

सेवा में

महानिबंधक,
माननीय उच्च न्यायालय, इलाहाबाद

द्वारा

जनपद न्यायाधीश,
सिद्धार्थनगर

विषय:- आवासीय फ्लैट न०- T-8/002 एलडीको सौभाग्यम वृन्दावन योजना, लखनऊ के पंजीकृत बैनामा एवं भुगतान मूल्य सम्बन्धी विवरण ।

महोदय,

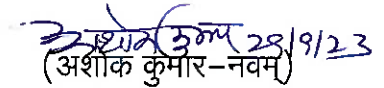
सादर निवेदन है कि उपरोक्त आवासीय फ्लैट के आवंटन की सूचना माननीय उच्च न्यायालय को दिनांक ०७.०५.२०१२ को पूर्व में प्रेषित की जा चुकी है (संलग्नक)। इसके उपरान्त उपरोक्त आवासीय फ्लैट (निर्मित भू-भाग, १००.६१ वर्ग मी० एवं संलग्नक भूमि/लॉन एरिया ४९.२५ वर्ग मी०) विक्रेता श्री ओमनी फार्मस प्रा० लि० से प्रार्थी द्वारा दिनांक ०५.०३.२०१९ को जरिए रजिस्टर्ड बैनामा क्रय किया गया। जिसके विक्रय मूल्य मु० ३६,४२,८८५/- के भुगतान हेतु मु० २४,००,०००/- रुपए होम लोन एवं मु० १,६९,०२५/- रुपए इंश्योरेस कवर की धनराशि एस.बी.आई RACPC (लखनऊ) होम लोन खाता संख्या-३२१४९३४९६३० द्वारा स्वीकृत किया गया है। इसके अतिरिक्त शेष धनराशि अपने वेतन खाता संख्या (एस.बी.आई) १११२२४९६२७० से जारी चेक संख्या सं०-६५२५३२ दि० १४.०९.२०११ धनराशि १,५०,०००/- एवं चेक सं०- ६५२५३८ दि० ०४.११.२०११ धनराशि ३,७१,७८६/- एवं खाता संख्या ३२१५५२९३९२३ (एस.बी.आई) से जारी चेक सं०-२३९५१७ दि० ०८.०२.२०१९ धनराशि ९,०४,६९६/- तथा होम लोन चेक सं०- ७०४८८५ दि० ०१.०२.२०१२ धनराशि २६,०८,९३१/- द्वारा तथा बैनामा स्टैप शुल्क जरिए चेक सं०-९३९५१९ दि० १९.०२.२०१९ धनराशि २,५९,०००/- एवं रजिस्ट्री फीस उपरोक्त वेतन खाते से नकद भुगतान किया गया है। उक्त बैनामा की छायाप्रति एवं चेक की छायाप्रतियां सुलभ सन्दर्भ हेतु प्रेषित की जा रही हैं। जिसकी सूचना माननीय उच्च न्यायालय के समक्ष सादर प्रेषित किये जाने का कष्ट किया जाये।

ससम्मान ।

संलग्नक:-

१. फ्लैट आवंटन की सूचना सम्बन्धी प्रेषित प्रार्थना पत्र दि०- ०८.०५.२०१२ की छायाप्रति ।
२. फ्लैट के रजिस्टर्ड बैनामा की छायाप्रति
३. होम लोन खाता एवं वेतन खाता से जारी चेक की छायाप्रतियां।

भवदीय


(अशोक कुमार-नवम)

अपर जिला एवं सत्र न्यायाधीश
न्यायालय कक्ष सं०-१, सिद्धार्थनगर।

299
8/5/12

पंजीकृत
dr

प्रेषक,

अशोक कुमार,
अपर मुख्य न्यायिक मजिस्ट्रेट,
न्यायालय संख्या-10,
फतेहपुर।

सेवामें,

महानिबन्धक,
मान्नीय उच्च न्यायालय,
इलाहाबाद।

द्वारा: मान्नीय जनपद न्यायाधीश,
फतेहपुर।

विषय:- वित्तीय वर्ष 2010-2011 एवं 2011-2012 में धारित चल एवं अचल सम्पत्ति के विवरण पत्रों का प्रेषण,

मान्नीय महोदय,

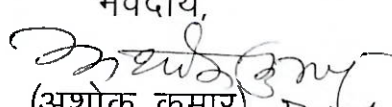
उपरोक्त विषयक के संबंध में ससम्मान निवेदन है कि प्रार्थी द्वारा वित्तीय वर्ष 2010-2011 तथा 2011-2012 में धारित चल एवं अचल सम्पत्ति का विवरण इस पत्र के साथ भेजा जा रहा है।

अतः मान्नीय महोदय से निवेदन है कि प्रार्थी द्वारा वित्तीय वर्ष 2011-2012 में वृन्दावन योजना, रायबरेली रोड, लखनऊ स्थित एल्डिको सौभाग्यम में 3 बी एच के फ्लैट नम्बर-02 (ब्लॉक टी-8), आवंटित कराया गया है, जिसे मान्नीय न्यायालय के समक्ष स्वीकृति हेतु प्रस्तुत करने की महती कृपा की जाये।

सादर ।

दिनांक: 7/5/12

संलग्नक:

भवदीय,

(अशोक कुमार), 7/5/12
अपर मुख्य न्यायिक मजिस्ट्रेट
न्यायालय संख्या-10,
फतेहपुर।

- 1- यथोक्त विवरण पत्र,
- 2- वित्तीय वर्ष 2010-11(एल0आई0सी0 प्रिमियम की छायाप्रति 6 अद्द),
- 3- वित्तीय वर्ष 2011-12(एल0आई0सी0 प्रिमियम की छायाप्रति 5 अद्द),
- 4- फ्लैट होम लोन संबंधी अरेन्जमेंट लेटर की छायाप्रति एवं
- 5- फ्लैट एलाटमेंट सार्टीफिकेट एवं एग्रीमेन्ट की छायाप्रति ।

1148/1 8-5-2012

68-5-2012



ELDECO

HOUSING AND INDUSTRIES LTD.

