendor making any alteration, additions, improvements or repairs whether structural or non-structural interior or exterior, ordinary or extra ordinary in relation to any premises within the Building as may be mandated by the statutory authorities or by any government order or for any purpose that may be deemed fit for the building and The VENDEE agree not to raise objections or make any claims on this account.
  10. That it is specifically made clear that the facilities including structures thereof i.e Club Building, Community /Convention Centre, Swimming Pool, Health Club, Play Ground, Terrace/Roof, Lifts, Water Pumps, Over Heads Water Tanks, Boundary Wall, etc shall remain the exclusive properties of the Vendor as the case may be and The VENDEE shall have no claim or any right in respect

Shree Shraddha Colonisers Private Limited  
  
Authorized Signatory

Ansal Properties & Infrastructure Ltd.  
  
Authorized Signatory



- thereof except their use.
11. That the common area (including proportionate land) has been reduced because of addition of floors after sanction of amended map/layout plan from competent authority and the apartment owners will be entitled to only the reduced common area (including proportionate land) and that the apartment owner will not raise any objection or dispute regarding the decrease in the common area(including proportionate land) before any court/authority of law. Further, the vendee agrees and undertakes that he/she/they shall after taking possession of the said flat or at any time before, has permitted the Vendor and has no right to object to the Vendor for putting up additional floors to the building after sanction of map from competent authority.
  12. That the Vendee also agrees to be bound by all the rules and regulation that are applicable and those that may be made applicable by the Vendor /Maintenance agency/society/ company for the maintenance of the said Flat.
  13. That the Vendor have unrestricted and uninterrupted rights over the said property for forming the flat, detailed at the foot of this deed.
  14. That the Vendor being absolute owner of the Said flat hereby sold are fully competent to transfer the same by way of sale to the Vendee hereto.
  15. That the Vendor hereby also covenant about the warranty of their title and declares that the Said flat hereby sold is free from all sorts of encumbrances, charges, attachment, mortgages, liens and the like. The Vendor hereby indemnifies the Vendee against any claim by anybody or person and in any suit, claim or case against the said flat.
  16. That if on account of any defect in the title of the owner/Vendor, the Vendee is dispossessed of the whole or part of Said flat hereby sold, the Vendee shall be entitled to claim from the Vendor the refund of the whole or part of sale consideration with all the costs and damages as the case may be for whole or part of the said flat so lost.
  17. That all the dues, demands, taxes, charges including propertytax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the Vendor up to the

Shree Shraddha Colonisers Private Limited  
  
Authorised Signatory

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory



- date of sale deed of the Flat and thereafter the same shall be paid and borne by the Vendee.
18. That the Vendee hereby agrees that if any demand is raised 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.
  19. That there is provision of allotment of at least one Car Park Bay along with one apartment in the Group Housing Complex and Vendor has allotted One Car Park Bay to the Vendee (s).
  20. That the Vendee, his, her, their heirs, successors and assigns are now entitled to enjoy all the rights of Ownership and interest and easements and appurtenances in the aforesaid said flat together with all the rights arising there from without any interruption or hindrance by the Vendor hereto and he, she, they will also be entitled to get his, her, their name mutated in the Nagar Nigam records or elsewhere in place of the Vendor's name as absolute Owners.
  21. That the Vendee shall from the date of possession maintain the said flat at her own cost, in a good tenantable and in a good condition and shall not do or suffer to be done anything in or to the said building(s) or the said flat or the staircases, lifts and lift lobbies, shafts, stilt, basements, compound and common passages which may be against rules or by-laws of the Municipal Authorities, Maintenance Agencies or any other authority nor shall the Vendee change alter or make alteration in or to the said flat or the building(s) or any part thereof. The Vendee shall be exclusively responsible for any loss or damages arising out of breach of any of these conditions.
  22. That the Vendee shall have proportionate undivided impartible interest in the land as well as common services facilities are in and appurtenant to the building raised over the block space in the proportion to the area of the flat hereby transferred.
  23. That the Vendee shall neither make nor allow to be made any addition or alteration in the said flat or the building which may cause damage to the permanent structure like columns, projections and facade etc. In case any construction, building, re-building, addition or alteration and the like activities are to be carried on by

