

प्रेषक,

पूर्णिमा पाठक
अपर जिला जज (FTC-2)
एटा ।

सेवा में,

माननीय महानिबन्धक
माननीय उच्च न्यायालय,
इलाहाबाद ।

द्वारा: माननीय जनपद न्यायाधीश,
एटा ।

विषय:- माननीय उच्च न्यायालय के परिपत्र संख्या 25/Admn.(A) dated_13 July, 1998 के अनुपालन में M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GGP-C-C01/44 स्थित Gomti Greens Lucknow, को क्रय किये जाने हेतु **Allotment Letter** दिनांकित 23.08.2019 के सम्बन्ध में सूचना एवं पंजीकृत विक्रय विलेख (Sale Deed) निष्पादित कराये जाने हेतु अनुमति प्रदान किये जाने के संबंध में।

महोदय,

- 1- ससम्मान निवेदन है कि मैं जनपद न्यायालय एटा, में वर्तमान में उपरोक्त पद पर कार्यरत हूँ। मेरे द्वारा भू-स्वामी M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GGP-C-C01/44 स्थित Gomti Greens Sector-7 Gomti Nagar Extension, Amar Shaheed Path Lucknow, का आवंटन पत्र दिनांक 23.08.2019 (Allotment Letter/ Confirmation Letter) सं०-TL/GG/715343/20190823132106029 प्राप्त किया गया है (प्रति संलग्न) ।
- 2- यह कि उपरोक्त M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) कम्पनी अधिनियम के अन्तर्गत पंजीकृत है और उपरोक्त भूखण्ड की स्वामी है।
- 3- यह कि उपरोक्त प्लॉट को मुझे आवंटित करने से पूर्व भू-स्वामी कम्पनी द्वारा सर्वप्रथम श्री अनुराग जैन, एवं सह स्वामी श्री अरविन्द जैन तथा श्री सन्त कुमार जैन, 14 गोविन्द नगर, सिधौली सीतापुर को आवंटन पत्र दिनांकित 07.05.2012 के द्वारा(Provisional Allotment Letter)सं०-GGP/715343-PR-010/2012050719 2807238 के द्वारा मु० 34,25,500/- रुपये में वर्ष अप्रैल 2012 में आवंटित किया गया था (प्रति संलग्न)। उपरोक्त तयशुदा धनराशि में से पूर्व अलाटी द्वारा मु० 25,42,971/- रुपये की धनराशि का भुगतान किया गया था तथा अवशेष धनराशि उपरोक्त प्लॉट का कब्जा प्राप्त करने एवं विक्रय पत्र निष्पादित किये जाने के समय दिया जाना तय किया गया था। परन्तु अलाटी ने सम्पूर्ण धनराशि का भुगतान न करके अपना अलाटी अधिकार Smartian Infratech And Consultants Pvt Ltd. के पक्ष में **लाभांश सहित** हस्तान्तरित करने की सहमति भू-स्वामी कम्पनी को प्रदान किया।
- 4- यह कि भू-स्वामी कम्पनी द्वारा पुनः उक्त प्लॉट को Smartian Infratech And Consultants Pvt Ltd, FLAT NO. 301, MONARCH APARTMENTS, NEW HYDERABAD COLONY LUCKNOW, को आवंटन पत्र दिनांक 11.09.2014

Roaming *Pawan*
31/10/19

(Allotment Letter/Confirmation Letter)सं-0-TL/GG/715343/20140911164759 752 द्वारा अलाटी अधिकार दिया गया था। उक्त अलाटी के द्वारा भी भू-स्वामी कम्पनी को सम्पूर्ण धनराशि का भुगतान नहीं किया गया बल्कि उपरोक्त प्लॉट के आवंटन अधिकारों को अन्य व्यक्ति को अन्तरण हेतु भू-स्वामी कम्पनी को अपनी इच्छा प्रकट की। इस प्रकार Smartian Infratech And Consultants Pvt Ltd. उपरोक्त प्लॉट के मात्र अलॉटी थे तथा भू-स्वामी कम्पनी द्वारा उपरोक्त पूर्व अलॉटी के पक्ष में ना तो अभी तक प्लॉट को विक्रय किया गया था और ना ही उक्त प्लॉट का कब्जा प्रदत्त किया गया था। इस प्रकार उपरोक्त प्लॉट की स्वामी व कब्जाधारी भू-स्वामी कम्पनी ही थी। (प्रति संलग्न)

5- यह कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. द्वारा निर्धारित समय सीमा एवं शर्तों के अनुसार भू-स्वामी कम्पनी को अवशेष धनराशि अदा नहीं की गयी और ना ही विक्रय विलेख निष्पादित कराने में कोई रुचि प्रकट की गयी, वरन उपरोक्त प्लॉट के आवंटन अधिकारों को अन्य व्यक्ति को अन्तरण हेतु भू-स्वामी कम्पनी को अपनी इच्छा प्रकट की गयी।

6- इस बात से संतुष्ट होते हुए कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. एवं भू-स्वामी कम्पनी का हमारे न्यायालय में कोई वाद-विवाद लम्बित नहीं है, ना ही उनका कोई वाद हमारे द्वारा निर्णीत किया गया है और ना ही हमारा उपरोक्त पक्षकारों के साथ अथवा विरुद्ध किसी भी स्तर पर कोई प्रत्यक्ष अथवा अप्रत्यक्ष हित निहित एवं सम्बद्ध है। अतः उपरोक्त परिस्थितियों में मेरे द्वारा उपरोक्त प्लॉट के संव्यवहार हेतु भू-स्वामी कम्पनी एवं पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. से वार्ता प्रारम्भ की गयी।

7- यह कि भू-स्वामी कम्पनी, पूर्व आवंटी एवं हमारे मध्य मौखिक वार्ता के अग्रसरण में पूर्व अलॉटी द्वारा उपरोक्त प्लॉट क्षेत्रफल- 193.75 sq.yd के आवंटन अधिकार, मेरे पक्ष में मु० 26,887/- प्रति sq.yd की दर से अर्थात् $193.75 \times 26,887 = \text{मु० } 52,09,356/-$ रुपये में अन्तरित किये जाने हेतु सहमति हुई। उक्त प्लॉट का वर्तमान सर्किल मूल्य मु० 20,500/- रुपये प्रति वर्गमीटर है (प्रति संलग्न)। चूंकि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. द्वारा मु० 8,47,657/- रुपये कब्जा प्राप्त करने एवं विक्रय पत्र पंजीकृत / निष्पादित करने के समय भू-स्वामी कम्पनी को अदा किया जाना था, जो अभी शेष था। अतः उपरोक्त धनराशि भी कुल मु० 52,09,356/- रुपये में शामिल करते हुए मु० 8,47,657/- रुपये एवं अन्य शुल्क मेरे द्वारा कम्पनी को सीधे कब्जा (Possession Offer) के समय अदा किये जाने पर पक्षकारों ने सहमति बनी। उल्लेखनीय है कि पूर्व अलॉटी Smartian Infratech And Consultants Pvt. Ltd. द्वारा प्राधिकृत डायरेक्टर श्री विपुल कुमार द्वारा लाभांश लेते हुए उपरोक्त प्लॉट के अलॉटी अधिकार, हमारे पक्ष में अन्तरित किये गये हैं।

8- यह कि मेरे तथा पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. के मध्य दिनांक 17.07.2019 को उपरोक्त प्लॉट सम्बन्ध में एक अनुबन्ध पत्र निष्पादित हुआ (प्रति संलग्न)। जिसके अन्तर्गत मेरे द्वारा अपने वेतन बचत खाता संख्या 30752271007, स्टेट बैंक आफ इंडिया शाखा गोमती नगर, लखनऊ से अकाउन्ट पेयी बैंक सं०-291796 दिनांकित 17.07.2019 से मु० 10,00,000 /- रुपये की अग्रिम धनराशि पूर्व अलॉटी Smartian Infratech And Consultants Pvt Ltd. को अदा की गयी (पासबुक एवं बैंक की प्रति संलग्न)।

9- यह कि अवशेष भुगतान हेतु हमारे द्वारा आई०सी०आई०सी०आई० बैंक से मु० 43,56,372/रुपये का आवासीय ऋण स्वीकृत कराया गया तथा उपरोक्त धनराशि में से आई०सी०आई०सी०आई० बैंक द्वारा पूर्व अलॉटी Smartian Infratech And Consultants Pvt. Ltd. को उसके खाता संख्या-00782560009283, HDFC Bank

Prashant Kumar
21/10/19

में मु0 33,19,543/- रुपये का चैक संख्या 444477 द्वारा दिनांक 31.07.2019 को भुगतान किया गया (प्रति संलग्न) । पूर्व अलॉटी से तयसुदा धनराशि में से अवशेष धनराशि जो पूर्व अलॉटी को भू-स्वामी कम्पनी को देय थी वह धनराशि आई0सी0आई0सी0आई0 बैंक द्वारा भू-स्वामी कम्पनी को उसके खाता संख्या 010566200000060 YES Bank में मु0 8,47,657/- रुपये का चैक संख्या 444478 द्वारा दिनांक 31.07.2019 को सीधे भुगतान किया गया (प्रति संलग्न)। पूर्व अलॉटी को तयसुदा धनराशि में से अवशेष धनराशि मु0 42,156/-रुपये का भुगतान मेरे द्वारा सेंट्रल बैंक ऑफ इण्डिया, शाखा गोमती नगर, लखनऊ, बचत खाता संख्या-1786017467 से चैक संख्या-039147 दिनांकित 31.07.2019 से किया गया (प्रति संलग्न)।