FM:MK:14

Regd. Office: 201-212, 2nd Floor, Plot No. 3, Splendor Forum,
District Centre, Jasola, New Delhi-110 025.
Ph.: 011-40655000 Fax: 011-40655111
E-mail: contact@eldecogroup.com
Corporate Office : 2nd Floor, Eldeco Corporate Chamber-1,
Vibhuti Khand (Opp. Mandi Parishad), Gomi Nagar, Lucknow-226 010.
Ph.: 0522-4039999 Fax: 0522-4039900
E-mail: enquiry@eldecoghousing.co.in, Website : www.eldecogroup.com

This Receipt is valid only if signed by two officers

Book No. : 103
Receipt No. : 5150
Allotment No. : SBM-78-1446
Unit No. : 2
Complex : Saubhagyan
Date : 15-9-11

Received with thanks from Shri/Smt. Ashok Kumar

a sum of Rs. One Lakh fifty thousand only

(a) Towards cost of unit / other charges Rs. 1,46,235 =

(b) Towards service tax Rs. 3765 =

(c) Total (a+b) Rs. 15,00,000 =

by Cheque*/Cash/Draft No. 652532 Dated 14/9/11

drawn on SBI (Bank) Fatehpur

against advance deposit and service tax only

Rs. 15,00,000 =

*Subject to Encashment of Cheque & Terms mention in the application form.
Service Tax shall be charged extra if applicable.
Service Tax Registration No. : AAACE454GST1002

Apounis

Marketing



FM:MK:14

131

Book No. :

Receipt No. : **6542**

Allotment No. : **SBM/78/1946**

Unit No. : **002**

Complex : **Saibhagyan**

Date : **17/11/11**

Regd. Office: 201-212, 2nd Floor, Plot No. 3, Splendor Forum,
District Centre, Jasola, New Delhi-110 025.
Ph.: 011-40655000 Fax: 011-40655111
E-mail : contact@eldecoproperties.com
Corporate Office : 2nd Floor, Eldeco Corporate Chamber-I,
Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226 010.
Ph.: 0522-4039999 Fax: 0522-4039900
E-mail: enquiry@eldecohousing.co.in, Website : www.eldecogroup.com

This Receipt is valid only if signed by two officers

Received with thanks from Shri/Smt. **Ashok Kumar**

a sum of Rs. **Three lakhs seventy one thousand seven hundred eighty six**

(a) Towards cost of unit / other charges **362458/2**

(b) Towards service tax **9333/2**

(c) Total (a+b) **371786/2**

by Cheque*/Cash/Draft No. **652538**

drawn on **SPB** Dated **4/11/11**

against **Swati & Sta** (Bank) **Fatehpur**

Rs. **371786/2**

*Subject to Encashment of Cheque & Terms mention in the application form.
Service Tax shall be charged extra if applicable.
Service Tax Registration No. : AAACE4554GST002

Accounts

Marketing



भारतीय स्टेट बैंक
State Bank Of India

(00107)-KANPUR MAIN BRANCH
16/101, THE NALU,
MANPATIYA GANDHI MARG, KANPUR UTTAR PRADESH 208001
Tel : 512 230-1091 Fax : 2304243 IFS Code : SBIN0000107 SWIFT :

कैलेंडर 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
08 | 02 | 20 | 19
D | D | M | M | Y | Y | Y | Y

PAY Omni Farms Pvt. Ltd.

या धारक को OR BEARER

रुपये RUPEES Nine Lakh Four Thousand Six Hundred

शत करे

₹

904,696-00

चै. नं. /
A/C NO. 32155293923

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH


SB ACCOUNT

PREFIX :

1516000032

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈939527⑈ 208002002⑈ 024019⑈ 31


MR. ASHOK KUMAR

Please sign above

दिनांक / Date 01/02/2012

AS per pass book
SAR Eldere Housing & Industries Ltd.

को या उनके अदेश पर OR ORDER

₹ 70,48,851/-
₹. Rs. 2608931/-
तय्ये RUPEES Twenty six lac eight thousand nine hundred
thirty One Only

अदा करें

09/11/2010
MTECH SECURITY PRINTERS 2010
चल. नं.
A/c. No. 30177185474

भारतीय स्टेट बैंक
State Bank of India

IFSC : SBIN0004619

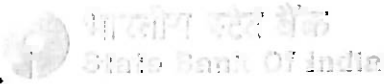
(04619) NAGAR MAHAPALIKA (LUCKNOW)
LALBAGH
LUCKNOW, UTTAR PRADESH

SBI RACPC DISBURSEMENT A/C 11

प्राधिक.
0523500102 226001 226001

HC-52-149349603
Aaksh Kumar

₹ 20,48,851 ₹ 226002030 ₹ 000083 ₹ 11



(00167)-KANPUR MAIN BRANCH
 16/101, THE MALL
 MAHATMA GANDHI MARG KANPUR UTTAR PRADESH 208001
 Tel : 512 2364051 Fax : 2304243 IFS Code : SBIN0009107 SWIFT :

