

From,

Fax/Registered

Rajendra Kr. Chaddha,
Joint Registrar (Admin-1),
High Court of Judicature at
Allahabad.

To,

The District Judge,
Lucknow.

No. 14796 / IV-3921/ Admin (A) / Dated 15.10.2019

Subject:- Grant of permission to Smt. Babita Rani, Additional Principal Judge, Family Court, Lucknow to get sale deed of plot no. GGP-C-C01/03, situated at Gomti Greens, Lucknow.

Sir,

With reference to your endt no. 2429/XV P.F. Dated 09.07.2019 on the above subject, I am directed to say that the Court has been pleased to accord permission to Smt. Babita Rani, Additional Principal Judge, Family Court, Lucknow to get sale deed of plot no. GGP-C-C01/03, situated at Gomti Greens, Lucknow for Rs. 55,70,312/-, which was originally allotted by M/s Emaar MGF Land Ltd. to one Smt. Mithlesh Singh, as requested, subject to the condition that the relevant papers of the transaction alongwith copy of the sale deed be furnished by her immediately on completion of the transaction

Smt. Babita Rani may kindly be informed accordingly.

Yours faithfully

Inform Officer Concerned

Disin
15/10/19

No.

/ IV- 3921/ Admin (A) / Dated

Recead
Joint Registrar(Admin-1) 15.10.19
etc

Copy forwarded for information and necessary action to Smt. Babita Rani,
Additional Principal Judge, Family Court, Lucknow.

Joint Registrar(Admin-1)

Information regarding purchase of Immovable Property by Babita Rani (Chairman Administrative Tribunal-III & Member Administrative Tribunal-I, Jawahar Bhawan, Lucknow.)

in pursuance of C.L.No. 25/Admin.(A) dated 13 July, 1998

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
Date of joining of service	Present Gross Salary & Take home salary	Details of purchase of Immovable Property made earlier with complete details of purchase amount spent etc.	Any advance or loan taken from High Court/any details?	Loan taken from bank	Details of property (Area of plot, Locality, City/District, if building or flat then its size)	Name & full address of dealer/seller	Whether the dealer is regular and reputed one.	Whether the seller is related in any way & whether any case against the seller is pending or decided	Details of source of amount with papers in support thereof	Rs mar
24.01.2011	Present Gross Salary = Rs. 2,25,635/- Take Home Salary = Rs. 1,94,319/-	No Immovable property purchased after joining the service	No advance or loan taken from High Court	<p>Details of amount- Home Loan of Rs. 55,00,000/- (i.e. Rs. 43,43,067/-for purchase & Rs. 11,56,933/-for construction)</p> <p>from ICICI bank Lucknow @ interest rate of 8.95% annually vide Loan A/c Amar Shabed Path, Lucknow No.00500100016638 ICICI Bank has released Rs. 43,43,067/-Cheque No 416477 dated 30.04.2019 & balance amount will be drawn at the time of construction)</p> <p>Mode of repayment- Installments from Salary</p> <p>Period deductions- Fifteen years</p> <p>Number of instalments- 180</p> <p>Amount of instalments- Rs.43, 922/- per month at present on above withdrawal for plot purchase & it will be Rs.55, 662/-per month after full withdrawal of loan for construction also</p> <p>No case of bank is pending before me.</p> <p>Details already furnished to Hon'ble High Court to seek permission, whereby Hon'ble court granted permission vide letter no.14796/IV-3921/Admin(A)/dated 15.10.2019.</p>	<p>Area of plot- 193.75 Sq. yard</p> <p>Locality- Gomti Greens, Sect.7,Gomti, Nagar E-st.</p> <p>Land Id. M/s Emar M/GF</p> <p>Full Address:- Land Id. M/s Emar M/GF</p> <p>Land Id. 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017</p>	<p>Name of seller M/s Emar M/GF</p> <p>Full Address:- Land Id. M/s Emar M/GF</p>	<p>International reputed Real Estate Company, registered under companies Act</p>	<p>-Not related in any way</p> <p>-No case pending or previous allottee</p>	<p>Source :- 1 Salary</p> <p>2 Bank Loan</p> <p>(i)Seller/owner Company previously allotted the plot to Smt. Madhlesh Singh W/o Sri Puran Lal, R/o House No. B-106, Mantri Avas, Vibhuti Khand, Type-4, Gomti Nagar, Lucknow-226010, on 31.07.2018 for Rs.45,44,910/- out of which Rs.42,93,810/- was paid by her to company and -Rs.2, 51,100/- payment was still due to company (excluding other charges)</p> <p>(ii) above named allottee transferred the allotment rights in my favour vide agreement dated 21.2.2019</p> <p>-@Rs.28,750/- per Sq.yd</p> <p>-i.e. Rs.28,750 x 193.75 Sq.yd area of plot =Rs.55,70,312/-</p> <p>Payment made in two parts :- Total payment due - Rs.55,70,312/- (Rs.53,19,212 to previous allottee & -Rs.2,51,100/-directly to company at the time of possession offer)) [excluding charges]</p> <p>Payment mode:- A-to previous allottee</p> <p>(i) Rs.10000000 /- vide cheque No.518695 dt. 22.02.2019 from Salary saving A/c No.20074891831, SBI Main branch Lucknow.</p> <p>(ii)Rs.43,43,067/-vide ICICI Bank Home Loan Cheque No.416477 dt. 30.04.19 Total Rs.53,43,066/-</p> <p>(iii) Received back over payment from -Rs.23,855/-</p> <p>Previous allottee vide Cheque 000009, dt. 24.06.2019</p> <p>TOTAL - Rs.53,19,212/-</p>	Rs

Babita Rani
16/06/2021

No payment of above provision amount left.

B- Payment to company:

(i) Owner Company/seller allotted new allotment

confirmation letter No TL/CG/72/100A

2019/52411126576 dated 24.06.2019 after obtaining

allotment transfer fee of Rs 34,238/- paid from my salary

saving Account vide Cheque No 518696 dated

04.05.2019

(ii) Seller registered agreement to sell was executed between me and seller owner company vide dated 06-06-19 and for that E-STAMP of Rs 91,000/- paid by me through N.E.F from salary saving account on dated 31.05.2019.

(iii) On 28.06.2019 remaining amount of Rs 2,51,000/- and Rs 1,16,050/- for other charges i.e total Rs 3,67,050/- paid directly to seller company vide cheque no 518705 from my salary saving ac

(iv) Rs 35,666/- vide cheque no 518706 dated 28.06.2019 and Rs 34,875/- vide cheque no 518704 dated 28.06.2019 paid to the land owner company from my salary saving ac for two years advance maintenance society charges, electricity, water and misc charges including GST

No payment of owner company left.

Note : Details already furnished to Hon'ble High Court to seek sanction of sale deed, whereby Hon'ble High Court granted permission vide letter no.14796/IV-3921/Admin(A) dated 15.10.2019.

C- Registered sale deed and transactions:

Registered sale deed was executed between me and seller owner company vide dt 30-10-19.

(a) Total stamp duty paid on said property = Rs - 3,08,500/-

(b) Rs 91,000/- paid for registered agreement to sell (detailed above) was adjusted in total 3-stamp duty on

said property

(c) Hence, Rs 2,17,500/- only was payable for 3-stamp

duty but Rs 3,08,423/- paid from my salary saving

account through R.T.G.S on 19.10.2019

(d) Accordingly, the over payment of Rs 90,923/-

received back in my salary saving ac through N.E.F. on

29.01.2020

(v) After the execution of registered sale deed on 30.10.19

Possession was handed over by the company to me on

28.11.19

(vi) All the relevant papers are annexed herewith.

(Rohita Rani)

16/06/2021

Chairman Administrative Tribunal-HP & Member Administrators

Tribunal-I, Jawahar Bhawan, Lucknow.

Date:

Copy of Sale deed

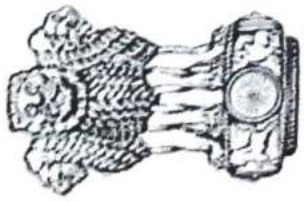
भाग 1

प्रस्तुतकर्ता अथवा प्राप्ती द्वारा रखा जाने वाला

प्रपतिपत्रांक	संग्रहीतकर्ता पञ्चलक	क्रम	2019367036589
आवेदन संख्या	201901041040375		
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक		2019-10-30 00:00:00	
प्रस्तुतकर्ता या प्राप्ती का नाम	शक्तिता राणी		
लेख का प्रकार	विक्रय पत्र		
प्रतिफल की धनराशि	4544910	/	3321000
1. रजिस्ट्रीकरण शुल्क	20000		
2. प्रतिनिधित्व शुल्क	140		
3. निरीक्षण या तलाश शुल्क			
4. मुकदमा के अधिप्रमाणीकरण लिए शुल्क			
5. कमीशन शुल्क			
6. विविध			
7. यात्रिक खर्चा			
1 से 6 तक का योग	20140		
शुल्क वापस करने का दिनांक		2019-10-30 00:00:00	
दिनांक जब लेख प्रतिलिपि या तलाश			
प्रमाण पत्र वापस करने के लिए तैयार होगा		2019-10-30 00:00:00	
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर			

D-28929/19

28/10/19



INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

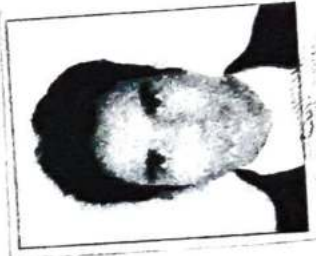
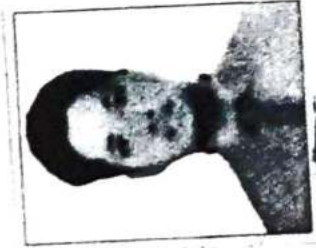
सत्यमेव जयते

Certificate No. : IN-UP06810360101263R
Certificate Issued Date : 30-Oct-2019 12:47 PM
Account Reference : SHCIL (FI)/ upshcii01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPSHCIL0108097428954924R
Purchased by : BABITA RANI
Description of Document : Article 23 Conveyance
Property Description : PLOT NO. GGP-C-C01/03, GOMTI GREENS, LUCKNOW.
Consideration Price (Rs.) :
First Party : EMAAR MGF LAND LIMITED AND OTHERS
Second Party : BABITA RANI
Stamp Duty Paid By : BABITA RANI
Stamp Duty Amount(Rs.) : 2,17,500
 (Two Lakh Seventeen Thousand Five Hundred only)



अनाम पत्र
 प्रमाणित किया जाता है कि उपरोक्त
 पत्रिका सं. 19887/19 का किताब माली
 का नाम है।
 एम.ए.एम.जी.लैंड लिमिटेड एंड
 अउथर्स द्वारा प्रमाणित किया गया है।
 (अनाम पत्र)

.....Please write or type below this line.....



Babita Rani

SIR 0004954449

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.shCILupraj.com. Any discrepancy in the details on this Certificate and its issuing, or the website renders it invalid.
- In case of checking the legitimacy of the users of the certificate.
- In case of any discrepancy, please inform the Competent Authority.

Photograph of Plot No. GGP-C-C01/03 Integrated
Township developed by Emaar MGF Land Ltd., Lucknow



→

Robi ter kani


 भारत सरकार
 Government of India

 एम. वि. राव
 B.S. DUA RAO
 7th FLOOR, 24/04/1972
 श्रीमती FEMALE

9315 4505 7782
 VID. 524E 2E25 1156 0165

भारतीय जनता पार्टी
 भारतीय जनता पार्टी



9411907397

~~9005400307~~

~~9005400307~~


 भारत सरकार
 Unique Identification Authority of India

एम. वि. राव
 C/O श्रीमती एम. वि. राव
 (22) फ्लोर
 पिनकोड - 132115

Address:
 C/O MRS. KUMAR HATHWALA, SAMALKHA,
 PANIPAT, HATHWALA (82), Panipat,
 HARYANA - 132115

9315 4505 7782
 VID. 524E 2E25 1156 0165

QR Code with Photograph



Lalita Rani



1st Applicant

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BABITA TYAGI
TILAK RAM TYAGI
24/04/1973
Permanent Account Number
.AEFPT9063H

Babita Tyagi
Signature



Babita Tyagi

Job Applicant



भारत सरकार
Government of India



नीतू पारहा
Neetu Parhas
जन्म तिथि: DOB 12/11/1980
लिंग: FEMALE



4553 9200 7238

मेरा आधार, मेरी पहचान

9411907397

गाला



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता:
श्रीमती नीतू शर्मा, हाउस नं -
188, काज़ी मोरी बटाला, बटाला,
गुरदासपुर,
पंजाब - 143505

Address:
W/O: Gaurav Sharma, house no
- 188 qazi mori batala, Batala,
Gurdaspur,
Punjab - 143505

4553 9200 7238



Self attested
08/05/1

Jth Applicant

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEETU PATHAK

DIWAKAR PRASAD PATHAK

12/11/1960

Permanent Account Number

APBPP7574G

Neetu Pathak

Signature



इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवा इकाई, एन एस डी एल
मि. कोठी मजिद, ए. वि.प. ट्रेड वर्ल्ड, कमला मिल्ल कम्पाउंड,
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL
4th Floor, A Wing, Trade World,
Kamla Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2495 4650. Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

गलत है

Self attested
08/05/1

1st Applicant



भारत सरकार

Government of India

नामांकन वेग / Enrollment No. : 1218/01013/00002

To
गौरव शर्मा
Gaurav Sharma
S/O: Dashan Lal Sharma
house no - 189
qazi mori batala
Batala
Batala
Batala Gurdaspur
Punjab 140505
9411010222

22/03/2015

232525944



MP325259443FT

Gaurav Sharma



आपका आधार क्रमांक / Your Aadhaar No. :

2327 5371 5280

आधार - आम आदमी का अधिकार

9411907397



भारत सरकार

Government of India



गौरव शर्मा
Gaurav Sharma
जन्म तिथि / DOB : 19/01/1981
पुरुष / Male



2327 5371 5280

आधार - आम आदमी का अधिकार

2nd Applicant

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GAURAV SHARMA
DARSHAN LAL SHARMA

19/01/1981
Permanent Account Number

BKLPS3190R

Gaurav Sharma
Signature



Gaurav Sharma

जि ए

2nd Applicant

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN ITS MEETING HELD ON MAY 14, 2019

"RESOLVED THAT in supersession of earlier resolutions passed by the Board of Directors, consent of the Board be and is hereby accorded to execute Agreements, including Buyers Agreements, Deeds including Conveyance Deeds, Lease Deeds, Rectification Deeds, Supplementary Deeds, Addendums, Deeds of Declaration, Letter of Intents, Power of Attorneys, etc., for the sale/lease of apartments / villas / plots/ units in various Projects of the Company, along with its associates / collaborators in favour of the respective buyers.