10- यह कि पूर्व अलाटी को सम्पूर्ण भुगतान के उपरान्त (पासबुक एवं चैक की छायाप्रति संलग्न) भू- स्वामी कम्पनी द्वारा समस्त तथ्यों से सन्तुष्ट होने के उपरान्त पूर्व अलाटी का अलाटमेन्ट अधिकार निरस्त करते हुए ट्रान्सफर फीस प्राप्त करने के उपरान्त हमारे पक्ष में नवीन आवंटन प्रपत्र संख्या (Allotment Letter/ Confirmation Letter) TL/GG/715343/20190823132106029 दिनांक 23.08. 2019 निर्गत किया गया। चूंकि विक्रेता कम्पनी द्वारा पूर्व अलाटी को पजेशन आफर कर दिया गया था इसलिए विक्रेता कम्पनी के नियमों एवं शर्तों के अधीन विक्रेता कम्पनी को सभी शुल्कों का भुगतान मेरे द्वारा किया गया। विक्रेता कम्पनी को ट्रान्सफर फीस मु0 57,160/- रुपये का भुगतान मेरे द्वारा सेंट्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039144 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न), तथा कम्पनी को IFMS Charges मु0 34,875/- रुपये का भुगतान मेरे द्वारा सेंट्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039145 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न)। इसके अतिरिक्त भू-स्वामी कम्पनी को Possession Charges मु0 1,16050/- रुपये का भुगतान मेरे द्वारा सेंट्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से चैक संख्या- 039146 दिनांकित 30.07.2019 से किया गया (प्रति संलग्न)। भू-स्वामी कम्पनी को विकाश शुल्क मु0 36,504/- रुपये का भुगतान मेरे द्वारा वेतन बचत स्टेट बैंक आफ इंडिया के खाता संख्या -30752271007 से RTGS द्वारा दिनांक 31.07.2019 से किया गया (पासबुक की प्रति संलग्न)। कम्पनी के नियम के अनुसार विक्रय पत्र के पंजीकरण में लगने वाले स्टाम्प के मूल्य रुपये मु0 278062/- का बैंक ड्राफ्ट संख्या-135303 दिनांकित 01.08.2019 अपने सेंट्रल बैंक आफ इंडिया के बचत खाता संख्या -1786017467 से बनवा कर STOCK HOLDING CORPORATION OF INDIA के पक्ष में भू- स्वामी कम्पनी में जमा किया गया (प्रति संलग्न)।

11- इस प्रकार हमारे पक्ष में उपरोक्त भू- स्वामी कम्पनी द्वारा प्लॉट संख्या - GGP-C-C01/44 स्थित Gombi Greens Sector-7 Gombi Nagar Extention, Amar Shaheed Path Lucknow, का आवंटन अधिकार दिया गया है। उक्त प्लॉट का कब्जा आफर किया गया है किन्तु विक्रय पत्र अभी निष्पादित नहीं किया है। विकास कार्य के पूर्ण होने के उपरान्त पंजीकृत विक्रय विलेख (Registered Sale Deed) निष्पादित किया जाना है।


12- इस प्रकार उपरोक्त संव्यवहार से कम्पनी से आवंटन अधिकार प्राप्त करने एवम पजेशन आफर किये जाने के उपरान्त कम्पनी द्वारा बताई गयी अवधि में पक्षों के मध्य पंजीकृत विक्रय विलेख (Sale Deed) निष्पादित की जानी है। अतः माननीय महोदय से अनुरोध है कि भू-स्वामी M/sEmaar MGF Land Ltd. (अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या - GP-C-C01/44 स्थित Gombi Greens Lucknow, से उपरोक्त प्लॉट का विक्रय पत्र (Sale

Poojima Parman
31/10/19

Deed) हमारे पक्ष में निष्पादित कराने की पूर्व अनुमति माननीय उच्च न्यायालय से दिलाये जाने हेतु प्रार्थना पत्र को माननीय उच्च न्यायालय के समक्ष रखने का कृपा करें।

आभार सहित।

दिनांक 31.10.2019

भवदीया,

 (पूर्णिमा पाठक)
 अपर जिला जज (एफ.टी.सी.-2)
 एटा।
 आई.डी.सं-1570

संलग्नक:

- 1- निर्धारित प्रारूप पर विवरण।
- 2- Allotment/Nomination/Confirmation/letter issued by Company dated 23-08-2019 की छाया प्रति।
- 3- ICICI बैंक द्वारा स्वीकृत आवासीय ऋण के मद में निर्गत बैंक की छाया प्रतियां।
- 4- आवासीय ऋण अनुबन्ध दिनांकित 29.07.2019 की प्रति
- 5- अनुबन्ध पत्र दिनांकित 17.07.2019 की प्रति।
- 6- पूर्व अलॉटी को दिये गये बैंक संख्या - 291796 से मु0 10,00,000/- रुपये की अग्रिम धनराशि की छाया प्रति।
- 7- पूर्व अलॉटी को दिये गये बैंक संख्या - 039147 से मु0 42,156/- रुपये की अवशेष धनराशि की छाया प्रति।
- 8- 17.07.2019 से अद्यतन भुगतान तक हमारे वेतन बचत खाता पासबुक की छाया प्रति।
- 9- अन्तरण फीस के मद में मु0 57,160/- रुपये के भुगतान की बैंक संख्या- 039144 दिनांकित 30.07.2019 की छाया प्रति।
- 10- IFMS Charges मु0 34,875/- रुपये के भुगतान की बैंक संख्या- 039145 दिनांकित 30.07.2019 की छाया प्रति।
- 11- Possession Charges मु0 1,16,050/- रुपये के भुगतान की बैंक संख्या- 039146 दिनांकित 30.07.2019 की छाया प्रति।
- 12- विकास शुल्क के मद में मु0 36,504/- रुपये के भुगतान की आर.टी.जी.एस. दिनांक 30.07.2019 की पासबुक की छाया प्रति।
- 13- पंजीकरण में लगने वाले स्टाम्प के मूल्य रुपये मु0 2,78,062/- का बैंक ड्राफ्ट संख्या-135303 दिनांकित 01.08.2019 की छाया प्रति।
- 14- कम्पनी द्वारा निर्गत प्रथम पूर्व अलॉटी के खाता विवरण की छाया प्रतिलिपि।
- 15- कम्पनी द्वारा निर्गत द्वितीय पूर्व अलॉटी के खाता विवरण की छाया प्रतिलिपि।
- 16- कम्पनी द्वारा निर्गत हमारे खाता विवरण की छाया प्रति।
- 17- उक्त प्लॉट के वर्तमान सर्किल मूल्य सम्बन्धी अधिसूचना की छाया प्रति।

**Permission regarding purchase of Immovable Property by Smt. Poorlma Pathak A D J (FC -2) ETAA
in pursuance of C.I.No.25/Admn.(A) dated 13 July, 1998**

1	2	3	4	5	6	7	8	9	10	11
Date of joining of service	Gross & take home salary	Details of purchase of immovable property made with complete details, date of purchase amount spent etc.	Any advance taken from High Court, if any, details.	Loan taken from bank Details of amount, Mode of repayment, Periodic deductions, Number of installments, Amount of installments	Details of property (Area of plot, Locality, City/ District, if banking or flat then its size.)	Name & full address of dealer/seller	Whether the dealer is regular and reputed one.	Whether the seller is relied in any way & Whether any case against the seller is pending in Court Decided	Details of source amount with papers in support thereof	Remarks
Joining to Judicial Service 21.04.2009	Gross Salary:- 1,61,002/- Take Home Salary:- 1,27,002/- (Take home salary = Gross salary - deductions) Gross Salary 1,61,002/- (1000/NPS) +25000 (Income Tax) +400(GIS) =1,27,002/-	No immovable property purchased after joining the service	No advance taken from High Court	Details of amount, Home Loan of Rs. 43,56,372/- for purchase & construction from KFCI Bank. Lockdown @ Interest rate- 9.15% annually vide Loan A/C No.1011EUC0000111945. KFCI Bank has released Rs. 31,19,543/- Cheque No. 444477 Dated 31.07.2019 and RS.R476577/- Cheque No. 444478 Dated 31.07.2019	Area of plot- 193.75 Sq.yard Locality- Gantt Green, Sect. 7 Connaught Exe. Area, Shahdoli Park, City District- Lucknow Building or Flat- Plot No. GCEP-C-031/44 vide Allotment Letter No. T1/AG/71534/201908 dated 23.08.2019 Circle Rate- 30,500/- (Copies enclosed)	Name of seller- M/s. Entart M/C/L Land Ltd. Full Address- M/s. Entart M/C/L Land Ltd. 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017 Previous Allottee- 1- Mr. Anurag Jain, Coowners - Arvind Jain, Sri Sant Kumar Jain and Sant Kumar Jain, Sri late Mani Lal Jain, 14 Goyal Nagar, Sakinaka, Meerut UP	Whether the dealer is regular and reputed one.	Whether the seller is relied in any way & Whether any case against the seller is pending in Court Decided	Sources- 1- Salary, 2- Bank loan. (a) Seller/seller Company previously allotted the plot to Sri Mr. Anurag Jain, Coowners - Arvind Jain, Sri Sant Kumar Jain and Sant Kumar Jain Sri late Mani Lal Jain, 14 Goyal Nagar, Sakinaka, Meerut UP on 07.05.2012 for Rs.34,25,000/- out of which Rs. 25,42,971/- was paid by them to Company. (b) Above named allottee transferred the allotment rights in the favour of Sanjivan Infratech And Consultants Pvt Ltd. Flat No. 301, Monarch Apartments, New Hyderabad Colony, Lucknow, UP. (c) Above second allottee transferred allotments rights in my favour vide agreement dated 17.07.2019. @26.88% per sq.yd. i.e. Rs. 26,887 = 193.75 sq.yd = Rs. 52,09,156/- Payment due to two parties- Total payment due- 52,09,156/- (Rs.43,61,695/- to previous allottee & Rs.8,47,462/- directly to company at the time of possession etc.) Payment made- A. To previous allottee- (A) Rs. 10,00,000/- vide cheque No. 291796 salary A/C No. 3075271007 from SBI Branch Goranagar Lucknow	