19022019
 D D M M Y Y

5167/25/BLUE BEARER (F/25)/Jan/2018
 SESHASAI (D)/CTS-2010

Stockholding Corporation of India Ltd. E-Stamping Uttar Pradesh

Two Lakh Fifty Nine Thousand Only
 अदा करें ₹ 259000=00

32155293923

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT
 PREFIX :
 1516000032

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Feed against Stamp duty
 for Flat 002 T-8, SBM
 19-2-19

Mr. Ashok Kumar
 Mr. ASHOK KUMA
 Please sign above

939519 20800 200 20 024019 31

I

6246/2019

Jejas



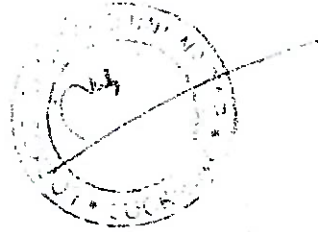
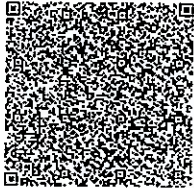
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP05745107369091R
Certificate Issued Date : 02-Mar-2019 12:25 PM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0106854652742795R
Purchased by : ASHOK KUMAR
Description of Document : Article 23 Conveyance
Property Description : FLAT NO. T-8/002, ELDECO SAUBHAGYAM, VRINDAVAN YOJNA, LUCKNOW.
Consideration Price (Rs.) :
First Party : OMNI FARMS PVT LTD
Second Party : ASHOK KUMAR
Stamp Duty Paid By : ASHOK KUMAR
Stamp Duty Amount(Rs.) : 2,59,000
(Two Lakh Fifty Nine Thousand only)

3



-----Please write or type below this line-----

Signature



अशोक कुमार

0008412384

History Alert

This document is a copy of the original document. It is not a legal document. It is a copy of the original document. It is not a legal document. It is a copy of the original document. It is not a legal document.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2019367007705
आवेदन संख्या : 201901041008911
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-03-05 00:00:00
प्रस्तुतकर्ता या प्रार्थी का नाम अशोक कुमार
लेख का प्रकार विक्रय पत्र
प्रतिफल की धनराशि 3642885 / 3970235
1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 100
3. निरीक्षण या सलाश शुल्क
4. भुक्तार के अधिग्रभाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक खर्चा
1 से 6 तक का योग 20100
शुल्क वसूल करने का दिनांक 2019-03-05 00:00:00
दिनांक जद लेख प्रतिलिपि या सलाश
प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-03-05 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राधा





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Jejasvi

Base Certificate No. : IN-UP05745107369091R
Certificate No. : IN-UP05747179872713R
Certificate Issued Date : 05-Mar-2019 11:02 AM
Account Reference : SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0106857307179992R
Purchased by : ASHOK KUMAR
Description of Document : Article 23 Conveyance
Property Description : FLAT NO. T-8/002, ELDECO SAUBHAGYAM, VRINDAVAN YOJNA,
LUCKNOW.
Consideration Price (Rs.) :
First Party : OMNI FARMS PVT LTD
Second Party : ASHOK KUMAR
Stamp Duty Paid By : ASHOK KUMAR
Stamp Duty Amount(Rs.) : 19,500
(Nineteen Thousand Five Hundred only)





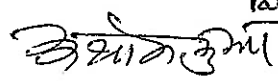





Please write or type below this line

(Handwritten Signature)

(Handwritten Signature)

0008412393

Secretary Alert

S. No.	Khand	Date of Registration	Name & Address of Presenter	Newly Passport Size Photograph
1	2	3	4	7
			<p>Mr. Brijendra Kumar Singh S/o Shri Tirath Raj Singh Authorized signatory, M/s. Omni Farms Pvt. Ltd. at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi- 110025 & M/s. Eldeco Housing & Industries Ltd., At S-16, Second Floor, Eldeco Station-1, Site No.1, Sector-12, Faridabad, Haryana- 121007</p> 	
			<p>Mr. Ashok Kumar S/o Shri Shiv Mandir Baranwal R/o IV-10, Civil Court Compound, Kanpur Fatehpur</p> 	
			<p>Mohammad Iftikhar Jamshed S/o Mohammad Jamshed R/o 93, MIG, Ganga Vihar Colony, Shiwans Tenray; Kanpur Nagar</p> 	
			<p>Shailendra Kumar Tiwari S/o Sri Kailash Narayan Tiwari R/o Sarai Bakewar, Bakewar Bujurg, Fatehpur</p> 	

आयकर विभाग
INCOME TAX DEPARTMENT
OMNI FARMS PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA

16/02/1988
Permanent Account Number

AAACO5816C

10000001

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA

पहचान पत्र
IDENTITY CARD

DOB2150738



निर्वाचक का नाम : ब्रिजेंद्र कुमार सिंह
Elector's Name : Brijendra Kumar Singh
पिता का नाम : तीरथ राज सिंह
Father's Name : Teerath Raj Singh

लिंग / Sex : पुरुष Male
1.1.2001 को आयु : 29
Age as on 1.1.2001



पता : पहचान पत्र संख्या :- DQB2150738
म.सं. : ३/२८१
गाँव/मोहल्ला : अलीगंज स्कैम सेक्टर एच
ग्राम/नगर : लखनऊ
थाना : अलीगंज
जिला : लखनऊ
Address
H.No. : E - 3/ 281
Strt/Mohalla: Aliganj Scheme Sector H
Vill/Town : Lucknow
PoliceStn. : Aliganj
Distt. : Lucknow

निर्वाचक रजिस्ट्रेशन अधिकारी के
हस्ताक्षर की अनुकृति
निर्वाचन क्षेत्र 102- लखनऊ पश्चिम
Facsimile Signature of
Electoral Registration Officer
for 102- Lucknow West