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- the Vendee in or over the said property, the same shall be carried out only with the prior approval of society or statutory/local authorities/bodies having jurisdiction in this behalf.
24. That the rights of the super structure forming the said property hereby transferred along with its impartible interest in the land and common services/facilities shall be unseverable of interest of the owner and occupants of the other flats and shall not be subject to partition and/or subdivision in any manner whatsoever at any stage by the Vendee or any person claiming through or under him. It shall, however be transferred only as an interest incidental to the said property being transferred hereby and subject to the terms and conditions laid down by the Vendor/maintenance agency to run and maintain the common facilities /services/area in the said Township. The terms and conditions shall mutatis mutandis be applicable upon subsequent transferees.
25. That the lobbies, stairs, and other common services and circulation area in and around the building shall be left unobstructed for free and convenient movement. Any encroachment upon these common and circulation area shall be unauthorized and liable to be removed at the cost and expenses of the encroacher without any notice.
26. That except the said property herein transferred all common amenities and facilities within the said flat and residual rights thereof shall continue to vest in Vendor.
27. That the Vendee shall not use the said flat or permit the same to be used for purpose other than the purpose sanctioned as per Govt. Regulations or as may be earmarked in the Zoning/ Building plans sanctioned by the competent authority or use for any purpose which may or is likely to cause nuisance or annoyance to the other occupiers of "Tower A, B and C" or for any illegal or immoral purposes, and shall not do or suffer anything to be done in or about the said flat which tend to cause damage to any Flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Vendee shall not use the said flat for any commercial activity or otherwise except for residential purpose only.
28. That the Vendee shall not put up any name or sign board, neon, sign, publicity or advertisement material, hanging of cloths etc. on

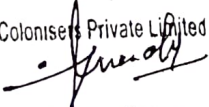
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the external facade of the Complex/Building or anywhere on the exterior of the Building or common areas and shall not change the color scheme of the outer walls or printing of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation, architectural features and design.

29. That Vendee has taken the possession of the Flat and fully satisfied and acknowledged the same. Upon taking possession of said Property, the Vendee shall be left with no claims against the Vendor as to any item of work, quality of work, material, area of said Property, installation, etc. in said Property or any other ground whatsoever and the Vendee confirms that he is fully satisfied with all the commitments given by the Vendor at the time of booking.
30. That the Vendee shall have electric, telephone, water and other services connections at their own cost and expenses without disturbing the permanent structure (s) and facade of the said property/building.
31. That the Vendee shall pay all taxes/premiums/rates/or other charges as may be required by the local/municipal or other authorities. If any authority /body charge the same from the Vendor, the same shall be recovered by the Vendor from the Vendee.
32. That the Vendee will abide by all laws, bye-laws, rules, and regulation of the Govt./Local bodies/maintenance agency/society/Resident Welfare Association and/or any other authorities and shall attend answer and be responsible for all deviation failure or breach of any of the condition of bye-laws or laws or rules and regulations and keep the Vendor indemnified, secure and harmless against all costs consequences and damages arising due to breach and /or non-compliance of the said bye-laws /regulation by the Vendee.
33. That it is understood by the parties that the said Flat exists in area which is going to be occupied by several other occupants. To safeguard the common object of all other occupants certain conditions as imposed by this deed on the Vendee are essential so as to protect the rights of all the occupants.
34. That it is mutually agreed that save and except in respect of the said flat hereby agreed to be acquired by the Vendee, shall have no claim, right, title or interest of any nature or kind whatsoever except right of ingress/ egress over in respect of land, open spaces