Prasanna
3.11.01.2019



Nomination Letter

Ref No.-TL/GG/715343/20190823132106029

Date :- 23-AUG-19

Mrs. Poornima Pathak

2/11 Virat Khand, Gomti Nagar,
Lucknow, 226010
Uttar Pradesh,
INDIA

Phone No - 91 9451386654

Subject - Nomination Confirmation for GGP-C-C01/44 at Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow, Uttar Pradesh,

Dear Mrs. Poornima Pathak,

We take this opportunity to welcome you to the Emaar MGF family.

In pursuance of the documents submitted by the previous owner SMARTIAN INFRATECH AND CONSULTANTS PVT LTD and yourselves, we confirm having completed the nomination formalities on 23-AUG-19 for the captioned unit.

Accordingly now the captioned property stands in the name of Mrs. Poornima Pathak . We confirm having received a total sum of Rs.3541553 /- towards the captioned property.

Please find enclosed an endorsed set of original documents i.e.

- B Copy of the Buyer's Agreement.
- Receipts

Should you require any other assistance, please get in touch with us at feedback@emaar-india.com or call us at 1-800-103-3643*, +91 124 4416306* (International customers).

Thanking You,
Yours Faithfully,
Emaar MGF LAND LTD.


Authorised Signatory

*Sdg. offr
Poornima Pathak
21/10/19*



Nomination Letter

Ref No.-TL/GG/715343/20140911184759752

Date :- 11-SEP-14

Smartian Infratech And Consultants Pvt Ltd
FLAT NO. 301, MONARCH APARTMENTS, NEW HYDERABAD COLONY,

LUCKNOW UP
226007
Phone no - 9918592118

Subject - Nomination Confirmation for GGP-C-C01/44 at Gomti Greens, Gomti Nagar Extension, Sector - 7, Amar shaheed Path, Lucknow.

Dear Smartian Infratech And Consultants Pvt Ltd

We take this opportunity to welcome you to the Emaar MGF family.

In pursuance of the documents submitted by the previous owner Mr. Anurag Jain, Co-owner Sant Kumar Jain, Co-owner Arvind Jain, and yourselves, we confirm having completed the nomination formalities on 10-SEP-14 for the captioned unit.

Accordingly now the captioned property stands in the name of Smartian Infratech And Consultants Pvt Ltd. We confirm having received a total sum of Rs. 2542971/- towards the captioned property.

Your next instalment for Rs. 339063/- shall be due and payable on On laying of WBM road Slab.A separate demand letter shall be sent to you 15 -20 days prior to due date.

Enclosed in the , endorsed set of original documents i.e.

- B Copy of the Buyer's Agreement.
- Receipts

Should you require any other assistance, please get in touch with us at feedback@emaarmgf.com or call us at 1-800-103-3643*

Madhu
warm regards,
Team Customer Services

*Self request
Pravin Pathak
21/10/14*

*Domestic customers Call (tollfree): 1-800-103-3643 ; International customers call (not tollfree) +91 124 4416306 (standard ISD rates apply). Business timing (IST) for is between 1000 Hrs to 2000 Hrs from Monday to Friday and 1000 Hrs to 1700 Hrs on weekends/National holidays.

You may visit any of our office(s) and meet with our Customer Service team between 1030 Hrs to 1700 Hrs on weekdays and between 1030 Hrs to 1500 Hrs on weekends.

Emaar MGF Land Limited
Emaar MGF Business Park, M G Road, Sikanderpur Chowk, Sector 28, Gurgaon 122 002, Haryana
Domestic Customer Call (toll free): 1800 103 3643 International Customers Call (+91 124) 4416 306* Email: feedback@emaarmgf.com

Registered Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001
Tel: (+91 11) 4152 1155, 4152 4638 Fax: (+91 11) 4152 4639 CIN: 143201DL2005PLC333161
Email: feedback@emaarmgf.com www.emaarmgf.com

GOMTI GREENS

Ref. No.: GGP/715343-PR-010/20120507182807238

Date: 07-MAY-12

Mr. Anurag Jain
14 Govind Nagar
Sidhauri
Sitapur 261303 U.P.
India
Phone: 91 9935860006

Mr. Anurag Jain resident of 14 Govind Nagar Sidhauri Sitapur 261303 U.P. India (Co-owner);
Arvind Jain, S/O Sant Kumar Jain, 14 Govind Nagar Sidhauri, Sitapur 261303 U. P., India
Sant Kumar Jain, S/O Late Moti Lal Jain, 14 Govind Nagar Sidhauri, Sitapur 261303 U. P., India

(hereinafter singly/jointly, as the case may be, referred to as 'the Allottee' which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns)

Subject: Provisional Allotment of Residential Plot No. GGP-C-C01/44, in the Integrated Township known as "Gomti Greens", Gomti Nagar Extension, Sector - 7, Amar Shaheed Path, Lucknow U.P.

Dear Mr. Anurag Jain,

Thank you for showing interest in investing with Emaar MGF.

This is with reference to your Application No. 32766 dated 12-MAR-12 for registration & allotment of residential plot in "Gomti Greens", Gomti Nagar Extension, Sector - 7, Amar Shaheed Path, Lucknow, in the residential housing scheme of Emaar MGF Land Limited (hereinafter referred to as "Company") and amount of Rs. 500000/- (Rupees Five Lakh Only) deposited along with the said application against which a receipt dated: 12-MAR-12, was issued towards booking amount mentioning the Unit no. GGP-C-C01/44 in the said Gomti Greens Project.

We are pleased to inform you that after considering your application, the Company has provisionally allotted a residential plot being no. GGP-C-C01/44 admeasuring 162 sq. mtrs. (equivalent to 193.75 SYD.), subject to Terms & Conditions attached herewith. The details of the plot provisionally allotted are fully described at the end of the said "Terms & Conditions"

For Emaar MGF Land Limited	Signature of the
Authorized Signatory	Sole / First Applicant <u>Anurag Jain</u>
Date: <u>28/05/12</u>	Co-Applicant <u>[Signature]</u> <u>[Signature]</u>
	Date: <u>14-05-12</u>



CREATING A NEW INDIA

Lucknow Site Office: Gomti Greens, Gomti Nagar Extension, Sector 07, Amar Shaheed Path, Lucknow 226 002.
Lucknow City Office: Emaar MGF Land Limited, Paper Mill Compound, Opposite Araf Metro City, Nishatganj Road, Lucknow 226 004.
Corporate Office: Emaar MGF Land Limited, ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001.
Customer Services: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector- 28, Gurgaon 122 002.
Domestic Customer Call (toll free): 1 800 0103 2642 | International Customer Call: (+91) 201 4795394*
E-mail: feedback@emaarmgf.com | www.emaarmgf.com

*Self attested
Provisional Possession
31/10/2019*

GOMTI GREENS

According to agreed payment schedule of payment, the following sums as per the details given below are due on booking and within 30 days of booking i.e. 19-MAY-12 :

(a) Amount due on booking and within 30 days of booking	Rs. 678,125.00
(b) Less Amount already received	Rs. 500,000.00

You are requested to remit to us Rs. 178,125.00 (One Lakh Seventy-Eight Thousand One Hundred Twenty-Five Only) latest by 19-May-12, by Bank Draft/Cheque in favour of "Emaar MGF Land Limited A/C Gomti Greens"

This Allotment Letter is subject to terms and conditions annexed herewith and your acceptance of the same.