स्वान : लखनऊ दिनांक : 12-01-2002
Place : Lucknow Date

इस कार्ड को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान
पत्र के रूप में प्रयोग किया जा सकता है।
This card can be used as an Identity Card
under different Government Programmes. 255/2862



GOVERNMENT OF INDIA



अशोक कुमार
Aslak Kumar
जन्म तिथि/ DOB: 01/01/1968
पुरुष / MALE



5635 2985 5098

आम आदमी का अधिकार



अशोक कुमार
8299829234

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:


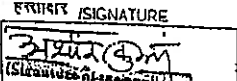
आम्बाला शिव मंदिर बजारवाला,
खुम्हदेवरी, रामपुर कथारवा,
अज़मगढ़,
उत्तर प्रदेश - 276201

Address:


S/O: Shiv Mandir Baranwal,
Khumhadeori, Rampur Katharawa,
Azamgarh,
Uttar Pradesh - 276201


5635 2985 5098


आम आदमी का अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AJMPK4116G	
नाम / NAME	ASHOK KUMAR	
पिता का नाम / FATHER'S NAME	SHIV MANDIR BARANWAL	
जन्म तिथि / DATE OF BIRTH	01-01-1968	अ. अ. अ. अ.
हस्ताक्षर / SIGNATURE		आयकर अधिकारी, लखनऊ COMMISSIONER OF INCOME-TAX, LUCKNOW

अशोक कुमार


भारत सरकार
Government of India


मोहम्मद इफ्तिकार जमशेद
Mohammad Iftikhar Jamshed
जन्म तिथि/DOB: 18/06/1979
पुरुष/ MALE




7617 1916 5584

मेरा आधार, मेरी पहचान



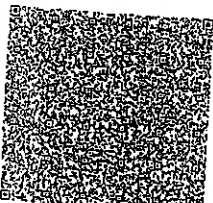
(Handwritten signature)

9839813715


भारतीय अद्वितीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
संबंधित: मोहम्मद जमशेद, 93 एम.आई.जी. गंगा विहार
कोलोनी, क.डी.ए. कोलोनी, राइडिंग हाउस के पास, शिवान
टेनराय, कानपुर नगर,
उत्तर प्रदेश - 208010

Address:
S/O: Mohammad Jamshed, 93 m.i.g. Ganga
Vihar Colony, K.D.A. Colony, near riding
house, Shiwans Tenray, Kanpur Nagar,
Uttar Pradesh - 208010



7617 1916 5584

QR Code with Photo/scan

भारत सरकार
GOVERNMENT OF INDIA



शैलेन्द्र कुमार तिवारी
Shailendra Kumar Tiwari
जन्म तिथि/DOB: 15/10/1962
पुरुष / MALE



2938 7332 7689

मेरा आधार, मेरी पहचान



Shailendra
9450516036



नागरिकता प्रमाण प्रहचान प्राधिकरण
UNICEF NATIONAL AUTHORITY OF INDIA

पता:

आत्मज: कैलाश नारायण
तिवारी, सराय बकेवर,
बकेवर, बकेवर बुजुर्ग,
फतेहपुर,
उत्तर प्रदेश - 212657

Address:

S/O: Kailash Narayan Tiwari, sarai
bakewar, bakewar, Bakevar Bujurg,
Fatehpur,
Uttar Pradesh - 212657

2938 7332 7689

MERA AADHAAR, MERI PEHACHAN



Handwritten signatures and text in Devanagari script, including the name "Rishi" and "Rishi".

(3)

Stamp:- Rs. 2,78,500/-

Ward:- Ibrahimpur

SALE DEED

Nature of Land	Residential
Ward	Ibrahimpur,
Mohalla	Vrindavan Yojna No.:-2
District	Lucknow
Details of property	Flat No.:-T-8/002, Ground Floor "Eldeco Saubhagayam", Vrindavan Yojna, Lucknow.
Unit of measurement	Sq. meter
Total covered area	100.61 M ²
Proportionate land	49.25 M ²
Location of road	More than 500 mts away from Raibareilly Road
Type of Property	Flat
Situation	Finished
Construction Year	2015-16
Consideration	Rs. 36,42,885/-
Valuation	Rs. 39,70,235/-

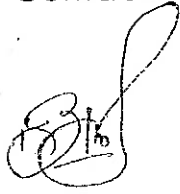
Boundaries of property

NORTH :- Open Space

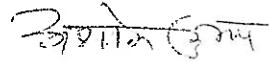
SOUTH :- Open Space

EAST :- Open Space

WEST :- Corridor



Contd.....



(4)

Name of the Seller- (1)

M/s. Omni Farms Pvt. Ltd. (PAN No. AAACO5916C) a company incorporated under the Companies Act, 1956 having its registered office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 through its authorized signatory Mr. Brijendra Kumar Singh S/o Shri Tirath Raj Singh through Board Resolution dated 15.09.2016.

(2)

M/s. Eldeco Housing & Industries Ltd., (PAN No. AAACE4554G) an associate company of M/s Omni Farms Pvt. Ltd. having its registered office at S-16, Second Floor, Eldeco Station-1, Site No.1, Sector-12, Faridabad, Haryana- 121007 through its authorized signatory Mr. Brijendra Kumar Singh S/o Shri Tirath Raj Singh through Board Resolution dated 03.01.2017.

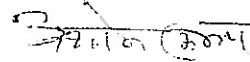

Name of the Purchaser-

Mr. Ashok Kumar
(PAN No. AJMPK4116G)
S/o Shri Shiv Mandir Baranwal
R/o IV-10, Civil Court
Compound, Fatehpur.