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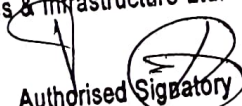
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- and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the Vendor.
35. That the Vendee undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the Apartments, Storage Spaces, Car Parking Spaces, Other Common areas, facilities and amenities.
  36. That the Vendee shall abide by all Laws, Rules and Regulations of the Central Government/ State Government/Lucknow Development Authority/ Nagar Nigam, Lucknow/Local Bodies and shall exclusively be responsible/ liable for all defaults, violation or breach of any of the conditions, levies or Rules and Regulations as may be applicable.
  37. The VENDEE shall in no way or manner be entitled to block the common area, such as corridors lobbies, staircases, entrance, exits of the parking area, gardens, terrace, water tanks, pumps, motors, pipes, ducts and in case they do so, the Vendor and the owners/occupiers of the buildings or Flats/Portions will have the right to remove the construction/obstruction forthwith at the cost of the VENDEE. The VENDEE shall permit the persons of the Vendor at all reasonable times to enter into the flat for the inspection and maintenance/repair of the flat.
  38. That the VENDEE shall keep and maintain the sewer line, including the water passage and the sewer pipe running through his/her/their portion in proper conditions and would not allow them to be choked up and damaged, thereby causing inconvenience to the owners/occupiers of the other portions
  39. That the Vendee shall keep indemnified the Vendor against any penal action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or otherwise potentially hazardous materials for which the VENDEE shall be solely responsible for the same if the VENDEE uses or permits the use of the said Apartment for any purpose other than residential.
  40. THAT If any kind of Sales tax Liability or Service tax or any GST tax liability is demanded by any authority or Government, then the VENDEE shall be liable to pay the same to the Vendor on demand by the Vendor on the prevailing rate without any kind of objection by any reason whatsoever.
  41. That the VENDEE shall not re-sell his/her/their rights in the said Flat or the unit without clearing the dues and charges, in any, of

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the Society/Maintenance Agency of the owners of the flats and till such Society/Maintenance Agency is formed, of the Vendor or mutually between all the occupiers of the building.

42. That in case of re-sale of the flat or the unit by the VENDEE, the transferee shall always be bound by the terms and conditions contained herein.
43. That the Vendor shall have the right to recover any increased amount of compensation payable to Lucknow Development Authority, Lucknow or any other authorities in future on account of decisions of Courts/ Tribunals for the land acquired/ resumed and Transferred to the Developer by the State Government, Lucknow Development Authority, Lucknow and the same shall be recoverable from the Vendee of the said flat as and when intimated to them. This amount shall also include the cost of litigation incurred by the Vendor and/ or Lucknow Development Authority, Lucknow. That if any major city level infrastructure charges (such as embankment, ring road, flyover, metro etc. is provided by the Lucknow Development Authority, Lucknow, U.P State Electricity Board or any other authority (ies) of the Central Government/ State Government during the project period, consequent to which the proposed township will be directly or indirectly benefited), they are levied on the Vendor, Vendee shall pay proportionate charges of such infrastructure on pro-rata basis to the Vendor, as and when demanded by the Vendee.
44. That the VENDEE confirm that he/she/they has/have understood each and every clause/covenant of the Sale deed and its legal implications thereon have clearly understood his/her/their obligations and liabilities and the Vendors obligations and limitations as set forth in the sale deed. The Vendee shall keep the Vendor and its agents and representative, estate and effects, indemnified and harmless against any loss or damages that the Vendor may suffer as a result of non-observance or non-performance of the covenants and conditions in the Deed.
45. That the Vendee from the date of the execution of this deed has become exclusive owner of the Said flat hereby sold.
46. That the Vendee shall not do any act or thing which may cause any damage to the lower adjoining or upper portion (said flats) of the

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said flat hereby sold or shall never cause any hindrance or obstruction in the enjoyment and use of the said upper or adjoining and lower portion of the said flat hereby sold by their respective Owners.

47. That all the passages, exits, entrances open space and staircase or other facilities by their very nature are to be utilized and enjoyed commonly.
48. That all the rates, taxes and liabilities accrued and payable after the execution of this deed in respect of the said flat hereby sold shall be exclusive liability of the Vendee hereto and the Vendor shall not be liable for the same.
49. The said flat transferred under this deed is in a multi storied residential Group Housing building which is not exist at any Segment Road. The Grace project is situated on more than 18.00 mt. wide road and the project is at corner hence after 10% enhancement applicable rate for land area is Rs. 26,400/- per sq. mtr. That Proportionate land of the flat is 44.90 sq. mtr. for stamp duty purpose, so as per applicable rate for Sushant Golf City, the land value comes to  $44.90 \text{ Sq. Mt.} \times \text{Rs. } 26400 = \text{Rs. } 11,85,360/-$ . Since in the said Flat Building, facility of Swimming Pool, Club exists, so considering it as Premium Flat, The value of construction of Built up area of flat is  $128.20 \text{ Sq. Mtr} \times 26,000/- = \text{Rs. } 33,33,200/-$ . Thus the total value of the covered area and proportionate land of Flat comes to Rs. 45,18,560/-, and the said flat is on Tenth Floor so after 15% rebate market value comes to Rs. 38,40,776/- hence stamp duty of Rs. 2,76,000/- is being paid on Sale Consideration which is higher than Market value by the Vendee accordingly.
50. That the Vendee shall bear expenses of stamp duty, registration charges, legal fee, and other expenses in connection with the execution and registration of this deed.