RESOLVED FURTHER THAT following officials of the Company be and are hereby severally authorised, for and on behalf of the Company, to sign and execute any of the aforesaid agreements / deeds / documents on behalf of the Company and to sign and execute all other related and ancillary documents and to appear before the concerned Registrar or Sub-Registrar, as the case may be, for registration before the Registrar or Sub-Registrar of Assurances and to admit execution of the Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company :

Name of Officials	Designation
Mr. Vishal Patni	Chief Customer Experience Officer
Mr. Vibhu Goyal	General Manager – Customer Services
Mr. Rohit Rampal	General Manager – Customer Services
Mr. Tatnagata Rudra	Senior Manager – Customer Services
Mr. Manish Kumar Choudhary	Assistant Manager– Sales
Ms. Parvesh Kumar	Deputy Manager -Customer Services
Mr. Kush Arora	Manager – Customer Services
Ms. Kalika Dhamani	Deputy Manager – Customer Services
Ms. Reena Gulati	Senior Manager – Customer Services
Mr. Satender Kumar Mishra	Manager – Customer Services
Mr. Mohit Anand	Manager – Customer Services
Ms. Shubra Kinger	Manager – Customer Services
Mr. Namrata Mehrotra	Manager - Customer Services
Mr. Ashish Kumar Singh	Deputy Manager – Customer Services
Ms. Rakhi Oberai	Deputy Manager – Customer Services
Mr. Rahul Verma	Deputy Manager – Customer Services
Mr. Sameer Wadhwa	Deputy Manager – Customer Services
Mr. Amit Chhabra	Deputy Manager – Customer Services
Mr. Kalicharan Patro	Assistant Manager -Customer Services
Mr. Pankaj Jha	Assistant Manager– Customer Services
Ms. Deepika Anand	Assistant Manager– Customer Services
Ms. Monika Vohra	Assistant Manager– Customer Services
Ms. Manisha Singh	Assistant Manager– Customer Services





Ms. Shaqun Kapoor	Assistant Manager- Customer Services
Ms. Heena Verma	Assistant Manager- Customer Services
Mr. Amit Thakur	Assistant Manager- Customer Services
Mr. Sandeep Joshi	Assistant General Manager-Customer Services (Mohali)
Mr. Rohit Saxena	Manager-Customer Services (Mohali)
Mr. Rajneesh Rana	Assistant Manager- Customer Services (Mohali)
Mr. Vishal Rana	Assistant Manager- Customer Services (Mohali)
Ms. Anshu Verma	Deputy Manager - Customer Services (Mohali)
Ms. Manisha Ghai	Deputy Manager - Customer Services (Mohali)
Mr. Rajat Malhotra	Deputy Manager - Customer Services (Mohali)
Mr. Ankur Kundra	Deputy Manager - Customer Services (Mohali)
Mr. Kanwal Babber	General Manager - Customer Services (Mohali)
Mr. Karanbir Singh	Senior Manager - Customer Services (Mohali)
Mr. Ritesh Kumar	Deputy Manager - Customer Services (Mohali)
Mr. Sandeep Gautam	Deputy Manager - Customer Services (Mohali)
Mr. Manpreet Bedi	Executive - Customer Services (Mohali)
Ms. Ishpreet S Chahal	Executive - Customer Services (Mohali)
Mr. Manish Monga	Assistant Manager- Customer Services (Mohali)
Mr. Udit Tiwari	Manager - Customer Services (Indore)
Mr. Ankit Vijayvargiya	Executive - Customer Services (Indore)
Mr. Prem Prakash Bairagi	Assistant Manager - Sales (Indore)
Mr. Yogesh Vaishnav	Deputy Manager - Customer Services (Jaipur)
Ms. Priyanka Sharma	Manager - Customer Services (Jaipur)
Mr. Anant Singhal	AGM - Business Development (Lucknow)
Mr. Harshit Bajpai	Manager- Sales (Lucknow)
Mr. Chandan Srivastava	Senior Executive - Customer Services (Lucknow)
Mr. Mohd. Zama	Executive - Customer Services (Lucknow)
Mr. GS Jayakrishnan	Assistant Manager - Customer Services (Chennai)
Ms. Anitha Madas	Assistant Manager - Customer Services (Hyderabad)
Mr. Joy Bhalla	Head - Commercial Sales & Leasing
Mr. Chandan Kar	Business Head - Lucknow & Indore
Mr. Avinash Bhagia	DGM - Sales

RESOLVED FURTHER THAT the following persons be and are hereby also authorised severally to appear before the concerned Registrar or Sub-Registrar, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar of Assurances and to admit Agreements / Deeds / documents and do all such other acts, deeds and things as are incidental or consequential thereto for registration on behalf of the Company.

Emaar MGF Land Limited

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122 002, Haryana. Tel.: +91 124 442 1155 | Fax: +91 124 442 1156

Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155 4548 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com

Bhalla

EMMAAR MGF LAND LTD
NEW DELHI
306-308



1. Mr. Ketan Luthra S/o. Sh. Gurbachan Luthra
2. Mr. Aakil Ali S/o. Sh. Azeem Khan
3. Mr. Pratap S/o. Sh. Prabhu Dayal
4. Mr. Mukesh Kumar S/o. Sh. Bishambher Dayal
5. Mr. Sonu Kumar S/o. Sh. Birma
6. Mr. Bharat Singh S/o. Sh. Baladdin
7. Mr. Ranjeet Kumar S/o. Sh. Pyare Lal
8. Mr. Parveen S/o. Sh. Ashok Kumar
9. Mr. Rohit Tanwar S/o. Sh. Amar Singh Tanwar
10. Mr. Sarvesh Kumar Pandey S/o. Sh. Ram Sunder Pandey
11. Mr. Sandeep Singh S/o. Sh. Ishwar Singh
12. Mr. Neeraj S/o. Sh. Hawa Singh
13. Mr. Mohd. Zain Shamsi S/o Sh. Gulzar Ahmad Shamsi

RESOLVED FURTHER THAT any of the following officials be and are hereby severally authorized, for and on behalf of the Company to sub-delegate the powers and authority provided herein, in writing, to any other person, to do such acts, deeds and things as may be expressly sub-delegated in the best interest of the Company:

S. No.	Name of Authorised Persons
1	Mr. Vishal Patni
2	Mr. Vibhu Goyal
3	Mr. Rohit Rampal
4	Mr. Chandan Kar

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary."

**CERTIFIED TRUE COPY
FOR Emaar MGF Land Limited**

Bharat Bhushan Garg
Bharat Bhushan Garg
Company Secretary





7570000 862

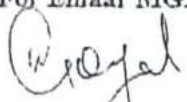
[Handwritten signature]

AUTHORITY LETTER

This is to certify that I, Vibhu Goyal, General Manager – Customer Service of M/s Emaar MGF Land Limited, duly authorized by resolution passed by the Board of Directors of the Company at its meeting held on May 14, 2019, do hereby severally authorize and appoint Mr. Ashish Singh, Sr. Manager – Legal, Emaar MGF Land Limited, whose signatures are attested here-in-below, to do the following acts and things, for and on behalf of the Company:

1. To appear before the concerned Registrar, Sub-Registrar or other Judicial Authorities, as the case may be and to present the Agreements, Deeds including Conveyance Deeds, Rectification Deeds, Supplementary Deeds, Deeds of Declaration, Lease Agreements, Letter of Intents, Power of Attorneys, etc., alongwith the necessary documents for registration before the Registrar, Sub-Registrar or other Judicial Authorities, in respect of the sale/lease of apartments / villas / plots/ units in "Gomti Greens" project of the Company on land Situated in Village Ahma Mau, Ardana Mau and Sarsawa, Tehsil and District Lucknow.
2. To do all such other acts, deeds and things as are incidental or consequential thereto for aforesaid registrations on behalf of the Company.


For Emaar MGF Land Limited



Vibhu Goyal
General Manager – Customer Service

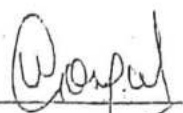
VALID TILL 30 Oct '2019

Signature :



Ashish Singh
Senior Manager – Legal

Attested :



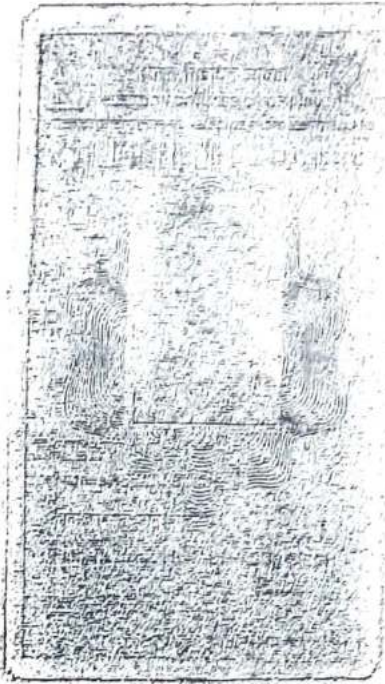
Vibhu Goyal
General Manager – Customer Service

Place : Gurugram
Date : September 30, 2019

THE STATE OF TEXAS,
COUNTY OF [illegible]
I, the undersigned, Clerk of the County of [illegible],
do hereby certify that the within and foregoing is a true and
correct copy of the original as the same appears from the
records of said County.

WITNESSED my hand and the seal of said County, this [illegible] day of [illegible] A.D. 19[illegible].

[illegible]



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Brief Detail of Sale Deed

1.	Type of property	-	Residential
2.	Pargana	-	Lucknow
3.	Mohalla	-	Emaar MGF, 'GOMTI GREENS' Lucknow (U.P.)
4.	Property details	-	Plot No. GGP-C-C01/03 Sector-C, Situating at, Emaar MGF, Integrated Township Lucknow (U.P.)
5.	Measurement unit (sq. mt.)	-	Square Meter
6.	Area of property	-	162 Sq. Mtr.
7.	Situation of Road (as per appendix)	-	More than 100mtr. away from Amar Shaheed Path and Sultanpur Road.
8.	Other description (12 mt/18mt/45mt Road/corner/green)	-	Situating at 12 Mtr. Wide road & not exists on corner
9.	Total area of property (in case of multi storied building)	-	NA
10.	Valuation of trees	-	NA
11.	Boring/well other	-	NA
12.	Constructed area	-	NA
13.	Pertaining to the member of Housing society	-	NA
14.	Consideration	-	Rs. 45,44,910/-
15.	Market value	-	Rs. 33,21,000/-
16.	Stamp Duty Paid	-	Rs. 3,08,500/-
17.	<u>Boundaries</u> NORTH SOUTH EAST WEST	-	Plot No.C01/02 Plot No.C01/04 Plot No.C05/05A & C05/06 12 Mtr. wide road
18.	<u>No. of Vendor</u>	-	1
19.	<u>No. of VENDEE</u>	-	1

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Description of VENDORS

Emaar MGF Land Limited, a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava** duly authorized vide Board Resolution dated **14.05.2019** which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**").

Land Owning Companies and other individual Land Owners, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

The Company and the Land Owners are collectively referred to as **VENDORS**

Description of VENDEE

Mrs. Babita Rani, with PAN AEFPT9063H, Aadhar No. 9315 4505 7782 W/o **Mr. Manoj Kumar** Resident of B/26, Butler Palace Colony, Jopling Road, Lucknow, Uttar Pradesh, INDIA.

This DEED of Sale is made at Lucknow on this **30th Day of October-2019**.

BETWEEN

Emaar MGF Land Limited, a company registered under the Companies Act, 1956 and having its Registered Office as also its corporate office at 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110017 acting through its Authorized Signatory **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava** duly authorized vide Board Resolution dated



14.05.2019 which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Company**")

Land Owning Companies and other individual Land Owners, details of which has been more specifically mentioned in **Schedule 1** to this Sale Deed acting through their Authorized Representative **Mr. Chandan Srivastava Son of Mr. Ashok Srivastava**, which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns. (hereinafter referred to as "**Land Owners**")

The Company and the Land Owners are collectively referred to as **VENDORS**

AND

Mrs. Babita Rani, with PAN AEFPT9063H, Aadhar No. 9315 4505 7782 W/o Mr. Manoj Kumar Resident of B/26, Butler Palace Colony, Jopling Road, Lucknow, Uttar Pradesh, INDIA.

Wherever the VENDEE is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the VENDEE shall be deemed as modified and read suitably as the context requires.

WHEREAS

- A. The VENDOR is a Company duly incorporated under the provisions of the Companies Act, 1956 is engaged in the business of development and construction of real estate projects Land.
- B. The Land Owners had purchased land in Village Sarsawa, Ardaunamau and Ahmamau Pargana – Lucknow, Tehsil – Sarojani Nagar and District Lucknow, from various persons and are the absolute owners and in possession of contiguous pieces of land parcels.
- C. By virtue of Consortium Agreement dated 21.06.2006 and 10.01.2007 executed by and amongst Company and the Land



Babita Rani



Owners, the Company was appointed as private developer and was further granted development related rights and privileges of a developer in respect of respective land parcels including the Project Land upon the terms and conditions contained in such Consortium Agreement.