This DEED OF SALE is executed on this 5th day of March 2019
by

(i) M/s. Omni Farms Pvt. Ltd. (PAN No. AAACO5916C) a
company incorporated under the Companies Act, 1956

Contd.....



(5)

having its registered office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 through its authorized signatory Mr. Brijendra Kumar Singh S/o Shri Tirath Raj Singh and (ii) M/s. Eldeco Housing & Industries Ltd. (PAN No. AAACE4554G) (hereinafter jointly referred to as the "Seller") of the First Part.

In Favour Of

Mr. Ashok Kumar S/o Shri Shiv Mandir Baranwal R/o IV-10, Civil Court Compound, Fatehpur (hereinafter referred to as the "Purchaser") of the Other Part.

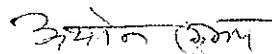
The expression "Seller" and "Purchaser" used herein before shall mean and always mean and include their respective legal heirs, successors, administrators, transferees; nominee, executors and assignees.

WHEREAS, Omni Farms Pvt. Ltd acquired a piece of group housing plot no. 9D/GH-1 admeasuring 44,609.67sq mtrs, (herein "Said Plot") in Vrindavan Housing Scheme sponsored by Avas-Vikas Parishad (hereinafter referred to as "Parishad") through an open auction being successful bidder in the auction held by Parishad.

AND WHEREAS the Parishad under a hire purchase agreement delivered the possession of the Said Plot to Omni Farms Pvt. Ltd for construction and development of a group housing over the Said Plot, pending sale deed whereof to be executed by Parishad on payment of remaining sum towards the cost of the Said Plot along with



Contd.....



(6)

interest in installments in terms of Hire Purchase agreement payable to the Parishad.

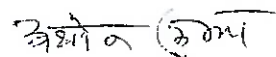
AND WHEREAS Omni Farms Pvt. Ltd after seeking possession of the Said Plot under the hire purchase agreement got the building plan approved for a group housing over the Said Plot and the Seller started constructing a group housing project named "Eldeco Saubhagyam" consisting of 11 Nos. of towers having 963 nos unit (herein "Complex") and offered to transfer duly developed super area forming flat. to various interested buyers on the terms and conditions stipulated in this regard.

AND WHEREAS Omni Farms Pvt. Ltd paid the entire stipulated cost of the Said Plot and thereafter sale deed of the Said Plot was executed by the Parishad in favour of Omni Farms Pvt. Ltd which was duly registered with Sub-registrar (I), Lucknow vide book no.:-1 Vol 20576 page no. 305 to 324 as document no. 6162 of 2016 registered on dt.:-02.04.2016.

AND WHEREAS the Purchaser after going through all the documents, plans, approvals, status of the approval etc and being acquainted with other material facts with regard to the transaction applied for allotment of flat having super area of 130.81 Sq mtr situated on the Ground floor in the Complex vide Allotment no. SBM/T-8/1446 dated 17.10.2011.

AND WHEREAS pursuant to application of the Purchaser a flat no. T-8/002 on Ground Floor having Super Area 130.81 Sq Mt. (herein "Flat") in the Complex was allotted to the Purchaser for a consideration cost of Rs. 36,42,885/- and

Contd.....



(7)

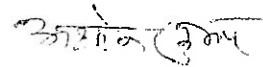
other charges payable as per the plan contained in letter of allotment subject to observing & performing as per the terms contained therein.

AND WHEREAS the Purchaser have paid the entire consideration amount and other charges as stipulated in respect of Flat prior to getting this Sale Deed executed in respect of Flat, the Purchaser through physical inspection of Flat has satisfied himself/ herself/ themselves with workmanship, quality of construction, material fixture and fittings provided in the Flat and therefore the Seller hereto executing sale deed in favour of Purchaser on the terms appearing hereunder.

NOW THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the allotment and in consideration of the amount of Rs. 36,42,885/- (Rupees thirty six lakh forty two thousand eight hundred eighty five only), and other charges paid by the Purchaser, the receipt whereof the Seller hereby admit and acknowledge before the Registrar, Lucknow, the Seller hereby transfer, convey, assigns absolutely all that built up area measuring 100.61M², Flat no. T-8/002 situated on Ground floor of the tower no. T-8 more specifically described in schedule given hereunder and delineated & demarcated on the plan annexed hereto with all its sanitary, electrical, sewage and other fittings together with all rights and easements whatsoever necessary for the enjoyment of the Flat along with right to use the common areas and facilities of the Complex subject to the exceptions, reservations, covenants, stipulation and

Contd.....



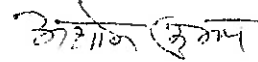
(8)

conditions contained hereinafter. The Seller doth hereby transfer the Flat along with proportionate undivided and impartible interest in the portion of the land underneath the building, wherein the Flat is located, in proportion of the ratio of the covered area of the Flat to the total covered area in the Complex.

2. That the vacant and peaceful possession of the Flat is being delivered to the Purchaser simultaneously with the signing of this Deed, and the Purchaser confirm having satisfied himself/ herself/ themselves as to the area/ dimensions/ location/cost & allied charges including Preferential location charges (PLC), if any, quality of construction/ specifications/ various installations like electrification work, sanitary fitting, water and sewer connection etc. in respect of the Flat.
3. That the Flat hereby sold, conveyed and assured under this deed is free from all encumbrances, liens or charges (except those created on request of the Purchaser to obtain loan for purchase of the same), transfers, easements, liens, attachments of any nature whatsoever and the Seller have unencumbered, good, marketable and transferable rights / title in the Flat.
4. That the Purchaser shall get exclusive possession of the built-up area of the Flat i.e. covered area, areas of balconies, lofts, cupboards and projections. The Purchaser shall have no right, interest or title in the remaining part of the Complex such as parking areas and commercial spaces, which shall remain the property of the Seller. The right of usage of the common areas and facilities of the Complex is



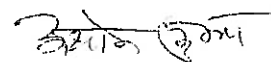
Contd.....



subject to the covenants herein and upto date payment of all dues.