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Authorised Signatory

Ansal Properties & Infrastructure Ltd.  
  
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विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 33465

वर्ष: 2022

प्रतिफल- 3936875 स्टाम्प शुल्क- 276000 बाजारी मूल्य - 3840776 पंजीकरण शुल्क - 39370 प्रतिलिपिकरण शुल्क - 100 योग : 39470

श्री राकेश,  
पुत्र श्री गंगाधर  
व्यवसाय : नौकरी  
निवासी: 269, नियर पुलिस लाइन, विकास नगर, रायबोली



ने यह लेखपत्र इस कार्यालय में दिनांक 08/09/2022 एवं 12:47:31 PM बजे  
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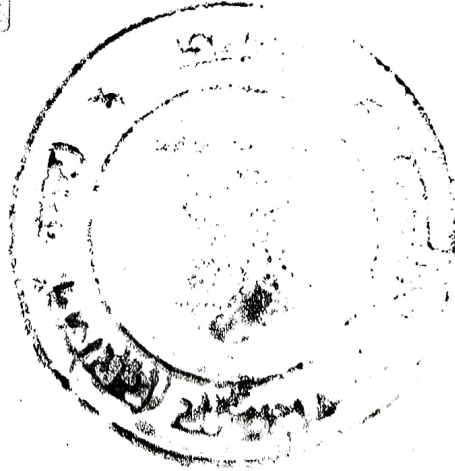
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह,  
उप निबंधक : सरोजनीनगर  
लखनऊ

08/09/2022

ओम प्रताप सिंह  
निबंधक लिपिक  
08/09/2022

प्रिंट करें



**SCHEDULE OF PROPERTY**

**Flat No.-A-1004, Tenth Floor, Tower-A, measuring Built-Up/Covered area 1380.00 Sq. Ft. i.e 128.20 Sq. Mtr., Carpet Area 1099.00 Sq. Ft. i.e 102.10 Sq. Mtr. and Super Area 1575.00 Sq. ft. i.e 146.32 Sq. Mtr., Situated at The Grace, Sector-B, Adjoining CBD Area, Sushant Golf City, Sultanpur Road, Lucknow, U.P.-226030 which is bounded as:-**

**BOUNDARIES**

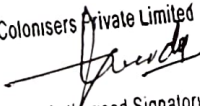
<b>East</b>	<b>- Open to Sky.</b>
<b>West</b>	<b>- Flat No.-A/1001.</b>
<b>North</b>	<b>-Flat No.-A/1003.</b>
<b>South</b>	<b>-Tower-B.</b>

**SCHEDULE OF PAYMENT**

(Inclusive of taxes)

1. Rs. 5,00,000/- through Cheque No.-554166 of State Bank of India, Main Branch, Barabanki dated-01.07.2022.
2. Rs. 5,00,000/- through Cheque No.-554170 of State Bank of India, Main Branch, Barabanki dated-29.07.2022.
3. Rs. 23,500/- through Cheque No.-554171 of State Bank of India, Main Branch, Barabanki dated-29.07.2022.
4. Rs. 3,00,000/- through Cheque No.-554173 of State Bank of India, Main Branch, Barabanki dated-14.08.2022.
5. Rs. 30,44,019/- through Cheque No.- 321644 of HDFC Bank, Pranay Tower, Lucknow dated-22.08.2022.
6. Rs. 1,07,656/- through Cheque No.- 554177 of State Bank of India, Main Branch, Barabanki dated- 01.09.2022.

Thus Vendor has received Rs.44,75,175/- inclusive of GST/Service Tax and other charges after deducting the taxes and other charges actual sale consideration comes to Rs.39,36,875/- and Vendor acknowledges the receipt thereof.