Thanking You,

Yours Truly,



For Emaar MGF Land Limited	Signature of the
Authorized Signatory <i>[Signature]</i>	Sole / First Applicant <i>[Signature]</i>
Date: <i>28/05/12</i>	Co-Applicant <i>[Signature]</i> <i>[Signature]</i>
	Date: <i>14-05-12</i>

*Buyer's
Promissory Note*
31/05/12



CREATING A NEW INDIA

Lucknow Site Office: Gomti Greens, Gomti Nagar Extension, Sector 07, Amar Shaheed Path, Lucknow 226 003.
Lucknow City Office: Emaar MGF Land Limited, Paper Mill Compound, Opposite Anf Metro City, Nishatganj Road, Lucknow 226 006.
Corporate Office: Emaar MGF Land Limited, ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001.
Customer Services: Emaar MGF Business Park, Mehrauli-Gurgaon Road, Sikandarpur Chowk, Sector - 28, Gurgaon 122 002.
Domestic Customer Call (toll free): 1 800 0105 364 | International Customer Call: (+91120) 4755354*
E-mail: feedback@emaarmgf.com | www.emaarmgf.com

ICICI Bank

A/c Payee

VALID FOR ONE MONTH ONLY

3 1 0 7 2 0 1 9
D D M M Y Y Y Y

Pay SMARTIAN INFRA TECH AND CONSULTANTS P LTD A/C NO 00782560009283 HDFC BANK ***

Or Order

Rupee RUPEES THIRTY-THREE LAC NINETEEN THOUSAND FIVE HUNDRED FORTY THREE ONLY

₹ -- 33,19,543 --

C.A.A/c 000405039853

For ICICI BANK LTD - HL NORTH ZONE DISB A/C

LBLUC00005111846

POORNIMA PATHAK

CBS

Payable at par at all branches of ICICI Bank Limited in India.

Disbursement
12/20/20

Authorised Signatory

Vansha
365326

Please sign above



⑈444477⑈ 400229002⑈ 039853⑈ 29

ICICI Bank

A/c Payee

VALID FOR ONE MONTH ONLY

3 1 0 7 2 0 1 9
D D M M Y Y Y Y

Pay EMAR MGF LAND LTD A/C NO GOMTI GREENS A/C NO 010566200000060 YES BANK ***

Or Order

Rupee RUPEES EIGHT LAC FORTY SEVEN THOUSAND SIX HUNDRED FIFTY SEVEN ONLY

₹ -- 8,47,657 --

C.A.A/c 000405039853

For ICICI BANK LTD - HL NORTH ZONE DISB A/C

LBLUC00005111846

POORNIMA PATHAK

CBS

Payable at par at all branches of ICICI Bank Limited in India.

Disbursement
12/20/20

Authorised Signatory

Vansha
365326

Please sign above



⑈444478⑈ 400229002⑈ 039853⑈ 29

Self attested
Poornima Pathak
31/10/19

August 6, 2019

Mrs. Poomima Pathak
2/11 Virat Khand Gomit Nagar
Haniman Chouraha
Lucknow-226010

Your ICICI Bank Home Loan Account LBLUC00005111846

Dear Mrs. Poomima Pathak,

Greetings from ICICI Bank.

We write with reference to the Mortgage Loan sanctioned to you.

Further to your request for a disbursement, the Terms and Conditions on which the loan is being disbursed are summarised as below:

Loan Amount Sanctioned (Rs.)	43,56,372.00
Disbursement Date	July 31, 2019
Disbursement Amount (Rs.)	43,56,372.00
Cumulative Disbursement Amount (Rs.)	43,56,372.00
Cheque Amount (Rs.)	41,67,200.00
Type of Interest**	Floating
Effective Rate (%)	9.15
Rate at which EMI is calculated	9.15
Term (months)	240
Equated Monthly Instalment (EMI) is calculated on	Monthly Rest
First EMI date	September 05, 2019

We would like to inform you that in terms of the credit facility application form / facility agreement the repayment will be through EMIs comprising of principal and interest. All the repayment of dues (Pre-EMI and EMI) will need to be paid by the due date.

Your EMIs will commence from the next month and for the balance days of the current month, you will be paying Pre-EMI (PEMI) interest, which is simple interest at the rate applicable on the loan amount disbursed from the date of disbursement, until the end of the month.

The details of the payments to be made by you are given below:

- PEMI for August, 2019 is Rs. 5,537.00/-
- EMI for the next month is Rs. 39,617.00/-

*Self assessment
Poomima Pathak
31/10/19*

For loans booked under Developer PEMI scheme, please refer the other terms and conditions on details related to repayment and PEMI scheme period in the sanction letter.

In case of Post Dated Cheques (PDCs), please ensure that you replenish the PDCs before the previous set is exhausted. Any delay in repayment of dues or non-replenishment of PDCs will attract additional interest at 24% p.a. or as mentioned in credit facility application form / facility agreement whichever is higher. The PDCs can be submitted at our nearest branch.

ICICI Bank shall have the sole discretion to shred any PDCs including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure / change of repayment mode and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked PDCs /SPDCs, a request for the same must be made by the applicant/s within thirty days of the closure of the loan/change of repayment mode.

ICICI Bank reserves the right to recover Goods & Services Tax (GST) levied under the applicable

laws as may be amended from time to time.

In the event, you have made disbursement request vide e-mail sent through your registered e-mail ID or by fax sent and/or digital channel (OTP) / through Branch / ICICI Bank personnel / any other permissible modes. Kindly note, that basis the instructions received vide above referred e-mail / fax / other permissible modes, ICICI Bank has proceeded to make disbursement for above-mentioned amount. If there is a discrepancy, error or omission in the particulars above, please intimate ICICI Bank within 5 days of receipt of this letter. In absence of any intimation, we shall presume that your request has been processed in accordance with the instructions issued by you.

Now stay connected by updating your mobile number and e-mail ID with us. To update your latest contact details, please call our Customer Care.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care between 8:00 A.M. and 8:00 P.M. alternatively, you may visit the nearest ICICI Bank Asset Servicing Branch.

Looking forward to more opportunities to be of service to you.

Sincerely,

For ICICI Bank Limited.

P.S: All further communication to you would be sent at the above mentioned address. If you wish to update your address, please visit your nearest ICICI Bank loan servicing Branch.

The address of your property as per our records is:

Ggp-C-C01/44
Gomti Greens
Gomti Nagar Ext
Lucknow
Lucknow-226016
Uttar Pradesh
Lucknow

In case of any change, please intimate us at our Customer Care numbers mentioned below.

The current applicable charges to your loan are as under:

PDC Swap Charges (Rs.)	500.00 *
Document Retrieval Charges (Rs.)	500.00 *

*Goods & Services Tax (GST) levied under the applicable laws as may be amended from time to time would be additionally charged.

*Type of interest reflects the current applicable rate and same is subject to change basis the terms and conditions of credit facility application form / facility agreement signed and accepted by you. For more details on type of interest, applicable rate of interest and tenure refer to the credit facility application form / facility agreement signed and accepted by you.

Safety Tip:



- Be safe; make digital payments.
- Always make payments only to the authorised representative of the bank.
- Always insist for a valid receipt for the payments made.

Retail Customer Care : 1860 120 7777

Regd Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAAC1195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051, India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676766.

www.icicibank.com



TO WHOMSOEVER IT MAY CONCERN

PROVISIONAL STATEMENT FOR CLAIMING DEDUCTIONS UNDER SECTIONS 24
(b) & 80C(2) (xviii) OF THE INCOME TAX ACT, 1961

This is to state that Poomima Pathak has/have been granted Housing Loan for purchase/ construction of house property of Rs. 43,56,372.00/-, the details of which are given below:

Loan Account Number : LBLUC00005111846
Application Form Number : 7726679446
Address of the property : Ggp-C-001/44, Gomti Greens, Gomti Nagar Ext, Lucknow, Lucknow-226016

The above loan is repayable in Equated Monthly Instalments (EMIs) comprising of principal and interest. The break-up of the EMI amount for the above loan into principal and interest is as follows:

Payable from 1st Dec 2018 to March 2020 (in INR)	
EMI Amount / Prepayment if any	277319.00
Principal Component	45835.00
Interest Component	231484.00
Pre-EMI Interest	5537.00
Principal repayment during Pre-EMI	0.00

Please Note -

*Deduction under section 24(b) of the Income-tax Act, 1961 in respect of the interest on the borrowed principal amount & under section 80C of the Income-tax Act, 1961 in respect of repayment of the principal amount can be claimed subject to fulfillment of the conditions as per the prevailing Income Tax provision.

*The utilization/end use of the loan is as per the Borrower's discretion, and is required to be in accordance with the details provided in the loan application and the undertakings given, if any, in the Loan Agreement, which, where such details has been provided, has solely relied upon.

*Calculation of Interest/additional interest and other charges are done on monthly basis, number of days in a month being 30. Broken Period Pre-EMI interest is apportioned on actual number of days for which interest is due as against 360 days in a year.

For ICICI Bank Limited,
(Acting for itself and / or as duly constituted attorney on behalf of ICICI Home Finance Co. Limited)

Authorised Signatory

Address of borrower -
Poomima Pathak
2/11 Virat Khand Gomti Nagar

Haniman Chouraha

Date: August 6, 2019

Lucknow-226010

Regd Off: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat - 390 007. CIN: L65190GJ1994PLC021012. PAN No: AAAC11195H

Corp Off: ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400051, India. Website: www.icicibank.com

You can access your loan details through ICICI Bank iMobile app. To download, SMS iMobile to 5676768.