5. That for the computation purpose, the super area means and includes the covered area, projections plus proportionate common areas of the Complex such as utility corridor, passage, shafts, lobbies, stairs, munties, lifts/lift walls, other common walls, driver's/common toilet/s, security room, other room/s for maintenance staff, service ledges, service areas including but not limited to lift machine room, pump room, electric substation, maintenance offices/stores, fire control rooms, generator room, garbage room, entrance and exits of building, club building in the Complex as per the sanctioned lay-out. The covered area of the Flat includes carpet area, areas under internal circulation, internal and external walls, areas under balconies, shaft, loft, cupboards and half of the area of wall common between two units etc.
6. That the Purchaser shall not raise any construction temporary or permanent in the balconies/ terraces/ open spaces attached to the Flat or make any alteration or addition, otherwise than provided herein.
7. That the Purchaser may undertake minor internal alterations in the Flat with the prior written approval of the Seller. The Purchaser shall not be allowed to effect any of the following changes/alterations:
 - (i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of any part of building, wherein Flat is located/adjacent property. In case damage is caused to building, wherein Flat is located/ adjacent property or common area, the

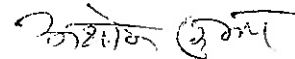
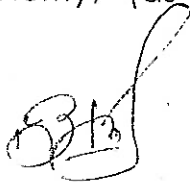
Contd.....



Purchaser shall get the same repaired at its own cost and expenses.

- (ii) Changes that may affect the facade of the Flat. (e.g. changes in windows, tampering with external treatment, changing the paint color of balconies and external walls, covering of balconies and terraces with permanent or temporary structures, hanging etc.)
8. That the Flat shall not be subjected to partition or sub-division at any stage of time by the Purchaser or any person claiming through the Purchaser, which shall however be transferable as an interest incidental to the super structure transferred hereby. This condition shall be applicable on subsequent transferee(s) as well.
9. That the Purchaser for the purpose of availing the Maintenance Services in the Complex, agrees to execute a maintenance agreement with Seller or any other body as may be appointed/nominated by Seller for the maintenance and upkeep of the Flat /Complex (herein 'Maintenance Agency'). The Purchaser agree to abide by the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, and charges as may be raised by the Seller/ Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Seller/ Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement.
10. That the Purchaser shall from time to time and at all times, pay directly to the Seller, local or statutory authority, (as the case may be) all rates, taxes

Contd.....



(11)

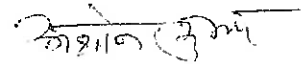
(including but not limited to municipal tax, property tax, water charges, sewerage tax), charges and assessments of every description which are assessed, charged, levied or imposed now or may be levied, imposed in future or retrospectively upon the Complex/Flat hereby transferred or on the Seller.

So long as each Flat shall not be separately assessed for the taxes, charges etc. the Purchaser shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, on pro rata basis, to the Seller/ Maintenance Agency.

11. That the Purchaser acknowledge and understand that the electricity (Electricity & Power back) will be supplied in the Flat through pre-paid metering system. The Purchaser agrees to separately pay proportionate running cost of power back up system at such rates, taxes, levies, service charges etc., as may be determined by Seller/ Maintenance Agency.
12. That the Purchaser, whenever transfer the Flat in any manner whatsoever, all the terms and conditions allotment, maintenance agreement, possession documents and this deed shall be mutatis mutandis applicable and binding upon the transferee(s), and he/ she/ they shall be liable and answerable in all respects thereof.
13. That a) The Purchaser shall use the Flat for residential purpose and shall not carry on or permit to be carried on, in the Flat any trade or business whatsoever or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Seller may be a nuisance, annoyance or disturbance to the other owners of the Complex and persons living in the neighborhood.



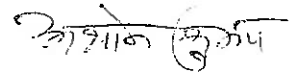
Contd.....



(b)The Purchaser shall abide by all the directions, rules and regulations made by the Seller/ Maintenance Agency/ Competent/ Municipal authority now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as it affect the health, safety or convenience of other inhabitants of the Complex.

14. That the Purchaser understand and agree that the storage spaces, car parking, private lawn/side terraces/ roof terraces of the Complex are Independent area and the common areas (open and covered) of commercial complex are limited common areas within the meaning of U.P. Apartment (Promotion of Construction, Ownership & Maintenance Act), 2010. The Purchaser acknowledge and agree that the ownership of the Commercial Complex & Car parking situated in the Complex is with the Seller and Seller shall be entitled to deal with them in any manner, whatsoever it deem fit & proper.
15. That the Seller or its nominee shall have absolute right to operate/ run the Club Building along with its fixtures & fitting and equipments etc on such terms it deem fit and proper till the time same is not handed over to the Residents' Welfare Association of allottees of the Complex.
16. That the Purchaser acknowledge that all the facilities and amenities in the Complex will be developed/ provided in phases. The completion of construction/ provision of all these facilities/amenities may go as long as the completion of the entire Complex and therefore any/all these facilities/amenities may not be available at the time of handing over possession

Contd.....