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Authorised Signatory

Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory



लखनऊ

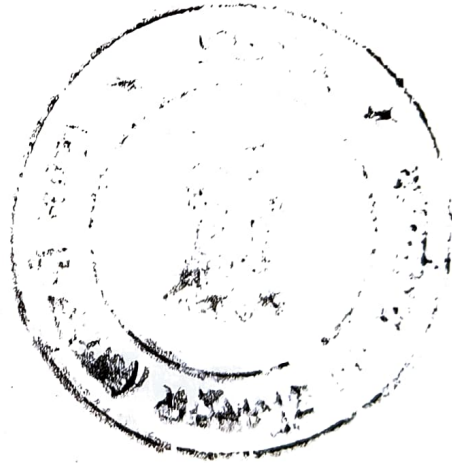
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ओम प्रताप सिंह

निबंधक लिपिक लखनऊ

08/09/2022

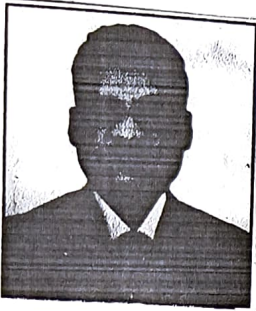
प्रिंट करें



**IN WITNESS WHEREOF**, the Vendor, Owner 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:-**

1.



*Rajesh Yadava*  
Mr. Rajesh Yadava  
S/o Sri GangadharYadava  
R/o House No.-269  
Vikas Nagar  
Rae Bareli, U.P.-229001

~~Shree Shradha~~ Colonisers Private Limited

Authorised Signatory

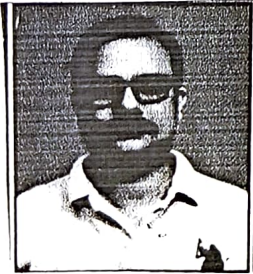
**VENDOR**  
**PAN -AAQCS5890M**

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

*Shashwat Shukla*  
**OWNER**  
**PAN-AAAQA0006D**

2.



Mr. Shashwat Shukla  
S/o Sri Alok Raj Shukla  
R/o House No.-499  
South Jahanabad, Shukla Bhawan  
Rae Barely, U.P.-229001

*Shashwat*  
**VENDEE**

**PAN-AAXPY6353K**

Typed by :

*Vikas*  
**(Vikas)**

Composed by :

*Vishwanath Yadav*  
**(VishwanathYadav)**  
Advocate

आवेदन सं०: 202201041042242

बारी सं०: 1

रजिस्ट्रेशन सं०: 33465

वर्ष: 2022

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

विक्रेता: 1

श्री श्री श्रद्धा कोलोनाइजस प्रा० लि० के द्वारा देवेन्द्र कुमार , पुत्र श्री रमई प्रसाद

निवासी: प्रथम तल, राजा राम कुमार प्लाजा, 75 हजरतगंज, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2



*[Handwritten signature]*

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

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

व्यवसाय: नौकरी

विक्रेता: 3



*[Handwritten signature]*

श्री अंसल प्रॉपर्टीज एंड इन्फ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा , पुत्र श्री राम नरेश झा