MOST IMPORTANT INFORMATION & KEY FACT SHEET
CUSTOMER'S COPY

Attention: PLEASE READ CAREFULLY BEFORE SIGNING

ACKNOWLEDGMENT FORM

Loan Account No. (LAN No.): L BLUC0000511841

(For Office Use Only)

I/We refer to the Facility Agreement dated 29/07/2019 executed by us with ICICI Bank Limited. I/We have been provided with the following MITC and Key Fact Statement, which contains the most important information, with respect to the Facility.

1	Facility Agreement Date	<u>29/07/2019</u>
2	Facility Amount (₹)	No Exceeding <u>6000000/-</u>
3	Facility Type Others: (Please Specify)	<input checked="" type="checkbox"/> Home Loan <input type="checkbox"/> Land Loan <input type="checkbox"/> Office Premises <input type="checkbox"/> Home Equity <input type="checkbox"/> Home Improvement <input type="checkbox"/> Other
4	Rate Type	a. <input type="checkbox"/> Fixed b. <input checked="" type="checkbox"/> Adjustable Interest Rate c. <input type="checkbox"/> Initial Fixed & then Adjustable Interest Rate
5	Rate of Interest	<p>a) Fixed Rate of Interest / Fixed Rate of Interest with Money Market Condition: Applicable rate of interest for the Facility is _____ % (fixed) per annum plus applicable interest tax and/or other statutory levy.</p> <p>b) Adjustable Interest Rate: The Adjustable Interest Rate applicable to the Facility shall be the sum of I-MCLR-1Y, prevailing on the date of first disbursement of the Facility and spread per annum, subject to a minimum of I-MCLR-1Y, plus applicable tax or other statutory levy.</p> <p>"I-MCLR" means the percentage rate per annum decided by ICICI Bank and announced / notified by ICICI Bank from time to time as its Marginal Cost of Funds Based Lending Rate ("MCLR") in term of the guidelines of the Reserve Bank of India. ICICI Bank publishes MCLR for five tenures namely overnight, one-month, three-month, six-month and one year.</p> <p>"I-MCLR-1Y" shall mean one year I-MCLR benchmark rate.</p> <p>As of date the I-MCLR-1Y = <u>8.65</u> % and spread is <u>0.5</u> %</p> <p>The final Adjustable Interest Rate shall be based on the I-MCLR-1Y, prevailing at the date of the first disbursement of the Facility.</p> <p>c) Fixed for _____ months and then Adjustable Interest Rate For the fixed period of _____ months, applicable interest rate shall be as specified under (a) above. Once the interest gets converted into Adjustable Interest Rate, the applicable rate of interest shall be a sum of I-MCLR 1Y, as prevailing on the date of conversion to Adjustable Interest Rate and spread of _____ %, per annum, plus applicable interest tax or other statutory levy, if any.</p>

Borrower/s Name: POORNIMA DATTA

Signature(s):

Poornima Datta

Date:

29/07/2019

Place:

LUDHIANA

[Handwritten mark]

Other Charges (During the Term of Loan)

1	Cheque/ECS dishonour, Charges, per transaction	₹ 500/- or such other amount as may be specified by ICICI Bank from time to time plus applicable taxes and other statutory levies
2	Documents Retrieval Charges	₹ 500/- plus applicable taxes and/or other statutory levies
3	Prepayment Charges	<p>1) Nil for Home Loan, Home Improvement Loan & Land Loan with floating rate of interest</p> <p>2) 2% plus applicable taxes on principal outstanding* on full repayment of Home Loan with fixed rate of interest</p> <p>2% plus applicable taxes on principal outstanding* on full repayment of Top Up loan (on Home Loan) if the applicant or co-applicant is Non Individual.</p> <p>4% plus applicable taxes on principal outstanding* where loan** is given to Non Individual borrowers or with fixed rate of interest to Individual borrowers</p> <p>* Current principal outstanding and all amounts tendered by the borrower towards prepayment of the Facility during the last one year from the date of final prepayment</p> <p>** Home Equity Loan/Home Equity Enhancement Loan, Office Premises Loan, Lease Rental Discounting Loan and Top up loan on any of these products.</p>
4	Part Prepayment Fees	NIL for all loans. The minimum part pre-payment amount should be an amount equivalent to 1 EMI.
5	Conversion Charges	<p>i. For Floating rate to Floating rate, Initial fixed rate to Floating rate or Floating to Initial fixed rate - 0.5% of the principal outstanding plus applicable taxes</p> <p>ii. Fixed to floating rate for the entire tenor of the facility : 1.75% of the principal outstanding plus applicable taxes</p>
6	Penalty for delayed payment	Additional interest : 2% per month plus applicable taxes if any.
7	Cheque / Repayment Mode swap charges	₹ 500/- (Rupees Five Hundred Only) plus applicable taxes or other statutory levies if any.
8	Administrative Charges	<p>₹ 5000/- (Rupees Five Thousand only) plus applicable taxes or 0.25% of the sanction amount plus applicable taxes or other statutory levies if any.</p> <p>The Administrative charges are a one-time non refundable charges collected by the Lender for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal. Please note that the administrative charges are payable at the time of disbursement of the Facility</p>
9	CIBIL Report Charges.	₹ 50 (Rupees Fifty Only) plus applicable taxes or other statutory levies if any.
10	Charges for duplicate NOC / No due certificate	₹ 100 (Rupees Hundred Only) plus applicable taxes or other statutory levies if any.
11	Charges for revalidation of NOC	₹ 100 (Rupees Hundred Only) plus applicable taxes or other statutory levies if any.
12	Details of Security / Collateral obtained	<p>Property Address: <u>Sector-7, Gurgaon, Haryana</u></p> <p>Area : <u>193.75</u> Area type: Carpet <input type="checkbox"/> Built-up <input type="checkbox"/></p> <p>Unit: Sq. Mt. <input type="checkbox"/> Sq.Ft. <input type="checkbox"/> Sq. Yards <input checked="" type="checkbox"/></p>
13	Date on which annual outstanding balance statement will be issued	On request

[Handwritten signature]

[Handwritten signature]

- a) downgrade of the rating of the Borrower by a Credit Rating Agency;
- b) inclusion of the Borrower and/or any of its Directors in the Reserve Bank of India's willful defaulters list;
- c) closure of a significant portion of the Borrower's operating capacity;
- d) decline in the profit after tax of the Borrower by more than fifteen percent;
- e) any adverse comment from the Auditor; and
- f) any other reason/ event in the opinion of ICICI Bank constituting or which may constitute Deterioration in the Creditworthiness.

3. In case there is any change in the regulatory requirements, including but not limited to provisioning norms and/or risk weightage applicable to the Facility, ICICI Bank may revise the spread to reflect the regulatory change, subject to extant RBI guidelines. In case there is change in I-MCLR due to change in the methodology for computation of MCLR, the "spread" would appropriately be reset.

Any change in the spread would be as communicated by ICICI Bank, from time to time.

I/We have fully read and understood the above mentioned terms and agree and accept the same.

Borrower/s Name: POORNIMA PATHAK

Signature(s):

Date:

29 07 2019

Place: INDORE

POORNIMA PATHAK

*only attested -
POORNIMA PATHAK*

3.11.19

भारतीय गण न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA



EX 838205

AGREEMENT FOR TRANSFER OF RIGHTS:-

This agreement is made & executed at Lucknow, Uttar Pradesh on 17.07.2019
Between:-

Smartian Infratech and Consultants Private Limited R/O Flat No. G6. Mega Regency, Ram Krishna Marg, Vivekanand Puri near Samthar Petrol Pump Lucknow-226007, Through it's Director (authorized signatory) Mr. Vipul kumar. The party of first part (hereinafter referred to as **TRANSFEROR**)

And

1- Smt. Poornima Pathak W/o Sri. Gyanendra Kumar Dwivedi R/O 2/11 Virat Khand Gomtinagar Lucknow, Hainiman Chouraha Gomtinagar Lucknow UP 226010 - The party of second part (hereinafter called **TRANSFeree**).

*Sally name
Poornima
30/11/19*

WHEREAS, the transferor is the allottee (Customer no.- 138811) of plot no. C01/44 measuring 193.75 sq.yard with description of 12 meters road towards front side, plot no. C01/45 towards south-west and plot no. C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow and now has agreed to transfer his all rights of allotment in favour of transferee through his director Mr. Vipul Kumar and appointed as authorized signatory (by its boards resolution dated 15/07/19) with following terms and conditions:-

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

Vipul Kumar
DIRECTOR

Poornima Pathak

Adv. Notary
339/41, Triveni Gan
Narbasta Lucknow-
226001

1. That the transferor is allottee of plot no. C01/44 measuring 193.75 sq.yard with the description of 12 meter road towards front side, plot no. C1/45 towards south-west and plot no.C1/43 towards north-east side, at Emaar Gomti Greens Gomti Nagar Extension Sector 7, Lucknow.

2. That the total sale consideration amount for transfer of rights of said plot has been agreed to the tune of Rs.52,09,356/-(fifty two lakh nine thousand three hundred fifty six only) i.e. at the rate of Rs.26,887/-per sq. yard.