- D. The Vendors have conceived, planned and are developing Integrated Township comprising of Residential Plots, Group Housing, Commercial, Semi Public facility etc. in a scheme known as "**GOMTI GREENS**", approved under Integrated township policy of UP Govt. (hereinafter referred to as the "**Scheme**") on a piece and parcel of land admeasuring 226.37 Acres situated at Villages Sarsawa, Ardauna Mau and Ahma Mau, Pargana - Lucknow, Tehsil - Sarojani Nagar and District Lucknow, named as Gomti Nagar Extension, Sector-7, Amar Shaheed Path, Lucknow (hereinafter referred to as "**Total Land**"). In this regard, the Vendors have obtained a certificate of registration bearing No.846/CTP/2006 from the Lucknow Development Authority, Lucknow on 17/08/2006 and License bearing No.02/S.E./2009 dated 28.04.2009 issued by Lucknow Development Authority, Lucknow in its favour for development of the Total Land ("**License**"). The said license has been duly renewed by the Lucknow Development Authority, vide its letter No.406/Adhi Aa/H.T.I.G/10 dated 11/11/2010. Later, a Detailed Project Report was duly approved by the Lucknow Development Authority, Lucknow on 22/06/2011. Pursuant to this, a Development Agreement dated 24/12/2011 ("**Development Agreement**") was also executed by and between the Lucknow Development Authority, Lucknow and the Company. Thereafter, layout of the GOMTI GREENS was also approved by the Lucknow Development Authority, Lucknow on 26/12/2011 duly renewed on 23.12.2016 for the development of Integrated Township in Villages Ahmamau, Sarsawa and Ardonamau at Sultanpur Road, Lucknow over the Project area of 226.37 acres in accordance with the scheme of Lucknow Development Authority.
- E. The VENDEE had vide application dated **13-AUG-2018** applied for booking of residential plot. Thereafter, a detailed Provisional Allotment Letter dated **21-AUG-2018** (hereinafter referred to as the said "Allotment Letter") was executed for allotment of plot No. **GGP-C-C01/03** admeasuring **162 Sq. mtrs. (193.75 sq. yds approx.)** (hereinafter referred to as the "Said Plot") for a Sale Consideration of **Rs. 45,44,910/- (Rupees Forty Five Lacs Forty Four Thousand**



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Nine Hundred Ten Only) and the Said Plot was **allotted** in favour of the VENDEE.

- F. The VENDEE is fully satisfied in all respects with regard to the right, title and interest of the Vendors in the Project in which the Said Plot is situated and has understood all limitations and obligations of the Vendors in respect thereof. The VENDEE acknowledges and confirms that the **VENDEE** is fully satisfied of the title, competency of the Vendors to execute this Sale Deed.
- G. The VENDEE agrees and acknowledges that the layout plan of the Project comprises of convenient shopping area, school, club, green area, common areas and plotted areas, but the other areas in the said Project are not subject matter of this Sale Deed and **this Sale Deed is** confined and limited in its scope only to the Said Plot.
- H. The VENDEE acknowledges and confirms that the description and reference of the Total Land given by the Vendors is only to acquaint the VENDEE with regard to the location of the Project/Said Plot in the Total Land.
- I. The VENDEE has relied on his own judgment and investigation in purchasing the Said Plot. The Vendors hereby disclaim to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in this Sale Deed. No oral or written representations or statements shall be considered to be part of this Sale Deed and this Sale Deed is self-contained and complete in itself in all respects.
- J. The Vendors are the owner of the Total Land on which the Project/Said Plot is situated and no one besides the Vendors has any interest, right, title or claim of any kind in the Project/Said Plot. The Said Plot is free from all encumbrances and the Vendors holds unimpeachable and marketable right to convey, transfer, alienate and sell the Said Plot.

The plot demarcation has been completed and the VENDEE is fully satisfied and has no claim of any nature whatsoever against the Vendors and the VENDEE confirms that the plot area of the Said Plot is approximately **162 Sq. mtrs. (193.75 sq. yds)**. The VENDEE has agreed and accepted the final plot area of the Said Plot after due verification and has paid the entire sale consideration, as mutually agreed to between the



Robita Kaur

Parties.

The VENDEE agrees that wherever in this Sale Deed, it is explicitly mentioned that the VENDEE has understood or acknowledged obligations of the VENDEE or the rights of the Vendors; the VENDEE has given his consent to the actions of the Vendors and the VENDEE has acknowledged that the VENDEE has no right of whatsoever nature and that the VENDEE in furtherance of the same, shall do such acts, deeds or things as the Vendors may deem necessary and/or execute such documents/deeds in favour of the Vendors at the first request without any protest or demur.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS
FOLLOWS: -**

1. In consideration of a sum of **Rs. 45,44,910/- (Rupees Forty Five Lacs Forty Four Thousand Nine Hundred Ten Only)** the receipt of which the Vendors hereby admits and acknowledges and in accordance with the terms of the Allotment Letter and the terms and conditions contained in this Sale Deed, the Vendors doth hereby sell, convey, assign and transfer unto the VENDEE by way of sale, the Said Plot (more fully described in the **Schedule-2** hereunder), free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.
2. It shall be lawful for the VENDEE for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of the Sale Deed and the Allotment Letter. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the VENDEE, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the VENDEE in the manner mentioned in this Sale Deed and the Allotment Letter. The Vendors covenant that this Sale Deed is executed in its entirety and that the Vendors have received full Consideration of the Said Plot.



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3. The VENDEE has paid the prorata share of City & Rural Development Charges and other charges as levied by the Authorities as applicable till date as part of the price of the Said Plot. The VENDEE further agrees and undertakes to pay any increase in / levy of City & Rural development Charges or other similar charges by the Authorities, (by whatever name called or in whatever form including with retrospective effect) on prorata basis directly to the Government. If, however, the Vendors are required to pay such increase of the above stated charges to the government agencies, then the VENDEE agrees and undertakes to reimburse the same to the Vendors. The determination of the prorata share of the VENDEE by the Vendors shall be final and binding on the VENDEE. The VENDEE affirms that if the increased charges are not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendors shall have the first charge and lien over the Said Plot and the right to resume the Said Plot.
4. The VENDEE confirms and undertakes that the VENDEE shall be liable to pay all government rates, tax on land, municipal tax, property tax, service tax, value added tax, wealth tax, taxes and cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/Project, as the case may be, as assessable or applicable from the date of booking. The VENDEE further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendors which shall be final and binding on the VENDEE. If the Said Plot is assessed separately, the VENDEE shall pay the same directly to the competent authority on demand being raised by the competent authority.
5. That the VENDEE has agreed, understood and hereby confirms that the Vendor has received Demand from the Lucknow Development Authority towards Bandha charges for the construction of the Bandha to protect the township including the Unit from floods etc. The Vendor has challenged the said demand and that it may take some time for the Authority/ State to, as the case may be, to finalize the same. In the event, any demand is finally determined by the appropriate authority, the Vendor shall raise demand towards the proportionate amount of Bandha Charges against the VENDEE. The



Babita Rani

VENDEE undertakes to pay the proportionate amount of Bandha Charges as and when demanded by the Vendor, and also indemnify the Vendor from any pecuniary losses and penalties, interest and expenses including but not limited to the litigation expenses etc. due to delay / non-payment of the said amount by the VENDEE as demanded by the Vendor.

6. The VENDEE confirms that subject to the terms and conditions of this Sale Deed, the Vendors have conveyed to the VENDEE only the following rights with regard to the Said Plot;
 - (i) Ownership of the Said Plot only.
 - (ii) The VENDEE shall not have any right, title or interest of any kind whatsoever on any other land(s) except the Said Plot and the Vendors shall be free to use, develop, dispose the other land(s) in any manner in which it may deem fit.

7.
 - (i) All other land(s), areas, facilities and amenities except the Said Plot are specifically excluded from the scope of this Sale Deed and the VENDEE shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities, including but not limited to schools and shops, EWS plots, community center, club and commercial centers. Such lands, areas, facilities and amenities including the club have not been included in the computation of plot area for calculating the sale consideration and the VENDEE confirms that the VENDEE has not paid any price for use or ownership in respect of any lands, area, facilities and amenities. It is clarified that the ownership of such lands, areas, facilities and amenities vests solely with the Vendors and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendors.

 - (ii) The VENDEE confirms that it has not made any payment to the Vendors in any manner whatsoever with respect to any land(s), building (s), common areas, facilities and amenities falling outside the Said Plot. The VENDEE acknowledges that the Vendors shall be carrying out extensive development / construction activities now or in future in the entire area falling



Babita Kumar

outside the Said Plot and that the VENDEE shall not have a right to raise any objection or make any claims on account of inconvenience if any, which may be alleged to have been caused to the VENDEE due to such developmental/ construction activities or activities incidental/related to it.

8. In order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures the Vendor has handed over the maintenance of the said Project to **EMAAR INDIA COMMUNITY MANAGEMENT PVT. LTD.**, the maintenance agency (Maintenance Agency). The VENDEE acknowledges and confirms to abide by the terms and conditions of the maintenance agreement executed between the Company, VENDEE and the Maintenance Agency and to pay promptly all the demands, bills, charges as may be raised by the Maintenance Agency from time to time. The VENDEE assures and undertakes to pay the total maintenance charges fixed by the maintenance agency which decision shall be final and binding on the VENDEE. The Maintenance charges shall commence on the expiry of 75 days of offer of possession letter or 30 days from the date of unit handover letter, whichever is earlier.
9. The VENDEE acknowledges that the Maintenance Agency shall be responsible for providing maintenance services to the said Project and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any person, as deemed fit at its sole discretion. The VENDEE undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The VENDEE confirms not to withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The VENDEE undertakes that the VENDEE shall be entitled to use the maintenance services subject to the timely payment of total Maintenance Charges and if the VENDEE fails to pay the total Maintenance Charges, then the VENDEE acknowledges that the VENDEE shall not be entitled to use the maintenance services. The VENDEE undertakes to pay all the charges to the Maintenance



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Agency periodically as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the VENDEE.

10. (i) The VENDEE has deposited and further undertakes to always keep deposited an interest free maintenance security (IFMS) for the Said Plot with the Maintenance Agency. In case of failure of the VENDEE to pay the Maintenance Charges or any other charges on or before the due date, the VENDEE shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust the IFMS against such defaults in the payment of maintenance bills. If due to such adjustment, the IFMS falls short, then the VENDEE hereby undertakes to make good the resultant shortfall within 15(fifteen) days from the date of such adjustment of the principal amount of IFMS.
- (ii) On such shortfall, the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the VENDEE in payment of Maintenance Charges. The VENDEE undertakes to pay such increases within 15 (fifteen) days of demand by the Maintenance Agency. The decision of the Maintenance Agency for increasing of IFMS shall be final and binding on the VENDEE. If the VENDEE fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the VENDEE authorizes the Vendors to treat this Sale Deed as cancelled without any notice to the VENDEE and recover the shortfall from the sale proceeds of the Said Plot and refund to the VENDEE the balance of the money realized from such sale.
- (iii) The VENDEE acknowledges and confirms that the Maintenance Agency reserves the sole right to modify/revise all or any of the terms of the IFMS, Maintenance Agreement, including the amount/rate of IFMS, etc.

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11. The VENDEE agrees to strictly comply with the code of conduct that may be determined by the Maintenance Agency for occupation and use of Said Plot and such other conditions as the Maintenance Agency may deem fit from time to time which may include but not limited to usage of the Said Plot, operation hours of various maintenance services, general compliances for occupants of the Said Plot, regulation as to entry/ exit of the visitors, invitees, guests, security, etc. The VENDEE understands that the code of conduct as may be specified by the Maintenance Agency is always subject to change by the Maintenance Agency.
12. The VENDEE confirm that the Maintenance Agency has the right of unrestricted usage of all open areas and facilities for providing necessary maintenance services. The VENDEE acknowledges that the Maintenance Agency shall have the right to enter into the Said Plot or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to inspect the Said Plot. Any refusal of the VENDEE to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions as they may deem fit.
13. The VENDEE confirms and acknowledges that as and when any plant or machinery within the said Project, including, DG sets, pumps, any other plant/ equipment of capital nature, etc., require replacement, upgradation, additions etc., the cost thereof shall be contributed by the VENDEE on pro-rata basis (i.e. in proportion to the plot area of the Said Plot to the total area of all the plots in the said Project). The Maintenance Agency shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the VENDEE confirms to abide by the same.
14. The VENDEE acknowledges and confirms that the infrastructure facilities provided / to be provided by the Government for the said Project is beyond the control of the Vendor and VENDEE understands that and agrees not to raise any claim or dispute against the Vendor in respect of the facilities provided / to be provided by the Government or any other statutory authorities.



Babita Lani



15. The VENDEE acknowledges and confirms that the Vendors or its agents may at its sole discretion and subject to such Government approvals as may be necessary; enter into an arrangement of generating and / or supplying power to the Project and any other project/Project which the Vendors may develop in future. In such an eventuality the VENDEE fully concurs and confirms that the VENDEE shall have no objection to such arrangement for generating and / or supply of power and the VENDEE gives complete consent to such an arrangement including it being an exclusive source of power supply to the said Project or to Said Plot directly and the VENDEE has noted the possibility of it being to the exclusion of power supply from UPSEB / State Electricity Boards (SEBs) / any other source. This arrangement could be provided within the said Project / future project/colonies by the Vendors or its agents directly or through the respective association of plot owners in the said Project. Further, Vendors or its agents shall have the sole right to select the site, capacity and type of the power generating and supply equipment / plant as may be considered necessary by the Vendors or its agents in its sole discretion from time to time. The said equipment / plant may be located anywhere in or around the said Project.
16. The Vendors/ Maintenance Agency shall have the right to charge tariff for providing / supplying the power at the rate as may be fixed from time to time by the Vendors/ Maintenance Agency or the concerned authority (ies) which may or may not be limited to the rate then charged by the UPSEB/State Electricity Boards, the VENDEE shall be liable to pay the amount based on the tariff to us or our agents directly or through the association of plot owners respectively for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Vendors or its agents. Such power generating and / or supplying equipment may during its operation cause inconvenience to the VENDEE and the VENDEE shall have no objection to the same. The VENDEE shall be obliged to pay the consumption charges. The VENDEE shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever. This clause shall survive the conveyance of the Said Plot or any subsequent sale / resale or conveyancing thereof.