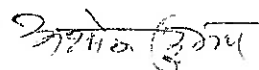
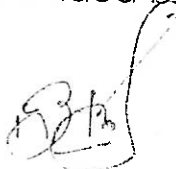


of the Flat as no dispute shall be raised by Purchaser in this regard.

That the Purchaser shall not encroach any common area & stairs etc., and shall also have no right to use the facilities and services not specifically permitted to be used. Any encroachment upon balcony(s), common area & like lobby, corridor, stairs etc. shall be unauthorized & be liable to be removed by the Seller/ Maintenance Agency or the resident association at the cost of the Purchaser.

17. That the Purchaser within agreed consideration shall have exclusive right to use parking/s in the area earmarked for parking purpose for parking vehicle only and no construction of whatsoever nature shall be allowed to be made on the parking space.
18. That the Purchaser shall insure the Flat including the contents lying therein at his/ her/ their own cost and expenses. The Purchaser shall not keep any hazardous, explosive, inflammable material in the Flat. The Purchaser shall always keep the Seller or its Maintenance Agency or resident association/ society harmless and indemnified against any civil or criminal liability in respect thereof.
19. That the owner/ Purchaser of the ground floor flat shall only have exclusive right to use of the ground floor lawn abutting to his/ her flat, whose usage right is granted by the Seller and accordingly the owner/occupant of flat who has been granted usage right of side/roof terrace by the Seller shall have exclusive right to use the same to the exclusion of other owner/ occupant.
20. That the Purchaser acknowledges and confirms that the time frame, and quality of infrastructure facilities to be provided by the Government of Uttar Pradesh/

Contd.....

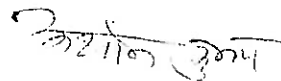


Lucknow Development Authority/ other Competent Authority (ies) in the Complex are beyond the control of the Seller and the Purchaser agrees not to raise any claim or dispute against the Seller in respect of the infrastructure facilities as aforesaid to be provided by the public agencies. Further, the Purchaser explicitly agrees that any lack in performance of the internal services viz sewer, drainage etc within the Complex caused by lack or inadequate support of the external services viz nala, trunk sewer etc to be provided by Local authorities/public agencies shall not be Seller/ Maintenance Agency's responsibility.

21. That the Purchaser agrees to keep indemnified, defend and hold the Seller harmless against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Seller/ Maintenance Agency/ other occupants of the Complex, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.
22. That all the expenses for execution and registration of this deed have been borne & paid by the Purchaser.
23. That the Flat hereby is super structure situated in a Complex has newly been constructed is in exclusive possession of the Seller prior to the execution of sale deed. The Flat transfer hereby is for residential use situated at Ground floor having 100.61 M² of built up area. The valuation whereof @ Rs. 26,000/- per M² of built up area works out to be Rs. 26,15,860/-.



Contd.....



(15)

That the total area of the land involved in the complex is 44,609.67 M² and the total built up area of the Complex is 91129.692 M² and the built up area of the Flat is hereby transferred is 100.61 sq mt., therefore, the Purchaser shall be having proportionate and undivided interest in 49.25 M² of the land. The valuation whereof @ Rs. 25,000/- M² of the land area works out to be Rs. 12,31,250/- on addition of 10% extra of being situated on more than one road. The valuation of the proportionate land works out to Rs.13,54,375/-.

Now on adding the valuation of the built up area and the proportionate land area the total valuation of the Flat is hereby transferred works out to Rs.39,70,235/-. The sale consideration of the property is Rs. 36,42,885/- Thus the valuation is the highest value for the purpose on which a sum of Rs.2,78,500/- has been paid by the Purchaser as stamp duty.

SCHEDULE OF PROPERTY

Flat No. T-8/002 situated on Ground floor of Tower No. T-8 at Group Housing Plot No. 9D/GH-1, Sector- 9D, Vrindavan Yojna, Lucknow along with proportionate and undivided interest in 49.25 sq. mt. land underneath and appurtenant to the Complex more specifically demarcated in the plan bounded as under:

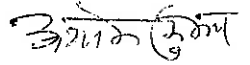
NORTH :- Open Space

SOUTH :- Open Space

EAST :- Open Space

WEST :- Corridor

Contd.....



आवेदन सं०: 201901041008911

विक्रय पत्र

बही सं०: I

रजिस्ट्रेशन सं०: 6246

वर्ष: 2019

प्रतिफल- 3642885 स्टाम्प शुल्क- 278500 बाजारी मूल्य - 3970235 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री अशोक कुमार,
पुत्र श्री शिव मंदिर बरनवाल
व्यवसाय : नौकरी
निवासी: 4-10 सिविल कोर्ट कम्पाउण्ड फतेहपुर

अशोक कुमार



ने यह लेखपत्र इस कार्यालय में दिनांक 05/03/2019 एवं 02:55:01 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

निर्मल सिंह

उप निबंधक :सरोजनीनगर

लखनऊ

05/03/2019


पुजकिशोर वर्मा

कनिष्ठ सहायक (निबंधन) - नियमित

In witness whereof, the Seller have put their respective signatures and executed this deed of transfer the Purchaser on the day, month & year first above written.