3. That the total sale consideration mentioned above includes the whole amount due on transferor to the company at the time of possession The transferor shall bear all the Fines, Dues, Delayed payment Charges & Interest, excluding IFMS, Miscellaneous facilities and Operational charges.

4. That the second party has paid an advance of Rs. 10,00,000/- through cheque no. 291796 dated 17-07-2019 to the transferor and has agreed to pay the balance amount of sale consideration after getting loan from the bank concerned, preferably within two months.

5. That the transferor assures that the aforesaid plot is not under any kind of litigation, charge and encumbrance.

6. That transferor assured that he has no litigation or judicial proceeding pending in the court of transferee/ second party.

7. That the transferor/allottee will take all the necessary steps for transfer of entire rights of allotment in favour of transferee before the company and will provide all the documents regarding the plot.

8. That if for any reason, whatsoever, the agreement fails, the transferor / allottee shall return the advance money received under the agreement.

9. If any technical issue arises in the transferor company in that condition transferor company/His Director authorized signatory will return the money to transferee.

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED

Self attested
Pravin Kumar
5/11/2019

DIRECTOR

Pravin Kumar
121-214
17-07-2019
3670231
Pravin Kumar & Shukla
Adv./Notary
339/41, Tilvani Gully
Naubasta Lucknow-3
Regd. No. 31/7/2000

In witness where both parties have signed the agreement for transfer of the right of the said plot on this day of 17th July 2019 In the presence of following:--

WITNESS

1) [Signature]

AKSHAYA AHUJA
FLAT No -301 MONARCH APART
S35/1-4 NEWHYDERABAD-LUCKNOW-07

Transferor/Allottee

For SMARTIAN INFRA TECH AND CONSULTANTS PRIVATE LIMITED



Smartian Infotech and Consultant Private Limited
(Mr. Vipul Kumar Director Authorized Signatory)

2) [Signature]

GAURAV SHARMA
LB-24 BUTTLER PALACE
LUCKNOW

Transferee

[Signature]

Poornima Pathak



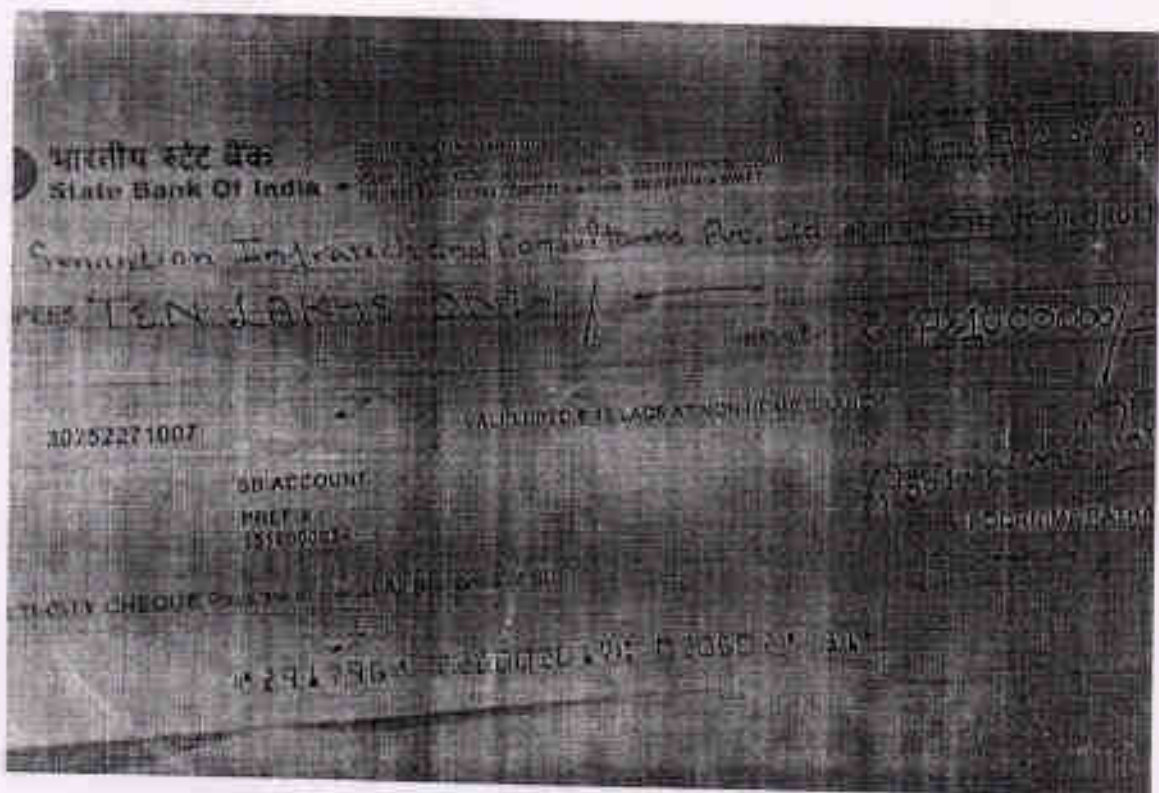
[Signature]

17/07/2019

Mod. No 36762367
Vijod Kumar - Shukla
Adv. (Notary)
339/1, Panchwati, Lucknow-3
Nambur: Lucknow-3
Rogd. No. 17-276876

[Signature]
[Signature]
31/10/19

[Signature]
I identify the person who
has signed TV statement
17.7.19



Sd/-
Ramesh Kumar

31/10/19



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226020
IFSC: CBIN0283305

जन्म तिथि को भरें OR FILL UP AT ALL BRANCHES
31072019
D O M M Y Y Y Y

Pay SMARTIAN INFRA TECH AND CONSULTANTS PVT. LTD.

उत्पादक को भरें or Bearer

रुपये Rupees FORTY TWO THOUSAND ONE HUNDRED FIFTY

Six ONLY /

अदा करें ₹ 42156/-

चैक नं. / A/c. No. 1786017467 SB



GOMTI N

Poornima Pathak

POORNIMA PATHAK

कृपया प्रमुख को भरें / Please sign above

Receiving

039147 2260160201 001911* 31

Handwritten signature

Big name
Name
31/07/19

Generally used abbreviations

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
Amt = Amount	dish/dsh = Dishonour	rd = Recurring Deposit
Ar = Arrear	DR = Debit	rel/rtn = Return
bal = Balance	DoB = Date of Birth	Rnd = Round off
Capn = Capitalization	eft = Electronic Fund Transfer	sb = Savings Bank
chg/ch = Charge	Inop = Inoperative	SC = Short Credit
chq = Cheque	ins = insurance	S/So/SORD = Standing Instruction
Clos = Closure	int/in = Interest	S/DIW/H/o = Son/Daughter/Wife/Husband of
coll = Collection	lon/in = Loan	tr/trf/fer = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txn = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
cash = Cash	Pos = Point of sale	+MOD bal = total balance (SB+linked MOD a/s)

भारतीय स्टेट बैंक



State Bank of India

Savings Bank Account

IF No : 85507337420
 Account No : 305221007
 Customer Name: POORNIMA PATHAK

S/D/W/H/o: DR. DEEPAK PRASAD PATHAK
 Address: 2/11 VIRAT NAGAR GOMTI NAGAR

LUCKNOW

Phone:
 Email:
 D.O.B. (If Minor):
 MOBILE: SIMILE
 Nom. Reg. No.:

GOMTI NAGAR (LUCKNOW)
 DEVALAYA, 2/30.

Phone: 2392009
 Email: sbisgwastimgnars@sbiv.com
 Branch Code: 0916
 Date of Issue: 21/06/2017
 21/06/2017 7683182 0916
 IFSC: SBIN000916
 MPE: 23
शाखा प्रबन्धक
Branch Manager
 (CONSTANTLY)
HELP LINE 1800112211

Self attested
Proving
31/10/19

हमारी अग्र्य योजनायें

- सेन्ट व्यापारी
- सेन्ट मार्गेज
- सेन्ट बाय
- सेन्ट विद्यार्थी
- आवास वित्त
- सेन्ट कल्याणी
- सेन्ट्रल किराना क्रेडिट कार्ड
- सेन्ट ट्रेड
- सेन्ट रेन्टल्स

- सेन्ट कम्प्यूटर
- सेन्ट स्कूल
- पैशनरों को अग्र्य
- व्यक्तिगत अग्र्य
- सेन्ट मल्टीपरपस
- लघु उद्यमी कार्ड
- सेन्ट जेवेल
- सेन्ट विद्याह
- सेन्ट दूर एण्ड ट्रेवेल्स

हमारी सेवार्थें

- उपहार / यात्री चेक
- सांग ड्राफ्ट
- विदेशी विगिनय
- मकरी प्रबंधन सेवार्थें
- सेन्ट एक्सचेंज
- सेन्ट्रल कार्ड
- मान्दर कार्ड एवं बीजा कार्ड
- साकर् सुविधा
- हार अंतरण
- गारंटी व साख पत्र
- क्युलीरी
- सेन्ट इन्वॉयस
- इंटरनेशनल मान्दर कार्ड
- बेभिट कार्ड
- श्रीम प्रसाध
- (भारतीय-यूरोपन श्रीम विमन एम न्यू इन्डिया एशियन क. लि.)