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17. The VENDEE shall reimburse to the Vendors on demand, amount to be determined at the time of providing necessary connections to make arrangements for providing water connections from the mains laid along the road serving the Said Plot.
18. The Vendors either directly or through its agents, may, without being under any obligation and subject to such Government approvals as may be necessary, enter into an arrangement of supplying water to the said Project and any other Project which the Vendors may develop in future from any nearest river, canal, reservoir and/or any other source. In such an eventuality the VENDEE shall not raise any objection to such arrangement for procuring and or supply of water from any nearest river, canal, reservoir and/or any other source and the VENDEE shall also give unconditional consent to such an arrangement including it being a source of water supply to the said Project or to the Said Plot directly and the possibility of its being to the exclusion of water supply from any other Govt. Authority / any other source. It is further clarified that this arrangement could be provided within the future Project(s) by the Vendors or its agents directly or through the respective association of plot owners.
19. The Vendors/Maintenance Agency or its agents shall have the right to charge tariff & other charges for providing / supplying the water at the rate as may be fixed from time to time by the Vendor/Maintenance Agency, which may or may not be limited to the rate then charged by the Govt. Authorities. The VENDEE shall have to pay the amount & other charges based on the tariff to the Vendor/Maintenance Agency or its agents directly for consuming the water so supplied but the VENDEE shall have no ownership right, title or interest in the equipment so installed by the Vendor or its agents. The VENDEE agrees and acknowledges that the equipment may during its operation cause inconvenience to the VENDEE and the VENDEE shall not raise any objection to the same. The VENDEE further agrees that the VENDEE shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of water supply equipment or payment of tariff & other charges at any time whatsoever during the period of the VENDEE's ownership and possession of the Said Plot. This clause shall survive the execution of this Sale Deed or any subsequent sale / resale or conveyancing thereof.


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The VENDEE agrees that the VENDEE shall be liable to pay to Vendors or its agents, as the case may be, such amounts and other charges for the actual consumption of water so supplied to the Said Plot based on such tariff as may be fixed by the Vendors or its agents in their sole discretion.

20. The VENDEE confirms that the infrastructure for distribution of electricity supply (up to feeder pillar) in conformity with UP Electricity Supply Code, shall be provided by the Vendor. The sub-station equipment's, including feeder pillar have been installed / planned to be installed at suitable/convenient locations in the Said Project and the point of commencement for distribution to the VENDEE shall be the feeder pillars. The VENDEE confirms and undertakes to pay on demand to the Vendor proportionate share as determined by the Vendors of all deposits and charges paid/payable by the Vendors to Uttar Pradesh State Electricity Board or any other body, failing which the same shall be treated as unpaid portion of the sale price payable by the VENDEE for the Said Plot and the sale of the Said Plot shall be withheld by the Vendors till full payment is received by the Vendor from the VENDEE. Further, in case of bulk supply the VENDEE agrees to abide by all the terms and conditions of sanction of bulk supply including but not limited to waiver of the VENDEE's right to apply for individual/direct electrical supply connection.
21. The VENDEE confirms and acknowledges having simultaneously received actual, physical, vacant possession of the Said Plot from the Vendors after satisfying himself about the plot area, dimension, boundaries, etc. and shall have no claim of any nature whatsoever against the Vendors regarding the same.
22. The VENDEE undertakes and agrees not to use the Said Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the said Project or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Plot which tends to cause damage to any plot adjacent to the Said Plot or anywhere in the Said Project or in any manner interfere with the use thereof or of spaces or amenities available for common use. The VENDEE shall indemnify

Robit Kani

the Vendors against any penal action, damages or loss due to misuse by the VENDEE. The VENDEE acknowledges that any other use of the Said Plot other than for residential purpose shall entitle the Vendors to take steps to get this Sale Deed cancelled and to resume the possession of the Said Plot, if so, directed by the Authorities.

23. The VENDEE confirms that the Vendors/Maintenance Agency shall have the first charge on the Said Plot in respect of any amount payable and outstanding by the VENDEE towards any City & Rural development charges or other similar charges, taxes, demands, assessments etc. as mentioned hereinabove. The VENDEE confirms that any amount payable shall be treated as unpaid sale price of the Said Plot and for that unpaid sale price; the Vendors and the Maintenance Agency shall have first charge on the Said Plot.
24. The VENDEE acknowledges that the VENDEE shall have no right to raise any objection to the Vendors making any alterations, additions, improvements or repairs whether structural or non-structural, ordinary or extra ordinary in relation to any unsold plots within the said Project and the VENDEE agrees not to raise any objections or make any claims on this account.
25. The VENDEE confirms that wherever the VENDEE has to make payment in common with the other plot owners in the Said Project, the same shall be in proportion with the plot area of the Said Plot to the total plot area of all the plots in the said Project. Wherever the VENDEE has to make any payment in common with the other plot owners the same shall be in proportion which the plot area of the Said Plot bears to the total area of the said Project.
26. That all stamp duty, registration charges and other incidental and legal expenses pertaining to this Sale deed have been borne and paid by the VENDEE. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the VENDEE exclusively and the Vendors accept no responsibility in this regard.
27. The VENDEE confirms and acknowledges that all the terms and conditions of the Provisional Allotment Letter shall form part of this Sale Deed, save and except those of the terms and conditions of the Allotment Letter which are at variance with the terms and conditions



Babita Lani

contained in this Sale Deed in which case terms and conditions contained herein shall prevail.

28. The VENDEE acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
29. The VENDEE confirms that all the obligations arising under this Sale Deed in respect of the Said Plot/said Project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the VENDEE assures the Vendors that the VENDEE shall take sufficient steps to ensure the performance in this regard.
30. The VENDEE confirms and acknowledges that the VENDEE shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and that the VENDEE shall indemnify the Vendors for any liability and/or penalty in that behalf.
31. That the property is situated at integrated town ship developed by Emaar MGF at village Sarsawa, Ardaunamau and Ahmamau, and is more than 100 meters away from Sultanpur Road and Amar Shaheed Path and nothing is constructed upon the plot. For the purpose of the stamp duty, circle rate of the land is on the basis of **12 mtr. wide road** which is fixed **Rs. 20500/- per sq. mtrs.** (according praroop 4, page no. 14, Serial no. 1 and colum no. 1) so the value of said Plot measuring **162 sq mtr.** comes to **Rs. 33,21,000/-**. The Sale consideration is **Rs. 45,44,910/-** which is **higher** than the valuation so the total stamp duty of **Rs. 3,08,500/-**.

Since the purchaser is lady and she is entitled to get the benefit in the stamp duty as per The Government Notification No. S.V.K.N.5-2756/11-2008-500(165)2007 dated 30.06.2008. The said document is being executed and registered in favour of a Lady hence 6% stamp duty is payable up to **Rs.10,00000/-** & on the balance amount of the valuation 7% stamp duty is being paid. Since the sale consideration



Bobita Devi

of the said property is lower than the valuation of the property as such the stamp duty is being paid on the Valuation.

The stamp duty calculation is as under.

Sale consideration Amount **Rs. 45,44,910/-**

6% stamp duty up to **Rs. 1000000** is **Rs. 60000/-**

7% stamp duty on balance Amount of the **Rs. 35,44,910/-** comes to **Rs. 2,48,144/-** as such the total stamp duty on the said property comes to **Rs. 2,48,144/- + Rs. 60,000/- = Rs. 3,08,144/-**

Rs. 2,17,500/- through e-stamp bearing Certificate No. **IN-UP006810360101263R Dated 30.10.2019**. The Vender has executed a registered Agreement in favour vendees which is registered dated 06.06.2019 in Bahi No.1, Jild No. 2110 on pages 257 to 338 at serial No. 14882, in the office of Sub-Registrar-Sarojini Nagar, Lucknow and Stamp Duty **Rs. 91000/-** paid at the time of Agreement. Thus to total stamp duty **Rs. 3,08,500/-** has been pain on said property.

Babita Rani

[Signature]

DETAIL OF PROPERTY

Freehold Plot No. **GGP-C-C01/03**, Sector- **C**, dimension (**9mtr. x 18mtr.**) measuring area **162** Sq. Mt situated at 'Gomti Greens' an Integrated Township Developed by Emaar MGF Land Ltd. in village Sarsawa, Ardaunamau and Ahmamau, Lucknow (U.P.), as per map / site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No.C01/02
SOUTH - Plot No.C01/04
EAST - Plot No.C05/05A & C05/06
WEST - 12 Mtr. wide road



Babita Rani


IN WITNESS WHEREOF the Vendors acting through its authorized representative Mr. Chandan Srivastava Son of Mr. Ashok Srivastava authorised to execute conveyance deeds, etc., and Mr. Ashish Singh son of Shri R.B. Singh is authorized to present for registration the Sale deed vide Resolution dated 30.09.2019 of the Land Owners and the VENDEES have set their hands on these presents at Lucknow on the day, month and year first above written, in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS

VENDORS (PAN - AABCE4308B)

Vendors; acting through
Authorized Signatory



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEE



Mrs. Babita Rani (PAN AEFPT9063H)



In the presence of:
WITNESSES:

1. Signature
Name
Address

Babita Rani
Gaurav Sharma
GAURAV SHARMA
5/0 DARSHAN LAL SHARMA
B-24 Butlers Palace
LUCKNOW



2. Signature
Name
Address
- Neetu Pathak*
Neetu Pathak w/o Gaurav Sharma
B-24 Butlers Palace Colony
Lucknow.

Typed By:

Vimal
(Vimal Singh)

Civil Court, Lucknow

Drafted By: -

Atul Mishra

(Atul Mishra)
Advocate

Civil Court, Lucknow

SCHEDULE -1

Details of Land-Owning Companies and Individual Land Owners		
Sl.No	Name of Company	Registered Office
<u>1</u>	Sacred Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>2</u>	Acorn Buildmart Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>3</u>	Acorn Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>4</u>	Naam Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>5</u>	Pansy Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>6</u>	Hamlet Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>7</u>	Gavel Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>8</u>	Bhumika Promoters Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>9</u>	Bhavishya Buildcon Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>10</u>	Achates Buildcons Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>11</u>	Halibut Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>12</u>	Ballad Conbuild Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>13</u>	Crony Builders Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>14</u>	Acutech Estates Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>15</u>	Hake Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>16</u>	Chum Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>17</u>	Perpetual Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>18</u>	Guru Rakha Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017

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<u>19</u>	Sanskar Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>20</u>	Sarvpriya Realtors Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>21</u>	Gradient Developers Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>22</u>	Geodesy Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>23</u>	Pushkar Projects Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>24</u>	Kartikay Buildwell Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>25</u>	Adze Properties Private Limited	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>26</u>	Emaar MGF Land Ltd.	306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi -110 017
<u>27</u>	Mr. Lakshman S/o Mr. Sarju	H. No. 102 Kh., Moh. Kabadiya Ka Purva, Teh. Lucknow, Distt. Lucknow
<u>28</u>	Mr. Pappu Lal Kannaujia S/o Mr. Kanhai Lal Kannaujia	H. No. 501/63 103, Kabaria Ka Purva, Ramadhin Road, Daliganj, Tehsil & Distt Lucknow (UP)
<u>29</u>	Mr. Ram Prasad S/o Mr. Ram Swaroop	H. No. 488, 144, Najirganj, Khanna Mill, Teh. & Distt. Lucknow.

Babita Kanu

SCHEDULE 2

SCHEDULE OF PROPERTY

All that piece and parcel of Freehold Plot No. **GGP-C-C01/03**. Sector-C. dimension (**9mtr. x 18mtr.**) measuring area **162** Sq. Mt situated at 'Gomti Greens' a Integrated Township Developed by Emaar MGF Land Ltd. in village Sarsawa, , Ardaunamau and Ahmamau, Lucknow (U.P.), as per map/ site plan annexed herewith. Which is bounded as under: -

NORTH - Plot No. C01/02
SOUTH - Plot No.C01/04
EAST - Plot No.C05/05A & C05/06
WEST - 12 Mtr. wide road





आवेदन सं०: 201901041040375

वही सं०: 1

रजिस्ट्रेशन सं०: 28929

वर्ष: 2019

निष्पादन लेखपत्र बाह्य सुनने व समझने मवनून व प्राप्त धनराशि व प्रत्येकानुसार उक्त

विक्रेता: 1

श्री ईमर एमजीएफ लै लि अधिकृत हस्ताक्षरी चंदन श्रीवास्तव द्वारा
आशीष सिंह, पुत्र श्री आर बी सिंह

निवासी: 306-308 तृतीय तल स्वदायर-1 सी-2 डिस्ट्रिक्ट सेन्टर साकेत
न्यू दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्रीमती बबिता रानी, पत्नी श्री मनोज कुमार

निवासी: हयवाला समालखा पानीपत हयवाला (82) पानीपत

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्रीमती नौतू पाठक, पत्नी श्री गौरव शर्मा

निवासी: हाउस नं० 188 काजी मोरी बटाला बटाला गुरदासपुर पंजाब

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री गौरव शर्मा, पुत्र श्री दर्शन लाल शर्मा

निवासी: 188 काजी मोरी बटाला बटाला गुरदासपुर पंजाब

व्यवसाय: नौकरी

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

।

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक: सरोजनीनगर

सखनउ

राजेश यादव
निबंधक सिपिका

MAP OF PLOT NO: - C01/03

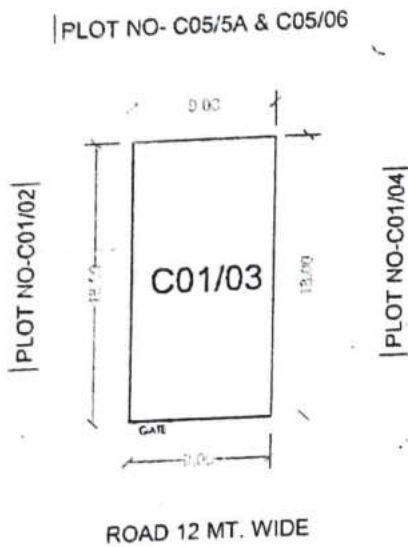
(SECTOR-C)

SCHEME :- GOMTI GREENS, LUCKNOW

AN INTEGRATED TOWNSHIP DEVELOPED BY EMAAR MGF LAND LTD.
LUCKNOW

AREA :-162.00 Sqm.