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

व्यवसाय: नौकरी

क्रेता: 1



*[Handwritten signature]*

श्री राकेश, पुत्र श्री गंगाधर

निवासी: 269, नियर पुलिस लाइन, विकास नगर, रायबरेली

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



*[Handwritten signature]*

श्री शाधत शुवला , पुत्र श्री अलोक राज शुवला

निवासी: 499, साउथ जहानाबाद, रायबरेली

व्यवसाय: नौकरी

पहचानकर्ता : 2



*[Handwritten signature]*

श्री राजेश यादव , पुत्र श्री गंगाधर यादव

निवासी: 269, नियर पुलिस लाइन, विकास नगर, रायबरेली

व्यवसाय: नौकरी



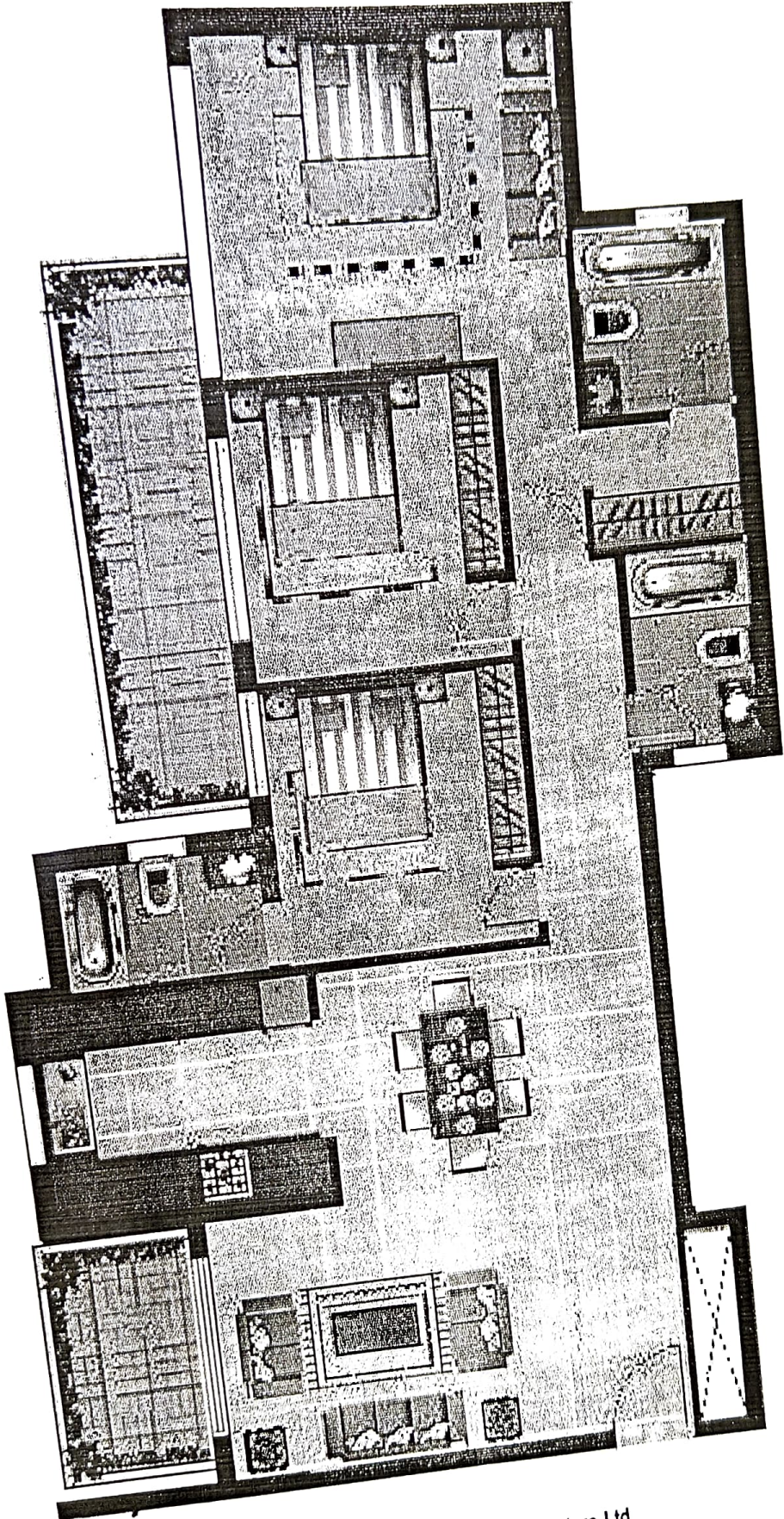
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ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अगुटे नियमानुसार लिए गए है।  
टिप्पणी : माननीय उच्च न्यायालय दिल्ली के निर्णय दिनांक 24-09-2019 से पक्षकारों को अवगत कराते हुए नियमानुसार निबन्धन की कार्यवाही की गयी है।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Handwritten signature]*

3 BHK - 1575 Sq. Ft. (146.32 Sq. Mtr.)



*[Faint signature and text]*

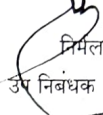
Ansal Properties & Infrastructure Ltd.  
Authorised Signatory

*[Handwritten signature]*

आवेदन सं०: 202201041042242

बही संख्या 1 जिल्द संख्या 9334 के पृष्ठ 1 से 38 तक क्रमांक 33465 पर दिनांक 08/09/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
निर्मल सिंह,  
उप निबंधक : सरोजनीनगर  
लखनऊ

08/09/2022