हमारी अग्र्य योजनायें

- बालू जमा खाता
- बचत खाता
- अपनी जमा योजना
- मासिक ब्याज जमा रसीद
- विभागी ब्याज जमा रसीद

- सावधि जमा योजना
- धनवृद्धि जमा प्रमाणपत्र
- सेन्ट उत्तम
- सेन्ट्रल कलेक्सी वॉल्ड जमा योजना
- सरिफ नागरिक जमा योजना

सेन्ट्रल बैंक
ऑफ इन्डिया



Central Bank
of India

BRANCH (OP)
Account No: 1705017667

Branch Address And Tel No.:

4/275 VINEET KHND
GHATI NAGAR
LUCKNOW (OP)
226028
Tel: -

27/01/2009

तारीख / Date

Name And Address Of Account Holder/s:
POORNIMA J. PATIL

77/11 VINEET KHND
GHATI NAGAR
LUCKNOW
226028
OPERATING SINGLE



ब्रांच प्रबंधक / लेखाकार
BRANCH MANAGER / ACCOUNTANT

Self attested
Poornima Patil
31/10/09

Date	Cheque No.	Particulars	Dr. Amount		Cr. Amount		Credit Balance	
			Rs.	P.	Rs.	P.	Rs.	P.
		Brought Forward	175002.00					
31/08/17		INT ON SB			1400.00		177402.00	Cr
30/11/17		INT ON SB			1369.00		178771.00	Cr
28/02/18		INT ON SB			1342.00		180113.00	Cr
25/05/18		BY TRF. 80635296 01 8131 2105 990573703			331.33		180444.33	Cr
25/05/18		TO TRF. SBI CMC 600-111 17	5.10				180439.23	Cr
23/05/18		BY TRF. 80635296 01 5058-1905 1041115604			105.01		180334.22	Cr
31/05/18		INT ON SB			1515.00		181849.22	Cr
21/07/18		BY TRF. 80635296 01 2103 1907 1096785012			246.31		182095.53	Cr
31/08/18		INT ON SB			1677.00		183772.53	Cr
30/11/18		INT ON SB			1625.42		185397.95	Cr
28/01/19		BY TRF. 80635296 01 5251 2401 1282071920			229.24		185627.19	Cr
28/02/19		INT ON SB			1590.00		187217.19	Cr
31/05/19		INT ON SB			1480.00		188697.19	Cr
17/07/19	039137	CASH PAID TO SELF	75000.00				181197.19	Cr
22/07/19		User Id: 118734; Uncleared Amount: 0.00 Clear Balance: 133549.83 Cr					181197.19	Cr
29/07/19		User Id: 129167; Uncleared Amount: 0.00 Clear Balance: 145549.83 Cr					181197.19	Cr
31/07/19	819129	TO SBI - SAVINGS SBPO Credit Forward					181197.19	Cr

*Suzan
Amin
31/10/19*

Date	Cheque No.	Particulars	Dr. Amount		Cr. Amount		Credit Balance	
			Rs.	P.	Rs.	P.	Rs.	P.
20/11	001540	00100 (010) BANK LIMITED					1413744.11	C
		10 BEAST SERVICES SUPPLY	1444	00				
		00100 (010) BANK LIMITED					1175106.21	C
20/11	001541	10 BEAST SERVICES SUPPLY	2742	00				
		00100 (010) BANK LIMITED					1150181.21	C
20/11	001542	10 BEAST SERVICES SUPPLY	1140	00				
		00100 (010) BANK LIMITED					1036181.21	C
20/11	001543	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					892181.21	C
20/11	001544	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					748181.21	C
20/11	001545	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					604181.21	C
20/11	001546	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					460181.21	C
20/11	001547	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					316181.21	C
20/11	001548	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					172181.21	C
20/11	001549	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					28181.21	C
20/11	001550	10 BEAST SERVICES SUPPLY	1440	00				
		00100 (010) BANK LIMITED					137181.21	C

Suly arman

Neeraj Patel

31/10/19



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P. 226020
IFSC: CBIN0283306

समा कायदा वा एव PAYABLE AT ALL BRANCHES

3 0 0 7 2 0 1 9
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD A/C GOMTI GREENS

या धारक को or Bearer

रुपये Rupees FIFTY SEVEN THOUSAND ONE

HUNDRED SIXTY ONLY — X

अदा करें ₹ 57160/-

ब्रांच का नाम
A/c No. 1786017467 SB

GOMTI

Handwritten signature
31/7/17

Poornima Pathak
POORNIMA PATHAK
कृपया ध्यान दें / Please sign above

⑈039144⑈ 2260160201 001911⑈ 31

Handwritten signature
Poornima Pathak
31/7/17

*Self am
Poornima Pathak
31/10/19.*



गोमती नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226010
IFSC: CBIN0283305

सभी शाखाओं पर सेट NUMBER AT ALL BRANCHES
3 0 0 7 2 0 1 9
D O M M Y Y Y Y

Pay EMAAR MGF LAND LTD

रुपये Rupees THIRTY FOUR THOUSAND EIGHT HUNDRED
SEVENTY FIVE ONLY — X — X

सा धारक को of Bearer

1786017467 SB

₹ 34875/-

*Received
31/10/19
Poornima Pathak*

POORNIMA, PATHAK
एक हजार रुपए में / One Thousand Rupees

GOMTIN

039145 226016020 001911 31

Singh
Poornima
31/7/19



भारतीय नगर, लखनऊ, उ.प्र.
GOMTI NAGAR, LUCKNOW, U.P.-226009
IFSC: CBIN0283305

30 07 2019
D D M M Y Y Y Y

Pay EMAAR MGF LAND LTD A/C GOMTI GREENS या धारक को or Bearer

रुपये Rupees ONE LAKH SIXTEEN THOUSAND

FIFTY ONLY — X — X अदा करें ₹ 116050/-

आकांक्षित अंक
A/C. No. 1786017467 SB



GOMTIN

Poornima Pathak
POORNIMA PATHAK
कृपया धारक को अंक करें / Please sign above

039146 2260160201 0019111* 31

Received
for call/44
31/7/19

Payee Only

3305

0 1 0 8 2 0 1 9
D D M M Y Y Y Y

STOCK HOLDING CORPORATION OF INDIA

ON DEMAND PAY **₹ 78,620.00** Lakh Seventy Eight Thousand Sixty Two only ***

OR ORDER

RUPEES

₹ 278062.00

Name of the Purchaser : POORNIMA PATHAK
3165 - SSB LUCKNOW

VALUE RECEIVED

S-6431 Swigda Singh

EM/LUC/DIV/A

Prefix : DD

1 5 0 1 3 4

REG./SER. NO.

Remit
01/144

31/12/19

PLEASE SIGN ABOVE

AUTHORIZED SIGNATURES

⑆ 35303 ⑆ 0000 ⑆ 60000 ⑆

16

Weeks Holiday on SUNDAY

Swigda Singh
Remit
31/12/19



CREATING A NEW INDIA.

Schedule of Payment - Installment Payment Plan

Ref. No. GGP/715343-PR-010
Booking Date 19-APR-12
Customer Name Mr. Anurag Jain
Unit No. GGP-C-C01144
Unit Area* 193.75 SYD
Basic Price* 3390625
IFMS 34875
Taxes as applicable 0.00

PLC & Additional Charges:-

SL #	Linked Stages	Description	Due Date	Total	Service Tax	Total Amount
1	On Booking and within 30 days of booking	20% of BASIC	19-May-12	678125.00	0.00	678125.00
2	With in 90 days of booking	10% of BASIC	18-Jun-12	339062.50	0.00	339062.50
3	With in 180 days of booking	10% of BASIC	16-Oct-12	339062.50	0.00	339062.50
4	With in 270 days of booking	15% of BASIC	14-Jan-13	508593.75	0.00	508593.75
5	With in 360 days of booking	10% of BASIC	14-Apr-13	339062.50	0.00	339062.50
6	With in 450 days of booking	10% of BASIC	15-Jul-13	339062.50	0.00	339062.50
7	On laying of WBM road	10% of BASIC	-	339062.50	0.00	339062.50
8	On laying of sewer line	10% of BASIC	-	339062.50	0.00	339062.50
9	Intimation of Possession	5% of BASIC, 100% of IFMS	-	204416.25	0.00	204416.25
Total				3425500.00	0.00	3425500.00

Note:

IFSD/IFMS, Stamp Duty & Registration Charges shall be payable along with the last installment.
Club Membership Charges, as applicable and to be paid on intimation of possession.

*Condition Apply

For Emaar MGF eServices log on to your portal at <https://eservice.emaarmgf.com> and check your account online at your convenience.