DIMENSIONS OF PLOT NO- C01/03 (9.00M X 18.00M)



BOUNDARIES

NORTH	PLOT NO-C01/02
SOUTH	PLOT NO-C01/04
EAST	PLOT NO- C05/5A & C05/06
WEST	ROAD 12 MT. WIDE

SIGNATURE DRAUGHTSMAN
E. N. Verma
Architect / Engineer
G-10/2A, Sector-10, Gurgaon
Haryana - 122002


AUTHORIZED SIGNATORY
VENDOR


SIGNATURE VENDEE

आवेदन सं०: 201901041040375

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 28929

वर्ष: 2019

प्रतिफल- 4544910 स्टाम्प शुल्क- 217500 बाजारी मूल्य - 3321000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्रीमती बबिता रानी,
पत्नी श्री मनोज कुमार
व्यवसाय : नौकरी
निवासी: हथवाला समालखा पानीपत हथवाला (82) पानीपथ

Babita Rani



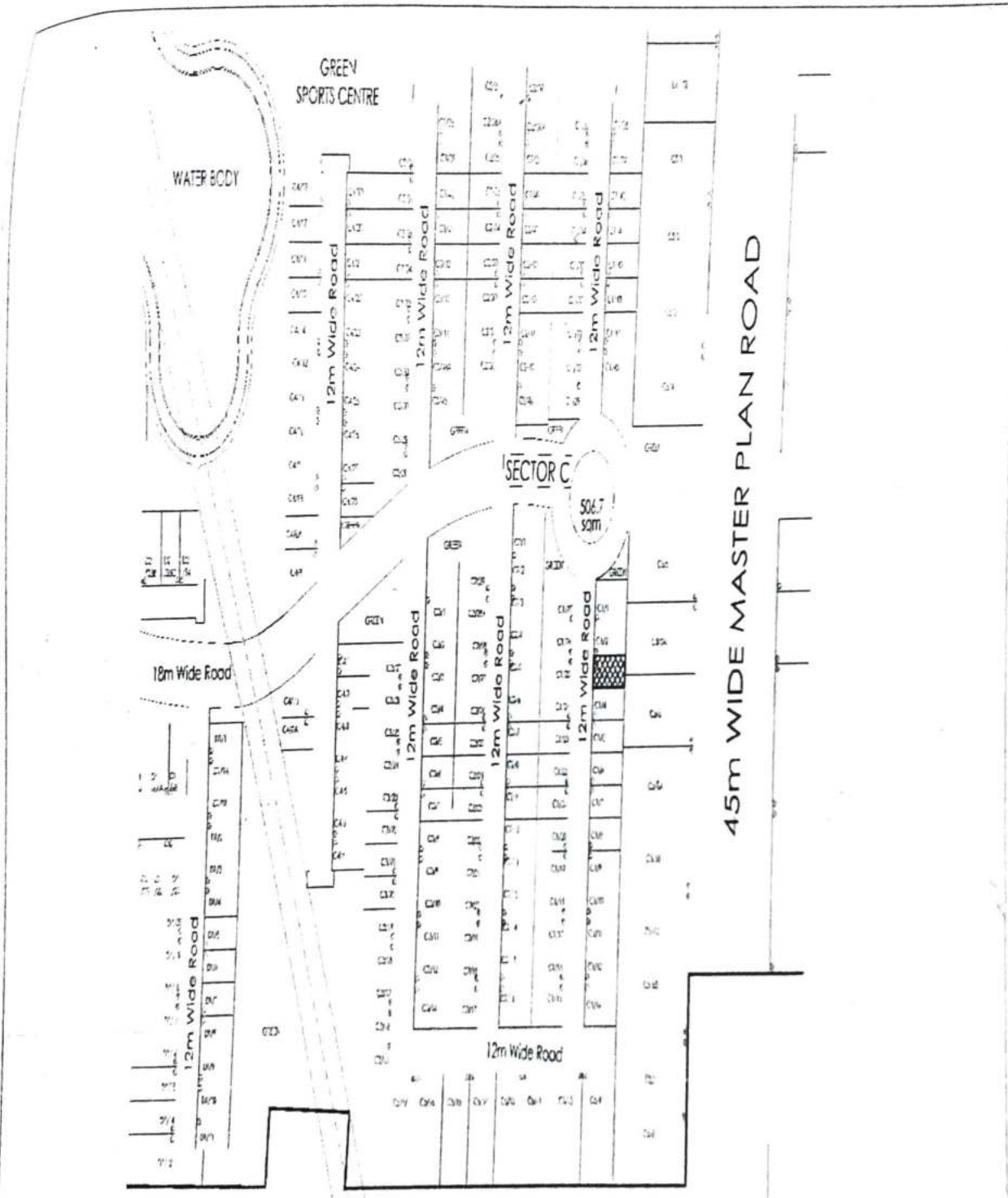
ने यह लेखपत्र इस कार्यालय में दिनांक 30/10/2019 एवं 04:43:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह
उप निबंधक सरोजनीनगर
लखनऊ
30/10/2019

राजेश सिद्ध
निबंधक लिपिक





GOMTI GREENS, LUCKNOW
 AN INTEGRATED TOWNSHIP DEVELOPED BY EMARROW LAND LTD
 LUCKNOW

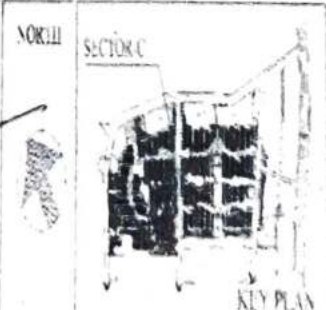
PLOT NO- C0103
 SITE PLAN SECTOR-C

[Handwritten Signature]

AUTHORIZED SIGNATORY
 VENDOR

Babita Devi

SIGNATURE VENUEE



आवेदन सं०: 201901041040375

बही संख्या 1 जिल्द संख्या 3083 के पृष्ठ 365 से 416 तक क्रमांक 28929 पर
दिनांक 30/10/2019 को रजिस्ट्रीकृत किया गया।

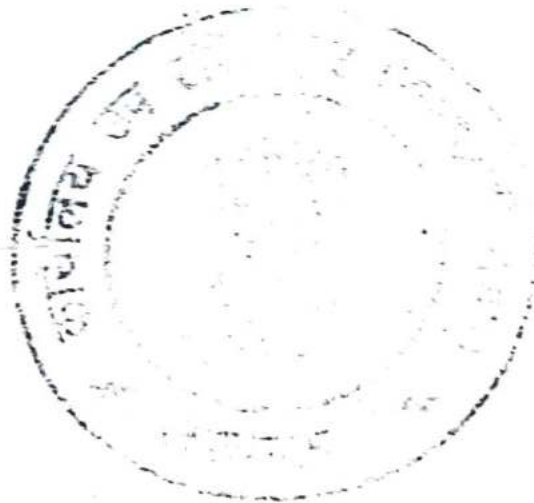
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक: सरोजनीनगर

लखनऊ

30/10/2019



EMAAR

INDIA

PLOT HANDOVER LETTER

Date: 28 / NOV / 2019

On this 28 th day of NOV, 2019 at _____ a.m/p.m, satisfactory, vacant and peaceful physical possession of Unit ref no GGF-C-C01/03 admeasuring 193.75 SYD (162 sq.mtr) situated at Gomi Greens has been handed over to

Mrs. Babita Rani W/o Manoj Kumar
B/76 BUTLER PALACE COLONY JOPLING ROAD,
Lucknow,
Uttar Pradesh,
INDIA

The Allottee, hereby, certifies that he / she has taken over the peaceful and vacant physical possession of the aforesaid Unit after fully satisfying himself / herself with regard to its measurements, location, dimension and development etc and hereafter the Allottee has no claim of any nature whatsoever against the Company with regard to the size, dimension, area, location and legal status of the aforesaid plot.

Upon acceptance of possession, the liabilities and obligations of the Company as enumerated in the allotment letter / Agreement executed in favour of the Allottee stand satisfied.

Signature Babita Rani

Mrs. Babita Rani,
(Original Allottee / Authorised Representative)

Date: 28th / NOV / 2019

Place: Lucknow

Possession Handed Over By
Property Management Team

g B
Authorised Signatory

Possession letter Issued By
Emaar MGF Land Ltd.

(Signature)
Authorised Signatory

EMAAR MGF LAND LIMITED

E&OE

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR CHOWK, SECTOR 28, GURUGRAM 122 002, HARYANA
WITHIN INDIA: 1800 103 3643 (TOLL FREE) | INTERNATIONAL: +91 124 441 6306 (STANDARD ISD RATES APPLICABLE)
REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI 110 017. TEL: +91 11 4152 1155, 4948 3100
FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM

Corporate Identification Number (CIN) L65190GJ1994PLC021012

18 APR, 2019

MRS NEETU PATHAK & MR GAURAV SHARMA
B-24 ,BUTLER PALACE ,COLONY,
LUCKNOW 226012
9793546462(Mob)

NORMAL ONE

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide Application no. 7722871879

(Franchisee Code: REKHA SINGH-177408)

Thank you for choosing ICICI Bank Mortgage Loan. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a facility(the "Facility"), the details of which are given below.

Facility Type	Land Loan+Construction
Facility Amount Sanctioned	₹5500000/-
Term of Facility	180 Months
Benchmark Rate for the Facility	I-MCLR-1Y
Applicable Interest Rate	"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 terms of the guidelines of the Reserve Bank of India. ICICI Bank publishes "I-MCLR" for five tenures namely overnight, one-month, three-month, six-month and one year. "I-MCLR-1Y" shall mean one year I-MCLR benchmark rate. I-MCLR-1Y, as prevailing on the date of the first disbursement of the Facility plus spread per annum, subject to minimum of I-MCLR-1Y, plus applicable interest tax and/or other statutory levy, if any. As on date, I-MCLR-1Y is 8.75% spread is 0.20% and the applicable interest rate is 8.95%
Reset Date & Reset Period	The Applicable Interest Rate, shall be reset, annually, on or before the end of one (1) year from the date of the first disbursement of the Facility, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any.
Amount of each EMI (on Monthly rest)	55622/- (Payable monthly)
Administrative Charges (non-refundable)*	5000/- (Rupees Five Thousand Only) is towards administrative charges, ₹450 is towards CGST and ₹450 is towards SGST /- and any other tax/levy applicable as per law.
Processing Fees (non-refundable)*	10000/- (Ten Thousand). Is towards processing fee, 900/- is towards CGST and 900/- is towards SGST /- is towards IGST /- and any other tax/levy applicable as per law.
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
CIBIL Report Charges	100/- (Rupees One Hundred Only) is towards cibil charges, ₹ 9/- is towards CGST and 9/- is towards SGST /- and any other tax/levy applicable as per law.
Non-refundable charges under Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI)	100/- (One Hundred is towards cersai charges, 9/- is towards CGST and 9/- is towards SGST /- is towards IGST /- and any other tax/levy applicable as per law.
Fees on Part Prepayment**	NIL on amount prepaid
Fees on Full & Final Prepayment**	NIL for loan with floating rate of interest at the time of prepayment.
You have chosen to avail an optional Insurance	Not Applicable

In case there is any change in the regulatory requirements by the regulator, including but not limited to

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodra 390 007, India.
CIN :L65190GJ1994PLC021012
Website-www.icicibank.com

• Ahmedabad 33667777 • Andhra Pradesh 7306667777 • Bengaluru 33667777
• Bhopal 33667777 • Bhubaneshwar 33667777 • Bihar 8102667777 • Chandigarh
33667777 • Chennai 33667777 • Dehradun 33667777 • Delhi 33667777 • Ernakulam
33667777 • Gujarat 8000867777 • Gurgaon 33667777 • Haryana 9017667777
• Himachal Pradesh 9817667777 • Hyderabad 33667777 • Jaipur 33667777
Karnataka 8088667777 • Kerala 9020667777 • Kolkata 33667777 • Lucknow
33667777 • Madhya Pradesh 90986 67777 • Maharashtra 9021667777 • Mumbai
7307867777 • Orissa 9692667777 • Panaji 33667777 • Patna 33667777 • Punjab
33667777 • Raipur 33667777 • Rajasthan 7877667777 • Ranchi 33667777 • Shimla
8101667777 • Tamil nadu 7305667777 • Uttar Pradesh 8081667777 • West Bengal

H. S. STAVA
ID: 390164
BRANCH CREDIT MANAGER

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	ret/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	SI/So/SORD = Standing Instruction
Clos = Closure	int/in = Interest	S/DI/W/H/o = Son/Daughter/Wife/Husband of
coli = Collection	lon/in = Loan	tr/tr/xter = Transfer
comm = Commission	min = Minimum	TT = Telegraphic Transfer
COR/CORR = Correction	os = Outstanding	txl = Transaction
CR = Credit	P & T = Postage & Telegram	Wdl = Withdrawal
cash = Cash	Pos = Point of sale	+MOD bal = total balance (SB+linked MOD a/e)