Witnesses: -

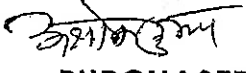


1. 
Mohammad Iffikhar Jamshed
S/o Mohammad Jamshed
R/o 93, MIG, Ganga Vihar Colony,
Shiwans Tenray, Kanpur Nagar.


SELLER



2. 
Shailendra Kumar Tiwari
S/o Sri Kailash Narayan Tiwari
R/o Sarai Bakewar, Bakewar Bujurg,
Fatehpur.

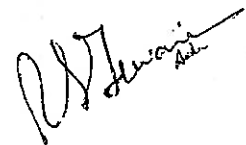

PURCHASER

Typed by :-



(Jai Balaji)

Drafted by :-



(Ravi Swarup Tewari)
Advocate
Collectorate, Lucknow.
Mob. No. 9415006170

आवेदन सं०: 2019010-41008911

बही सं०: 1

रजिस्ट्रेशन सं०: 6246

वर्ष: 2019

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

विक्रेता: 1

श्री ओमनी फार्मस प्रा.लि. के द्वारा वृजेन्द्र कुमार सिंह, पुत्र श्री तीरथ राज सिंह

निवासी: सखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री अशोक कुमार, पुत्र श्री शिव मंदिर बरनवाल

निवासी: 4-10 सिविल कोर्ट कम्पाउण्ड फतेहपुर

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री मोहम्मद इफ्तिखार, जमशेद, पुत्र श्री मोहम्मद जमशेद

निवासी: 93 एम आई जी गंगा विहार कालोनी कानपुर नगर

व्यवसाय: वकालत

पहचानकर्ता: 2



श्री शैलेन्द्र कुमार तिवारी, पुत्र श्री कैलाश नारायण तिवारी

निवासी: सराय बकेवर, बकेवर बुजुर्ग फतेहपुर

व्यवसाय: वकालत



ने की। प्रत्यक्षतः भद्र साक्षियों के निशानें अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

द्विमल सिंह

उप निबंधक: सरोजनीनगर

सखनऊ

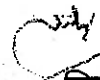
प्रियकिशोर वर्मा

कनिष्ठ सहायक (निबंधन) - नियमित

आवेदन सं०: 201901041008911

बही संख्या 1 जिल्द संख्या 1515 के पृष्ठ 235 से 268 तक क्रमांक 6246 पर
दिनांक 05/03/2019 को रजिस्ट्रीकृत किया गया।

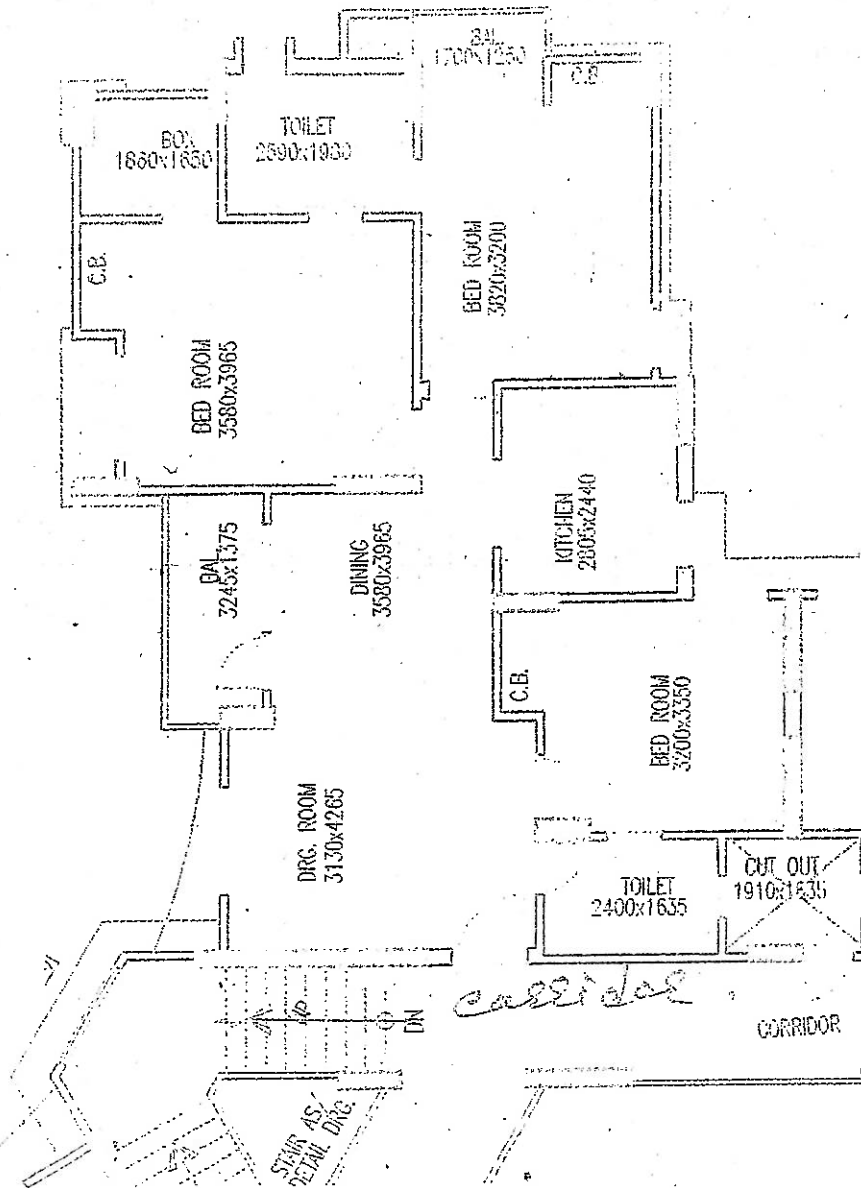
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

05/03/2019



Building Plan of Flat of M/s. Omni Farms Pvt. Ltd. at Eldeco Saubhagyaam Group Housing at Plot No. 9D/GH-I, Vrindavan Yojana, Lucknow.

Name of Allottee :

Flat No. : 002 Block T8 On ground floor

Area :

North : open space

South : open space

East :

West :

(Signature)

(Signature)