Sd/-
Anurag Jain
30/11/12

Emaar MGF Land Limited

Emaar MGF Business Park, Mehrauli Gurgaon Road, Sikandarpur Chowk, Sector 28, Gurgaon 122 003, Haryana

Tel: +91 124 443 1155 Fax: +91 124 479 3401 Website: www.emaarmgf.com

Registered Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 005



Emaar MGF Land Ltd.
Statement of Account as on 06-Jul-2019

Ref No	20190706132839888	Property Name	Gomti Greens
Customer Name	Smartlan InfraTech And Consultants Pvt Ltd	Unit Code	GGP-C-CD1/44
Customer No.	138811	Sales Order No.	715343
Address	FLAT NO. 301 MDNARCH APARTMENTS NEW HYDERABAD COLONY Lucknow 226007 Uttar Pradesh	Payment Plan	Construction Linked Plan
		Sale Price (Rs.)	3,494,912
Plan	AARC-S7707A		
Email	smartlaninfra@gmail.com		
Phone	9918592118	IBMS / iFMS	
Area	193.75 SYD	Unit Service Tax/GST	34,875
		Cost of Property (Rs.)	11,762
			3,541,550

Account Summary

Principal Amount	(Rs.)	Delayed Payment Charge Amount	(Rs.)
Principal Due/Overdue with ST	3,541,553	Delayed Payment Charge Due	287,330
Less: Amount Received	-2,542,971	Less: Delayed Payment Charges Received	-142,450
Balance due/overdue	998,582	Less: Delayed Payment Charges Waived**	-142,445
		Balance - Delayed Payment Charge (DPC)	2,435
		GST on Balance - Delayed Payment Charge (DPC)	292
Balance -- Amount Payable (A)	998,582	Balance - Delayed Payment Charge (DPC) with GST (B)	2,727
		Net Amount Payable (A) + (B)	1,001,309

Statement of Accounts

Details of Payment Requested and Payments Received / Credited

Sr No	Description	Demand		Collection		Delayed Payment Charge (Rs.)	Balance (Rs.)
		Date	Amount (Rs.)	Date	Receipt / Chq/DN* No.		
	Booking Amount	12-MAR-12	500,000				500,000
	Booking Receipt (Cheque)			12-MAR-12	908224		0
	On Booking and within 30 days of booking	19-MAY-12	178,125				178,125
	Receipt (Dd)			22-MAY-12	726595		0
	Receipt (Cheque)			16-JUL-12	001086	351	-339,063
	With in 90 days of booking	18-JUL-12	339,063				0
	With in 180 days of booking	16-OCT-12	339,063				339,063
	Receipt (Cheque)			21-NOV-12	001226	8,026	1
	With in 270 days of booking	14-JAN-13	508,594				508,595
	With in 360 days of booking	14-APR-13	339,063				547,658
	With in 450 days of booking	13-JUL-13	339,063			30,098	1,168,721
	Receipt (Cheque)			11-MAR-14	032612	50,163	788,721
	Receipt (Cheque)			19-MAR-14	141828	188,055	886,721
	Receipt (Cheque)			28-MAR-14	597550	4,138	886,721
	DPC Received			04-APR-14	368547	4,064	0
	On laying of WBM road-including GST	19-JUN-19	339,063			142,450	0
	On laying of sewer line-including GST	01-JUL-19	339,063				339,063
	Insimation of Possession-including GST	01-JUL-19	320,458			1,115	679,126
	Delayed Payment Charges Upto 06-JUL-19						998,582
	Total		3,541,553			1,320	998,582
						287,330	998,582
							Balance due/overdue (A)
							287,330
							Less: Delayed Payment Charges Waived
							-142,445
							Balance - Delayed Payment Charge (DPC)
							2,435
							GST on Balance - Delayed Payment Charge (DPC)
							292
							Balance - Delayed Payment Charge (DPC) (B) with GST (B)
							2,727
							Net Amount Payable (A) + (B)
							1,001,309

Singh
Pandey
31/10/19



Emaar MGF Land Ltd.
Statement of Account as on 25-Oct-2019

Ref No	20191025143955119	Property Name	Gomti Greens
Customer Name	Mrs. Poonima Pathak	Unit Code	GGP-C-001/44
Customer No.	179880	Sales Order No.	715343
Address	2/11 Virat Khand, Gomti Nagar	Payment Plan	Construction Linked Plan
	Lucknow 226010 Uttar Pradesh	Sale Price (Rs.)	3,494,912
	INDIA		
PAN	9GEPP4896N		
Email	gkd1049@gmail.com		
Phone	9451386054	IBMS / IFMS	34,875
Area	193.75 SYD	Unit Service Tax/GST	11,762
		Cost of Property (Rs.)	3,541,550

Account Summary


Principal Amount	(Rs.)	Delayed Payment Charge Amount	(Rs.)
Principal Due/Overdue with GT	3,541,553	Delayed Payment Charge Due	295,976
Less: Amount Received	-3,541,553	Less: Delayed Payment Charges Received	-142,450
Balance due/overdue	0	Less: Delayed Payment Charges Waived**	-144,226
		Less: Delayed Payment Charge Received in GST*	-10,416
		Less: GST Received on Delayed Payment Charge*	1,116
		Balance - Delayed Payment Charge (DPC)	0
		GST on Balance - Delayed Payment Charge (DPC)	0
Balance - Amount Excess Collected (A)	0	Balance - Delayed Payment Charge (DPC) with GST (B)	0
		Net Amount Excess Collected (A) + (B)	0

Statement of Accounts

Details of Payment Requested and Payments Received / Credited

Sr No	Description	Demand		Collection		Delayed Payment Charge (Rs.)	Balance (Rs.)
		Date	Amount (Rs.)	Date	Receipt / CN/DN* No.		
1	Booking Amount	12-MAR-12	500,000				500,000
2	Booking Receipt (Cheque)			12-MAR-12	908224	500,000	0
3	On Booking and within 30 days of booking	19-MAY-12	178,125				178,125
4	Receipt (Dd)			22-MAY-12	726555	178,125	0
5	Receipt (Cheque)			18-JUL-12	001088	339,063	-339,063
6	With in 90 days of booking	18-JUL-12	339,063				0
7	With in 180 days of booking	18-OCT-12	339,063				339,063
8	Receipt (Cheque)			21-NOV-12	001228	339,062	8,026
9	With in 270 days of booking	14-JAN-13	508,594				1
10	With in 360 days of booking	14-APR-13	339,063				508,595
11	With in 450 days of booking	13-JUL-13	339,063			30,098	847,656
12	Receipt (Cheque)					50,163	1,186,721
13	Receipt (Cheque)			11-MAR-14	032612	400,000	188,055
14	Receipt (Cheque)			19-MAR-14	141828	100,000	4,138
15	DPC Received			28-MAR-14	597580	686,721	4,064
16	On laying of WBM road-including GST	19-JUN-19	339,063	04-APR-14	368947	142,456	0
17	On laying of sewer line-including GST	01-JUL-19	339,063				0
18	Intimation of Possession-including GST	01-JUL-19	320,456			1,115	339,063
19	IFMS Receipt (Cheque)						678,126
20	Receipt (Cheque)			01-AUG-19	039145	34,875	998,582
21	DPC Received			01-AUG-19	039146	116,000	8,185
22	Receipt (Cheque)			01-AUG-19	000053	10,416	963,707
23	Delayed Payment Charges Upto 25-OCT-19			09-AUG-19	444478	847,657	847,657
	Total		3,541,553			847,657	0
						3,694,419	295,976
						Balance due/overdue (A)	0
						Delay Payment Charges Upto 25-Oct-2019	295,976
						Less: Delayed Payment Charges Waived	-144,226
						Balance - Delayed Payment Charge (DPC)	0

Generated By - Chandan Brivastava


 Poonima Pathak
 3/10/19

GST on Balance - Delayed Payment Charge (DPC)	0
Balance - Delayed Payment Charge (DPC) (B) with GST (B)	0
Net Amount Payable (A) + (B)	0

Bounced Cheque Details				
Sr No	Cheque Number	Date	Amount(Rs)	Reversal Reason
1	573171	11-MAR-14	100,000	Fund Insufficient
2	360947	28-MAR-14	142,450	Effects not Cleared, Present again
3	444473	01-AUG-19	847,857	Amount in protective crossing incorrect/legible/required

Other Collection (DL/TC)				
Sr No	Cheque Number	Date	Amount(Rs)	Cheque Type
1	080855	03-SEP-14	32,955	00TC
2	039144	01-AUG-19	57,180	00TC

VAT Details						
Sr No	Cheque/DBG Number	Receipt/Start Date	Cheque/Maturity Date	Amount(Rs)	Type	Status
1	VAT-DEMANDED		01-JUL-19	0	VAT-SECURITY DEMANDED	

Sr No	Type	Amount
	Total	0

Holding Charge Amount (Rs.)	(Rs.)
Holding Charges Due including GST	3,741
Less: Holding Charges Received including GST	0
Less: Holding Charges Waived**	1,759
Balance - Holding Charge (HC) including GST	7,982

Note:
 -Service tax as applicable is being levied for all the payments received on or after 1st Jul 2010.
 CN - Credit Note No, DN - Debit Note No.
 Total Service Tax applicable as on date is Rs. 11,762/-
 Delayed Payment Charge amount is calculated as on 25-Oct-2019, final delayed payment charges will be computed as per the receipt of full payment.
 -Intimation Of Possession / Offer of possession letter Date: 30-MAY-19.
 Net Amount Payable (including DPC) Rs. 0
 H/VAT Security Rs. 0
 Stamp Duty @ 8% Rs. 278,062

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