भारतीय स्टेट बैंक

Savings Bank Account

CIF No. : 85869555306

Account No. : 20074891831 ✓

Customer Name: BABITA RANI ✓

S/D/W/H/o: MANOJ TYAGI

Address: TYPE-4/8 COMMISSIONER COMPOUND
OFFICER COLONY DELHI ROAD
SAHARANPUR

Phone:

Email:

D.O.B. (If Minor):

MOP.: SINGLE

Norm. Ret. No.: 0000000017860890

State Bank of India

LUCKNOW MAIN BRANCH
TAR 11/11/2018

Phone: 2230114

Email: sbi.00125@sbi.co.in

Branch Code: 125

Date of Issue: 29/12/2018

29/12/2018 5921400

IFSC: SBIN000125

MICR: 226001002

CONTINUING

श्रीका. प्रबन्धक
Branch Manager

HELP LINE 1800112211

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	1156755.83Cr
01.12.18	DIRECT DR		23000.00		1133755.83Cr
	TRANSFER TO Mrs. BABITA RANI				
01.12.18	8301191638808 21BZ3SB 10C Ref No30000475			472.25	1134228.06Cr
	TRANSFER FROM 599395105217				
01.12.18	NEFT*RBISOGOUPEP*RB13351852339293*AADARS			129144.00	1273372.06Cr
19.12.18	ATM CASH 146 FUN MALL LUC		20000.00		1253372.06Cr
25.12.18	INTEREST CREDIT			11761.00	1265133.06Cr
28.12.18	OTHPDS131549 ESUVIOHA CENTER EDC 28/12/2018 131549		12706.00		1252427.06Cr
28.12.18	CASH WITHDRAWAL BY CHEQUE	518686	60000.00		1192427.06Cr
29.12.18	OTHPDS224355 SKECHERS HAZAR GANJ 29/12/2018 224355		3974.00		1188453.06Cr
01.01.19	DIRECT DR		23000.00		1165453.06Cr
	TRANSFER TO Mrs. BABITA RANI				
01.01.19	NEFT*RBISOGOUPEP*RB10011960806164*AADARS			124144.00	1289597.06Cr
	Unc1 Bal: 0.00 Cr Bal: 1289597.06 Cr:MOD BAL: 0.00				
19.12.18	ATM CASH 146 FUN MALL LUC		20000.00		1269597.06Cr
25.12.18	INTEREST CREDIT			11761.00	1281358.06Cr
29.12.18	OTHPDS131549 ESUVIOHA CENTER EDC 28/12/2018 131549		12706.00		1268652.06Cr
29.12.18	CASH WITHDRAWAL BY CHEQUE	518686	60000.00		1192427.06Cr
29.12.18	OTHPDS224355 SKECHERS HAZAR GANJ 29/12/2018 224355		3974.00		1188453.06Cr
01.01.19	DIRECT DR		23000.00		1165453.06Cr
	TRANSFER TO Mrs. BABITA RANI				
01.01.19	NEFT*RBISOGOUPEP*RB10011960806164*AADARS			124144.00	1289597.06Cr
23.01.19	ATM CASH 9705 DURGAMA HOTEL 2ND LUC		20000.00		1269597.06Cr
24.01.19	NEFT*RBISOGOUPEP*RB10051969880712*AADARS			12049.00	1257548.06Cr

LANCE

17Cr

1Cr

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Carried Forward 1342946.06Cr

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Brought Forward	1342946.06Cr
08.02.19	RT0180505788 2187358 IOC Ref No30000578 TRANSFER FROM 599790105210			209.72	1343175.78Cr
08.02.19	NEFT*RBISOGOUPEP*RB1029190736571919*RESONA DIRECT DR		23000.00	50000.00	1373175.78Cr
01.02.19	TRANSFER TO Mrs. BABITA RANI			134144.00	1474319.78Cr
01.02.19	NEFT*RBISOGOUPEP*RB10321972469202*AADARS ATM CASH 242 DHRGAMA HOTEL 2ND LUC		20000.00		1454319.78Cr
08.02.19	ATM CASH 2000 LMB 4TH LUC		20000.00		1434319.78Cr
17.02.19	ATM CITY MONTROSSI SCHOOL AC	518691	4200.00		1430119.78Cr
18.02.19	ATM PATEL MAESTRO		147.50		1429972.28Cr
18.02.19	INTERBANK TRANSFER BY CHEQUE BRANCH 04020 CALTAY BUDH MARG TRANSFER TO 032820563939	518692	13000.00		1416972.28Cr

22.02.19	NEFT*RBISOGOUPEP*RB10541978470821*AADARS			12235.00	1429207.28Cr
22.02.19	9190298709368 2187358 IOC Ref No30000659 TRANSFER FROM 599384105210			199.76	1429407.04Cr
25.02.19	BOB MITHLESH SINGH	518695	1000000.00		429407.04Cr
01.03.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		406407.04Cr
02.03.19	NEFT*RBISOGOUPEP*RB10621980788416*AADARS			105638.00	512045.04Cr
18.03.19	9160388960112 IOC Ref No3000071329 21873 TRANSFER FROM 599413105210			240.15	512285.22Cr
Uncl Bal: 0.00 Clr Bal: 512285.22 Cr; MOD BAL: 0.00					
25.03.19	NEFT*RBISOGOUPEP*RB10841989367289*AADARS			39143.00	551428.22Cr
25.03.19	INTEREST CREDIT			9270.00	560698.22Cr
27.03.19	NEFT*RBISOGOUPEP*RB10861990477462*AADARS			113701.00	674399.22Cr
01.04.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		651399.22Cr

Carried Forward

651399.22Cr

25.03.19	NEFT*RBISOGOUPEP*RB10841989367289*AADARS	34143.00	551428.22Cr
25.03.19	INTEREST CREDIT	4270.00	560698.22Cr
27.03.19	NEFT*RBISOGOUPEP*RB10861990477462*AADARS	113701.00	674399.22Cr
01.04.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI	23000.00	651399.22Cr

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
				Carried Forward	651399.22Cr
				Brought Forward	651399.22Cr
09.04.19	NEFT*RBISOGOUPEP*RB11001997979991*AADARS			158255.00	809654.22Cr
Uncl Bal: 0.00	Clr Bal: 809654.22 Cr; MOD BAL: 0.00				
23.04.19	0220482245696 IOC Ref No 0000003049 21823			244.93	809899.15Cr
	TRANSFER FROM 399416105217				
01.05.19	DIRECT DR		3000.00		786899.15Cr
	TRANSFER TO MRS. BABITA RANI				
01.05.19	NEFT*RBISOGOUPEP*RB11221014116334*AADARS			158255.00	945154.15Cr
03.05.19	SBIN0000000031622254 CREATE 00059.0		59.00		945095.15Cr
04.05.19	MON EMAAL NOP LAND PVT LTD	518699	34338.00		910757.15Cr
08.05.19	DRAFT ISSUED	518701	91455.00		819302.15Cr
10.05.19	ICI ICICI BANK LOAN	518696	5398.00		813903.15Cr
13.05.19	SBIN0000000031871775 CREATE 00059.0		59.00		813844.15Cr
31.05.19	COB LIC OF INDIA CAB LUC	518702	39042.00		774802.15Cr
31.05.19	DRAFT CANCELLED	388741		91000.00	865802.15Cr
31.05.19	DDI PAYMENT CHARGES		236.00		865566.15Cr
31.05.19	NEFT UTR NO. SBIN919151741801	518703	91005.90		774560.25Cr
	HDFC BANK				
	STOCK HOLDING CORPORATION OF INDIA				
01.06.19	NEFT*RBISOGOUPEP*RB11521028335262*AADARS			158255.00	932815.25Cr
01.06.19	DIRECT DR		3000.00		909815.25Cr
	TRANSFER TO MRS. BABITA RANI				
Uncl Bal: 0.00	Clr Bal: 909815.25 Cr; MOD BAL: 0.00				
06.06.19	ACHD: ICIC00261000001992 TP ACH ICICI B		47922.00		865893.25Cr
12.06.19	9110687399695 IOC Ref No 0000011938 21823			274.41	866167.66Cr
	599412109217				
	AT 10521 DAU, RURAL BANKING, GIT, MUMBAI				
24.06.19	NEFT*RBISOGOUPEP*RB11761943583197*AADARS				865893.25Cr

25.06.19 INTEREST CREDIT

Carried Forward 880311.66 Cr

DATE PARTICULARS CROQUE NO. DEBIT CREDIT BALANCE

01.07.19 DIRECT DR BY CLEARI 91 23000.00

Brought Forward 880311.66 Cr

Uncl Bal: 0.00 TRANSFER TO Mrs. ROBITA RANI MOD BAL: 0.00

02.07.19 MON EMAAR NGF LAND PVT LTD 000518705 367150.00

514016.66 CR

02.07.19 KOT EMAAR NGF LAND LTD 000518704 34875.00

479141.66 CR

03.07.19 NEFT*RBISOGUPEP*RB11851958150289*ANDHRS

158255.00 637396.66 CR

04.07.19 MON. EMAAR INDIA COMMUNITY MAN 000518706 35666.00

601730.66 CR

05.07.19 ACHDR ICIC00261000001992 TP ACH ICICI B 43922.00

18547.00 557808.66 CR

08.07.19 NEFT*RBISOGUPEP*RB11891961312603*ANDHRS

576355.66 CR

Uncl Bal: 0.00 Clr Bal: 576355.66 Cr; MOD BAL:

0.00 11

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
08.07.19	NEFT*RBISOGUPEP*RB11891961312603*AADARS				557908.66CT
01.08.19	DIRECT DR		33000.00	Scrabble Forward 18547.00	576355.66CT
01.08.19	TRANSFER TO Mrs. BABITA RAMI NEFT*RBISOGUPEP*RB12131975726160*AADARS			189255.00 174.31	553355.66CT
02.08.19	931078475867 IOC Ref No3000020925 21B23 599403105211				711610.66CT
05.08.19	AT 10521 DAU,RURAL BANKING,GIT,MUNDAI ACHDR ICIC00261000001992 TP ACH J0101-B		3922.00		711789.97CT
06.08.19	NEFT*RBISOGUPEP*RB1219198505949*AADARS			26791.00	687867.97CT
01.09.19	DIRECT DR		33000.00		644658.97CT
03.09.19	TRANSFER TO Mrs. BABITA RAMI NEFT*RBISOGUPEP*RB12471909841081*AADARS				671658.97CT
04.09.19	ACHDR ICIC00261000001992 TP ACH J0101-B		3922.00	185255.00	623913.97CT
					785991.97CT

Uncl Bal: 0.00 Clr Bal: 785991.97 Cr:+MOD BAL: 0.00

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
AT 00125 - LUCKNOW WITH BRANCH					16122.7601
				Brought Forward	671658.9701
				158255.00	829913.9701
03.09.19	NEFT RB12471909841081 RBISOGOUPEP				671658.9701
05.09.19	AADARSH TREASURY		43922.00		627736.9701
16.09.19	ACHDR ICIC00261000001992 TP ACH ICICI B 4140488747734 IOC Ref No3000028110 21BZ3 599414105219				627736.9701
18.09.19	AT 10521 DAU.RURAL BANKING.GJT,MUMBAI NEFT RB12621926484165 RBISOGOUPEP			4708.00	623028.9701
25.09.19	AADARSH TREASURY INTEREST CREDIT			761.54	623790.5101
30.09.19	NEFT RB12741934361325			5244.00	801586.5101
01.10.19	AADARSH TREASURY DIRECT DR		23000.00		778586.5101
01.10.19	TRANSFER TO Mrs. BARITA BANJ NEFT RB12741938211992 RBISOGOUPEP			158255.00	620331.5101
05.10.19	AADARSH TREASURY			43922.00	576409.5101
12.10.19	ACHDR ICIC00261000001992 TP ACH ICICI B RYGN MTR NO- SB1NR52019101900046891 HDFC0000240 HDFC Bank MUMBAI - SA STOCK HOLDING CORPORATION OF INDIA	518707	308427.60		267981.9101
24.10.19	18110411431 ITO TAX REFUND AY 19-20 PAN			5471.00	273452.9101
25.10.19	NEFT RB12981963188778 RBISOGOUPEP AADARSH TREASURY			158255.00	115197.9101

Uncl Bal: 0.00 Clr Bal: 748173.13 Cr: +MOD BAL: 0.00

DATE	PARTICULARS	CHEQUE NO	DEBIT	Carried CREDIT	BALANCE Cr
					553355.66 CR
01.08.19	DIRECT DR		23000.00		
	TRANSFER TO Mrs. BABITA RANI			158255.00	711610.66 CR
01.08.19	NEFT RB12131975726160				
	RBISOGDUPEP			179.31	711789.97 CR
	AADARSH TREASURY				
02.08.19	9310784755867 IOC Ref No3000020925 21873				
	5994071ACH11				
	AT 10521 DAU, RURAL BANKING, GIT, MUMBAI				
05.08.19	ACHDR ICIC00261000001992 TP ACH ICICI B		43922.00	26791.00	667867.97 CR
06.08.19	NEFT RB12191985059445				694658.97 CR
	RBISOGDUPEP				
	AADARSH TREASURY				
01.09.19	DIRECT DR		23000.00		671658.97 CR
	TRANSFER TO Mrs. BABITA RANI			158255.00	829913.97 CR
03.09.19	NEFT RB12471909841081				
	RBISOGDUPEP				
	AADARSH TREASURY				
05.09.19	ACHDR ICIC00261000001992 TP ACH ICICI B		43922.00	95.76	785991.97 CR
16.09.19	9140988747734 IOC Ref No3000028110 21873				786087.73 CR
	599414105219				
	AT 10521 DAU, RURAL BANKING, GIT, MUMBAI				
18.09.19	NEFT RB12621926484165			4708.00	790795.73 CR
	RBISOGDUPEP				
	AADARSH TREASURY				
25.09.19	INTEREST CREDIT			5359.00	796154.73 CR
30.09.19	NEFT RB12741934381325			5434.00	801588.73 CR
	RBISOGDUPEP				
	AADARSH TREASURY				

DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	BALANCE
				Brought Forward	801588.73 778588.73 CR
01.10.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00	158255.00	936843.73 CR
01.10.19	NEFT RB12741938211982 RBISOGNIHDFP				892921.73 CR 584498.13 CR
05.10.19	AACHDR ICIC00261000001992 TP ACH ICICI B		43922.00		
19.10.19	RTGS UTR NO: SBINRS2019101900046891 HDFC0000240 HDFC Bank MUMBAI - SA STOCK HOLDING CORPORATION OF INDIA	000518707 000000000	308423.60		
24.10.19	19110811431 ITD TAX REFUND AY 19-20 PAN			5420.00	589918.13 CR
25.10.19	NEFT RB12981943188770 RBISOGUPEP AADARSH TREASURY			158255.00	748173.13 CR
					725173.13 CR
01.11.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		681251.13 CR
05.11.19	AACHDR ICIC00261000001992 TP ACH ICICI B		43922.00	170.14	681421.27 CR
06.11.19	9051181125483 IOC Ref No3000036437 218Z3 599423105218 AT 10521 DAU, RURAL BANKING, GIT, MUMBAI			11192.00	692613.27 CR
25.11.19	NEFT RB13301987362544 RBISOGUPEP AADARSH TREASURY			7354.00	699967.27 CR
25.11.19	NEFT RB13301987362551 RBISOGUPEP AADARSH TREASURY			21508.00	721475.27 CR
27.11.19	NEFT RB13321988001229 RBISOGUPEP AADARSH TREASURY				

DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	BALANCE
				Brought Forward	721475.27
01.12.19	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		698475.27 CR
02.12.19	NEFT RB18371996077476 RB1800000000 AADARSH TREASURY			164304.00	862779.27 CR
05.12.19	ACHOR ICIC00261000001992 TP ACH ICICI B		43922.00		818857.27 CR
19.12.19	IMPS935370000000 MOB NO: 0000000000 ACCT NO: 445155 PANO: M40000398502503			1.00	818858.27 CR
28.12.19	IDS CMS BRANCH CLEARING AC	000518709	21476.00		797382.27 CR
25.12.19	INTEREST CREDIT			3771.00	801153.27 CR
	Uncl Bal: 0.00 Clr Bal: 803153.27 Cr MOO BAL: 0.00				

01.01.20	DIRECT DR TRANSFER TO Mrs. BABITA RANI				801153.27 CR
21.01.20	NEFT RB18371996077476 RB1800000000 AADARSH TREASURY			164304.00	636849.27 CR
02.01.20	DIRECT WITHDRAWAL BY CDR AT 00175 LUDHIANA MAIN BRANCH	000510010	20000.00		616849.27 CR
05.01.20	ACHOR ICIC00261000001992 TP ACH ICICI B		43922.00		572927.27 CR
28.01.20	NEFT 9000001000000000 RB1800000000 AADARSH TREASURY			164304.00	408623.27 CR
29.01.20	NEFT 9000001000000000 RB1800000000 AADARSH TREASURY			164304.00	244319.27 CR

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
14.01.20	11326478391 IOC Ref No3000049998 21BZ3SB 599373105213 AT 10521 DAU RURAL BANKING, GIT, MUMBAI			193.10	893535.37Cr
14.01.20	NEFT RB10452044927682 RBISOGOUPEP AADARSH TREASURY			13953.00	907488.37Cr
29.01.20	NEFT NO29201048146694 HDPC0001267 STOCKHOLDING COR			90900.00	998388.37Cr
01.02.20	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		975388.37Cr
01.02.20	NEFT RB10322067588313 RBISOGOUPEP			68425.00	1043813.37Cr
05.02.20	AADARSH TREASURY ACHDR ICIC00261000001992 TP ACH ICICI B		43922.00		999891.37Cr
24.02.20	22166640380 IOC Ref No5217089252 21BZ3SB 599405105213 AT 10521 DAU RURAL BANKING, GIT, MUMBAI			326.71	1000218.08Cr
01.03.20	DIRECT DR TRANSFER TO Mrs. BABITA RANI		23000.00		977218.08Cr
04.03.20	NEFT RB10652010230137 RBISOGOUPEP AADARSH TREASURY			65925.00	1043143.08Cr
05.03.20	ACHDR ICIC00261000001992 TP ACH ICICI B		43922.00		999221.08Cr
07.03.20	NEFT RB10672014983445 RBISOGOUPEP AADARSH TREASURY			11284.00	1010505.08Cr
21.03.20	32066968328 IOC Ref No5277138311 21BZ3SB			266.71	1010771.79Cr

DATE	PARTICULARS	CHEQUE NO	DEBIT	CREDIT	CUR BALANCE
				Brought Forward	141747.54 L.F.
16.01.21	JAWAHAR BHAWAN T CBI MUMHITNEETU	000518718	14420.00		1448222.34 Cr
16.01.21	NEFT RB10172101985956 RB1S0GDUPEP JAWAHAR BHAWAN T			1179.00	1447041.34 Cr
20.01.21	ATMCard AMC 510372*3889 CLASSIC		147.50		1447253.84 Cr
26.01.21	ATM CASH 2757 NARI		20000.00		1427253.84 Cr
01.02.21	DIRECT DR		23000.00		1406253.84 Cr
01.02.21	TRANSFER TO Mrs. BABITA RANI NEFT RB10322125661604 RB1S0GDUPEP JAWAHAR BHAWAN T			194459.00	1600712.84 Cr
05.02.21	ACH Dr ICIC00261000001992 TP ACH ICICL B		43922.00		1556790.84 Cr
11.02.21	1021080119441 IDB Ref No5071/48828 21873 199982105214			20000.00	1556826.01 Cr
13.02.21	AT 10521 DDU, KUNDE BANKING, GIT, MUMBAI		20000.00		1556826.01 Cr
22.02.21	ATM CASH 5522 SAMRAGANJ MALL 2ND LUC		20000.00		1556826.01 Cr
25.02.21	ATM CASH 431 NARI LUC			2179.00	1558005.01 Cr
25.02.21	NEFT RB10562160641180 RB1S0GDUPEP JAWAHAR BHAWAN T				1495005.01 Cr
01.03.21	DIRECT DR		23000.00		1472005.01 Cr
01.03.21	TRANSFER TO Mrs. BABITA RANI		20000.00		1452005.01 Cr
01.03.21	ATM CASH 2571 NARI			2179.00	1454184.01 Cr
01.03.21	NEFT RB10602169500018 RB1S0GDUPEP JAWAHAR BHAWAN T				1454184.01 Cr
05.03.21	ACH Dr ICIC00261000001992 TP ACH ICICL B		43922.00		1525402.01 Cr

10/1/2019

A/c Payee

VALID FOR ONE MONTH ONLY

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D	D	M	M	Y	Y	Y	Y

Mumbai Branch, Free Press House, 215 Nariman Point, MUMBAI - 400 021.
RTGS / NEFT IFSC Code : ICIC0000004

Or Order

MITHLESH SINGH A/C NO 00500100016638 BANK OF BARODA ***

RUPEES FORTY-THREE LAC FORTY-THREE THOUSAND SIXTY SEVEN ONLY

₹	43,43,067
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For ICICI BANK LTD - HL NORTH ZONE DISB A/C

C.A.A/c	000405039853
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LBLUC00004951831

BABITA RANI

CBS

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

(Handwritten Signature)
 26/5/2019

Authorised Signatory

Please sign above

⑈416477⑈ 400229002⑈ 039853⑈ 29

Loan Account Statement for LBLUC00004951831

Mrs. Babita Rani
B-26, Rajkiva Colony
Butter Palace, Lucknow

Butter Palace
Lucknow - 226001
Tel. (0522) 2121212,
Mob: 9634356484
Email: babitayagi600@rediffmail.com

Loan Account Details As on 18-Jun-19

Sanction Date	Sanction Amt	Disbursed Amt	Adv. EMI	Rate Of Interest	Additional Interest	Instl. Paid	Instl. Pending	Future Instl. Nos.	Future Instl. Amt
11-Apr-19	4,343,067.00	4,343,067.00	0.00	8.95%	24.00%	1 / 43,922.00	0 / 0.00	179	7,861,726.00

Branch:	Lucknow	Co-Applicant Name:	Manoj Kumar
Product:	HOME LOAN	Guarantor Name:	
Application No:	7722871880	Customer Category:	Not Applicable
Tenure:	180	Property Address:	Plot No Ggp-C C01/03, Sec 7 Gomti Greens Gomti Nagar Ext, Amar Saheed Path, Lucknow 226016
Frequency:	Monthly	PAN No.:	AEFPT9063H
Rate(%):	8.75		
Variance:	0.20		
Rest:	Monthly		
Int. Rate Type:	Floating		
Current EMI:	43922.00		
Currency:	INR		
Installment Plan:	Equated Instl		
HNW:			
Repayment Mode:	ECS A/C No.20074891831		
Status:	Active		

Disbursement Detail As on 18-Jun-19

Dist. No	Date	Particulars	Reference	Amount
1	30-Apr-19	Second Disbursal	Chq No: 416477	4,343,067.00
Total				4,343,067.00

Pre-Payment/Conversion Details As on 18-Jun-19

Mrs. Babita Rani

Account Statement for LBLUC00004951831 from 11-Apr-19 to 18-Jun-19

22-Apr-19	22-Apr-19	Rate Revision	Floating	8.95
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Loan Finance Summary As on 18-Jun-19

Particulars	Installments/Pre-payments		PEMI	Additional Interest	Bounce Charges	Other Charges	Total
	PRIN	INT					
Op. Bal.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Debits	11,530.00	32,392.00	5,399.00	0.00	0.00	0.00	0.00
Credits	11,530.00	32,392.00	5,399.00	0.00	0.00	12,036.00	61,357.00
Cl. Bal.	0.00	0.00	0.00	0.00	0.00	12,036.00	61,357.00

Current OS	Excess	Receivable	Accrued Interest	Future Principal	Total Receivable
0.00	0.00	0.00	13,999.00	4,331,537.00	4,345,536.00

Loan Transaction Details from 11-Apr-19 to 18-Jun-19

Trans. Date	Value Date	Trans Type	Particulars	Debit	Credit	Balance
11-Apr-19	11-Apr-19	Other Charge	Pf Recd Frm Cust-irr-nded	11,800.00		11,800.00
11-Apr-19	11-Apr-19	Other Charge	Cersai Fees	118.00		11,918.00
11-Apr-19	11-Apr-19	Other Charge	Cibil Report Charges	118.00		12,036.00
11-Apr-19	11-Apr-19	Receipt	Chq No.:251594 Rcpt No.:25159410042019		12,036.00	0.00
30-Apr-19	30-Apr-19	Disbursement	Amt Financed		4,343,067.00	(4,343,067.00)
30-Apr-19	30-Apr-19	Payment	Chq No.:416477	4,343,067.00		0.00
06-May-19	05-May-19	Pre-EMI	Due for Inst.1, May-19	5,399.00		5,399.00
07-May-19	05-May-19	Receipt	Chq No.:518696 Rcpt No.:51869605052019		5,399.00	0.00
05-Jun-19	05-Jun-19	EMI	Due for Inst.1, Jun-19	43,922.00		43,922.00
05-Jun-19	05-Jun-19	Receipt	Chq No.:N73284040001 Rcpt No.:N0619284040		43,922.00	0.00

Adjustment Entries from 11-Apr-19 to 18-Jun-19

Trans. Date	Value Date	Narration	Amount
There is no adjustment between 11-Apr-19 to 18-Jun-19			

For ICICI Bank Ltd,



Authorised Signatory



(00710) SAHARANPUR
COURT ROAD SAHARANPUR
UTTAR PRADESH 247001
Tel: 132-2725303 IFS Code: SBIN000710

28062019
D D M M Y Y Y Y

Pay to the order of Emaar India Community Management Pvt Ltd A/c Gomti Greens या धारक की OR BEARER
RUPEES Thirty five thousand six hundred & Sixty six only.
अदा करें ₹ 35,666/-

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

20074891831

SB ACCOUNT
PREFIX:
0523500015

Babita Rani
BABITA RANI

Please sign above

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

⑈ 518706 ⑈ 247002002⑈ 027894 ⑈ 31



(00710) - SAHARANPUR
COURT ROAD SAHARANPUR
UTTAR PRADESH 247001
Tel: 132-2725303 IFS Code: SBIN000710

28062019
D D M M Y Y Y Y

PAY Emaar MGF Land Ltd A/c Gomti Greens
रुपये RUPEES Three Lac Sixty seven thousand & one hundred fifty only.
अदा करें ₹ 3,67,150/-

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

20074891831

SB ACCOUNT
PREFIX:
0523500015

Babita Rani
BABITA RANI

Please sign above

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

⑈ 518705 ⑈ 247002002⑈ 027894 ⑈ 31



(00710) - SAHARANPUR
COURT ROAD SAHARANPUR
UTTAR PRADESH 247001
Tel: 132-2725303 IFS Code: SBIN000710

28062019
D D M M Y Y Y Y

PAY Emaar MGF Land Limited.
रुपये RUPEES Thirty four thousand eight hundred & seventy five only.
अदा करें ₹ 34,875/-

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

20074891831

SB ACCOUNT
PREFIX:
0523500015

Babita Rani
BABITA RANI

Please sign above

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

⑈ 518704 ⑈ 247002002⑈ 027894 ⑈ 31

Self Copy

प्रेषिका,

बबिता रानी
प्रधान न्यायाधीश,
पारिवारिक न्यायालय,
लखनऊ।

सेवा में,

माननीय महानिबन्धक,
माननीय उच्च न्यायालय,
इलाहाबाद।

द्वारा: माननीय जनपद न्यायाधीश,
लखनऊ।

विषय:-माननीय उच्च न्यायालय के परिपत्र संख्या 25/Admn.(A) dated 13 July, 1998 के अनुपालन में M/s Emaar MGF Land Ltd.(अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या-GGP-C-C01/03, स्थित Gomti Greens, Lucknow, को कय किये जाने हेतु निष्पादित पंजीकृत इकरारनामा (Agreement to sell) दिनांकित 06.06.2019 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 लखनऊ, में वर्तमान में उपरोक्त पद पर कार्यरत हूँ। भू-स्वामी M/s Emaar MGF Land Ltd.(अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) द्वारा प्लॉट संख्या-GGP-C-C01/3, क्षेत्रफल 193.75 वर्ग गज, स्थित Gomti Greens, Sector-7, Gomti Nagar Extention, Amar Shaheed Path, Lucknow, का आवंटन प्रपत्र (Allotment Letter/ Confirmation Letter) संख्या-TL/GG/721062/20190515095433373 dated 15.05.2019 मेरे पक्ष में निर्गत किया गया है, जिसके आधार पर मेरे तथा उपरोक्त कम्पनी के मध्य दिनांक 06.06.2019 को पंजीकृत इकरारनामा (Agreement to sell) निष्पादित किया गया है।
2. उपरोक्त M/s Emaar MGF Land Ltd.(अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट कम्पनी) कम्पनी अधिनियम के अन्तर्गत पंजीकृत है और उपरोक्त भूखण्ड की स्वामी है।
3. उल्लेखनीय है कि उपरोक्त भू-स्वामी कम्पनी द्वारा उपरोक्त प्लॉट को मुझे आवंटित करने से पूर्व श्रीमती मिथलेश सिंह पत्नी श्री पूरन सिंह, निवासी मकान नं० बी-106, मंत्री आवास, विभूति खण्ड, टाईप-4, गोमती नगर, लखनऊ, को दिनांक 31.07.2018 को मु० 45,44,910/-रुपये में अलॉट किया गया था, जिसका भुगतान उक्त अलॉटी द्वारा किशतों में किया गया था तथा मु० 42,93,810/-रुपये अलॉटी द्वारा भू-स्वामी कम्पनी को भुगतान किया जा चुका था तथा अवशेष धनराशि मु० 2,51,100/-रुपये का भुगतान उपरोक्त प्लॉट का कब्जा प्राप्त करने एवं विक्रय पत्र निष्पादित किये जाने के समय किया जाना था। इस प्रकार उपरोक्त श्रीमती मिथलेश सिंह उपरोक्त प्लॉट के मात्र अलाटी थी तथा भू-स्वामी कम्पनी द्वारा उपरोक्त पूर्व अलॉटी के पक्ष में ना तो अभी तक प्लॉट को विक्रित किया गया था और ना ही उक्त कब्जा प्रदत्त किया गया था। इस प्रकार उपरोक्त

Sabita Law
06/07/19

कम्पनी प्लॉट की पूर्ण स्वामिनी एवं अध्यासी है(प्रति संलग्न)।

4. यह भी उल्लेखनीय है कि पूर्व अलाटी श्रीमती मिथलेश सिंह 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, अपितु उपरोक्त प्लॉट के आवंटन अधिकारों को अन्य व्यक्ति को अन्तरण हेतु भू-स्वामी कम्पनी को अपनी इच्छा प्रकट की गयी।

5. इस तथ्य से सन्तुष्ट होने के उपरान्त कि श्रीमती मिथलेश सिंह पूर्व आवंटी एवं भू-स्वामी कम्पनी का मेरे न्यायालय में कोई वाद-विवाद लम्बित नहीं है, ना ही उनका कोई वाद मेरे द्वारा निर्णीत किया गया है और ना ही मेरा उपरोक्त पक्षकारों के साथ अथवा विरुद्ध किसी भी स्तर पर कोई प्रत्यक्ष अथवा अप्रत्यक्ष हित निहित एवं सम्बन्ध है, ऐसी स्थिति में कम्पनी, पूर्व अलॉटी श्रीमती मिथलेश सिंह एवं मेरे मध्य वार्ता हुई।

6. उक्त वार्ता के अग्रसरण में पूर्व अलॉटी द्वारा उपरोक्त प्लॉट के आवंटन अधिकार मु028,750/-रुपये प्रति वर्ग गज की दर से अर्थात् $193.75 \times 28,750 = \text{मु0 } 55,70,312/-$ रुपये में अन्तरित किये जाने हेतु सहमति हुई। उक्त प्लॉट का वर्तमान सर्किल मूल्य मु020,500/-रुपये प्रतिवर्ग गज है(प्रति संलग्न है)। यह भी तय हुआ कि श्रीमती मिथलेश सिंह द्वारा कम्पनी द्वारा कब्जा ऑफर(Possession offer) किये जाने पर देय अवशेष धनराशि मु0 2,51,100/-रुपये का भुगतान भी मेरे द्वारा कम्पनी को किया जायेगा जो कुल धनराशि मु055,70,312/-रुपये में ही सम्मिलित रहेगा। इस प्रकार पूर्व अलाटी श्रीमती मिथलेश सिंह द्वारा अपेक्षित लाभांश लेते हुए उपरोक्त प्लॉट के अलाटी अधिकार, मेरे पक्ष में अन्तरित किये गये हैं।

7. तत्पश्चात् मेरे तथा पूर्व अलाटी श्रीमती मिथलेश सिंह के मध्य दिनांक 21.02.2019 को उपरोक्त प्लॉट के सम्बन्ध में एक अनुबन्ध पत्र निष्पादित हुआ, जिसके अन्तर्गत मेरे द्वारा अपने वेतन बचत खाता संख्या-20074891831, स्टेट बैंक ऑफ इण्डिया से अकाउन्ट पेयी बैंक संख्या-518695 से मु0 10,00,000/-रुपये की अग्रिम धनराशि पूर्व अलॉटी श्रीमती मिथलेश सिंह को भुगतान किया गया(प्रति संलग्न)।

8. दिनांक 30.04.2019 को अवशेष भुगतान हेतु मेरे द्वारा आई0सी0आई0सी0 आई0बैंक से मु055,00,000/-रुपये का आवासीय ऋण (रु043,43,067/-प्लॉट खरीद के लिए तथा रु011,56,933/-निर्माण के लिए) स्वीकृत कराया गया तथा उपरोक्त बैंक द्वारा पूर्व अलॉटी श्रीमती मिथलेश सिंह के खाता संख्या-00500100016638 बैंक ऑफ बड़ौदा में मु043,43,067/-रुपये की धनराशि का भुगतान बैंक संख्या-416477 दिनांक 30.04.2019 को किया गया (प्रति संलग्न)।

इस प्रकार पूर्व अलॉटी को सीधे मु0 53,43,067/-रुपये का भुगतान किया गया जो अलॉटी को सीधे देय मु0 53,19,212/-रुपये से मु0 23,855/-रुपये अधिक था, अतः पूर्व

Sabita Chauhan
06/07/19

अलॉटी द्वारा बैंक संख्या-000091 दिनांकित 24.06.2019 के द्वारा उपरोक्त मु० 23,855/-रूपये वापस मुझे लौटाया गया।

9. यह कि पूर्व अलॉटी को सम्पूर्ण भुगतान के उपरान्त एवं भू-स्वामी कम्पनी द्वारा समस्त तथ्यों से सन्तुष्ट होने एवं ट्रान्सफर फीस प्राप्त करने के उपरान्त, पूर्व अलाटी का आवंटन निरस्त कर दिया गया तथा मेरे पक्ष में नवीन आवंटन पत्र संख्या(AllotmentLetter/ConfirmationLetter)सं०-TL/GG/721062/201905150 95433373 dated 15.05.2019 निर्गत किया गया। उपरोक्त हेतु मेरे द्वारा कम्पनी को ट्रान्सफर फीस के रूप में मु०34,338/-रूपये का भुगतान अकाउन्ट पेयी बैंक संख्या-518699 दिनांकित 04.05.2019 अपने वेतन बचत खाता से किया गया। नवीन आवंटन पत्र के आधार पर मेरे तथा भू-स्वामी कम्पनी के मध्य उपरोक्त प्लॉट को कय करने हेतु दिनांक 06.06.2019 को नियमानुसार पंजीकृत इकरारनामा (Agreement to sell) निष्पादित किया गया। उपरोक्त पंजीकृत इकरारनामा (Agreement to sell) हेतु मु० 91,000/-रूपये (इक्यान्बे हजार) ई-स्टाम्प का भुगतान सीधे अपने वेतन बचत खाता से दिनांक 31.05.2019 को एन.ई.एफ.टी. के माध्यम से मय खर्चा रू०91,005.90 पैसे किया गया (प्रति संलग्न)।

10. इस प्रकार उपरोक्त भू-स्वामिनी कम्पनी द्वारा मेरे पक्ष में प्लॉट संख्या-GGP-C-C01/03, स्थित Gomti Greens, Sector-7, Gomti Nagar Extention, Amar Shaheed Path, Lucknow, का आवंटन अधिकार जारी कर पंजीकृत इकरारनामा(Agreement to sell) किया जा चुका है। भू-स्वामी कम्पनी द्वारा अवशेष धनराशि मु० 2,51,100/-रूपये एवं वाटर टैक्स, बिजली टैक्स, डेवलपमेंट चार्ज आदि विविध चार्ज का मय जी०एस०टी० का भुगतान करने पर उपरोक्त प्लॉट के अध्यासन (Possession offer) दिया जाना अंकित किया गया। अतः मेरे द्वारा अपने भारतीय स्टेट बैंक वेतन खाता से बैंक संख्या-518705 दिनांकित 28.06.2019 के द्वारा मु० 3,67,150/-रूपये का भुगतान कम्पनी को उसकी शेष देय मु० 2,51,100/-रूपये एवं अन्य उपरोक्त बिजली-पानी आदि मिसलेनियस चार्ज मय जी०एस०टी० अदा किया गया। (इसके अतिरिक्त कम्पनी के द्वारा दो वर्ष का अग्रिम मेन्टीनेंस चार्ज एवं विकास चार्ज आदि मदों में मांगी गयी धनराशि के संबंध में मेरे द्वारा कम्पनी को पृथकतः दिनांक 28.06.2019 को कमशः अपने वेतन खाते से बैंक संख्या-518706 मु० 35,666/-रूपये तथा बैंक संख्या-518704 मु० 34,875/-रूपये द्वारा भुगतान किया गया।)

11. भू-स्वामी कम्पनी द्वारा उक्त प्लॉट का विक्रय पत्र (Sale Deed) मेरे पक्ष में निष्पादित कर कब्जा अभी प्राप्त किया जाना है।

अतः माननीय महोदय से अनुरोध है कि भू-स्वामी कम्पनी M/s Emaar MGF Land Ltd.(अन्तर्राष्ट्रीय ख्याति प्राप्त रियल इस्टेट पंजीकृत कम्पनी) से प्लॉट संख्या-GGP-C-C01/03, स्थित Gomti Greens, Lucknow, से उपरोक्त प्लॉट की विक्रय पत्र (Sale Deed) मेरे पक्ष में निष्पादित कराने की पूर्व अनुमति माननीय उच्च

Sabit, Lavi
06/7/19

न्यायालय से दिलाये जाने हेतु प्रार्थनापत्र को माननीय उच्च न्यायालय के समक्ष रखने की कृपा करें।

आभार सहित।

दिनांक: 06.07.2019

भवदीया,
Babita Rani
(बबिता रानी) 06/07/19
प्रधान न्यायाधीश,
पारिवारिक न्यायालय,
लखनऊ।

संलग्नक:

- 1-निर्धारित प्रारूप पर विवरण।
- 2- Allotment/Nomination/Confirmation letter issued by Company dated 15-05-2019की छाया प्रति।
- 3-कम्पनी के साथ पंजीकृत इकरारनामा दिनांकित 06.06.2019 की छाया प्रति।
- 4-ICICI बैंक द्वारा स्वीकृत आवासीय ऋण के मद में निर्गत चैक धनराशि मु043,43,067/-की छाया प्रति।
- 5-आवासीय ऋण दिनांकित 10.04.2019 की छाया प्रति।
- 6-अनुबन्ध पत्र दिनांकित 21.02.19 की प्रतिलिपि
- 7-भुगतान की गयी धनराशि दिनांकित 21.02.2019 से अद्यतन भुगतान तक पासबुक की छाया प्रति।
- 8-अन्तरण फीस के मद में निर्गत चैक दिनांकित 02.05.2019 मु034,338/-रूपये की छाया प्रति
- 9-कम्पनी द्वारा निर्गत पूर्व अलाटी के खाता विवरण की छाया प्रतिलिपि
- 10-कम्पनी द्वारा निर्गत मेरे खाता विवरण की छाया प्रति।
- 11-पूर्व अलाटी श्रीमती मिथलेश द्वारा मु023,855/-चैक संख्या-000091 दिनांकित 24.06.2019 बैंक ऑफ बड़ौदा, के माध्यम से प्रार्थिनी को वापस किये गये चैक की छाया प्रतिलिपि।
- 12-उक्त प्लॉट के वर्तमान सर्किल मूल्य सम्बन्धी अधिसूचना की छाया प्रति।
- 13-अन्य भुगतान किये गये चैक की कापी व अन्य आवश्यक प्रपत्र।

अध्यक्ष जनपद 2011 काशी, लखनऊ
2429/XV R/S
दि: 09/7/19
काशी न्यायालय

काशी न्यायालय, लखनऊ
081-7119